



CYNULLIAD CENEDLAETHOL CYMRU

NATIONAL ASSEMBLY FOR WALES

OFFERYNNAU STATUDOL

STATUTORY INSTRUMENTS

2004 Rhif 669 (Cy.62) (C.25)

2004 No. 669 (W.62) (C.25)

**LANDLORD A THENANT,
CYMRU**

**LANDLORD AND TENANT,
WALES**

**Gorchymyn Deddf Cyfunddaliad a
Diwygio Cyfraith Lesddaliad 2002
(Cychwyn Rhif 2 ac Arbedion)
(Cymru) 2004**

**The Commonhold and Leasehold
Reform Act 2002 (Commencement
No. 2 and Savings) (Wales) Order
2004**

NODYN ESBONIADOL

EXPLANATORY NOTE

(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)

(This note is not part of the Order)

Mae'r Gorchymyn hwn yn rhoi grym i ddarpariaethau amrywiol Deddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002 ("Deddf 2002") mewn perthynas â Chymru.

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

Yn ddarostyngedig i'r arbedion yn Atodlen 2 i'r Gorchymyn, daw'r darpariaethau a grybwyllir yn erthygl 2(a) i (c) i rym ar 30 Mawrth 2004. Maent yn cynnwys:

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) hawl newydd i lesddeiliaid hir fflatiau gydreoli eu hadeilad yn ddarostyngedig i gydymffurfio â rhai rheolau cymhwyso (adrannau 71 i 113);
- (b) newidiadau i'r diffiniad o daliadau gwasanaethau a'r hawl i herio'r taliadau hynny (adrannau 150 a 155);
- (c) newidiadau i'r darpariaethau sy'n ymwneud â cheisiadau am wybodaeth yswiriant gan y landlord (adran 157);
- (ch) yr hawl i herio taliadau eraill o dan brydlesi a thaliadau mewn perthynas â chynlluniau rheoli ystadau (adrannau 158 a 159);
- (d) cymhwysio darpariaethau amrywiol landlord a thenant i dir y Goron (adran 172);
- (dd) ymestyn awdurdodaeth tribiwnlysoedd prisio pryddlesi a chydgrynhoi'r darpariaethau sy'n ymwneud â'u gweithdrefn (adrannau 163 a 173 i 176); ac

- (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

(e) diwygiadau a diddymiadau canlyniadol a wnaed gan Ddeddf 2002 mewn Deddfau eraill.

Yn ddarostyngedig i'r arbedion yn erthygl 2(d), daw adran 151 o Ddeddf 2002 i rym hefyd ar 30 Mawrth 2004. Mae'r adran hon yn darparu ar gyfer gofynion ymgynghori newydd mewn perthynas â thaliadau gwasanaethau.

NODYN YNGHYLCH GORCHMYNION CYCHWYN CYNHARACH

(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)

Mae darpariaethau canlynol Deddf 2002 wedi'u dwyn i rym mewn perthynas â Chymru trwy Orchymyn Cychwyn a wnaed cyn dyddiad y Gorchymyn hwn:

<i>Y ddarpariaeth</i>	<i>Y Dyddiad Cychwyn</i>	<i>Rhif O.S.</i>
a.74 (yn rhannol)	1 Ionawr 2003	2002/3012 (Cy.284)
a.78 (yn rhannol)		
a.80 (yn rhannol)		
a.84 (yn rhannol)		
a.92 (yn rhannol)		
a.110 (yn rhannol)		
aa.114 i 120		
a.122 (yn rhannol)		
a.125		
a.127 i 147		
aa.151 i 153 (yn rhannol)		
a.156 (yn rhannol)		
a.160 i 162		
a.164 (yn rhannol)		
a.166 (yn rhannol)		
a.167 (yn rhannol)		
a.171 (yn rhannol)		
a.174 (yn rhannol)		
a.180 (yn rhannol)		
Atodlen 12 (yn rhannol)		
Atodlen 14 (yn rhannol)		

(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.

