

PROPERTY SERVICE CHARGES ACT 1989

The Property Service Charges (Applications) Rules 2003

Tenant's application under*:

- Section 2(2A) of the Property Service Charges Act 1989 (existing service charge dispute)
- Section 2(2B) of the Property Service Charges Act 1989 (future service charge dispute)
- Both Section 2(2A) and Section 2(2B) of the Property Service Charges Act 1989

*Please tick appropriate box

PART 1

1.

Name of applicant (tenant)
Address
Name of applicant's representative (if any)
Address
Occupation

2.

Name of landlord
Address
If the address of the landlord is not in the Isle of Man, please set out below any address in the Isle of Man known to the applicant at which notices may be served

3.

Address of property to which the service charge(s) relates
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4.

Name and address of every person known to you who is or may be liable to the service charge(s). If insufficient space please continue on separate sheet marked P1.4

5. Name and address of the secretary of any recognised tenants' association within the meaning of section 13(2) of the Property Service Charges Act 1989 (copy attached) in respect of the property to which the service charge(s) relates
6. Have you received a demand for the service charge? If so, please state the period to which it is attributable.
From To
7. Please state below all other matters (if any) upon which you intend to rely in support of your application. If insufficient space please continue on separate sheet marked P1.7
8. Do you intend to apply at the hearing for an order under section 5 of the Act (Limitation of Service Charges: Cost of proceedings)

PART 2.

Please complete this part of the application if your application is under section 2(2A). If your application is under 2(2A) and 2(2B), please give the particulars requested in this part in respect of the existing service charge you dispute. Please go to Part 3 if your application is only under section 2(2B) of the Act.

1. Please state below each item of expense incurred for services, repairs, maintenance, insurance or management and included in the service charge, whether you consider such to be reasonable and if not please give reasons. If insufficient space please continue on separate sheet marked P2.1
- | | | |
|--|-------------------|-------------------------------|
| Amount | | |
| Nature of expense: | | |
| Do you consider this expense reasonable? | Yes / No * | *Please delete as appropriate |
| Reasons: | | |
-
- | | | |
|--|-------------------|-------------------------------|
| Amount | | |
| Nature of expense: | | |
| Do you consider this expense reasonable? | Yes / No * | *Please delete as appropriate |
| Reasons: | | |
-
- | | | |
|--|-------------------|-------------------------------|
| Amount | | |
| Nature of expense: | | |
| Do you consider this expense reasonable? | Yes / No * | *Please delete as appropriate |
| Reasons: | | |

2.

Please state below the services or works for which expenses were incurred and included in the service charge, whether you consider such to be of a reasonable standard and if not, please give reasons. If insufficient space please continue on separate sheet P2.2

Nature of work or service:

Do you consider the standard of the work or service reasonable? **Yes / No *** *Please delete as appropriate

Reasons:

Nature of work or service:

Do you consider the standard of the work or service reasonable? **Yes / No *** *Please delete as appropriate

Reasons:

Nature of work or service:

Do you consider the standard of the work or service reasonable? **Yes / No *** *Please delete as appropriate

Reasons:

3.

Please state the amount, if any, you have been told is or will be payable before expenses are incurred, whether you consider this amount reasonable and if not, please give reasons. If insufficient space please continue on separate sheet marked P2.3

Amount £

Do you consider this amount reasonable? **Yes / No *** *Please delete as appropriate

Reasons:

PART 3.

Please complete this part of the application if your application is under section 2(2B). If your application is under both 2(2A) and 2(2B), please complete this Part to give the particulars requested in respect of the future service charge you dispute. Please go to Part 4 if your application is only under section 2(2A) or the Act.

1.

Please state below each item of expense to be incurred for services, repairs, maintenance, insurance or management of any specified description, whether you consider such to be reasonable and if not, please give reasons. If insufficient space please continue on separate sheet marked P3.1

Amount

Description of services, repairs, maintenance, insurance or management

Do you consider this expense reasonable? **Yes / No *** *Please delete as appropriate

Reasons:

Amount

Description of services, repairs, maintenance, insurance or management

Do you consider this expense reasonable?

Yes / No *

*Please delete as appropriate

Reasons:

Amount

Description of services, repairs, maintenance, insurance or management

Do you consider this expense reasonable?

Yes / No *

*Please delete as appropriate

Reasons:

2.

Please state below the services or works of which you have been advised that are to be provided or carried out to a particular Specification, whether you consider such would be of a reasonable standard and if not, please give reasons. If insufficient space please continue on separate sheet marked P3.2

Description of work or service:

Do you consider the works if carried out to their particular specification would be of reasonable standard?

Yes / No *

*Please delete as appropriate

Reasons:

Description of work or service:

Do you consider the works if carried out to their particular specification would be of reasonable standard?

Yes / No *

*Please delete as appropriate

Reasons:

Nature of work or service:

Do you consider the works if carried out to their particular specification would be of reasonable standard?

Yes / No *

*Please delete as appropriate

Reasons:

3.

Please state below any amount of which you have been advised that is to be payable before expenses are incurred, and if you consider that amount unreasonable, please give reasons. If insufficient space please continue on separate sheet marked P3.3

Amount £.....

Do you consider this amount reasonable?

Yes / No *

*Please delete as appropriate

Reasons:

PART 4.

Part 1 of Schedule 1 of the Property Service Charges (Applications) Rules 2003 requires the inclusion of the particulars sought by Parts 1, 2 and 3 of this application form. It also requires this application to be accompanied by the documents listed below. Please tick the box against each item to show you have provided such.

- a copy of the lease or other document under which the service charge is payable
- a copy of the disputed demand(s) for payment of the service charge
- if no demand for payment of the service charge has been made, a copy of any written notification specifying services or works which are to be provided or carried out and the likely costs of such works or services.
- copies of any documents upon which you are to rely in support of this application

Signature of applicant

Date of application

Warning: Unless each Part of this application form has been completed as may be appropriate and the documents referred to above provided with it when submitted to the office of the Isle of Man Rent and Rating Appeal Commissioners, this application will not comply with Part 1 of the Property Service Charges (Application) Rules 2003 with the result that it will not constitute a valid application to the Commissioners upon which they may exercise the powers conferred on them by the Property Service Charges Act 1989.

Note: This form has been designed to comply with Part 1 of Schedule 1 to the Property Service Charges (Applications) Rules 2003. Applicants may submit applications in other written form but to be valid applications they must contain the same information and be accompanied by the same documents as this form requires.

When completed, please send or take this form to:

Clerk to the Rent and Rating Appeal Commissioners, Tribunals Office, General Registry, Isle of Man Courts of Justice, Deemsters Walk, Bucks Road, Douglas, Isle of Man, IM1 3AR

Telephone: (01624) 685023
Fax: (01624) 685573
Email: tribunals@gov.im
Website: [Website: Tribunals Service](#)