



The same would normally apply to commercial developments such as a shopping centre. Ordinarily, in relation to shopping centres there would be one significant difference which is that a developer will normally get a Fire Safety Certificate in relation to the centre as a whole and in particular its common areas. The individual purchasers or lessees would normally take a shop unit in its unfinished state (called shell finish) and would have to apply for and get a Fire Safety Certificate for the fit out of same.

PRE-CONTRACT REQUISITIONS AND REQUISITIONS ON TITLE

(Contd.)

*Published in The Law
Society News, November
1994*

1. The five forms¹ of Opinion of Compliance published by the RIAI are agreed with the Law Society for use in appropriate circumstances. A sixth form of Opinion on Compliance for apartments is in the course of preparation².
2. The RIAI and the Law Society agree that it would be desirable to have only one set of standard Forms of Opinion or Certificate and both will co-operate with the objective of producing such a set of Forms and getting them agreed with all appropriate parties. The RIAI will agree to its forms becoming the basis for such an agreed set.
3. The Law Society will advise its members to try and clarify at the commencement of a transaction what form of Certificate of Opinion on Compliance will be forthcoming. The Law Society agrees that in dealing with RIAI members it will advise its members to accept the appropriate RIAI form. RIAI members may occasionally be asked to sign the forms of Certificate of Opinion on Compliance published by the Law Society but the Law Society agrees that solicitors should not press RIAI members to sign the Law Society forms. Occasionally the RIAI forms will not meet the particular circumstances of a case and may have to be adapted. Care should be taken by RIAI members to make sure that any altered form is acceptable to their Professional Indemnity Insurers.
4. The RIAI and the Law Society have agreed to the publication of a factual statement of qualifications for membership of the RIAI, the Irish Architects Society, the Incorporated Association of Architects and Surveyors, and the Architects and Surveyors Institute. The Law Society will contact these bodies with a view to seeing if there is a consensus in favour of agreeing such a statement. When this has been done the Law Society and the RIAI will review the position.

LAW SOCIETY/ RIAI - AGREED STATEMENT

PLANNING PERMISSION - OPINIONS ON COMPLIANCE

*Published in Law Society
Gazette, March 1995*

1. Specimen RIAI forms are set out in the Appendix to this Handbook with the kind permission of the RIAI

2. This sixth form - FORM 1A (APARTMENTS) - was later published in March 1997 and a seventh form - FORM 1B (Apartments) was published in 2001