

**02 September 2021**

### **IPAV WELCOMES HOUSING PLAN BUT WARNS AGAINST LONG-STANDING IMPEDIMENTS**

Responding to the Government's Housing for All plan, IPAV, the Institute of Professional Auctioneers & Valuers, welcomed the plan overall and especially the commitment to commit €4 billion per annum to build 300,000 homes over the next nine years.

However, the organisation said the "nuts and bolts" of how this would be achieved remains to be seen.

Pat Davitt, IPAV CEO said: "The real impediments to realising the Government's ambitions lay in issues, such as, for example, the toleration of time-consuming objections by people with no direct interest in proposed developments; unbelievable levels of bureaucracy between the Department of Housing and Local Authorities and the high levels of taxes on homes, which must be paid upfront by the purchaser who borrows the money and pays interest on it for the lifetime of the mortgage."

"In attempting to respond to some of these impediments we seem to be creating more layers in the process with Housing Bodies, the Land Development Agency and other initiatives," he said.

He welcomed the commitment in today's plan to an overarching governance structure to oversee implementation, and the plan to introduce updated Kenny Report style powers to ensure community sharing of the increase in land values resulting from zoning decisions.

"There is a risk inherent here that the costs could be passed on by builders/developers to the house-buyer and that must be avoided," he said.

He also welcomed:

- \* The plan to end homelessness by 2030 which has caused such deprivation throughout the last century.
- \* To extend the Rebuilding Ireland Home Loan scheme as this is badly needed. IPAV would like to see it extended even further to allow all purchasers to use the scheme.
- \* A minimum standard for BERs even though the details on this are still unclear.
- \* A vacant home tax which should help, along with other measures, to get some of the 100,000 vacant homes back into use.

Mr Davitt said his organisation would be studying the report in detail.

Ends