



Property Factor Enforcement Order

hohp Ref: PRHP/PF/13/0325

Re: 51 Bannermill Place, Aberdeen AB24 5EB ("the Property")

The Parties:-

Miss Julie Thompson, 51 Bannermill Place, Aberdeen AB24 5EB ("the Applicant"); and

Select Property Management (Aberdeen) Limited, incorporated under the Companies Acts (SC402142) and having its registered office at 28 Broad Street, Aberdeen and having a place of business at Factor's Office, Bannermill Place, Aberdeen AB24 5EG ("the Respondent")

Decision by a Committee of the Homeowner Housing Panel in an application under Section 17 of the Property Factors (Scotland) Act 2011

Committee Members:

George Clark (Chairman) and Michael Scott (Housing Member)

This Notice should be read in conjunction with the Decision of 1 July 2014 under reference HOHP/PF/13/0325.

The Committee hereby makes the following Property Factor Enforcement Order:

Within 28 days of the communication to the Respondent of this Property Factor Enforcement Order, the Respondent shall:

- (1) issue to all homeowners within the development the current written Statement of Services relative to the development of which the Property forms part;
- (2) issue to the homeowner and to any other homeowners within the development who have not already received them, notices of factoring charges as at February 2014 and May 2014; and
- (3) provide a written undertaking to the Committee that she will henceforth reply to complaints received by letter or e-mail within the timescale set out in the written Statement of Services.

APPEALS

The parties' attention is drawn to the terms of Section 22 of the 2011 Act regarding their right to appeal and the time limit for doing so. It provides:

"...(1) An appeal on a point of law only may be made by summary application to teh sheriff against a decision of the president of the homeowner housing panel or a homeowner housing committee.

(2) An appeal under subsection (1) must be made within the period of 21 days beginning with the day on which the decision appealed against is made..."

Failure to comply with a property factor enforcement order may have serious consequences and may constitute an offence.

George Clark

Signed

Chairperson

Date 15 September 2014