NOTE AS TO EARLIER COMMENCEMENT ORDERS

(This note is not part of the Order)

The following provisions of the 2002 Act have been brought into force in Wales by a Commencement Order made before the date of this Order:

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
s.74 (partially)	1st January 2003	2002/3012 (W.284)
s.78 (partially)		
s.80 (partially)		
s.84 (partially)		
s.92 (partially)		
s.110 (partially)		
ss.114 to 120		
s.122 (partially)		
s.125		
s.127 to 147		
ss.151 to 153 (partially)		
s.156 (partially)		
s.160 to 162		
s.164 (partially)		
s.166 (partially)		
s.167 (partially)		
s.171 (partially)		
s.174 (partially)		
s.180 (partially)		
Schedule 12 (partially)		
Schedule 14 (partially)		

2004 Rhif 669 (Cy.62) (C.25)

**LANDLORD A THENANT,
CYMRU**

Gorchymyn Deddf Cyfunddaliad a
Diwygio Cyfraith Lesddaliad 2002
(Cychwyn Rhif 2 ac Arbedion)
(Cymru) 2004

Wedi'i wneud

9 Mawrth 2004

Mae Cynulliad Cenedlaethol Cymru, drwy arfer y pwerau a roddwyd iddo gan adran 181 o Ddeddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002 (a), drwy hyn yn gwneud y Gorchymyn canlynol:

Enwi, dehongli a chymhwyso

1.-(1) Enw'r gorchymyn hwn yw Gorchymyn Deddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002 (Cychwyn Rhif 2 ac Arbedion) (Cymru) 2004.

(2) Yn y Gorchymyn hwn -

ystyr "Deddf 1967" ("*the 1967 Act*") yw Deddf Diwygio Cyfraith Prydlesi 1967(b);

ystyr "Deddf 1985" ("*the 1985 Act*") yw Deddf Landlord a Thenant 1985(c);

ystyr "Deddf 1987" ("*the 1987 Act*") yw Deddf Landlord a Thenant 1987(ch);

ystyr "Deddf 1993" ("*the 1993 Act*") yw Deddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993(d);

ystyr "Deddf 1996" ("*the 1996 Act*") yw Deddf Tai 1996(dd);

ystyr "TPL" ("*LVT*") yw tribiwnlys priso lesddaliadau;

mae cyfeiriadau at adrannau ac Atodlenni, oni nodir yn wahanol, yn gyfeiriadau at adrannau o Ddeddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002 ac Atodlenni iddi; ac

(a) 2002 p.15.

(b) 1967 p.88.

(c) 1985 p.70.

(ch) 1987 p.31.

(d) 1993 p.28.

(dd) 1996 p.52.

2004 No. 669 (W.62) (C.25)

**LANDLORD AND TENANT,
WALES**

The Commonhold and Leasehold
Reform Act 2002 (Commencement
No. 2 and Savings) (Wales) Order
2004

Made

9th March 2004

The National Assembly for Wales, in exercise of the powers conferred upon it by section 181 of the Commonhold and Leasehold Reform Act 2002(a), hereby makes the following Order:

Citation, interpretation and application

1.-(1) This Order may be cited as the Commonhold and Leasehold Reform Act 2002 (Commencement No. 2 and Savings) (Wales) Order 2004.

(2) In this Order -

"LVT" ("*TPL*") means a leasehold valuation tribunal;

"the 1967 Act" ("*Deddf 1967*") means the Leasehold Reform Act 1967(b);

"the 1985 Act" ("*Deddf 1985*") means the Landlord and Tenant Act 1985(c);

"the 1987 Act" ("*Deddf 1987*") means the Landlord and Tenant Act 1987(d);

"the 1993 Act" ("*Deddf 1993*") means the Leasehold Reform, Housing and Urban Development Act 1993(e);

"the 1996 Act" ("*Deddf 1996*") means the Housing Act 1996(f);

references to sections and Schedules are, unless otherwise stated, references to sections of, and Schedules to, the Commonhold and Leasehold Reform Act 2002; and

(a) 2002 c.15.

(b) 1967 c.88.

(c) 1985 c.70.

(d) 1987 c.31.

(e) 1993 c.28.

(f) 1996 c.52.

mae unrhyw gyfeiriad at ddiddymiad yn gyfeiriad at ddiddymiad a wneir gan adran 180 ac Atodlen 14.

(3) Mae'r Gorchymyn hwn yn gymwys i Gymru yn unig.

