
STATUTORY INSTRUMENTS

1994 No. 1130

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration (Execution of Deeds) Rules 1994

<i>Made</i>	- - - -	<i>21st April 1994</i>
<i>Laid before Parliament</i>		<i>21st April 1994</i>
<i>Coming into force</i>	- -	<i>16th May 1994</i>

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(1), in exercise of the powers conferred on him by that section, hereby makes the following Rules:

Citation, commencement and interpretation

1.—(1) These Rules may be cited as the Land Registration (Execution of Deeds) Rules 1994 and shall come into force on 16th May 1994.

(2) In these Rules “the 1925 Rules” means the Land Registration Rules 1925(2).

Amendment to rule 1 of the 1925 Rules

2. In rule 1 of the 1925 Rules the following paragraphs shall be inserted after paragraph (5H):

“(5I) “Unregistered company” means a body corporate to which section 718(1) of the Companies Act 1985(3) applies.”; and

“(5J) “Foreign company” means a company incorporated outside Great Britain.”.

New Form 19

3. Form 19 in the Schedule to the 1925 Rules shall be replaced by the form in the Schedule to these Rules.

(1) 1925 c. 21; section 144(1) was amended by the Administration of Justice Act 1982 (c. 53), Schedule 5, paragraph (d). The reference to the Minister for Agriculture, Fisheries and Food was substituted by the Transfer of Functions (Ministry of Food) Order 1955 (S.I. 1955/554).

(2) S.R. & O. 1925/1093; relevant amending instruments are S.I. 1978/1601, 1986/2116, 1989/801, 1990/314, 1990/ 1010, 1992/3005, 1993/1704, 1993/3275.

(3) 1985 c. 6.

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Dated 21st April 1994

Mackay of Clashfern, C.

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SCHEDULE

Rule 3

Form 19 *Transfer of Freehold Land (Whole)*. (Rule 98)

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H M LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1986

[County and District or London Borough]
Title No.
Property
Date

In consideration of pounds (£) receipt of which is acknowledged [I] AB of &c., transfer[s] to CD of &c., the land comprised in the title above referred to.

where the transfer is to be executed personally by an individual add

Signed as a deed by AB } (Signature of AB)
in the presence of: }

(Signature, name and address of witness)

where the transfer is to be executed by an individual directing another to sign on his behalf add

Signed as a deed by EF at the direction and on behalf } (Signature of AB by EF)
of AB in [his or her] presence and in the presence of: }

(Signatures, names and address of two witnesses)

where the transfer is to be executed by a company registered under the Companies Acts, or an unregistered company, using its common seal, add

The common seal of AB was } (Common seal of AB)
affixed in the presence of: }

Director

Secretary

where the transfer is to be executed by a company registered under the Companies Acts, or an unregistered company, without using a common seal, add

Signed as a deed by AB acting by [a director } Director
and its secretary or two directors]: } Secretary or Director

where the transfer is to be executed by a foreign company, without using a common seal, add

Signed as a deed on behalf of AB, a company incorporated } (Signature[s] of EF [and GH])
in [territory in which AB is incorporated] by EF [and GH], } Authorised signator[y or ics]
being [a] person[s] who, in accordance with the laws of that
territory, [is or are] acting under the authority of the company }

EXPLANATORY NOTE

(This note is not part of the Rules)

These Rules, which come into force on 16th May 1994, substitute a new form of transfer of freehold land (whole) for Form 19 in the Schedule to the Land Registration Rules 1925. By virtue of the Foreign Companies (Execution of Documents) Regulations 1994 (S.I. 1994/950) (“the Regulations”), sections 36 to 36C of the Companies Act 1985 (c. 6) (company contracts; execution of documents; pre-incorporation contracts, deeds and obligations) were applied to companies incorporated outside Great Britain with the adaptations and modifications set out in the Regulations. The new form substituted by these Rules makes provision for execution of transfers and other dispositions of registered land by companies incorporated outside Great Britain consequent upon the making of the Regulations.