

SCHEDULE 1
TENEMENT MANAGEMENT SCHEME

RULE 4 –

SCHEME COSTS: LIABILITY AND APPORTIONMENT

Meaning of “scheme costs”

- 4.1 Except in so far as rule 5 applies, this rule provides for the apportionment of liability among the owners for any of the following costs—
- (a) any costs arising from any maintenance or inspection of scheme property where the maintenance or inspection is in pursuance of, or authorised by, a scheme decision,
 - (b) any remuneration payable to a person appointed to manage the carrying out of such maintenance as is mentioned in paragraph (a),
 - (c) running costs relating to any scheme property (other than costs incurred solely for the benefit of one flat),
 - (d) any costs recoverable by a local authority in respect of work relating to any scheme property carried out by them by virtue of any enactment,
 - (e) any remuneration payable to any manager,
 - (f) the cost of any common insurance to cover the tenement,
 - (g) the cost of installing a system enabling entry to the tenement to be controlled from each flat,
 - (h) any costs relating to the calculation of the floor area of any flat, where such calculation is necessary for the purpose of determining the share of any other costs for which each owner is liable,
 - (i) any other costs relating to the management of scheme property,
- and a reference in this scheme to “scheme costs” is a reference to any of the costs mentioned in paragraphs (a) to (i).