Darpariaethau sy'n dod i rym ar 30 Mawrth 2004

2. Daw darpariaethau canlynol i rym ar 30 Mawrth 2004 -

- (a) adrannau 71 i 73, 75 i 77, 79, 81 i 83, 85 i 91, 93 i 103, 105 i 109, 111 i 113, 159, 163, 173, Atodlenni 6 a 7;
- (b) adrannau 74, 78, 80, 84, 92, 110, 174 ac Atodlen 12 i'r graddau nad ydynt eisoes mewn grym; ac
- (c) yn ddarostyngedig i'r arbedion yn Atodlen 2 i'r Gorchymyn hwn -
 - (i) adrannau 148, 149, 150, 155, 157 i'r graddau y mae'n ymwneud â pharagraffau 8 i 13 o Atodlen 10, 158, 175, 176 i'r graddau y mae'n ymwneud â pharagraffau 1 i 15 o Atodlen 13, Atodlen 9, paragraffau 8 i 13 o Atodlen 10, Atodlen 11 a pharagraffau 1 i 15 o Atodlen 13;
 - (ii) is-adrannau (1) i (5) o adran 172 ac eithrio i'r graddau y maent yn ymwneud â chymhwyso i'r Goron adrannau 152 i 154, 164 i 171, paragraffau 1 i 7 o Atodlen 10 a pharagraff 16 o Atodlen 13;
 - (iii) is-adran (6) o adran 172 ac eithrio i'r graddau y mae'r amnewidiadau a wnaed gan yr is-adran honno'n ymwneud ag adrannau 42A a 42B o Ddeddf 1987;
 - (iv) i'r graddau nad yw eisoes mewn grym, adran 180 i'r graddau y mae'n ymwneud â'r diddymiaid yn Atodlen 14 a nodir yn Atodlen 1 i'r Gorchymyn hwn;
- (ch) yn ddarostyngedig i is-baragraffau (i) i (vi), adran 151 i'r graddau nad yw eisoes mewn grym -
 - (i) mewn perthynas ag unrhyw achos y mae is-baragraff (ii), (iii), (iv) neu (vi) yn gymwys iddo, ni fydd unrhyw effaith i'r diwygiad a wnaed gan adran 151 a bydd Gorchymyn Taliadau Gwasanaeth (Amcangyfrifon ac Ymgynghori) 1988(a) yn parhau'n gymwys;
 - (ii) mae'r is-baragraff hwn yn gymwys lle mae'r gwaith sydd yn gymwys wedi dechrau cyn 31 Mawrth 2004;
 - (iii) mae'r is-baragraff hwn yn gymwys lle mae'r landlord wedi rhoi neu arddangos yr hysbysiad angenrheidiol o dan adran 20 o Ddeddf 1985, mewn perthynas â gwaith sydd yn gymwys, cyn 31 Mawrth 2004;

any reference to a repeal is to a repeal made by section 180 and Schedule 14.

(3) This Order applies to Wales only.

Provisions coming into force on 30th March 2004

2. The following provisions will come into force on 30th March 2004 -

- (a) sections 71 to 73, 75 to 77, 79, 81 to 83, 85 to 91, 93 to 103, 105 to 109, 111 to 113, 159, 163, 173, Schedules 6 and 7;
- (b) sections 74, 78, 80, 84, 92, 110, 174 and Schedule 12 to the extent that they are not already in force; and
- (c) subject to the savings in Schedule 2 to this Order -
 - (i) sections 148, 149, 150, 155, 157 in so far as it relates to paragraphs 8 to 13 of Schedule 10, 158, 175, 176 in so far as it relates to paragraphs 1 to 15 of Schedule 13, Schedule 9, paragraphs 8 to 13 of Schedule 10, Schedule 11 and paragraphs 1 to 15 of Schedule 13;
 - (ii) subsections (1) to (5) of section 172 except in so far as they relate to the application to the Crown of sections 152 to 154, 164 to 171, paragraphs 1 to 7 of Schedule 10 and paragraph 16 of Schedule 13;
 - (iii) subsection (6) of section 172 except in so far as the substitutions made by that subsection relate to sections 42A and 42B of the 1987 Act;
 - (iv) to the extent that it is not already in force, section 180 in so far as it relates to the repeals in Schedule 14 which are set out in Schedule 1 to this Order;
- (d) subject to subparagraphs (i) to (vi), section 151 to the extent that it is not already in force -
 - (i) in relation to any case to which subparagraph (ii), (iii), (iv) or (vi) applies, the amendment made by section 151 shall have no effect and the Service Charge (Estimates and Consultation) Order 1988(a) will continue to apply;
 - (ii) this subparagraph applies where qualifying works are begun before 31st March 2004;
 - (iii) this subparagraph applies where, in relation to qualifying works, the landlord has given or displayed the notice required under section 20 of the 1985 Act before 31st March 2004;

(a) O.S. 1988/1285.

