



# Commonhold and Leasehold Reform Act 2002

## 2002 CHAPTER 15

### PART 1

#### COMMONHOLD

##### *Effect of registration*

#### **7 Registration without unit-holders**

- (1) This section applies where—
  - (a) a freehold estate in land is registered as a freehold estate in commonhold land in pursuance of an application under section 2, and
  - (b) the application is not accompanied by a statement under section 9(1)(b).
- (2) On registration—
  - (a) the applicant shall continue to be registered as the proprietor of the freehold estate in the commonhold land, and
  - (b) the rights and duties conferred and imposed by the commonhold community statement shall not come into force (subject to section 8(2)(b)).
- (3) Where after registration a person other than the applicant becomes entitled to be registered as the proprietor of the freehold estate in one or more, but not all, of the commonhold units—
  - (a) the commonhold association shall be entitled to be registered as the proprietor of the freehold estate in the common parts,
  - (b) the Registrar shall register the commonhold association in accordance with paragraph (a) (without an application being made),
  - (c) the rights and duties conferred and imposed by the commonhold community statement shall come into force, and

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**Changes to legislation:** There are currently no known outstanding effects for the  
Commonhold and Leasehold Reform Act 2002, Section 7. (See end of Document for details)

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- (d) any lease of the whole or part of the commonhold land shall be extinguished by virtue of this section.
- (4) For the purpose of subsection (3)(d) “lease” means a lease which—
- (a) is granted for any term, and
  - (b) is granted before the commonhold association becomes entitled to be registered as the proprietor of the freehold estate in the common parts.

**Changes to legislation:**

There are currently no known outstanding effects for the Commonhold and Leasehold Reform Act 2002, Section 7.