

# Apartment Owners' Network

*Representing the owners of apartments and houses in managed estates*

## BY EMAIL

**eoin.corrigan@housing.gov.ie**

Mr. Eoin Corrigan

Steering Committee

Housing Economics Research Programme

Department of Housing, Planning, Community and Local Government

Custom House

Dublin

D01 W6X0

30 May 2017

Dear Mr. Corrigan,

**Re: Public Consultation  
Invitation for Research Topic Suggestions**

We refer to your invitation of 25 April 2017 seeking suggestions for research topics concerning housing economics and related matters in Ireland.

The Apartment Owners' Network CLG ("the Network") represents owners of residential units in multi-unit developments, and owners' management companies as defined in the Multi-Unit Developments Act 2011. The detailed objects of the Network are set out in Appendix I.

We welcome the programme of collaborative research between the Department and the ESRI. Our suggestions for research topics are in relation to apartments/multi-unit developments as part of the wider Housing sector. We suggest the following topics, some of which overlap:

1. An analysis of [*deficiencies in*] sinking fund provision by owners' management companies of multi-unit developments
2. An analysis of financial management in owners' management companies of multi-unit developments, with particular reference to service charge recovery challenges and their adverse effects on estate management
3. An analysis of the regulatory, economic and cultural barriers in Ireland to successful and sustainable apartment living
4. A case-study based analysis of factors inhibiting successful apartment living in Ireland
5. An examination of the practical effectiveness of the Multi-Unit Developments Act, 2011
6. An examination of planning conditions, apartment design, and communal facility provision in the multi-unit developments sector
7. An examination of the regulation of the multi-unit developments sector in Ireland and how successes in foreign jurisdictions might be applied to the Irish model
8. An examination of the volunteer-led model of owners' management companies for multi-unit developments- regulation, risks, and recommendations for change
9. "Who lives in apartments?" - an analysis of the demographics of the Irish multi-unit developments sector, and how these will affect future apartment design
10. An analysis of the nexus between Company Law, Property Law, and Planning Law, and their influence on the provision of apartments as a growing component of the national Housing stock

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Apartment Owners' Network Company Limited by Guarantee

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11. An examination of the role of apartments, and apartment living, in the private rental sector

For the Committee's information we enclose our Briefing Document presented at a recent meeting with Department (31/01/17). This sets out in more detail the public policy issues affecting the apartment sector and may be helpful in providing context to and considering our suggestions.

We would be glad to meet with members of the Steering Committee to elaborate on the above. In the meantime, please contact me if you have any queries in relation to the above or enclosed.

Kind regards,

***[\*Sent by email and bears no signature]***

David Rouse  
**Director AON**

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## Appendix I

### Objects of Apartment Owners' Network CLG

- To achieve the proper regulation of owners' management companies;
- To seek reform of the law governing the operation of owners' management companies;
- To promote best practices among owners' management companies and the conduct of their directors;
- To educate, inform and communicate with its members in relation to matters of relevance and importance to the multi-unit development sector and such other companies whose operations affect, directly or indirectly, the purchase, sale or ownership of residential units in multi-unit developments or of owners' management companies;
- To influence public policy for the betterment of multi-unit development living;
- To influence for the better the general public's perception and understanding of multi-unit development living;
- To engage with other parties with common interests in the multi-unit development sector;