(a) S.I. 1988/1285.

- (iv) mae'r is-baragraff hwn yn gymwys lle, mewn perthynas â gwaith sydd yn gymwys y mae is-baragraff (v) yn gymwys iddo, mae'r landlord wedi rhoi hysbysiad yng Nghyfnodolyn Swyddogol yr Undeb Ewropeaidd yn unol â Rheoliadau Contractau Gweithfeydd Cyhoeddus 1991(a), Rheoliadau Contractau Gwasanaethau Cyhoeddus 1993(b) neu Reoliadau Contractau Cyflenwi Cyhoeddus 1995(c) cyn 31 Mawrth 2004;
- (v) mae'r is-baragraff hwn yn gymwys i waith sydd yn gymwys a wneir o dan contract -
 - (a) y bwriedir ei wneud ar neu ar ôl 31 Mawrth 2004; ac
 - (b) sydd am gyfnod o ddeuddeg mis neu'n llai;
- (vi) mae'r is-baragraff hwn yn gymwys lle, o dan gytundeb a wneir gan neu ar ran landlord neu uwch landlord, cyn 31 Mawrth 2004, mae gwaith sydd yn gymwys yn cael ei wneud ar unrhyw amser yn y cyfnod yn dechrau ar y dyddiad hwnnw ac yn dod i ben ddau fis ar ôl y dyddiad hwnnw.

- (iv) this subparagraph applies where, in relation to qualifying works to which subparagraph (v) applies, the landlord has given notice in the Official Journal of the European Union in accordance with the Public Works Contracts Regulations 1991(a), the Public Services Contracts Regulations 1993(b) or the Public Supply Contracts Regulations 1995(c) before 31st March 2004;
- (v) this subparagraph applies to qualifying works which are carried out under a contract which -
 - (a) is to be entered into on or after 31st March 2004; and
 - (b) is for a period of twelve months or less;
- (vi) this subparagraph applies where, under an agreement entered into, by or on behalf of the landlord or a superior landlord, before 31st March 2004, qualifying works are carried out at any time in the period starting with that date and ending two months after that date.

Llofnodwyd ar ran Cynulliad Cenedlaethol Cymru o dan adran 66(1) o Ddeddf Llywodraeth Cymru 1998(ch)

Signed on behalf of the National Assembly for Wales under section 66(1) of the Government of Wales Act 1998(d)

9 Mawrth 2004

9th March 2004

John Marek

Dirprwy Lywydd y Cynulliad Cenedlaethol

The Deputy Presiding Officer of the National Assembly

(a) O.S. 1991/2680, y mae diwygiadau iddo nad ydynt yn gymwys i'r Rheoliadau hyn.

(b) O.S. 1993/3228, y mae diwygiadau iddo nad ydynt yn gymwys i'r Gorchymyn hwn.

(c) O.S. 1995/201, y mae diwygiadau iddo nad ydynt yn gymwys i'r Gorchymyn hwn.

(ch) 1998 p.38.

(a) S.I. 1991/2680, to which there are amendments not relevant to this Order.

(b) S.I. 1993/3228, to which there are amendments not relevant to this Order.

(c) S.I. 1995/201, to which there are amendments not relevant to this Order.

(d) 1998 c.38.

