

INFORMATION FOR APPLICANTS

1. Interpretation

1.1 For the purposes of this document:-

- * “the Applicant” means the person applying for the Property Certificate.
- * “the Application” means the application hereby made for the Property Certificate
- * “the Certificate Period” means the period specified by the applicant in the application.
- * “the Council” means the Council issuing the Property Certificate.
- * “the Property” means the property identified by the applicant for the purposes of the Property Certificate.
- * “the Property Certificate” means the completed set of replies by the Council to the questions.

1.2 The expression “contemplated” in the context of the replies to questions set out in the Property Certificate means proposed or actively considered by the Council or its senior officers to whom the relevant functions have been delegated.

2. Certificate Period

2.1 The Property Certificate is issued by the Council in respect of the Certificate Period.

2.2 The Certificate Period shall be counted in calendar years going back from 1st January last preceding the date of the application.

2.3 Where a search back to 1973 has been carried out, the Certificate Period shall count from 1st October 1973 to the date of the application.

3. Fees

3.1 The application should be accompanied with the appropriate fee, see application form.

4. Property Location Plan

4.1 The Application must be accompanied by a site location plan of the Property, with relevant boundaries clearly defined.

4.2 The plan must be to scale 1:2500 Irish Grid or County series. For urban areas a scale of 1:1250 should be used where available. For large tracts of land, a scale of 6” : 1 statute mile County series or 1:10,000 Irish Grid is sufficient provided buildings are identified.

5. Accuracy of Information etc.

5.1 While the information given in the Property Certificate is accurate to the best of the knowledge of Council’s officers dealing with the enquiries raised, nevertheless the Applicant should note:-

- No on site inspection has been carried out for the purpose of completing the Property Certificate,
- Whilst the Council endeavors to ensure that its records are accurate, no warranty can be given in relation thereto, particularly in relation to older records,
- While due care is taken to ensure the accuracy of the information given in the Property Certificate, neither the Council nor its officers can accept any liability for inaccuracies, mis-statements, or errors therein.

- The applicant is advised to ensure that the property is properly surveyed by an appropriately qualified person,
- The information given in the Property Certificate is intended to be solely in the context of matters relevant (adversely or otherwise) to the property, and not to any personal interest or attribute of any individual who may have or have had a connection with the Property.
- While due care is taken to ensure the accuracy of the information given in the Property Certificate, neither the Council nor its officers can accept any liability for inaccuracies, mis-statements, or errors therein.

6. Follow up enquiries.

Where the Property Certificate contains a reply adverse to the property and the matter is subsequently resolved any follow up Certificate may attract a reduced fee.