

Schedule GE "1"

THE DULWICH ESTATE
Determination by Gerald Eve LLP of the Basis of Apportionment of the Scheme of Management Charge for Accounting Period 1 April 2010 to 31 March 2011

- 1 **The Relevant Hereditaments** - Ascertain the number of Hereditaments in each of the categories of Enfranchised Properties, Discharged Properties and the Estate Governors' Properties on the Estate in accordance with Clause 10 A of the Scheme of Management at 1 April 2010.
- 2 **Valuation and Rating List Entries/Valuation Bands** - For each Hereditament ascertain, in the case of domestic properties entered into the Valuation List, the Valuation Band in which each property is placed and, in the case of non-domestic properties entered into the 2010 Rating List, their rateable value as at 1 April 2010. For the avoidance of doubt, the relevant entry for each Hereditament is that appearing in the Valuation or Rating List at the time of inspection, notwithstanding any appeal the outcome of which might subsequently alter that entry.
- 3 **Commercial Properties** - Place the non-domestic (commercial) properties in the Valuation Bands in accordance with following:

Rateable Value 2010 Rating List	Prescribed Capital Value as at 1 April 1991	Valuation Band
Up to £4,500	Up to £40,000	Band A
£4,501 - £6,150	£40,001 - £ 52,000	Band B
£6,151 - £7,800	£52,001 - £68,000	Band C
£7,801 - £10,650	£68,001 - £88,000	Band D
£10,651 - £13,900	£88,001 - £120,000	Band E
£13,901 - £18,850	£120,001 - £160,000	Band F
£18,851 - £37,600	£160,001 - £320,000	Band G
£37,601+	£320,001+	Band H

- 4 **Management Charge** - Calculate the Management Charge in accordance with Clause 10 A of the Scheme of Management duly apportioned between the Amenity Expenditure and the Basic Expenditure for the year 2010/2011.

- 5 **Apportionment Calculation** – With the exception of certain properties for which a specific proportion has been determined, apportion the Amenity Expenditure and the Basic Expenditure between the relevant categories in the following proportions for the year, according to the Valuation Band for each hereditament in the relevant category:

<u>Valuation Band</u>	<u>Proportion</u>
Band A	6/9 ths
Band B	7/9 ths
Band C	8/9 ths
Band D	9/9 ths
Band E	11/9 ths
Band F	13/9 ths
Band G	15/9 ths
Band H	18/9 ths

The calculations are made by calculating the number of 9ths in the relevant categories for Amenity Expenditure and category for Basic Expenditure and dividing the total expenditures for each by the relevant aggregated 9th's the result of which is then multiplied by the relevant number of 9th's for each property according to the Valuation Band in which it is placed.

Explanatory Example: The calculation may be illustrated by the following example. Assume an expenditure of £2,610 has to be apportioned between 8 properties each of which fall into a different Valuation Band. Total number of "9th's" thus 87 and each 9th is £30 as set out below.

Valuation Band	£2,610 ÷ 87 = £30	Apportionment
A 6/9 ths	6 x £30	180
B 7/9 ths	7 x £30	210
C 8/9 ths	8 x £30	240
D 9/9 ths	9 x £30	270
E 11/9 ths	11 x £30	330
F 13/9 ths	13 x £30	390
G 15/9 ths	15 x £30	450
H 18/9 ths	18 x £30	<u>540</u>
Total 87/9 ths	87 x £30	2,610

15 July 2011