

My Property File



Liston & Company

© Copyright Liston & Company 2008. All Rights Reserved.

Web: <http://www.liston.ie/>

Phone: (01) 668 5557

Prepared By:

Liston & Company

Address: Argyle House
103 – 105 Morehampton Road
Donnybrook
Dublin 4

Phone: 01 668 5557
Fax: 01 660 5586

Email: info@wtliston.ie
Web: <http://www.liston.ie/>

Disclaimer:

Whilst every care has been taken in the preparation of this document, the information provided is for guidance only and is not a substitute for legal advice in any particular situation. The information is correct as of the date of publication.

Copyright Notice:

© Copyright Liston & Company 2007 – 2008. All Rights Reserved.

Select Imagery © Copyright HAAP Media Ltd 2008
Select Imagery © Jupiter Images 2007 - 2008.

If any of the answers necessitate a tick in the "No" Box in this column then there may be an issue to be looked into.

1. Do you know the whereabouts of the original title documents? Yes No
2. Do you know if the property is registered in your name? Yes No
3. Is there a television aerial attached to property? Yes No
4. Is the property serviced with a satellite dish? Yes No
5. (a) Have any of the boundary walls and fences been built upon either by our neighbour or by yourself? Yes No
- (b) If yes is there any agreement with your neighbour? Yes No
6. Are the premises connected with the following services?:
 - (a) Mains drainage Yes No
 - (b) Mains water Yes No
 - (c) Main electricity Yes No
 - (d) Telephone Yes No
 - (e) Piped television Yes No
 - (f) Gas Yes No
7. (a) Are the premises serviced with a septic tank or by a private drainage scheme? Yes No
- (b) If yes, is the septic tank located within the confines of your property? Yes No

8. (a) Have the roads, footpaths, public lighting and other services including drainage and sewage adjoining your property been taken over and are they being looked after by the Local Authority? Yes No
- (b) If no, are they vested in a management company? Yes No
9. (a) Is your property subject to any unusual rights of way, rights to water, drainage or other rights in favour of a third party? Yes No
- (b) If yes, do you have an agreement signed between the parties Yes No
10. If the event of a sale can you provide vacant possession of your property? Yes No
11. (a) Is there any litigation threatened or pending in respect of your property? Yes No
- (b) If yes can it be resolved before a sale? Yes No
12. Is your property subject to the payment of ground rent? Yes No
- ADVICE: You should endeavour to purchase the ground rent because a prospective purchaser is always attracted by the fact that the property is freehold.
13. (a) Is your property subject to a service charge? Yes No
- (b) If yes, is the service charge paid up to date? Yes No

14. (a) Has any other person other than you as owner made any direct or any indirect financial contribution or is any other person the beneficiary of any agreement or arrangement whereby that person has acquired an interest in your property or any part of it. Yes No
- (b) If yes, can you confirm that the beneficiary will consent to the sale? Yes No
15. If you are married and reside in your property with your spouse then your property is family home. Even if your property is not in joint names it will be necessary to obtain the prior consent of your spouse to the sale. Will this be forthcoming? Yes No
16. (a) Do you have your original civil marriage certificate? Yes No
- (b) If no can you obtain it? Yes No
17. (a) If you have been separated do you have a copy of your legal separation agreement? Yes No
- (b) If no can you obtain it? Yes No
18. (a) If you are divorced do you have a copy of the divorce decree? Yes No
- (b) If no can you obtain it? Yes No
19. Can you confirm that there are no complications in relation to your marital status? Yes No
20. (a) Can you confirm that no other person or persons have used your property as their family home? Yes No

(b) If other persons have used your property as their home can you confirm that their consent to sale will be forthcoming? Yes No

ADVICE: The dates on which development to your property has been carried out are of great importance. This is a summary of the position:

Building Bye-law Approval is no longer required since 1st June 1992.

All developments carried out prior to 13th December 1989 are deemed to have Building Bye-law approval even when no Building Bye-law approval was obtained.

Building Bye-Laws have been replaced by Building Control Regulations. A commencement notice must be served before any development takes place if the development work was started after 1st December 1992.

The Local Authority now has a 7 year time limit in which it can utilise certain enforcement procedures. This means that if the development has taken place more than 7 years ago and no enforcement notice has been served the Local Authority is precluded from taking action.

20. (a) Has there been any development within the meaning of the Planning Acts since the 1st October 1964 to your property? Yes No

b) If yes do you have a copy of the planning permission, building bye law approval / commencement notice Yes No

ADVICE: If such development has taken place since 1st January 1975 it will be necessary to obtain an Architect's Certificate / Opinion on Compliance.

21. If there has been any exempted development to the rear or side of your property do you have a copy of the building bye law approval or commencement notice? Yes No
22. (a) Confirm that no enforcement notice has been served under the provisions of the Building Control Act. Yes No
(b) If yes has it been complied with? Yes No
23. (a) Are there any unauthorised structures on any part of the property within the meaning of the Planning Acts? Yes No
(b) If no, do they have planning permission or Building Byelaw approval or do they comply with the building regulations as the case may be? Yes No
24. (a) Has any compulsory purchase notice been served in relation to the property such as road widening Yes No
(b) If yes has part of your property been conveyed to the Local Authority and has the compensation been paid. Yes No
25. (a) Are there any outstanding tax liabilities in relation to Residential Property Tax (notwithstanding that it has been abolished) or Capital Acquisitions Tax? Yes No
(b) If no, will they be resolved before the sale of your property? Yes No

26. If the property is leasehold is the term outstanding of more than 70 years? Yes No

Date: _____

Signed: _____