ATODLEN 1

SCHEDULE 1

Erthygl 2(c)(iv)

Article 2(c)(iv)

DIDDYMIADAU

REPEALS

RHAN 1

PART 1

TRIBIWNLYSOEDD PRISIO PRYDLESI

LEASEHOLD VALUATION TRIBUNALS

<i>Teitl byr a phennod</i>	<i>Hyd a lled y diddymiad</i>
Deddf Diwygio Cyfraith Prydlesi 1967 (p. 88)	Adran 21(1A) a (3) i (4A).
Deddf Tai 1980 (p. 51)	Yn adran 142- is-adran (2), ac yn is-adran (3), y geiriau o'r dechrau i "and". Yn Atodlen 22- Rhan 1, ac yn Rhan 2, paragraff 8(4) i (6).
Deddf Landlord a Tenant, 1985 (p. 70)	Adrannau 31A i 31C. Yn yr Atodlen, paragraff 8(5).
Deddf Landlord a Tenant 1987 (p.31)	Adran 23(2). Adrannau 24A a 24B. Yn adran 38, yn y nodyn ochr, y geiriau "by the court". Adran 52A Yn adran 53(2), y geiriau "under section 52A(3) or".
Deddf Tribiwnlysoedd ac Ymchwiliadau 1992 (p. 53)	Yn Atodlen 3, paragraff 13.
Deddf Diwygio Cyfraith Prydlesi, Tai a Datblygu Trefol 1993 (p. 28)	Adran 75(4) a (5) Yn adran 88- yn is-adran (2)(b), y geiriau "constituted for the purposes of that Part of that Act", a is-adrannau (3) i (5) a (7).
Deddf Diwygio Cyfraith Prydlesi, Tai a Datblygu Trefol 1993 <i>Parhâd</i>	Yn adran 91- yn is-adran (1), y geiriau o'r dechrau i "this section; and", is-adrannau (3) i

<i>Short title and chapter</i>	<i>Extent of repeal</i>
Leasehold Reform Act 1967 (c. 88)	Section 21(1A) and (3) to (4A).
Housing Act 1980 (c. 51)	In section 142- Subsection (2), and in subsection (3), the words from the beginning to "and". In Schedule 22- Part 1, and in Part 2, paragraph 8(4) to (6).
Landlord and Tenant Act 1985 (c. 70)	Sections 31A to 31C. In the Schedule, paragraph 8(5).
Landlord and Tenant Act 1987 (c.31)	Section 23(2). Sections 24A and 24B. In section 38, in the sidenote, the words "by the court". Section 52A In section 53(2), the words "under section 52A(3) or".
Tribunals and Inquiries Act 1992(c. 53)	In Schedule 3, paragraph 13.
Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)	Section 75(4) and (5). In section 88- in subsection (2)(b), the words "constituted for the purposes of that Part of that Act", and subsections (3) to (5) and (7).
Leasehold Reform, Housing and Urban Development Act 1993 <i>Cont'd</i>	In section 91- in subsection (1), the words from the beginning to "this

<i>Teitl byr a phennod</i>	<i>Hyd a lled y diddymiad</i>
	(8), is-adran (10), ac yn is-adran (11), y geiriau o "and the reference" i'r diwedd. Yn adran 94, yn is-adran (10), y geiriau o "and references in this subsection" i'r diwedd. Yn adran 101(1), y diffiniad o "rent assessment committee".
Deddf Tai 1996 (p. 52)	Adran 83(3). Adran 86(4) a (5). Adran 119. Yn Atodlen 6, yn Rhan 4, paragraffau 7 ac 8.

<i>Short title and chapter</i>	<i>Extent of repeal</i>
	section; and", subsections (3) to (8), subsection (10), and in subsection (11), the words from "and the reference" to the end. In section 94, in subsection (10), the words from "and references in this subsection" to the end. In section 101(1), the definition of "rent assessment committee".
Housing Act 1996 (c. 52)	Section 83(3). Section 86(4) and (5). Section 119. In Schedule 6, in Part 4, paragraphs 7 and 8.

RHAN 2

DIDDYMIADAU ERAILL

PART 2

OTHER REPEALS

<i>Teitl byr a phennod</i>	<i>Hyd a lled y diddymiad</i>
Deddf Landlord a Tenant 1985 (p. 70)	Adran 19(2A) i (3). Yn adran 39, y cofnod sy'n cyfeirio at yr ymadrodd "flat". Yn yr Atodlen- yn y pennawd cyn paragraff 2, y geiriau "Request for", yn y pennawd cyn paragraff 4, y geiriau "Request relating to", yn y pennawd cyn paragraff 5, y geiriau "on request".
Deddf Landlord a Tenant 1987 (p. 31)	Yn adran 29(2)(a), y geiriau "repair, maintenance, insurance or". Adran 56(2). Yn Atodlen 2, paragraffau 3 a 7
Deddf Tai 1996 (p.52)	Adran 83(1). Yn Atodlen 9, paragraff 2(3) a (7).

