

PRECONTRACT ENQUIRIES ON ACQUISITION OF A COMMONHOLD UNIT

INTERPRETATION

In these enquiries:

Act: means the Commonhold and Leasehold Reform Act 2002

Consent: refers to an approval, a licence or a permission (whether of the commonhold association or any other person).

ENQUIRIES

1. FINANCIAL

1.1 What commonhold assessments or reserve fund assessments have been made in respect of the unit in the last 3 years?

1.2 Please supply copies of all notices issued by the commonhold association and by the Seller (or its predecessors in title) in relation to commonhold assessments (including emergency assessments) and reserve fund assessments in the last three years.

1.3 Are there any overdue payments from the Seller to the commonhold association? If so, please provide details.

1.4 Is the Seller aware of any arrears owing by other unit-holders? If so, please provide details.

1.5 Is the Seller aware of any proposal to raise an emergency commonhold assessment? If so, please provide details.

1.6 Is the Seller aware of any actual, contingent or expected liabilities of the commonhold association that are not part of the commonhold's normal operating expenses.

2. COMMON PARTS

2.1 Please identify any latent or patent defects in the common parts or any assets of the commonhold association of which the Seller is aware other than defects arising through fair wear and tear.

2.2 Please provide copies of any records of the commonhold association which disclose any defects referred to in the reply to enquiry 2.1.

3. MANAGEMENT

3.1 Please supply the name and address of any managing agents employed by the commonhold association for the management of the common parts or the commonhold association.

3.2 Please supply a copy of the management agreement.

4. DOCUMENTS / ADMINISTRATION

4.1 Please provide copies of all minutes of meetings of the commonhold association and the directors of the commonhold association for the past 5 years.

4.2 Please supply a copy of the last annual return of the commonhold association.

4.3 Please confirm the names of the directors of the commonhold association.

4.4 Please confirm that no amendments have been made to the commonhold community statement that remain unregistered.

4.5 Please confirm whether there are any proposals to amend the commonhold community statement. If so, please provide details.

4.6 Please confirm that to the Seller's knowledge there are no circumstances in relation to the affairs of the commonhold association likely to materially prejudice the Buyer.

5. ALTERATIONS

5.1 Has the Seller (or its predecessors in title) carried out any works to the commonhold unit or to the common parts, which required the consent of the commonhold association or another unit-holder. If so, please provide details.

5.2 Is the Seller aware of any proposal to carry out any works to the common parts.

6. DISPUTES, BREACHES AND COMPLAINTS

6.1 Please confirm that the Seller is not in breach of any of the provisions of the Commonhold Community Statement.

6.2 Please confirm whether the Seller is aware of:

- (a) any disputes or complaints in relation to the commonhold whether or not resolved; and
- (b) any breaches or alleged breaches of the provisions of the commonhold community statement by the unit-holder or any other unit-holder.