
Changes to legislation: There are currently no known outstanding effects for the Commonhold and Leasehold Reform Act 2002, Part 2. (See end of Document for details)

SCHEDULES

SCHEDULE 3

COMMONHOLD ASSOCIATION

PART 2

MEMBERSHIP

Pre-commonhold period

- 5 During the period beginning with incorporation of a commonhold association and ending when [^{F1}land specified in its articles] becomes commonhold land, the subscribers (or subscriber) to [^{F2}the association's memorandum of association] shall be the sole members (or member) of the association.

Textual Amendments

- F1** Words in Sch. 3 para. 5 substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(7)(a)
- F2** Words in Sch. 3 para. 5 substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(7)(b)

Transitional period

- 6 (1) This paragraph applies to a commonhold association during a transitional period.
- (2) The subscribers (or subscriber) to [^{F3}the association's memorandum of association] shall continue to be members (or the member) of the association.
- (3) A person who for the time being is the developer in respect of all or part of the commonhold is entitled to be entered in the register of members of the association.

Textual Amendments

- F3** Words in Sch. 3 para. 6(2) substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(8)

Unit-holders

- 7 A person is entitled to be entered in the register of members of a commonhold association if he becomes the unit-holder of a commonhold unit in relation to which the association exercises functions—

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- (a) on the unit becoming commonhold land by registration with unit-holders under section 9, or
- (b) on the transfer of the unit.

Joint unit-holders

- 8 (1) This paragraph applies where two or more persons become joint unit-holders of a commonhold unit—
- (a) on the unit becoming commonhold land by registration with unit-holders under section 9, or
 - (b) on the transfer of the unit.
- (2) If the joint unit-holders nominate one of themselves for the purpose of this sub-paragraph, he is entitled to be entered in the register of members of the commonhold association which exercises functions in relation to the unit.
- (3) A nomination under sub-paragraph (2) must—
- (a) be made in writing to the commonhold association, and
 - (b) be received by the association before the end of the prescribed period.
- (4) If no nomination is received by the association before the end of the prescribed period the person whose name appears first in the proprietorship register is on the expiry of that period entitled to be entered in the register of members of the association.
- (5) On the application of a joint unit-holder the court may order that a joint unit-holder is entitled to be entered in the register of members of a commonhold association in place of a person who is or would be entitled to be registered by virtue of sub-paragraph (4).
- (6) If joint unit-holders nominate one of themselves for the purpose of this sub-paragraph, the nominated person is entitled to be entered in the register of members of the commonhold association in place of the person entered by virtue of—
- (a) sub-paragraph (2),
 - (b) sub-paragraph (5), or
 - (c) this sub-paragraph.

Self-membership

- 9 A commonhold association may not be a member of itself.

No other members

- 10 A person may not become a member of a commonhold association otherwise than by virtue of a provision of this Schedule.

Effect of registration

- 11 A person who is entitled to be entered in the register of members of a commonhold association becomes a member when the company registers him in pursuance of its duty under [F4 section 113 of the Companies Act 2006] (duty to maintain register of members).

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Textual Amendments

- F4** Words in Sch. 3 para. 11 substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(9)

Termination of membership

- 12 Where a member of a commonhold association ceases to be a unit-holder or joint unit-holder of a commonhold unit in relation to which the association exercises functions—
- (a) he shall cease to be a member of the commonhold association, but
 - (b) paragraph (a) does not affect any right or liability already acquired or incurred in respect of a matter relating to a time when he was a unit-holder or joint unit-holder.
- 13 A member of a commonhold association may resign by notice in writing to the association if (and only if) he is a member by virtue of paragraph 5 or 6 of this Schedule (and not also by virtue of any other paragraph).

Register of members

- 14 (1) Regulations may make provision about the performance by a commonhold association of its duty under [^{F5}section 113 of the Companies Act 2006] (duty to maintain register of members) where a person—
- (a) becomes entitled to be entered in the register by virtue of paragraphs 5 to 8, or
 - (b) ceases to be a member by virtue of paragraph 12 or on resignation.
- (2) The regulations may in particular require entries in the register to be made within a specified period.
- (3) A period specified under sub-paragraph (2) may be expressed to begin from—
- (a) the date of a notification under section 15(3),
 - (b) the date on which the directors of the commonhold association first become aware of a specified matter, or
 - (c) some other time.
- (4) A requirement by virtue of this paragraph shall be treated as [^{F6}a requirement of section 113 for the purposes of section 113(7) and (8) (offences)].

Textual Amendments

- F5** Words in Sch. 3 para. 14(1) substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(10)
(a)
- F6** Words in Sch. 3 para. 14(4) substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order 2009 (S.I. 2009/1941), Sch. 1 para. 195(10)
(b)

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Supplementary provisions

- [^{F7}15 (1) Section 112(1) of the Companies Act 2006 (initial members of company) applies to a commonhold association subject to the provisions of this Schedule.
- (2) The following provisions of that Act do not apply to a commonhold association—
section 112(2) (new members);
section 136 (membership of holding company).]

Textual Amendments

- F7** Sch. 3 para. 15 substituted (1.10.2009) by [The Companies Act 2006 \(Consequential Amendments, Transitional Provisions and Savings\) Order 2009 \(S.I. 2009/1941\)](#), art. 2(1), **Sch. 1 para. 195(11)**

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