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FIRST-TIER TRIBUNAL

**PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00BJ/OCE/2017/0025**

Property : **11 Stella Road, London SW17 9HG**

Applicant : **11 Stella Road Management Ltd
(Nominee Purchaser)**

Representative : **EDC Lord & Co, Solicitors**

Respondent : **Mr Muhammad Shakil (Landlord)**

Representative : **No appearance**

Type of Application : **Leasehold Reform Housing and
Urban Development Act 1993,
Section 27 (Collective
Enfranchisement)**

Tribunal Judge : **Judge Lancelot Robson**

**Date and venue of
Determination** : **13th February 2017**

Date of Decision : **13th February 2017**

DECISION

Decision Summary

- (1) The case being undefended, the Applicant's total proposed premium of £30,000 was deemed accepted by order of Deputy District Judge Ostroff in the County Court at Wandsworth dated 11th July 2016 (Claim no. CoOWT489). This sum shall be paid into Court.
- (2) The Draft Transfer Form TR1 offered by the Applicant shall be amended as noted below to record the terms of the transfer approved by the Tribunal.

Preliminary

1. This case relates to an application made under section 13 of the Leasehold Reform Housing and Urban Development Act 1993, (as amended) for a declaration that the Applicant was entitled to acquire the freehold and a determination of the price to be paid for a leasehold property, by way of a collective enfranchisement. The application was granted on 11th July 2016 in the County Court at Wandsworth (Claim no. CoOWT489). By further order dated 16th December 2016 the Court vested the freehold title in the property in the Applicant and transferred the case to this Tribunal for approval of the Form of Transfer TR1 annexed to the application.
2. Pursuant to Directions issued by the Tribunal, the Tribunal considered the matter on the papers on 13th February 2017. The Respondent took no part in the proceedings at any stage.

Terms of Form of Transfer

3. The Applicant offered the copy of the completed Land Registry Form TR1 annexed to this decision. The Tribunal approved the Form, subject to the following amendments:

Box 4 – Delete all and insert “Muhammad Shakil (pursuant to a Vesting Order under Section 13 of the Leasehold Reform Housing and Urban Development Act 1993 made by Deputy District Judge Ostroff in the County Court at Wandsworth dated 16th December 2016 under Claim number CoOWT489” after “Transferor”.

Box 5 – The Registered number of 11 Stella Road Management Limited shall be inserted in this box.

Box 8 – Delete standard wording and insert; “The Transferee has paid into Court the sum of £30,000 (thirty thousand pounds) pursuant to the Court Order dated 16th December 2016”.

Box 9 – Delete the “x” in the box against “full title guarantee” and insert an “x” in the box “against “limited title guarantee” (see para 2(2) to Schedule 7 to the Act).

Box 11 – Insert an additional provision as follows: “This Transfer is executed for the purposes of Chapter 1 of part 1 of the Leasehold Reform, Housing and Urban Development Act 1993.” (see section 34(1) of the Act).

Box 12 – Delete standard wording and insert: “ signed as a deed by an officer of the Court nominated to execute this deed on behalf of Muhammad Shakil in accordance with the Court order dated 16th December 2017.

4. Box 12 – Also there shall be an execution clause for the Transferee because it is a company.
5. This case is now referred back to the County Court at Wandsworth to effect the Vesting Order.

Tribunal Judge Lancelot Robson 13th February 2017

Appendix

See draft TR1 attached
