



MALLORIE ESTATES

06 November 2023

All Members
The Oasis
45 Lindsay Road, Branksome Park
Poole, Dorset
BH13 6AP

Mallorie Estates
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Verwood, Dorset. BH31 6HF
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Dear Members;

Re: Proposed Resolution
Company: The Oasis (Poole) management Limited
Company No: 02548578

In anticipation of the upcoming AGM for the above company on **Wednesday 15th November 2023 at 6.00pm**, we have been asked to share advance details of an important resolution that will be the subject of a members vote (see below).

Resolution for the deletion of the (Ground) Rent Clause 7 Page 3 in the Oasis lease.

We are seeking to remove the Ground Rent clause from the Oasis lease agreement. Currently, the rent is set at £150.00 per annum, which will increase to £300.00 per annum in 2040. It is important to note that if a ground rent is expected to exceed £250.00 per annum during the mortgage term, a lender will require a Deed of Variation before approving the mortgage. This Deed of Variation cannot be granted to a single lease but must be granted to all sixty-six leases, which requires the approval of all sixty-six Members. Failure to remove the Rent Clause will negatively impact the value of Oasis flats because buyers requiring a mortgage will be unlikely to do so. This has already happened twice where sales fell through.

It is crucial to remove the Ground Rent clause from the Lease. If the clause is not removed, the rent will have to be collected. If it's not collected that will put all the Members in breach of the lease, which could make it very difficult to sell the flats, even to a cash buyer. It's important to note that lawyers and conveyancers, who work on behalf of buyers, are becoming increasingly risk averse. Additionally, if we leave the Ground rent Clause in place and opt to collect it, the revenue will be subject to Corporation tax, currently at 25%.

The Board will present a single Resolution at the upcoming Annual General Meeting (AGM) to eliminate the Ground Rent Clause. You can approve this resolution by attending the meeting and voting for it, or you can show your approval by returning the attached form or sending an email to the Managing Agent.

We trust this is in order and look forward to hearing from you.

Yours faithfully

Paul Mallorie | Director
Mallorie Estates



VOTING FORM

The Oasis (Poole) Management Limited
Co No 02548578

I/We _____ of Flat ____, The Oasis, 45 Lindsay Road, Branksome Park, Poole, Dorset, BH13 6AP a member/members of the above company, hereby cast my/our vote as follows in relation to the Resolution for the deletion of the (Ground) Rent Clause 7 Page 3 in the Oasis lease.

I support this resolution (agree)

I do not support this resolution (disagree)

.....
Name

.....
Date