1971. No. 140 **[C]**

LEASEHOLD (ENLARGEMENT AND EXTENSION)

Notices

REGULATIONS, DATED 14TH MAY 1971, MADE BY THE MINISTRY OF HOME AFFAIRS UNDER SECTION 32 OF THE LEASEHOLD (ENLARGEMENT AND EXTENSION) ACT (NORTHERN IRELAND) 1971.

The Ministry of Home Affairs in exercise of the powers conferred upon it by section 32 of the Leasehold (Enlargement and Extension) Act (Northern Ireland) 1971(a) and of all other powers enabling it in that behalf hereby makes the following Regulations:—

Citation and commencement

1. These Regulations may be cited as the Leasehold (Enlargement and Extension) (Notices) Regulations (Northern Ireland) 1971 and shall come into operation on the 1st day of July 1971.

Forms of Notices

2. The forms set forth in the Schedule are the prescribed forms for the following purposes:—

(i) a lessee's notice under section 2 of the Act of his intention to acquire the fee simple or an extended lease shall be in Form 1;

(ii) a lessee's notice under section 4 or 17 of the Act requiring information shall be in Form 2;

(iii) a lessee's notice under section 7 of the Act to discontinue the acquisition of the fee simple or extended lease shall be in Form 3;

(iv) a lessee's notice under section 9 of the Act of intention to have rent apportioned shall be in Form 4;

(v) a lessee's notice under section 13 of the Act to discontinue the apportionment of rent shall be in Form 5.

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 14th day of May 1971.

(L.S.) *G. Buchanan,*
Assistant Secretary.

(a) 1971. c. 7 (N.I.).

SCHEDULE

FORM NO. 1

LEASEHOLD (ENLARGEMENT AND EXTENSION) ACT (NORTHERN IRELAND) 1971

Notice of Intention to Acquire * [the Fee Simple] or * [an Extension of a Leasehold Estate] in Land

(*Section* 2)

To ..... Date .....

1. Description of land to which this notice relates

2. Particulars of applicant's lease or other title to the land

Take notice that I, , being a person to whom section 1 of the above Act applies, intend to acquire *[the fee simple in] *[an extension of my leasehold estate in] the land described in paragraph 1 of this notice.

Signed .....

Address .....

.....

*Delete whichever is inapplicable.

NOTES

(i) Section 2 of the Act provides that notice shall be served by a person who proposes to acquire the fee simple, or to obtain an extension of his leasehold estate, in land on the person entitled to the next superior interest in the land, each superior lessor and any person who is a mortgagee of the land.

(ii) Sufficient particulars should be given to identify the property.

(iii) State amount of rent and nature of the leasehold estate, and, if the land is held under a lease, the date of the lease, its length and the parties to it.

(iv) The applicant is liable for the payment of the reasonable costs and expenses actually and necessarily incurred in complying with the provisions of the Act by every person upon whom this notice is served. If the applicant subsequently decides to discontinue the acquisition of the fee simple or an extension of the leasehold estate he should serve Form No. 3 upon every person who was served with the notice contained in this Form; on the service of Form 3 the applicant's liability for the payment of costs and expenses shall be limited to those incurred up to the date of the service of Form 3

FORM NO. 2

LEASEHOLD (ENLARGEMENT AND EXTENSION) ACT (NORTHERN IRELAND) 1971

Notice Requiring Information

(*Sections* 4 *and* 17)

To ..... Date .....

1. Description of land to which this notice relates

2. Particulars of applicant's lease or other title to the land

Take notice that I, , being a person to whom section 1 of the above Act applies, require you to give me, within six weeks after the service of this notice on you, the following information:—

(*a*) the nature and duration of *[your reversion in the above land] *[the reversion in the above land of any person on whose behalf you are collecting rent];

(*b*) the name and address of any person on whose behalf you are collecting rent under the above lease or other title to the land together with the cost of collecting that rent;

(*c*) the name and address of any person to whom you are paying rent in respect of *[your reversion in the above land] *[the reversion in the above land of any person for whom you act as agent];

(*d*) the nature of, and the parties to, any mortgage of *[your estate in the above land] *[the estate in the above land of any person for whom you act as agent];

(*e*) the name and address of—

(i) any mortgagee of *[your estate] *[the estate of any person for whom you act as agent];

(ii) the person entitled to the estate next superior to *[your reversion in the land] *[the reversion in the land of any person for whom you act as agent];

(*f*) if you are a mortgagee in possession—

(i) the nature and duration of the estate in the above land of your mortgagor; and

(ii) the name and address of any immediate lessor of your mortgagor;

(*g*)

Signed .....

Address .....

.....

*Delete whichever is inapplicable.