



# Law of Property (Miscellaneous Provisions) Act 1994

## CHAPTER 36

### LAW OF PROPERTY (MISCELLANEOUS PROVISIONS) ACT 1994

#### PART I

##### IMPLIED COVENANTS FOR TITLE

###### *The covenants*

- 1 Covenants to be implied on a disposition of property.
- 2 Right to dispose and further assurance.
- 3 Charges, incumbrances and third party rights.
- 4 Validity of lease.
- 5 Discharge of obligations where property subject to rentcharge or leasehold land.

###### *Effect of covenants*

- 6 No liability under covenants in certain cases.
- 7 Annexation of benefit of covenants.
- 8 Supplementary provisions.
- 9 Modifications of statutory forms.

###### *Transitional provisions*

- 10 General saving for covenants in old form.
- 11 Covenants in old form implied in certain cases.
- 12 Covenants in new form to be implied in other cases.
- 13 Application of transitional provisions in relation to options.

*Status: Point in time view as at 19/09/2013.*

*Changes to legislation: There are currently no known outstanding effects for the Law of Property (Miscellaneous Provisions) Act 1994. (See end of Document for details)*

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## PART II

### MATTERS ARISING IN CONNECTION WITH DEATH

- 14 Vesting of estate in case of intestacy or lack of executors.
- 15 Registration of land charges after death.
- 16 Concurrence of personal representatives in dealings with interests in land.
- 17 Notices affecting land: absence of knowledge of intended recipient's death.
- 18 Notices affecting land: service on personal representatives before filing of grant.
- 19 Functions of Public Trustee in relation to notices, etc.

## PART III

### GENERAL PROVISIONS

- 20 Crown application.
- 21 Consequential amendments and repeals.
- 22 Extent.
- 23 Commencement.
- 24 Short title.

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## SCHEDULES

### SCHEDULE 1 — Consequential amendments

*Law of Property Act 1925 (c.20)*

- 1 In section 77(1) of the Law of Property Act 1925...

*Land Registration Act 1925 (c.21)*

- 2 In section 38(2) of the Land Registration Act 1925 (effect...

*Law of Property (Joint Tenants) Act 1964 (c.63)*

- 3 In section 1(1) of the Law of Property (Joint Tenants)...

*Land Commission Act 1967 (c.1)*

- 4 .....

*Leasehold Reform Act 1967 (c.88)*

- 5 (1) In section 10 of the Leasehold Reform Act 1967...

*Consumer Credit Act 1974 (c.39)*

- 6 In section 176 of the Consumer Credit Act 1974 (service...

*Rentcharges Act 1977 (c.30)*

- 7 In section 11(2) of the Rentcharges Act 1977 (additional covenants...

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*Rent Act 1977 (c.42)*

- 8 In Part I of Schedule 2 to the Rent Act...

*Housing Act 1985 (c.68)*

- 9 (1) Schedule 6 to the Housing Act 1985 (conveyance of...

*Financial Services Act 1986 (c.60)*

- 10 In section 45(1) of the Financial Services Act 1986 (miscellaneous...

*Housing Act 1988 (c.50)*

- 11 In Part III of Schedule 1 to the Housing Act...

*Leasehold Reform, Housing and Urban Development Act 1993 (c.28)*

- 12 (1) In section 34 of the Leasehold Reform, Housing and...

SCHEDULE 2 — Repeals

**Status:**

Point in time view as at 19/09/2013.

**Changes to legislation:**

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