



CONSTRUCTION DEFECTS
ALLIANCE

Apartment Defects Campaign Update, 1 February, 2022 – PLEASE SHARE

Online Questionnaire on Defects Now Live

The Construction Defects Alliance is urging apartment owners, OMC directors and property management agents to take part in a new online questionnaire on defects.

The questionnaire — which can be accessed through the big orange button at www.constructiondefectsalliance.ie and can be filled in at any point up to 5pm on 14 March — will provide key information on the extent and nature of fire safety and other defects in the country's apartment stock and help in estimating the cost of remediating those defects.

At the moment, there is no hard information on the true extent of the problem and the Working Group on Defective Homes is looking for this information so it can shape its recommendations to Government. This is why we in the Construction Defects Alliance are urging all apartment owners and Owners' Management Companies (OMCs) to fill in this questionnaire as a key first step in letting Government know about the defects issues you are facing.

So make sure you fill in the questionnaire and get your neighbours, OMC directors and property management agents to do so too!

Time to Lobby Again

2022 is going to be a key year in the campaign to tackle apartment and duplex defects and so the process of lobbying your local TDs and Senators needs to get underway again after the Christmas and New Year break.

Over the coming weeks, we're looking to lobby on two issues:

- First, making sure the Working Group on Defective Homes report is delivered in a timely manner so Government can act on it in Budget 2023 in early October. In this context, the

Minister for Housing, Darragh O'Brien TD, says he expects the report around the end of March – so we need to make sure that the report is delivered to Government by late spring:

- Second, reminding Government that owner-occupiers who are paying levies to remediate defects or have paid such defects need to be included in any redress scheme – especially as landlords can write off their levies against their tax bills.

You can lobby your local politicians by simply clicking on the red button at www.constructiondefectsalliance.ie and filling in the email there.

Now that COVID restrictions are easing, why not also ask them to come out and visit your apartment development and show them the defects and tell them about the problems you're encountering. Also ask them directly for their support in putting in place a redress scheme for apartment and duplex owners.

It's time to get busy again and seize the major opportunity we have now in 2022.