

EXPLANATORY NOTES

TENEMENTS (SCOTLAND) ACT 2004

INTRODUCTION

Background

The Act

COMMENTARY ON SECTIONS

Boundaries and Pertinents

Section 1 – Determination of Boundaries and Pertinents

Section 2 - Tenement Boundaries

Section 3 – Pertinents

Tenement Management Scheme

Section 4 – Application of the Tenement Management Scheme

Resolution of Disputes

Section 5 – Application to sheriff for annulment of certain decisions

Section 6 – Application to sheriff for order resolving certain disputes

Support and Shelter

Section 7 – Abolition as respects tenements of common law rules of common interest

Section 8 – Duty to maintain so as to provide support and shelter

Section 9 – Prohibition on interference with support or shelter

Section 10 – Recovery of costs incurred by virtue of section 8

Repairs: Costs and Access

Section 11 – Determination of when an owner's liability for certain costs arises

Section 12 – Liability of owner and successors for certain costs

Section 13 – Notice of potential liability for costs: further provision

These notes relate to the Tenements (Scotland) Act 2004 (asp 11)

Section 14 – Former owner’s right to recover costs

Section 15 – Prescriptive period for costs to which section 11 relates

Section 16 – Common property: disapplication of common law right of recovery

Section 17 – Access for maintenance purposes

Insurance

Section 18 – obligation of owner to insure

Installation of Service Pipes Etc.

Section 19 – Installation of service pipes

Demolition and Abandonment of Tenement Building

Section 20 – Demolition of a tenement building not to affect ownership

Section 21 – Cost of demolishing tenement building

Section 22 – Use and disposal of site where tenement building demolished

Section 23 – Sale of abandoned tenement building

Liability for Certain Costs

Section 24 – Liability to non-owner for certain damage costs

Miscellaneous and General

Section 25 – Amendments to the Title Conditions (Scotland) Act 2003

Section 26 – Meaning of “tenement”

Section 27 – Meaning of “management scheme”

Section 28 – Meaning of “owner”, determination of liability

Section 29 – Interpretation

Section 30 – Giving of notice to owners

Section 31 – Ancillary provision

Section 32 – Orders and Regulations

Section 33 – Crown Application

These notes relate to the Tenements (Scotland) Act 2004 (asp 11)

Schedule 1 - Tenement Management Scheme

Rule 1 – scope and interpretation

Rule 2 – procedures for making scheme decisions

Rule 3 – matters on which scheme decisions may be made

Rule 4 – scheme costs: liability and apportionment

Rule 5 – redistribution of share of costs

Rule 6 – procedural irregularities

Rule 7 – emergency work

Rule 8 – enforcement

Rule 9 – giving of notice

Schedule 2 – Form of Notice of Potential Liability for Costs

Schedule 3 – Sale under Section 22(3) Or 23(1)

Schedule 4 – Amendments of Title Conditions (Scotland) Act 2003

PARLIAMENTARY HISTORY