



In 1987 the Law Society agreed with the Royal Institute of Architects of Ireland on a form of Certificate of Compliance with planning permission for use in speculative housing developments, where the Architect does not supervise the building on a regular basis. The text of this Certificate was published in the Gazette in November 1978. The Institute of Architects circulated the form of Certificate to their members.

In November 1980, arising out of certain difficulties in practice that arose in the Dublin area, the Joint Committee recommended a variation in this Certificate by the addition of a new paragraph.

Members of the Institute of Architects declined to issue Certificates containing the proposed new paragraph until the variation had been agreed by their own Council.

Discussion took place between representatives of the Joint Committee and representatives of the Architects. A revised form of Certificate has now been agreed with the Institute and the text of this is set out below.

The new paragraph is that printed in *italics*. The Joint Committee is satisfied that this Certificate is a reasonable one for a Solicitor for a purchaser or a Lending Institution to accept. The Committee became aware, in the course of their discussions with the Institute of Architects, that Architects were under the impression that their Certificates also certified compliance with conditions for payment of financial contributions or entering into bonds for security for satisfactory completion or cash deposits in lieu thereof. The Joint Committee's representatives were of the opinion that solicitors had, as a matter of practice, always sought verification from the Planning Authority in respect of conditions for financial contribution or security deposit, and that it was not reasonable to expect Architects to accept responsibility for such matters. Practitioners will note that the current Certificate specifically excludes responsibility for compliance with conditions for payment of financial contributions or the giving of security for satisfactory completion.

I am an Architect retained by:

And I certify that:

1. I visited the office of the planning Authority and there inspected the house plans, estate layout plan, specifications and other drawings and documents which were represented by the Planning Authority as those on foot of which the Permission/Approval mentioned at Paragraphs 2 & 3 hereunder were granted.
2. The Notification of Grant of Permission/Approval:
 Decision Order No. and Date:
 Register Reference No:
 Planning Control No:

**ARCHITECTS'
CERTIFICATES**



ARCHITECTS
CERTIFICATES

(Contd.)

Dated:
related to the erection of houses on inter alia sites (both inclusive) as detailed on the said estate layout plan.

3. The Building Bye-Laws Approval Notice:

Register No:

Order No:

Planning Control No:

relates to inter-alia sites on the said estate layout plan (both inclusive as detailed).

I further Certify that I have inspected the house that has been built on site and that, in my opinion, this house has been erected in substantial compliance with the Notification of Grant of Permission mentioned at Paragraph 2 above and the Building Bye-Laws Approval Notice mentioned at Paragraph 3 above and that the position of the house and site is in substantial compliance with the estate layout plan mentioned at Paragraph 1 above in so far as the estate has been completed.

I Also Certify that the general conditions on the Planning Permission relating to the estate of which this house forms part (excluding any conditions for payment of financial contributions or the giving of Security for satisfactory completion) have been substantially complied with in so far as is reasonably possible at this stage of the development.

I am of the opinion that if the house and site have not been built and/or laid out exactly in accordance with the Planning Permission and Bye Law Approval, the differences are unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through the above mentioned approvals.

It Should Be Noted that I did not supervise the erection of this house in the course of its construction. Thus the inspection was a superficial one only and could take no account of work covered up. The comparison of the site layout with the estate layout plan was visual only.

SIGNED