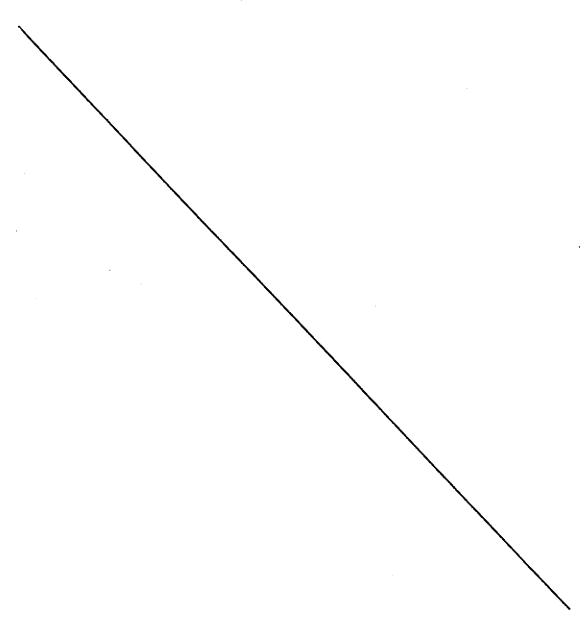
11. Landlords costs

In accordance with Section 33 of the 1993 Act, the Applicant is responsible for the Landlords costs as set out in that Section. At the date of the hearing the amount of those costs are not known and that aspect of the application IS HEREBY ADJOURNED for a period of Two Months from the date hereof during which the parties shall attempt to agree the costs. In the event of the amount of the costs not being agreed, then either party may WITHIN THE SAID PERIOD OF TWO MONTHS FROM THE DATE HEREOF, make a further Application to the Tribunal for the costs to be assessed. It is proposed that such Application shall be dealt without on paper representations from both sides, without the need for a Hearing. In the event of no further Application being made within Two months from the date hereof the remaining matters shall be deemed to have been withdrawn and this Application shall be automatically concluded.



APPENDIX - The Tribunal's Calculations

99 years from 1st January 1978 Lease: 10th November 2005 Valuation Date: 71 years 2 months Unexpired Term: Short Lease - £132,000 Tribunal's Valuations: Long Lease - £145,000 Ground rents (Flat & Garage) £35.00 pa £145.00 YP for 5 years 2 months @ 7.5% 4.154 Reversion to Ground Rents £65.00 p.a. YP for 33 years @7.5% -12.107 £541.00 8.33 0.688 Defer 5 years 2 months @ 7.5% Reversion to Ground Rents £125.00 p.a. 12.107 YP for 33 years @7.5% £96.00 0.766 Defer 38 years 2 months @ 7.5% 0.633 £145,000 Reversion to Present Value of £1 £841.00 0.0058 In 71 years 2 months @7.5% -----£1,623.00 Value of Landlords present interest Value of Landlords Proposed Interest £145,000 Value of Extended Lease ____ £145,001 £145,001 £1,623 Less Landlords Present Interest £132,000 Lessees Current Interest -----£133,623 £133,623 £11,378 Marriage Value £5,689.00 50% of Marriage Value £1,623.00

The Premium payable for each of the Lease Extensions for each Flat and Garage is to be £7,312.00

_____ £7,312.00 -----

Dated this 18th day of November 2005

Landlords Present Interest

...... John B. Tarling, MCMI

(Chairman)

J.B. Tarling

Plus