

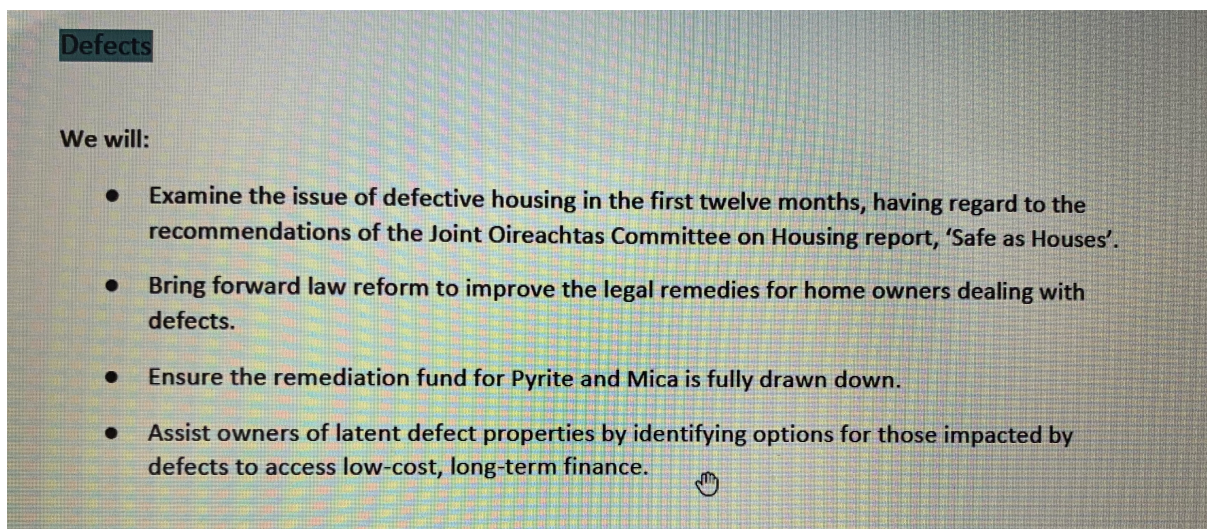


Apartment Defects Campaign Update, 16 June 2020 – PLEASE SHARE

Commitments to Tackle Defects

For the first time, there is an explicit Government commitment to tackle the defects issue and this is due to the hard work put in by you and all our colleagues in the Construction Defects Alliance and the Apartment Owners' Network.

The commitments in the Programme for Government are set out in the screenshot from the Programme below:



To be clear, much work remains to be done over the next 12 months in firming up these commitments in particular to ensure that owners – particularly owner-occupiers – are not left on the hook entirely for paying for defects they did not cause and are not in any way responsible for. However, we now have a foot firmly in the door with Government on this issue and we look forward to working constructively with the next Minister for Housing – whoever she or he is – to advance this agenda.

In the meantime, it's only right to thank those past and present Oireachtas members who have actively supported the Alliance over recent times. Their help has been vital.

Improving Building Control

Another issue that the Construction Defects Alliance and the Apartment Owners' Network have been constantly raising is the need to improve building control systems in Ireland so as to lessen the chances of Celtic Tiger era defects occurring again.

The Programme for Government also includes commitments on this matter as set out below:

Planning and Reform

We will:

- Introduce a 'use it or lose it' condition for all planning applications of ten units or more.
- Review and reform the judicial review process so that such reforms come into effect upon the establishment of the Environmental and Planning Law Court, while always adhering to our EU law obligations under the Aarhus Convention.
- Examine the creation of an independent Building Standards Regulator to oversee building control nationwide and to act as custodian of the Building Control Management System, including the re-establishment of the Building Regulatory Advisory Body.

The appointment of a Building Standards Regulator would be a really important development in strengthening building control systems in Ireland as would the re-establishment of the Building Regulatory Advisory Board.

We look forward to working with the new Government on this area too.