1975 No. 301

BUILDING AND BUILDINGS

House-Building Standards Order (Northern Ireland) 1975

Made . . . . . *27th October* 1975

Coming into operation . . . *1st January* 1976

The Department of Housing, Local Government and Planning in exercise of the powers conferred on it by Article 4 of the Defective Premises (Northern Ireland) Order 1975(a) hereby makes the following order:

Citation and commencement

1.—(1) This order may be cited as the House-Building Standards Order (Northern Ireland) 1975 and shall come into operation on 1st January 1976.

Interpretation

2. In this order—

"the Order" means the Defective Premises (Northern Ireland) Order 1975;

"the Council" means the National House-Building Council;

"the Department" means the Department of Housing, Local Government and Planning;

"the Scheme" means the National House-Building Council Scheme for Northern Ireland 1975.

Approval of Scheme

3. The Scheme which is scheduled to this order is hereby approved for the purposes of Article 4 of the Order.

Approval of Full Certificate

4. The document headed "Full Certificate" and numbered "HB6(NI) (1975 edition)" issued by the Council under the Scheme and which has been certified by the Department as being the form of Full Certificate comprised in the Scheme, is hereby approved for the purposes of Article 4 of the Order.

Sealed with the Official Seal of the Department of Housing, Local Government and Planning for Northern Ireland on 27th October 1975.

(L.S.)

R. B. Spence
Assistant Secretary

(a) S.I. 1975 No. 1039 (N.I. 9)

SCHEDULE Article 3

The National House-Building Council Scheme for Northern Ireland 1975

The National House-Building Council (hereinafter called "the Council") acting by its Northern Ireland Committee has in force the following Scheme:

1.—(1) The Scheme may be cited as the National House-Building Council Scheme for Northern Ireland 1975.

(2) In the Scheme, where the context so admits, words importing the singular number include the plural number and words in the plural number include the singular number and "person" includes any body of persons corporate or unincorporate.

2. The Council will operate the Rules, certified by the Department of Housing, Local Government and Planning for Northern Ireland as being the Rules comprised in the Scheme, under, or pursuant to, which—

(i) dwellings provided, or to be provided, in Northern Ireland by the erection of buildings (and not by the conversion or the enlargement of buildings) by House-Builders and Developers whose names are for the time being entered on the Northern Ireland Register of House-Builders and Developers maintained by the Council are to be designed and constructed in a manner at least sufficient to satisfy, in all respects, the Council's Requirements as to design and construction adopted by the Council and approved by the said Department (otherwise than by order) and in force when the concreting of the foundations of the dwellings is begun; and

(ii) the said House-Builders and Developers enter into agreements with Purchasers in the form numbered "HB5(NI) (1975 edition)" and certified by the said Department as being the form of agreement comprised in the Scheme; and

(iii) where the Council's Requirements as to design and construction have, or appear to have, been substantially complied with in relation to the said dwellings, the Council certifies to that effect by means in each case of a document ("the Full Certificate") in the form numbered "HB6(NI) (1975 edition)" and certified by the said Department as being the form of Full Certificate comprised in the Scheme.

3. The Council offers to Purchasers who have entered into agreements in the form referred to in paragraph 2(ii) above ("the first agreement"), so as to give rise to binding agreements where the offers are accepted, optional increased benefits as set out in the said form of agreement, in consideration of payments to be made by Purchasers to the Council not later than three months from the date of the first agreement.

4. By virtue of agreements entered into under the Scheme with persons having or acquiring an interest in the said dwellings, rights are conferred on such persons in respect of defects in the state of the said dwellings.

For and on behalf of the National House-Building Council:

Dated 13th October 1975.

A. W. Tait
Director General

A. P. de B. Tapping
Secretary