STATUTORY INSTRUMENTS

2004 No. 1829

The Commonhold Regulations 2004

PART I

GENERAL

Citation, commencement and interpretation

1.—(1) These Regulations may be cited as the Commonhold Regulations 2004 and shall come into force on the day on which section 2 of the Act comes into force.

(2) In these Regulations a section referred to by number alone means the section so numbered in the Act and a Schedule referred to by number alone means the Schedule so numbered in these Regulations.

(3) In these Regulations—

(a) "the Act" means the Commonhold and Leasehold Reform Act 2002; and

(b) "the Rules" means the Commonhold (Land Registration) Rules 2004(**1**) and a Form referred to by letters alone or by letters and numbers means the Form so designated in Schedule 1 to the Rules.

Joint unit-holders

2.—(1) In the application of the following provisions to a commonhold unit with joint unit-holders a reference to a unit-holder is a reference to the joint unit-holders together—

(a) regulations 10(2), 18(2)(a) and 18(3); and

(b) paragraphs 4.8.5 to 4.8.9 in Schedule 3.

(2) In the application of the following provisions to a commonhold unit with joint unit-holders a reference to a unit-holder includes a reference to each joint unit-holder and to the joint unit-holders together—

(a) regulations 11(1) and 18(2)(b);

(b) articles 4(d) and 75 in Schedule 2; and

(c) all provisions in Schedule 3 except paragraphs 4.8.5 to 4.8.9.

(3) In section 13(2)—

(a) omit paragraphs (a), (c), (g) and (h);

(b) in paragraph (b) omit "and (3)"; and

(c) in paragraph (f) after "section 35(1)(b)," insert "and".

(4) In section 13(3)—

(a) after paragraph (a) insert—

(**1**) S.I. 2004/ .

"(aa)   section 14(3),

(ab) section 15(3),";

(b) after paragraph (b) insert—

"(ba)   section 19(2) and (3),"; and

(c) after paragraph (f) insert—

"(fa)   section 38(1),

(fb) section 39(2),".