



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 memorandum 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.