

Manifestos – Fianna Fáil

5. Put in place loan funding to help address apartment defects

The remit of Home Building Finance Ireland should be expanded to encompass loan finance to Owner Management Companies who are undertaking remedial work on defective buildings. These owners who purchased in good faith deserve additional support.

Furthermore, rogue builders should have no place in our construction sector. We will:

- ✓ **Revise the remit of HBFI to expand funding to Owner Management Companies including clarity around access and conditions.**
- ✓ **Place a bar on the awarding of publicly funded construction project tenders should be introduced to prevent such contracts from being awarded to developers/builders or associated construction professionals found to be in serious breach of building standards or fire safety regulation.**

Manifestos – Fine Gael

Conducting a full review of management company legislation

Fine Gael knows that there are significant challenges facing residents in housing developments run by management companies. We will conduct a full review of the existing legislation and its operation to ensure that the management company structure operates efficiently in the best interests of residents. A special working group is being established to do this.

Helping apartment owners to access finance for long-term works

We also know that there are significant defects in many developments with regard to the lack of sinking funds to complete non-routine maintenance programmes. We have improved building controls to ensure homes are built to the appropriate standards. We will work with homeowners, State agencies and financial institutions to help them help them to access long-term, low-cost finance.

Manifestos – Green Party

and energy poverty arising from poor housing conditions.

- › Implementing the recommendations of the 'Safe as Houses' report.

- › Enacting our Homeowner Protection Bill to ensure that builders and developers have a duty to purchasers of residential property and to subsequent owners to build the dwelling properly.

- › Establishing an independent building standards regulator, exempting defective homes from property taxes, and establishing a scheme of financial assistance, such as low-cost loan finance and tax relief, to assist with the cost of repairing defects.

- › Requiring a building's BER score to be displayed on all property signage to better inform consumers and increase general public awareness of the energy performance of Irish homes.

Manifestos – Labour Party

Local authorities will be given statutory duties around a minimum quality level of housing maintenance and estate management. Housing Executives will be given enhanced powers and funding to enforce build quality standards, size standards and other aspects of housing quality.

The Labour Party will also introduce minimum quality standards for how apartment blocks and housing estates are managed, with democratic control being vested in owner-occupiers, landlords and tenants. We will reform the Multi-Unit Developments Act 2011. Management companies will be required by law to ensure adequate provision for future major repairs (e.g. sinking funds). Owners and tenants who do not pay their management charges will be subject to stronger enforcement action, while those with an inability to pay will be supported.

Manifestos – People Before Profit

- **Reverse the scandal of self-certification of building works.** Conduct immediate audits for fire and safety. Create a redress fund for the 90,000 houses built during the Celtic Tiger era that have serious defects. Levy the construction industry for this fund.

Manifestos – Sinn Féin

- Fully implement the 2017 Joint Oireachtas Committee on Housing, Planning and Local Government report Safe as Housing including the creation of a Building Control Agency, a reformed BCAR process and a latent defects redress scheme for owners of Celtic Tiger properties with latent defects
- Immediately introduce mandatory fire safety inspections by Local Authorities of all new build multi-unit residential developments

Manifestos – Social Democrats

Fire Safety

The Social Democrats wish to see several measures to improve fire safety standards for existing and future housing stock:

We commit to the re-instatement of a rigorous independent building control inspection system by local authorities - this system can be self-financing as is the case in the UK and can arguably reduce the costs of construction by reducing the BCAR costs.

We further commit to a national audit of social housing stock to ensure compliance with Part (B) of the fire safety regulations - this should be risk based with a particular emphasis on higher density developments built over the last 10-15 years including timber frame estates.

Apartment and Estate Management

We will undertake a review of apartment and estate management, and work to develop a sustainable model.