

# Apartment Owners' Network

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

**BY EMAIL: [strategy@housing.gov.ie](mailto:strategy@housing.gov.ie)**

Statement of Strategy  
Strategic and Business Support Unit  
Department of Housing, Local Government and Heritage  
Newtown Road  
Wexford  
Y35 AP90

27 October 2020

Dear Sir/Madam,

**Re: Call for Submissions: Statement of Strategy 2021 - 2025**

Thank you for the invitation to make a submission in relation to the Statement of Strategy 2021 – 2025 for the Department of Housing, Local Government and Heritage (“DHLGH”).

We submit that the following should form objectives of DHLGH’s strategy for the period:

1. Implementation of the recommendations of “*Owners’ Management Companies, Sustainable apartment living for Ireland*”, the 2019 report jointly commissioned by The Housing Agency and Clúid Housing.
2. Implementation of the recommendations of “*Safe as Houses? A Report on Building Standards, Building Controls & Consumer Protection.*”, a 2017 report of the Oireachtas Joint Committee on Housing, Planning and Local Government. We note and welcome that a working group on residential building defects is being established.
3. Allocation of responsibility for the Multi-Unit Developments Act 2011 (“MUD Act”) from the Department of Justice and Equality to DHLGH. Responsibility for legislation and regulation affecting the apartment housing sector is better suited to DHLGH. Chapter 3 and Recommendation 3 of 2019 OMC report, and past submissions to DHLGH by the Apartment Owners’ Network, expand in considerable detail on the rationale for this proposal. The measure would be effected by way of amendment to section 1(1) of the MUD Act. We note that the Programme for Government commits to a review of legislation affecting management companies. We welcome that the Minister for Justice and Equality has indicated the review is intended to take place in the coming months.

We should be glad to contribute further to the formulation of the strategy by way of (online) meeting, etc.

We wish the Department well with the challenges of the current period.

Yours faithfully,

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

Bryan Maher  
**Director**

*Cc by email: Department of Justice and Equality*