

Seller's Legal Pack

Briefing Document

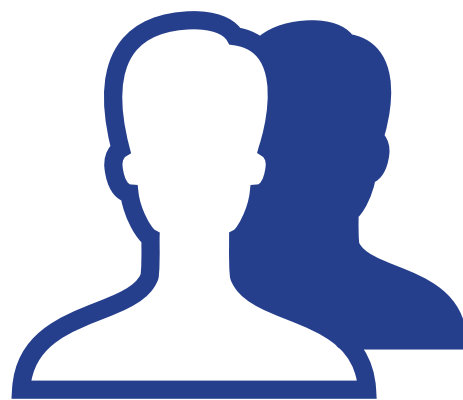


About us

IPAV is the representative professional body for qualified, licensed auctioneers, valuers and estate agents throughout Ireland. We are the administrators of the blue book European valuations standards in Ireland.



6,000 +
Property Service Providers



25,000 +
Employees



Presence in every county

Our Primary Objectives

- Promoting professional standards within the industry
- Fostering relations between members
- Providing training, education and support
- Working with policymakers to influence the development of a sustainable property market where people can buy, sell or rent properties according to their needs

IPAV Conveyancing Survey Results 2020

81%

of auctioneers are either frustrated or very frustrated by the delays caused by the current conveyancing process

The percentage of auctioneers who are experiencing conveyancing delays from the time the property has gone 'sale agreed' to when the sale has closed

79%

10

The average number of weeks it takes from when a property is 'sale agreed' to when contracts are signed

6

The number of weeks it takes from the signing of the sales contracts to date the sale closes

74%

of agents experienced at least one failed transaction as a result of Covid-19 - SCSi Residential Markets Report August 2020

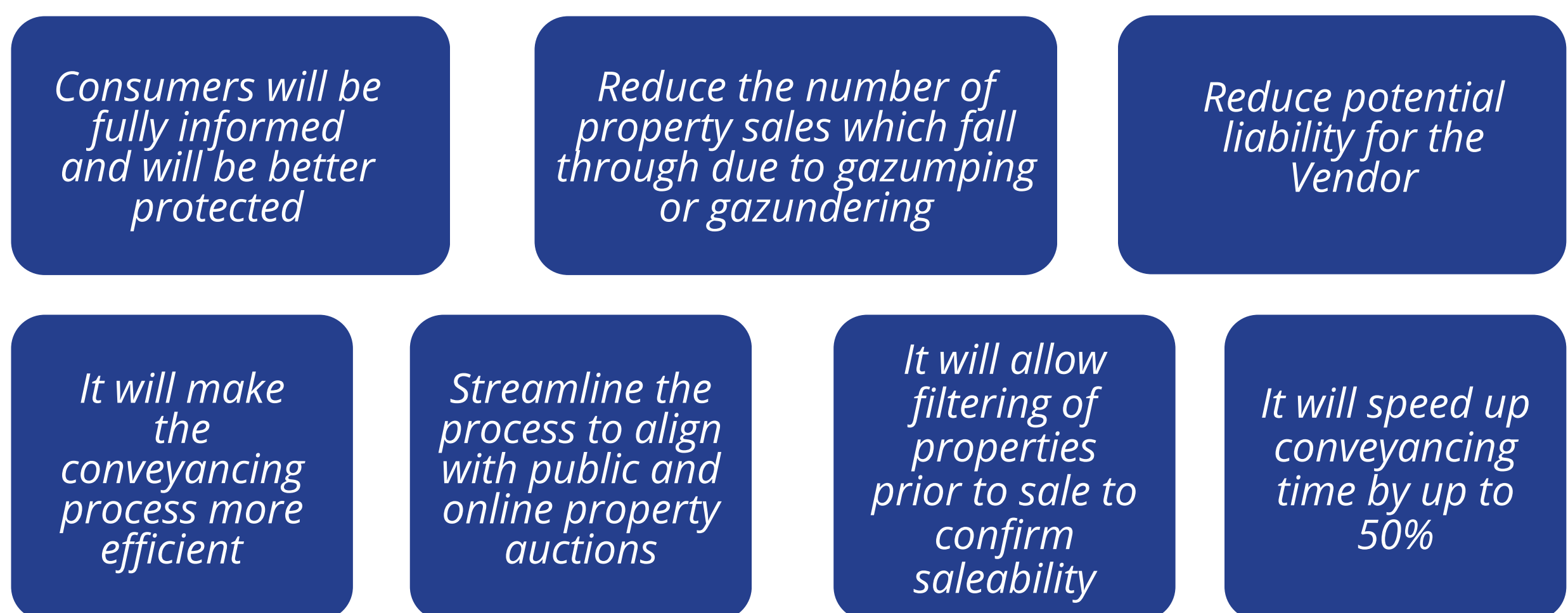
What is a Seller's Legal Pack?

