
Consultation questions for consideration by the Construction Defects Alliance

The questions below have been prepared by the members of the Working Group to Examine Defects in Housing to assist them with their work.

The Working Group would welcome a written response to the questions below by the 16th of July 2021, ahead of their meeting with you.

It should be noted that all submissions received may be published on the Department's website, and will be subject to Freedom of Information, Access to Information on the Environment, and Data Protection legislation. Due to data protection requirements, no information identifying an individual person should be included in any response.

1. Provide a brief summary of your organisation and who it represents?
2. Advise if problems relating to fire safety, structural safety and water ingress defects in purpose-built apartment buildings, including duplexes, constructed between 1991 – 2013 in Ireland have been raised with your organisation.
3. Describe how these matters have been addressed by your organisation?
4. Consider giving a summary of the impacts defects have had on members, and or examples demonstrating the experience of members in relation to defects.
5. Provide an estimate of the number of purpose-built apartment and duplex dwelling units, constructed between 1991 – 2013 that are owned by members of your organisation?
6. Provide a breakdown of the location of the dwelling units by local authority area.
7. In the context of problems with fire safety, structural safety and water ingress defects that may have affected these dwellings, what advice (relating to procurement of remediation works, technical, legal or, insurance matters etc.),if any, does your organisation offer to its members or to—
 - i. affected homeowners who do not know if their apartment or apartment block may have defects?

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- ii. affected homeowners who are informed that their apartment or apartment block may have defects?
 - iii. tenants of apartments with defects?
 - iv. owners or owners' management companies presented with difficulties getting block insurance or being refused household insurance or experiencing increases in insurance costs?
 8. Provide an estimation of the number of purpose-built apartment and duplex units owned by your members, constructed between 1991 – 2013 where defects have been identified under the general headings of:
 - i. fire safety,
 - ii. structural safety and
 - iii. water ingress
 9. Provide a breakdown of the type of defects encountered under the general headings of :
 - i. fire safety,
 - ii. structural safety and
 - iii. water ingress
 10. In your opinion, what types of remediation works are considered a high priority under the general headings of :
 - i. fire safety,
 - ii. structural safety and
 - iii. water ingress
 11. Describe the various risk assessment methodologies used by your organisation/members to prioritise and sequence remediation works to be undertaken under the general headings of :
 - i. fire safety,
 - ii. structural safety and
 - iii. water ingress
 12. Indicate the views of your organisation/members regarding the categorisation of defects, under the headings of:
 - i. Should defects be categorised?
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- ii. how should they be categorised?
 - iii. what categorisation criteria should be applied under the general headings of :
 - a. fire safety
 - b. structural safety
 - c. water ingress
13. Provide an indication of the % of units where remediation works have been completed on behalf of your members under the general headings of :
- i. fire safety,
 - ii. structural safety and
 - iii. water ingress
14. Provide an indication of the % of units where remediation works are currently in progress on behalf of your members under the general headings of :
- i. fire safety,
 - ii. structural safety and
 - iii. water ingress
15. Describe the range of remediation works carried out on dwellings owned by your members under the general headings of :
- i. fire safety,
 - ii. structural safety and
 - iii. water ingress
16. Provide an indication of the range of costs per dwelling unit (actual and proposed / estimated) of the remediation works carried out to date on dwellings owned by your members under the general headings of :
- i. fire safety,
 - ii. structural safety and
 - iii. water ingress
17. Provide an indication of who is paying for the remediation works.
18. Indicate if the owners of dwellings with unresolved defects, or their management companies are experiencing difficulties either:

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- i. getting block insurance,
 - ii. being refused household insurance
 - iii. or experiencing increases in insurance costs

Provide an indication of the extent of this problem?

19. In the opinion of your organisation/members, what particular defects are considered the most serious?
20. Describe any other challenges experienced by members of your organisation as a result of dwellings being affected by fire safety, structural safety or water ingress defects and describe how these difficulties have been resolved (e.g. conveyance, access to finance etc.).
21. Indicate if your organisation is aware of the number of members who have issued proceedings, and the number of cases relating to defects in fire safety, structural safety and water ingress relating to purpose-built apartment buildings, including duplexes, constructed between 1991 – 2013 which have concluded or been settled on behalf of members, and if so, is it known how satisfactory were the outcomes.
22. Indicate what your organisation has learned from your experience and what if anything would you do differently?
23. Provide any additional information, not covered above, which you feel would be valuable to the working group.