



# 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

**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 (1) In Part II of Schedule 12 to the Land...

*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...

*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