
EXPLANATORY NOTE

(This note is not part of the Order)

This Order brings into force various provisions of the Commonhold and Leasehold Reform Act 2002 (“the 2002 Act”) in relation to Wales.

Subject to the savings in Schedule 2 to the Order, the provisions mentioned in article 2(a) to (c) will come into force on 30th March 2004. They include:

- (a) a new right for long leaseholders of flats to collectively manage their building subject to complying with certain qualifying rules (sections 71 to 113);
- (b) changes to the definition of service charges and rights to challenge these charges (sections 150 and 155);
- (c) changes to the provisions relating to requests for insurance information from the landlord (section 157);
- (d) the right to challenge other charges under leases and charges in relation to estate management schemes (sections 158 and 159);
- (e) the application of various landlord and tenant provisions to Crown land (section 172);
- (f) extension of the jurisdiction of leasehold valuation tribunals and consolidation of the provisions relating to their procedure (sections 163 and 173 to 176); and
- (g) consequential amendments and repeals made by the 2002 Act in other Acts.

Subject to the savings in article 2(d), section 151 of the 2002 Act will also come into force on 30th March 2004. This section provides for new consultation requirements in relation to service charges.