

First of all, pay close attention to the wording of the statute – here **LPA 1925 s 53(1)** and remember **what, how (and, where applicable, when (in relation to para (b)), and who.**

The what refers to the **subject matter of the provision**

- so para (a) dealing with the **creation of an interest in land**
- para (b) dealing with the **declaration of trust respecting land** (i.e. an express trust of land – resulting / constructive left for **s 53(2)**)
- and para (c) refers to the disposition of an equitable interest subsisting at the time of the disposition.

The how generally refers to the **need for writing** – the absence of which in the context of paras (a) and (c) is to render the transfer void; the absence of writing in para (b) renders the trust unenforceable and would require an order of the court declaring its enforceability.

The who centres upon **whether it is the person** seeking to create the interest in land/declare trust of land/dispose of equitable interest, **or their agent (as in paras (a) and (c)).**

A couple of things to further bear in mind: when dealing with **s 53(1)(c)** in a problem q we can get a general sense of whether the provision is engaged (i.e. that there would need to be some discussion around its potential applicability) from the nature of who is doing what but then it becomes a question of whether the provision actually applies.

In order to get a sense of its application we need to **follow the existence of the equitable interest – if at all:** are we dealing with a situation in which the equitable interest subsists: **does it already exist** (such as when a beneficiary wishes to create a sub-trust) or are we dealing with a situation where an **equitable interest is being created.**

If we are dealing with the latter, then **s 53(1)(c) does not apply** – see **Re Vandervell (No. 2)**.

When looking at the situation in Question 1 part c (Christine, Dominic, Elsa), C starts as the absolute owner – this is key: she owns the whole. When she transfers to D with the oral direction, that direction functions as the **creation of the equitable interest**. But as I intimated – if this is not one whole composite transfer where the direction is contemporaneous but comes later, then questions arise as to where the equitable interest is located. In this instance if she held off giving the direction for D to hold for E, then Equity presumes there to be a resulting trust in which the **beneficial interest jumps back to her** (Equity abhors a vacuum) and then if she were to give the oral direction later **this would amount to a disposition of an equitable interest** in accordance with **Grey v IRC – see also Nolan** on this point.

Situations involving a sub-trust need classifying again: are we dealing with a situation in which there is an **active sub-trust** where the sub-trustee (i.e. the disponent of the equitable interest has different, active management duties over the beneficial interest in contrast to that of their

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