

Interests of Vendor and Purchaser in Land during the period between Contract and Completion

In April 1995, the Commission published a Report on [*Interests of Vendor and Purchaser in land during the period between Contract and Completion \(LRC 49-1995\)*](#) following a 1987 request from the Attorney General.

In its report, [*The Passing of Risk from Vendor to Purchaser \(LRC 39-1991\)*](#), the Commission focused on one aspect of the position of parties in the intermediate stage of the conveyancing process between contract and completion. Other aspects of the relationship of the parties during this period fell outside of the ambit of that Report and, as the law in this area has given rise to some considerable controversy, the Commission decided to publish a separate Report on the Interests of Vendor and Purchaser in Land during the period between Contract and Completion.

The Commission recommends in this report that a statutory provision should be enacted providing that when a binding contract for the sale of land has been entered into, the law should treat the beneficial ownership as having passed to the purchaser from the time the contract was made, subject to the conditions subsequent that he or she completes the sale. This recommendation was made on the understanding that the recommendations of the law Reform Commission on the law concerning the passing of risk would also be adopted.

Draft Legislation in Report

Draft legislative provisions are incorporated into a draft Bill in the LRC Report on [*Reform and Modernisation of Land Law and Conveyancing Law \(LRC 74-2005\)*](#).

Information on Implementation

Recommendations of the Commission were implemented by the *Land and Conveyancing Law Reform Act 2009*.