



**CONSTRUCTION DEFECTS**  
ALLIANCE

## **Apartment Defects Campaign Update, 22 May, 2023 – PLEASE SHARE**

### **Timetable Update**

The Construction Defects Alliance and the Apartment Owners' Network met with Minister Darragh O'Brien and some of his officials in recently and we were focused on getting an update on the roll-out of the different aspects of the Government's decision to set a defects remediation scheme.

Based on our discussions we were expecting the following to happen over the next five or six weeks:

- Establishment of a stakeholder-based Implementation Group with an independent Chair (possibly a former local authority CEO) to advise Government on how best to shape the defects remediation scheme so that it is fit-for-purpose;
- An online portal to enable owners and OMCs to register their interest in taking part in the scheme will go live. This portal – which will be managed by the Housing Agency – will also provide information to owners and OMCs on an ongoing basis;
- The draft report of the Fire Safety Advisory Group will be published (shortly followed by an eight-week consultation period with the report, hopefully, finalised by year's end). This report will set out a code of practice for managing fire safety defects projects and will also deal with the requirement for interim measures to keep people safe while they are awaiting remediation.

We're also expecting that the Heads of the Bill to set up the defects remediation scheme – an early draft of the legislation – will be published by the end of 2023 so that it can go before the Oireachtas Housing Committee in January for pre-legislative scrutiny.

It's hoped that legislation will be passed by Easter 2024 so that the scheme can finally be up and running by autumn 2024.

## **Interim/Emergency Supports**

Another key issue for the Alliance at its meeting with the Minister was – and is – the provision of interim measures and emergency funding to developments that a particularly high risk profile.

We know – and the Minister confirmed – that there is a budget for both interim measures and emergency funding to commence in 2023 (this was negotiated by the Alliance with Government in advance of last year's Budget announcement).

However, Government are still in the process of working out when and how interim measures and emergency/hardship funding will commence.

We expect to be discussing these issues again with the Minister within the next month or so.

Ends.