



Apartment Defects Campaign Update, 28 October 2025 – PLEASE SHARE

Oireachtas Committee Hearing

As some of you will know, the Construction Defects Alliance – along with the MUD Act Reform Group and the Apartment Owners' Network – appeared before the Oireachtas Housing Committee two weeks ago.

The Committee will be taking a number of follow-up steps over the coming weeks including visiting some apartment complexes with severe fire safety challenges.

For those interested in finding out more about our engagement with the Committee click on the links below:

- Our Opening Statement to the Committee is available at this link https://www.constructiondefectsalliance.ie/assets/files/pdf/opening_statement_to_the_housing_joc_14_october_2025.pdf
- A video of the Committee's proceedings can be viewed here <https://www.oireachtas.ie/en/oireachtas-tv/video-archive/committees/10680> (debate starts about 25 minutes into the video)
- A transcript of the debate can be accessed here https://www.oireachtas.ie/en/debates/debate/joint_committee_on_housing_local_government_and_heritage/2025-10-14/2/

There was also some media pick-up on the debate including:

- RTÉ 'Behind the Story' podcast <https://podcasts.apple.com/ie/podcast/service-charges-and-sinking-funds-what-you-need-to-know/id1810674298?i=1000732010063>
- Irish Times article <https://www.irishtimes.com/politics/2025/10/14/owner-management-companies-could-cost-state-10bn-oireachtas-told/>
- RTÉ website article <https://www.rte.ie/news/2025/1015/1538774-podcast-concerns-raised-around-ageing-apartments/>

Intensive Engagement

Construction Defects Alliance representatives had a very productive meeting on 21 October last with senior officials in the Department of Housing, Minister James Browne's adviser and Housing Agency staff. The purpose of the meeting was to advance all aspects of the defects remediation process and the following are the key points to emerge:

- Housing Agency to examine quicker ways of processing applications for the Interim Remediation Scheme and to report back with proposals on 2 December next;
- Minister James Browne to engage with Oireachtas Housing Committee about commencing pre-legislative scrutiny (hopefully in November) of the General Scheme of the Apartment and Duplex Defects Remediation Bill;
- Draft report on Retrospective Payments Pathfinder Process is now with the Minister and it is hoped that the report will go to Cabinet before year's end, thus enabling us to enter discussions with Government about reimbursing owners who have paid levies for defects remediation works.

The next meeting of the various stakeholders will take place on 2 December next.

Ends.