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STATUTORY INSTRUMENTS

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**1997 No. 1179 (N.I. 8)**

The Property (Northern Ireland) Order 1997

- - - - 8th April 1997

THE PROPERTY (NORTHERN IRELAND) ORDER 1997

PART I

INTRODUCTORY

1. Title and commencement
2. General interpretation
3. Interpretation: "ground rent"
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GROUND RENTS AND CERTAIN OTHER PAYMENTS

*The redemption of ground rents*

Arts. 5#27 rep. by 2001 c. 5 (NI)

*Prohibition of transactions giving rise to, or to increases in, ground rents*

28. Fee farm grants
29. Rentcharges
30. Long leases of dwelling-houses
31. Avoidance of provisions for increase or review of ground rent

*Supplementary*

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*Freehold covenants*

34. Running of freehold covenants

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35. Enlargement of leasehold estate subject to no rent

**Changes to legislation:** There are currently no known outstanding effects for the  
The Property (Northern Ireland) Order 1997. (See end of Document for details)

- 35A Redemption of nominal ground rent
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#### MISCELLANEOUS AND GENERAL

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##### *Application of Act of 1971 to the National Trust*

- 51. Amendment of Act of 1971 as to National Trust

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- 52. Compensation for compulsory acquisition: land subject to tenancy

##### *General*

Art. 53—Amendments and repeals

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#### SCHEDULES

— Schedule 1 rep. by 2001 c. 5 ( NI

#### SCHEDULE 2 — CONSEQUENCES OF CONVERSION OF PERPETUALLY RENEWABLE LEASES

— Continuance of certain provisions of lease or sublease (1) (1) The estate in fee simple...

##### *Continuance of certain provisions of lease or sublease*

- 1. (1) The estate in fee simple which comes into existence under paragraph (4), or paragraphs...

*Rights and equities*

2. (1) Subject to the provisions of this Schedule (and, in particular to paragraph 1(2)), the...

*Wills*

3. (1) Any provision of a will in respect of the estate created by the lease...

*Sub-leases not perpetually renewable*

4. Sub-leases not coming within Article 36(5) continue to have effect, and, in the case of...

*Implied covenants*

5. The fee simple is subject to— (a) an implied covenant by the owner thereof to...

*Liability of original owner of the fee simple.*

6. (1) The person who becomes the owner of the fee simple on the appointed day...

*Adjustment of rent to compensate for loss of fines*

7. (1) Where, under the lease, any fine was payable by the lessee on renewal, then...
8. (1) Where— (a) the owner of the fee simple and the person entitled to the...

*Powers of trustees*

9. (1) A power authorising a trustee or other person to apply or direct the application...

*Interpretation*

10. In this Schedule references to the former lessor are to the person who, immediately before...

SCHEDULE 3 — CONVERSION OF LEASES FOR LIVES, ETC., AND OF CERTAIN AGREEMENTS FOR SUCH LEASES

1. Where the lease, or the lease provided for in the agreement, is of a kind...
2. Where, in any entry in the second column of the Table, a lease is stated...
3. Any provision of a will in respect of the estate created by a lease of...

— Schedule 4—Amendments

— Schedule 5—Repeals

**Changes to legislation:**

There are currently no known outstanding effects for the The Property (Northern Ireland) Order 1997.