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Construction Defects Alliance Urges Apartment Owners and OMCs to take part in new Online Questionnaire on Defects

Over 100,000 Celtic Tiger-era apartments affected by fire safety and other defects

The Construction Defects Alliance has today urged apartment owners and Owners' management Companies around the country to take part in a new online questionnaire on defects.

The Alliance's spokesperson, Pat Montague, explained that the questionnaire (https://ec.europa.eu/eusurvey/runner/Homeowner_survey) — which 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.

“Around 170,000 apartments were built during the Celtic Tiger era and it's estimated that at least 100,000 of them are affected by fire safety defects, leaky balconies and defective roofs due to shoddy building and ineffective building control. These defects are costly to fix — averaging €15,000 to €20,000 for fire safety issues — lead to huge hikes in insurance premiums and these costs come on top of mortgage payments and service charges,” Pat Montague said.

“However, 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. 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.

“We are also encouraging owners and OMCs to get involved in our campaign through our website www.constructiondefectsalliance.ie to ensure that a fair and just scheme is put in place to help owners remediate the defects in their homes. This has to be based on the Oireachtas Housing Committee's report, *Safe as Houses?*, which said that ordinary owners should not be liable for the costs of fixing their homes — this responsibility should rest with the construction sector and the State neither of which did their jobs properly during the 1990s and 2000s,” Pat Montague concluded.

Notes to Editors

- The Construction Defects Alliance is an informal grouping of apartment owners, OMC directors and construction professionals committed to the implementation of the Oireachtas Housing Committee report, *Safe as Houses?* (<https://www.constructiondefectsalliance.ie/assets/files/pdf/safe-as-houses.pdf>)
- The Alliance currently has members in over 130 apartment developments around the country — there are around 30,000 defective apartments in these developments
- The independent Working Group on Defective Homes has 11 members — including two apartment owners and a range of people with expertise and knowledge of defects — and iMinister Darragh O'Brien has said that the Working Group will issue its report to Government by the end of March

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