



This Act became law on the 14th November 1988. It affects all multi storey buildings which were not completed on or before the 1st January 1950. The multi storey building as defined in the Act means a building comprising five or more storeys and a basement is regarded as a storey. The Act applies to all such buildings whether residential, apartments, office blocks, hotels or any other buildings. This Act also applies to any multi storey building in the course of construction or to be built in the future. In the interests of protecting your Clients the Conveyancing Committee recommend that the Requisitions attached hereto be raised by way of pre-Contract Requisitions in relation to any building which may come within the meaning of a multi storey building as defined in the Act.

It is imperative that the Requisitions be raised before a Contract is signed as otherwise a Purchaser may be exposed to an enormous financial burden if they acquire a property which is a multi storey building and is a specified building which may require substantial work to be done to it to bring it up to a standard whereby it would come within the definition of robustness under the Act thereby enabling an Engineer to give the appropriate Certificate.

Whilst Engineers are in difficulty about giving Certificates other than to say that the building is not a specified building in the form of the Certificate as drafted in the present regulations it is hoped that in the near future the Certificates will be modified to an extent whereby the Engineers will be free to give the necessary Certificates. However in the interim it is recommended that the attached Requisitions be raised.

Pre-contract Requisitions

Local Government (Multi Storey Buildings) Act 1988

“The Act”

1. (a) Is the subject property or any part of the subject property a multi-storey building within the meaning of the Act or
 - (b) Does it form part of a development in which there is a multi storey building with which it shares a common Management Company?
2. If the subject property is a building comprising five or more storeys (a basement being regarded as a storey for these purposes) but the entire building was constructed prior to the 1st day of January 1950 furnish now a Statutory Declaration by a person who can prove satisfactorily that the building was so constructed prior to the same date.
3. (a) If the answer to 1. above is in the affirmative, has a notice been served by the local authority under section 2(2) of the Act and if so, furnish a copy of same?
 - (b) Whether or not such a notice has been served and the construction of the building was completed prior to the 14th November 1988 furnish now a

LOCAL GOVERNMENT (MULTI STOREY BUILDINGS) ACT 1988¹

1. This Act no longer applies to new buildings commenced after 1st June 1992. See paragraph 9 of page 7.21 hereof.



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GOVERNMENT
(MULTI STOREY
BUILDINGS) ACT
1988**

(Contd.)

- certificate from a competent person in accordance with Section 3(a) or a declaration in accordance with Section 3(b) of the Act.
4. Where a Certificate has been submitted to the Local Authority pursuant to section 3 of the Act,
 - (a) State whether or not the same is in accordance with one of the appropriate forms provided for in the Regulations made and enforced under the Act.
 - (b) Furnish now a copy of the said Certificate.
 5. Has any work been carried out to the building which might nullify the affect of a Certificate furnished in accordance with Section 3 and require a further certificate in accordance with Section 5 of the Act?
 6. If the building is a multi-storey building the construction of which was not completed prior to the 14th of November 1988 furnish a certificate in the prescribed form submitted to the Local Authority pursuant to Section 4 of the Act.
 7. Have any notices been served under the Act which have not yet been complied with?