

Apartment Owners' Network

Representing the owners of apartments and houses in managed estates

BY EMAIL: forwardplanning@housing.gov.ie

Forward Planning Section
Room 1.71
Department of Housing, Planning, and Local Government
Custom House
Dublin 1
D01 W6X0

28 February 2018

Dear Sirs,

**Re: Draft Water Services Guidelines for Planning Authorities
Public Consultation**

We refer to the above. In particular, we refer to Section 5 "*Development Management and Taking in Charge*", as it applies to Multi-Unit Developments ("MUDs").

We submit that-

1. By way of amendment to the Guidelines, for the Taking-in-Charge ("TIC") process for MUDs generally, and as respects water infrastructure, Local/Planning Authorities should be required to keep informed, to co-operate with, and to consult with, the Owners' Management Company ("OMC") of the estate.

This is in the interests of proper planning, to ensure a smooth and satisfactory completion of estate services, to provide clarity around title issues/obligations, and to ensure compliance with the Multi-Unit Developments Act 2011 as regards the OMC taking title to the estate common areas not being taken in charge by the Local Authority.

In this regard, we would draw to your attention our comments in Section 2.3 of our submission to the Public Consultation on the Department of Rural and Community Development Statement of Strategy 2017-2020. This submission is available at-
<https://apartmentownersnetwork.files.wordpress.com/2017/10/aon-drcd-02-10-2017.pdf>

2. By way of planning condition, and for the same reasons as above, for the TIC process for MUDs generally, and as respects water infrastructure, developers should be required to keep informed, to co-operate with, and to consult with, the OMC.

Please contact us if you have any queries in relation to the above.

Yours faithfully,



David Rouse

Director

Apartment Owners' Network Company Limited by Guarantee

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