A Seller's Legal Pack is a collection of documents relating to your individual property and provides the buyers with key information relating to the purchase.

What documents are in a Seller's Legal Pack?

- Law Society Conditions / Contracts of Sale
- Certified copy of file & file plan or root of unregistered title
- Architect's Certificate of Compliance with planning permission
- Architect's Certificate of Compliance with building regulations
- Copy of all planning permissions and building regulations documents
- Receipts for financial conditions
- Letter confirming roads and services or evidence of rights of way and wayleaves
- Local property history details
- A BER Certificate & Advisory Report
- Certificate of discharge or exemption from Non-Private Residence Charge

Why introduce a Seller's Legal Pack?



How it works



Does a Seller's Legal Pack increase conveyancing costs?



It is expected the SLP will add no further cost to the general expenses associated with the sales process. The fee will include all potential queries that might be raised by the vendor, purchaser and legal representatives throughout the conveyancing process.

We believe, the Seller's Legal Pack represents an important investment, given significant non-refundable costs such as surveys, legal bills and mortgage valuation should the deal fall through due to lack of important information up front.

A Seller's Legal Pack would not be required in the following instances:

- Properties where no marketing is required (e.g. sale to member of the family)
- Non-residential properties
- Seasonal and holiday accommodation
- Private sales, or any other sale or transfer where the property is not put on the open market.
- Mixed sales (e.g. shop with flat)
- Right to buy sales
- Sales of portfolios of properties (more than one property being sold as one lot)
- Properties not being sold with vacant possession
- Unsafe properties and properties to be demolished



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Institute of Professional Auctioneers & Valuers

The Seller's Legal Pack is endorsed by:



Architects' Alliance of Ireland



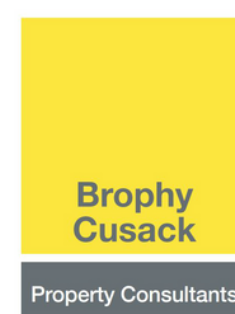
HOWARD



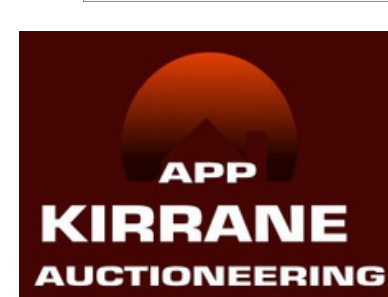
Brian Egan
consulting engineer

healy crowley ahern law

MATTHEW BARRETT
Auctioneer & Valuer



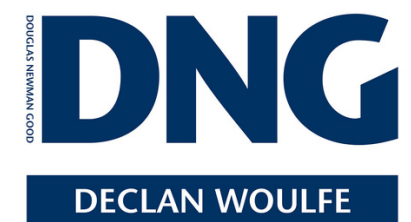
Lansdowne
Partnership
ESTATE AGENTS



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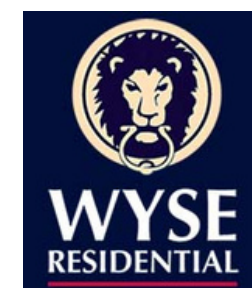
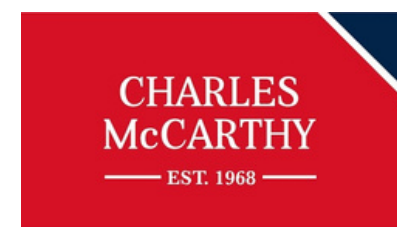
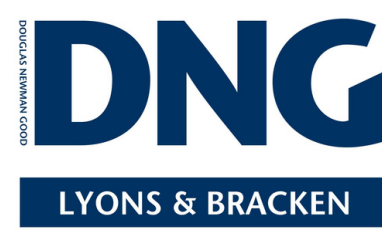
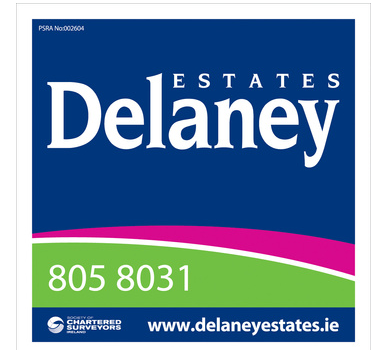
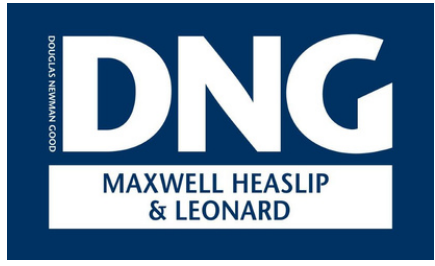
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“The Voice of Auctioneers & Valuers in Ireland”

IPAV

129 Lower Baggot Street
Dublin 2

+353 1 678 5685
info@ipav.ie

www.ipav.ie