

Apartment Owners' Network

Representing the owners of apartments and houses in managed estates

BY EMAIL: planning@housing.gov.ie

Housing and Planning and Development Bill 2019 Submissions
Planning Policy and Legislation Section
Department of Housing, Planning & Local Government
Custom House
Dublin D01 W6X0

13 January 2020

Dear Sir/Madam,

Re: Public Consultation on General Scheme of the Housing and Planning and Development Bill 2019

We submit that an additional Head, Head 7, be added to the General Scheme of the Bill, as follows-

Head 7: Multi-Unit Developments, amendment of Multi-Unit Developments Act 2011

Provide that:

Section (1)(1) of the Multi-Unit Developments Act 2011 be amended as follows-

“Minister” means Minister for Housing, Planning and Local Government;

Rationale/Explanatory Note

Multi-Unit Developments (“MUDs”), i.e. apartments and managed estates, are a growing component of the country’s housing stock. Housing policy in the National Planning Framework states that by 2030 apartments should be 39% of the housing stock, from 13% in 2019.

Responsibility for the MUD Act currently rests with the Department of Justice and Equality (“DJE”). Responsibility for legislation and regulation affecting the sector is better suited to the Department of Housing, Planning and Local Government (“DHPLG”). Chapter 3 and Recommendation 3 of the report *“Owners’ Management Companies, Sustainable apartment living for Ireland”*, and past submissions by the Apartment Owners’ Network, expand in considerable detail on the rationale for this proposal.

This Head provides the necessary legislative amendment to transfer responsibility for the MUD Act from DJE to DHPLG. A number of consequent amendments to sections 3(8) and 33 of the MUD Act will be required.

We would be glad to expand on the above by way of further correspondence, or meeting.

Yours faithfully,

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

Bryan Maher
Director

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