

SCHEDULE 1
TENEMENT MANAGEMENT SCHEME

RULE 4 –

SCHEME COSTS: LIABILITY AND APPORTIONMENT

Maintenance and running costs

- 4.2 Except as provided in rule 4.3, if any scheme costs mentioned in rule 4.1(a) to (d) relate to—
- (a) the scheme property mentioned in rule 1.2(a), then those costs are shared among the owners in the proportions in which the owners share ownership of that property,
 - (b) the scheme property mentioned in rule 1.2(b) or (c), then—
 - (i) in any case where the floor area of the largest (or larger) flat is more than one and a half times that of the smallest (or smaller) flat, each owner is liable to contribute towards those costs in the proportion which the floor area of that owner’s flat bears to the total floor area of all (or both) the flats,
 - (ii) in any other case, those costs are shared equally among the flats,
- and each owner is liable accordingly.