



Commonhold and Leasehold Reform Act 2002

2002 CHAPTER 15

PART 1

COMMONHOLD

Nature of commonhold

1 Commonhold land

- (1) Land is commonhold land if—
 - (a) the freehold estate in the land is registered as a freehold estate in commonhold land,
 - (b) the land is specified in the [^{F1}articles of association] of a commonhold association as the land in relation to which the association is to exercise functions, and
 - (c) a commonhold community statement makes provision for rights and duties of the commonhold association and unit-holders (whether or not the statement has come into force).
- (2) In this Part a reference to a commonhold is a reference to land in relation to which a commonhold association exercises functions.
- (3) In this Part—
 - “commonhold association” has the meaning given by section 34,
 - “commonhold community statement” has the meaning given by section 31,
 - “commonhold unit” has the meaning given by section 11,
 - “common parts” has the meaning given by section 25, and
 - “unit-holder” has the meaning given by sections 12 and 13.
- (4) Sections 7 and 9 make provision for the vesting in the commonhold association of the fee simple in possession in the common parts of a commonhold.

Changes to legislation: There are currently no known outstanding effects for the Commonhold and Leasehold Reform Act 2002, Cross Heading: Nature of commonhold. (See end of Document for details)

Textual Amendments

- F1** Words in s. 1(1)(b) substituted (1.10.2009) by [The Companies Act 2006 \(Consequential Amendments, Transitional Provisions and Savings\) Order 2009 \(S.I. 2009/1941\)](#), **Sch. 1 para. 194(2)** (with art. 10)

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