



APRIL 2006

SMOKE ALARMS II

Source :

The Conveyancing (Sale of Land) Regulation amendments effective 1st May 2006 require that all contracts for the sale of land (on which a building is situated) must contain an additional prescribed document where smoke alarms are required to be installed at the property.

The prescribed document is a statement by the vendor that the building complies with the requirement to have smoke alarms installed.

A failure to attach the statement to the contract can give the purchaser a right to rescind provided that rescission takes place within 14 days of the date of exchange.

Under current Environmental Protection Act Regulations, all properties that are required to have smoke alarms installed must comply

with that requirement by the 1st November 2006.

However, we recommend that the prescribed document with regard to compliance referred to above, be inserted into all contracts for the sale of property required to be fitted with smoke alarms from now on.

Attached is the form of statement with regard to compliance that should be inserted into all vendor contracts.

Should you have any further query please do not hesitate to contact us.

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