



CONSTRUCTION DEFECTS
ALLIANCE

Apartment Defects Campaign Update, 7 July 2021 – PLEASE SHARE

Take Action Now

On Tuesday, 12 October next, the Government will be revealing the details of Budget 2022.

We need you, your family, friends and neighbours to email your local TDs and Senators NOW (by clicking on this link <https://bit.ly/3wqbnEy> which has all the information you need) to ensure that Budget 2022 contains tax measures so that owner-occupiers and social landlords of defective apartments get some relief in 2022 on the considerable remediation levies that they have paid or are paying – commercial landlords are already able to claim substantial tax reliefs on their levies.

Earlier this week, the Alliance sent its submission to Government calling for such measures in Budget 2022 – to be clear the Alliance will still be looking for a proper redress scheme through the Working Group on Defective Homes, but in the short-term those who have paid or are paying levies need some support. The other reasons why we are calling for such measures in the Budget are as follows:

- It's likely that the Working Group on Defective Homes will not report back to Government until next year;
- In the meantime, many apartment owners know that they have fire defects but are not moving to tackle these issues as they are waiting to see what recommendations the Working Group will make and what decisions Government will take on financial solutions before they commence the remediation process;
- However, fire expert, Eamon O'Boyle, has spoken about the potentially tragic consequences of long-fingering the remediation of fire defects. Unfortunately, if there are no measures in Budget 2022 that is what is most likely to continue to happen;
- In order to avoid such long-fingering by OMCs and apartment owners, the Construction Defects Alliance is asking the Government to include measures for owner-occupiers and social landlords who have paid or are currently paying remediation levies in Budget 2022.

Income tax relief for owner-occupiers and VAT rebates for social landlords would cost the State – at most – €7.3 million in 2022 (see the Alliance’s Budget 2022 Submission at these links <https://bit.ly/2SQkP6q> and <https://bit.ly/3jQChTx>).

We need your help to ensure that the Government includes the Alliance’s modest tax relief proposals in Budget 2022.

Working Group Moving Forward

The Working Group on Defective Homes – after a slow and somewhat uncertain start – is now beginning to really crank into action and has set up a series of Sub-Groups to look at key issues like assessing the nature and scale of the defects issue, possible technical solutions and financial solutions.

Please be aware that in the coming weeks, detailed questionnaires will be going out to OMCs, managing agents and others to gather vital information about the extent and nature of the problem in each development of the country. If you receive such a questionnaire, PLEASE ensure that it is filled in and returned.

The more accurate information the Working Group has then the better able it is to make the right recommendations for action to Government.