
WELSH STATUTORY INSTRUMENTS

2004 No. 684 (W.72)

LANDLORD AND TENANT, WALES

The Service Charges (Consultation Requirements) (Wales) Regulations 2004

Made - - - - - *9th March 2004*

Coming into force *31st March 2004*

THE SERVICE CHARGES (CONSULTATION REQUIREMENTS) (WALES) REGULATIONS 2004

1. Name, commencement and application
 2. Interpretation
 3. Agreements that are not qualifying long term agreements
 4. Application of section 20 to qualifying long term agreements
 5. The consultation requirements: qualifying long term agreements
 6. Application of section 20 to qualifying works
 7. The consultation requirements: qualifying works
- Signature

SCHEDULE
1 CONSULTATION REQUIREMENTS FOR QUALIFYING LONG TERM AGREEMENTS OTHER THAN THOSE FOR WHICH PUBLIC NOTICE IS REQUIRED

Notice of intention

1. (1) The landlord shall give notice in writing of intention...

Inspection of description of relevant matters

2. (1) Where a notice under paragraph 1 specifies a place...

Duty to have regard to observations in relation to proposed agreement

3. Where, within the relevant period, observations are made in relation...

Changes to legislation: There are currently no known outstanding effects for the The Service Charges (Consultation Requirements) (Wales) Regulations 2004. (See end of Document for details)

Estimates

4. (1) Where, within the relevant period, a single nomination is...

Preparation of landlord's proposals

5. (1) The landlord shall prepare, in accordance with the following...

Notification of landlord's proposals

6. (1) The landlord shall give notice in writing of proposals...

Duty to have regard to observations in relation to proposals

7. Where, within the relevant period, observations are made in relation...

Duty on entering into agreement

8. (1) Subject to sub-paragraph (2), where the landlord enters into...

SCHEDULE
2
CONSULTATION REQUIREMENTS FOR QUALIFYING LONG
TERM AGREEMENTS FOR WHICH PUBLIC NOTICE IS
REQUIRED

Notice of intention

1. (1) The landlord shall give notice in writing of intention...

Inspection of description of relevant matters

2. (1) Where a notice under paragraph 1 specifies a place...

Duty to have regard to observations in relation to relevant matters

3. Where, within the relevant period, observations are made in relation...

Preparation of landlord's proposal

4. (1) The landlord shall prepare, in accordance with the following...

Notification of landlord's proposal

5. (1) The landlord shall give notice in writing of the...

Duty to have regard to observations in relation to proposal

6. Where, within the relevant period, observations are made in relation...

Landlord's response to observations

7. Where observations are made to which (in accordance with paragraph...

Supplementary information

8. Where a proposal prepared under paragraph 4 contains such a...

SCHEDULE 3
CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS UNDER QUALIFYING LONG TERM AGREEMENTS AND AGREEMENTS TO WHICH REGULATION 7(3) APPLIES

Notice of intention

1. (1) The landlord shall give notice in writing of intention...

Inspection of description of proposed works

2. (1) Where a notice under paragraph 1 specifies a place...

Duty to have regard to observations in relation to proposed works and estimated expenditure

3. Where, within the relevant period, observations are made in relation...

Landlord's response to observations

4. Where observations are made to which (in accordance with paragraph...

SCHEDULE 4
CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS OTHER THAN WORKS UNDER QUALIFYING LONG TERM AGREEMENT OR AGREEMENTS TO WHICH REGULATION 7(3) APPLIES
PART 1 — CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS FOR WHICH PUBLIC NOTICE IS REQUIRED

Notice of intention

1. (1) The landlord shall give notice in writing of intention...

Inspection of description of proposed works

2. (1) Where a notice under paragraph 1 specifies a place...

Duty to have regard to observations in relation to proposed works

3. Where, within the relevant period, observations are made in relation...

Preparation of landlord's contract statement

4. (1) The landlord shall prepare, in accordance with the following...

Notification of proposed contract

5. (1) The landlord shall give notice in writing of intention...

Landlord's response to observations

6. Where observations are made in response to the invitation in...

Supplementary information

7. Where a statement prepared under paragraph 4(7) specifies the landlord's...

Changes to legislation: There are currently no known outstanding effects for the The Service Charges (Consultation Requirements) (Wales) Regulations 2004. (See end of Document for details)

PART 2 — CONSULTATION REQUIREMENTS FOR QUALIFYING
WORKS FOR WHICH PUBLIC NOTICE IS NOT REQUIRED

Notice of intention

1. (1) The landlord shall give notice in writing of intention...

Inspection of description of proposed works

2. (1) Where a notice under paragraph 1 specifies a place...

Duty to have regard to observations in relation to proposed works

3. Where, within the relevant period, observations are made in relation...

Estimates and response to observations

4. (1) Where, within the relevant period, a nomination is made...

Duty to have regard to observations in relation to estimates

5. Where, within the relevant period, observations are made in relation...

Duty on entering into contract

6. (1) Subject to sub-paragraph (2), where the landlord enters into...
Explanatory Note

Changes to legislation:

There are currently no known outstanding effects for the The Service Charges (Consultation Requirements) (Wales) Regulations 2004.