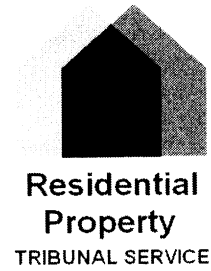


LON/00AP/LAM/2005/0028



DECISION BY THE RESIDENTIAL PROPERTY TRIBUNAL
SERVICE
FOR THE LEASEHOLD VALUATION TRIBUNAL
IN THE MATTER OF AN APPLICATION UNDER SECTION 24(1)
OF THE LANDLORD AND TENANT ACT 1987 (AS AMENDED)

Applicant: Joy Hyvarinen

Respondent: G & O Estates Limited

Property: 68 Kirkton Road, London, N15 5EY

Application date: 18 November 2005

Hearing date: 19 April 2006

Appearances: Ms Joy Hyvarinen
Mrs T Tuck

For the Applicants

For the Respondent

Members of the Residential Property Tribunal Service:

Miss I Persadsingh LLB
Mr L Jarero BSc FRICS
Mr O N Miller BSc

UPON HEARING the evidence of the Applicant, Miss Hyvarinen, (Flat C), and Mrs T Tuck Associate Director of Ringley Chartered Surveyors

AND UPON READING the bundle of documents lodged by the Applicant in support of the application

IT IS ORDERED that:-

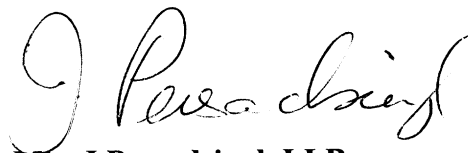
1. Mrs T Tuck of Ringley Chartered Surveyors, is hereby appointed the Manager of 68 Kirkton Road, London, N15 5EY for a period of 5 years from 19th April 2006.
2. During the period of her appointment, the Manager shall collect the various sums reserved and made payable by the lessees under the respective Leases of the flats in the property, including -
 - (a) Ground rent
 - (b) Insurance rent
 - (c) Service Charges
 - (d) Arrears of any of the above
3. During the period of her appointment, the Manager shall carry out the management obligations of the lessor and/or the “Association” in accordance with the provisions of the Leases, and in particular and without prejudice to the generality of the forgoing:-
 - (a) She shall observe the lessor’s and/or the “Association’s” covenants under the Leases in respect of the flats in the building with regard to insurance and repairs to the property.
 - (b) She shall enforce the lessees’ covenants

(c) She shall comply with all statutory requirements, including those set out in the Landlord and Tenant Acts 1985 and 1987 as amended, and with the requirements of the Service Charge Residential Management Code published by the RICS and approved by the Secretaries of State for England and Wales under the terms of Section 87 of the Leasehold Reform, Housing and Urban Development Act 1993.

4. The Manager shall be under a duty to account to the lessor for ground rent and any other monies received and lawfully due to the lessor, with the exception of insurance rent and service charges which shall be respectively applied by the Manager in relation to insurance and for services, repairs and decorations to the property.
5. The Manager shall be entitled to charge the sum of £500 per flat per annum plus VAT by way of basic management fee (to cover those duties referred to in paragraph 2.5 of the Service Charge Residential Management Code), and 12% plus VAT of the cost of major works for specifying and supervising the same, all such remuneration to be paid to the Manager by the lessees of the property through the service charge.
6. The Manager will be entitled to engage, if she thinks fit, any surveyor, architect, engineer and other appropriate persons to assist her in carrying out the management of the property and will be entitled to recover the costs thereof from the lessees of the property through the service charge, provided always that such costs are reasonably incurred and that the services of such persons are of a reasonable standard.

7. The lessor, its servants and agents shall give all reasonable assistance and co-operation to the Manager while acting in pursuance of her duties under this order. The Manager shall be entitled to such documents as may be in the possession of the Lessors, its servants or agents as are reasonably required for the proper management of the property.
8. The Tribunal determined that no order should be made re the Applicant's application for reimbursement of fees.
9. A copy of this order is to be served on G & O Estates Limited c/o Urban Point Properties Limited, The Mews, 60a Kingston Road, New Malden, Surrey, KT3 3LZ.
10. The Manager shall have permission to apply to the Tribunal for further directions, if necessary.

Signed:


Miss I Persadsingh LLB

Dated: 19 April 2006