



**CONSTRUCTION DEFECTS**  
ALLIANCE

## **Apartment Defects Campaign Update, 19 July, 2022 – PLEASE SHARE**

### **Positive and Encouraging Signs**

As many of you will have seen, the apartment and duplex defects issue had its very first positive engagement from senior Government leaders in the campaign to date with encouraging feedback coming from the Taoiseach, Tánaiste and the Minister for Public Expenditure and Reform.

On foot of a Leaders' Question last Thursday in the Dáil from Ivana Bacik TD, the Tánaiste, Leo Varadkar TD, acknowledged that the Government would have to provide financial support to apartment owners dealing with defects as the Government has and is doing with homeowners affected by pyrite and mica. Likewise, the Tánaiste said that such support should be available retrospectively to owners who have paid or are paying remediation levies and added that the construction sector should contribute financially to sorting out defects.

The Tánaiste's positive response was backed up by both the Taoiseach, Micheál Martin TD, and the Minister for Public Expenditure and Reform, Michael McGrath TD, in media interviews last Friday.

These responses from senior Government figures are very encouraging indeed and are matched by the strong engagement the Construction Defects Alliance has had with backbenchers in the three Government parties, Fianna Fáil, Fine Gael and the Green Party as well as key figures in the main Opposition parties, Sinn Féin, Labour Social Democrats, People Before Profit and Independents.

The Alliance – with your help – will now be looking to turn these encouraging signs into concrete actions by Government in the coming weeks especially once the Working Group report is published next week (hopefully).

## **Budget 2023 Campaign**

Since the Construction Defects Alliance's Budget 2023 campaign got underway three weeks ago, hundreds of email have gone in to Oireachtas members from owners of defective apartments. However, if you haven't already done so, it's vital that you email your TDs and Senators (<https://www.constructiondefectsalliance.ie/act/email-your-tds/>) about the need for action on defects in this September's Budget.

The window for getting delivery in this year's Budget is tight – the system shuts down for August and the Budget has now been brought forward to 27 September so, in reality, we have four weeks to ensure that Budget 2023 addresses the defects issue.

And there is a real urgency about ensuring that there is action in the budget because there is a danger – understood by the Working Group – that if provision is not made as soon as possible for retrospection for apartment owners who are paying or have paid remediation levies, then remediation works that are in hand will simply grind to a halt, thus posing real health and safety risks to tens of thousands of people living in apartments.

To be clear, the Alliance knows that the development of a full remediation scheme will take time but while that is happening we need remediation works to continue. The only way we can be sure that this will happen is by providing that people who have paid or are paying remediation levies will not be at a disadvantage and, in the short term, the best way to do that is by providing Refundable Tax Credits to owner-occupiers and grants to social landlords.

How these measures might work and the costings for them are set out in the Construction Defects Alliance's Budget 2023 submission (<https://bit.ly/3QRxGyr>).

So we need you and your neighbours to get involved in ensuring that the Budget does indeed contain such measures by emailing your local TDs and Senators by clicking on the following link <https://www.constructiondefectsalliance.ie/act/email-your-tds/>. Then follow up with them on the phone and invite them to come out and meet you and your neighbours to hear about your concerns.

The work we do over the next few weeks could make a big difference.

Ends.