

SCHEDULE 3

Commonhold information

Required commonhold documents

- 1.—(1) Subject to sub-paragraph (2), the documents referred to in regulation 8(e)(i) are—
 - (a) an official copy of such of the following documents, as are kept by the Chief Land Registrar—
 - (i) the individual register and title plan relating to the common parts; and
 - (ii) the commonhold community statement referred to in that register;
 - (b) except where they are described in the commonhold community statement, such regulations or rules as are made for the purposes of managing the commonhold by the—
 - (i) commonhold association;
 - (ii) such managing agents as are appointed, or proposed by the commonhold association to manage the commonhold; or
 - (iii) such other persons as manage or are likely to manage the commonhold, and their predecessors (if any); and
 - (c) the most recent requests for payment or financial contribution where made in respect of the property, relating to the 12 months preceding the first point of marketing, towards such of the following as are relevant to the property—
 - (i) commonhold assessment;
 - (ii) reserve funds;
 - (iii) insurance against damage for the common parts (if made separately to the requests relating to commonhold assessment included under sub-paragraph (i)); and
 - (iv) insurance for any person in respect of personal injury or death caused by or within the common parts (if made separately to the requests relating to commonhold assessment included under sub-paragraph (i)).
- (2) Except for the documents specified in paragraph (a), the documents required by sub-paragraph (1) are only those which are in the seller's possession, under his control or to which he can reasonably be expected to have access, taking into account the enquiries that it would be reasonable to make of—
 - (a) the unit-holder (unless the seller is the unit-holder); and
 - (b) the persons described in sub-paragraph (1)(b)(i) to (iii) and their predecessors (if any).