

**RESIDENTIAL PROPERTY TRIBUNAL**  
**SOUTHERN RENT ASSESSMENT PANEL &**  
**LEASEHOLD VALUATION TRIBUNAL**

**Case No: CHI/29UN/OCE/2009/0007**

**PAPER DETERMINATION**

**Re: 78 Northdown Road, Margate, Kent, CT9 2RE**

**Between: 78 Northdown Road Property Management Ltd (“the Applicant”)**

**And**

**David William Thomas (“the Respondent”)**

**Committee:**

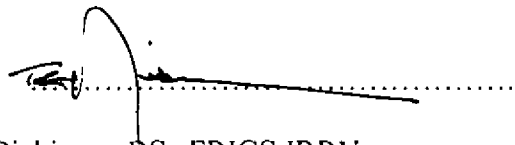
**Mr T E Dickinson BSc FRICS IRRV**

**1. Decision**

The Tribunal hereby approves the terms of conveyance of this property in the form drafted by the Conveyancing Department of the Applicant's Solicitors, Messrs. Boys & Maughan of Margate, Kent.

2. Form TR1 relates to Title No: K177046 and the property known as 78 Northdown Road, Margate, Kent, CT9 2RE (the Tribunal has noted typographical errors in the spelling of "Margate" in Paragraph Two and "of" in Paragraph 8).
3. By provisional directions dated 14 April 2009 it was confirmed that the Tribunal proposed to deal with this Application on the Paper Track on the basis only of written representations and documents without a formal Hearing. The Tribunal gave notice to the parties under Regulation 13 of the Leasehold Valuation Tribunals (Procedure)(England) Regulations 2003, as amended by Regulation 5 of the Leasehold Valuation Tribunals (Procedure) (Amendment) (England) Regulations 2004. It is confirmed that neither party objected to this procedure within the required 28 days.
4. On the failure of the freeholder to respond to the claim, the Thanet County Court made a Vesting Order dated 3 March 2009 pursuant to an Order of that Court dated 25 November 2008. The Defendant having failed to execute a conveyance in respect of the land, it was ordered:
  - a. Pursuant to the provisions of Section 25(6) of the Leasehold Reform, Housing and Urban Development Act 1993 that the land described in the said Schedule devest in the claimant for and as stated in fee simple on the terms referred to in the said Order of 25 November 2008
  - b. Pursuant to Schedule 5 of the Leasehold Reform, Housing and Urban Development Act 1993 the claimant shall, within 28 days, pay into Court the sum of £10,600 for the Defendant's interest and rights in the property and upon such payment the Applicant's Solicitors shall execute a conveyance which is in a form approved by a Leasehold Valuation Tribunal and contains such provisions as may be so approved for the purpose of giving effect to the relevant terms of acquisition.
5. Subject to amending small typographical errors in the form TR1, this Tribunal hereby approves the terms of conveyance of this property.

Signed:



T E Dickinson BSc FRICS IRRV

(A Member of the Panel appointed by The Lord Chancellor)

Dated:

10 June 2009