<i>Short title and chapter</i>	<i>Extent of repeal</i>
Landlord and Tenant Act 1985 (c. 70)	Section 19(2A) to (3). In section 39, the entry relating to the expression "flat". In the Schedule- in the heading before paragraph 2, the words "Request for", in the heading before paragraph 4, the words "Request relating to", in the heading before paragraph 5, the words "on request".
Landlord and Tenant Act 1987 (c. 31)	In section 29(2)(a), the words "repair, maintenance, insurance or". Section 56(2). In Schedule 2, paragraphs 3 and 7.
Housing Act 1996 (c.52)	Section 83(1). In Schedule 9, paragraph 2(3) and (7).

Erthygl 2(c)

Article 2(c)

ARBEDION**SAVINGS****Landlordiad absennol - tai lesddaliad**

1. Ni chaiff y diwygiadau a wnaed gan adrannau 148 a 149 effaith mewn perthynas â chais am ryddfrenio a wneir o dan adran 27 o Ddeddf 1967 cyn 31 Mawrth 2004.

Absent landlords - leasehold houses

1. The amendments made by sections 148 and 149 will not have effect in relation to an application for enfranchisement made under section 27 of the 1967 Act before 31st March 2004.

Diffiniad o daliadau gwasanaethau

2. Ni fydd y diwygiad a wnaed gan baragraff 7 o Atodlen 9 yn gymwys i gostau a dynnir cyn 31 Mawrth 2004 mewn cysylltiad â materion y codir tâl gwasanaethau ar eu cyfer.

Definition of service charges

2. The amendment made by paragraph 7 of Schedule 9 will not apply to costs incurred before 31st March 2004 in connection with matters for which a service charge is payable.

Ystyr "management" yn adran 24 o Ddeddf 1987

3. Ni fydd y diwygiad a wnaed gan baragraff 8 o Atodlen 9 yn gymwys i gais a wneir o dan adran 24 o Ddeddf 1987 cyn 31 Mawrth 2004.

Meaning of "management" in section 24 of the 1987 Act

3. The amendment made by paragraph 8 of Schedule 9 will not apply to an application made under section 24 of the 1987 Act before 31st March 2004.

Yr hawl i gaffael buddiant y landlord

4. Ni fydd y diwygiad a wnaed gan baragraff 9 o Atodlen 9 a'r diddymiad yn adran 29 o Ddeddf 1987 yn gymwys i gais a wneir o dan adran 29 o'r Ddeddf honno cyn 31 Mawrth 2004.

Right to acquire landlord's interest

4. The amendment made by paragraph 9 of Schedule 9 and the repeal in section 29 of the 1987 Act will not apply to an application made under section 29 of that Act before 31st March 2004.

Hawl tenant i gael archwiliad rheoli

5. Ni fydd y diwygiadau a wnaed gan baragraff 10 o Atodlen 9 yn gymwys i gais a wneir o dan adran 80 o Ddeddf 1993 cyn 31 Mawrth 2004.

Tenant's right to a management audit

5. The amendments made by paragraph 10 of Schedule 9 will not apply to an application made under section 80 of the 1993 Act before 31st March 2004.

Rhwymedigaeth i dalu taliadau gwasanaethau

6. Ni fydd effaith i'r diwygiad a wnaed gan adran 155 a diddymadau adran 19(2A) i (3) o Ddeddf 1985 ac o adran 83(1) o Ddeddf 1996 mewn perthynas ag -

Liability to pay service charges

6. The amendment made by section 155 and the repeals of section 19(2A) to (3) of the 1985 Act and of section 83(1) of the 1996 Act will not have effect in relation to -

- (a) unrhyw gais a wneir i TPL o dan adran 19(2A) neu (2B) o Ddeddf 1985; neu
- (b) unrhyw achos sy'n ymwneud â thaliad gwasanaethau a drosglwyddir i TPL gan lys sirol,

- (a) any application made to a LVT under section 19(2A) or (2B) of the 1985 Act; or
- (b) any proceedings relating to a service charge transferred to a LVT by a county court,

cyn 31 Mawrth 2004.

before 31st March 2004.

Yswiriant

7. Ni fydd y diwygiadau a wnaed gan baragraffau 8 i 13 o Atodlen 10 a'r diddymadau canlyniadol yn yr Atodlen i Ddeddf 1985 yn gymwys i gais a wneir o dan yr Atodlen honno cyn 31 Mawrth 2004.

Taliadau gweinyddol: rhesymoldeb, galwadau ac atebolrwydd i dalu

8. Ni fydd paragraffau 2 i 5 o Atodlen 11 yn gymwys i dâl gweinyddol a oedd yn daladwy cyn 31 Mawrth 2004.

Taliadau gweinyddol: penodi rheolwr

9. Ni fydd y diwygiadau a wnaed gan baragraff 8 o Atodlen 11 yn gymwys i gais a wneir o dan adran 24 o Ddeddf 1987 cyn 31 Mawrth 2004.

Taliadau o dan gynlluniau rheoli ystadau

10. Ni fydd Adran 159 yn gymwys i daliad o dan gynllun rheoli ystad a oedd yn daladwy cyn 31 Mawrth 2004.

Amrywio prydlesi: trosglwyddo awdurdodaeth

11. Ni chaiff y diwygiadau a wnaed gan adran 163 effaith mewn perthynas â chais a wneir i'r llys o dan Ran 4 o Ddeddf 1897 cyn 31 Mawrth 2004.

Tir y Goron: amrywio prydlesi

12. Ni fydd amrywiad unrhyw denantiaeth a wneir gan orchymyn neu yn unol â gorchymyn a wnaed cyn 31 Mawrth 2004 o dan adran 38 o Ddeddf 1987 yn cael ei drin fel un sy'n rhwymo'r Goron, fel rhagflaenydd yn y teitl o dan y denantiaeth, yn rhinwedd adran 39(1) o'r Ddeddf honno.

Tribiwnlysoedd prisio prydlesi

13. Ni fydd effaith i Adran 175, y diwygiadau a wnaed gan adran 176 ac Atodlen 13 a'r diddymadau yn Rhan 1 o Atodlen 1 i'r Gorchymyn hwn mewn perthynas ag -

- (a) unrhyw gais a wneir i TPL; neu
- (b) unrhyw achosion a drosglwyddir i TPL gan gyngor sir,

cyn 31 Mawrth 2004.

Insurance

7. The amendments made by paragraphs 8 to 13 of Schedule 10 and the consequential repeals in the Schedule to the 1985 Act will not apply to a request made under that Schedule before 31st March 2004.

Administration charges: reasonableness, demands and liability to pay

8. Paragraphs 2 to 5 of Schedule 11 will not apply to an administration charge that was payable before 31st March 2004.

Administration charges: appointment of a manager

9. The amendments made by paragraph 8 of Schedule 11 will not apply to an application made under section 24 of the 1987 Act before 31st March 2004.

Charges under estate management schemes

10. Section 159 will not apply to a charge under an estate management scheme that was payable before 31st March 2004.

Variation of leases: transfer of jurisdiction

11. The amendments made by section 163 will not have effect in relation to an application made to the court under Part 4 of the 1987 Act before 31st March 2004.

Crown land: variation of leases

12. A variation of any tenancy effected by or in pursuance of an order made before 31st March 2004 under section 38 of the 1987 Act will not be treated as binding on the Crown, as predecessor in title under the tenancy, by virtue of section 39(1) of that Act.

Leasehold valuation tribunals

13. Section 175, the amendments made by section 176 and Schedule 13 and the repeals in Part 1 of Schedule 1 to this Order will not have effect in relation to -

- (a) any application made to a LVT; or
- (b) any proceedings transferred to a LVT by a county court,

before 31st March 2004.

OFFERYNNAU STATUDOL

2004 Rhif 669 (Cy.62) (C.25)

**LANDLORD A THENANT,
CYMRU**

Gorchymyn Deddf Cyfunddaliad a
Diwygio Cyfraith Lesddaliad 2002
(Cychwyn Rhif 2 ac Arbedion)
(Cymru) 2004

STATUTORY INSTRUMENTS

2004 No. 669 (W.62) (C.25)

**LANDLORD AND TENANT,
WALES**

The Commonhold and Leasehold
Reform Act 2002 (Commencement
No. 2 and Savings) (Wales) Order
2004

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