

## IPAV Newsletter June 2022 Vol. 109

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### IPAV IPOA Report Launch on the Private Rental Market



On Wednesday 18<sup>th</sup> May, IPAV and the Irish Property Owners' Association (IPOA) briefed a range of stakeholders from TDs and Senators to the national media, on a rental accommodation economic report commissioned by the organisations' and authored by renowned economist Jim Power.

The report highlights that non-institutional landlords are finding the current regulatory and taxation environment extremely challenging, leading to an exit of private landlords from the market, a reduction in the supply of rental property and upward pressure on rents.

IPAV and IPOA are enormously grateful to its members who completed the Market Insights Survey and were delighted to share these insights with those who can have a tangible impact on this crucial issue. IPAV and IPOA sincerely thank the Oireachtas Members, media representatives and others who attended the launch and for engaging with them on this key matter of national interest.

Please click the below links to access:

- [The Irish Private Rental Market Report](#)
- [IPAV IPOA Market Insights Survey](#)
- [IPAV IPOA Press Release](#)

### Property Registration Authority Stakeholders Meeting

Following the PRA's recent stakeholders meeting, please note, for members who require information from the PRA regarding details and updates on transactions, the PRA have now set up an email enquiry line: [info@prai.ie](mailto:info@prai.ie). All enquiries can be sent to [info@prai.ie](mailto:info@prai.ie) and we have been advised there is currently up to a 2 day wait for a reply.



For members and licenced agents who have not yet completed 2022's PSRA CPD hours, we are pleased to advise IPAV will be holding its second live PSRA CPD webinar on Tuesday 14th June. The cost is €75.00 per person and both mandatory and additional modules will be covered. Full attendance will qualify participants with the necessary 5 PSRA CPD hours for 2022.

**IPAV PSRA June Webinar - Click Here to Register**

**New RTB Online Datalink**

The RTB have provided a template excel file to assist letting agents who require support linking tenancies onto the new tenancy registration system. You can find details of the link further below.

The template excel file requires agents to fill in as much information related to their tenancies as possible. Fields that must be completed include: dwelling address, Eircode, tenancy commencement date, company or business name, CRO number, landlord details, and tenant details. The more information an agent can provide in the excel, the quicker the RTB can support to data link tenancies.

Once the excel has been filled in, please email it to [datalinking@rtb.ie](mailto:datalinking@rtb.ie). RTB staff will endeavour to reply within five business days.

**To access the RTB's Datalink on our website, please follow these 3 simple steps:**

1. After you click the link below, you will land on IPAV's webpage 'New RTB Online Datalink' that contains a hyperlink.
2. Click the hyperlink
3. The hyperlink will take you to a new webpage where you will see the box to click on. Once you click the box, the excel spreadsheet will automatically download to your device.

**Link:** <https://www.ipav.ie/file/newdatalinkingspreadsheetxlsx>

The RTB has also created online support material on their website for members to link their tenancies on their own <https://www.rtb.ie/info-hub/register-tenancy/link-existing-registrations-to-new-account> and video guide here <https://www.rtb.ie/info-hub/video-guides>

The RTB and IPAV have been working together on creating an agent toolkit of resources to further support the sector. This will be available in the coming weeks.

**Digital Launch  
Sustainability, Climate Change and Your Business**



Further to yesterday's digital launch of IPAV's updated guide for members on Sustainability, Climate Change and Your Business, we are delighted to once again share a copy of the guide for your convenience.

Guide:  
[\*\*Sustainability, Climate Change and Your Business - A Guide for IPAV Members\*\*](#)

Press Release:  
[\*\*Climate Agenda To Lead To Two-Tier Property Market - IPAV\*\*](#)

## AGM & Conference: 9th July Schedule and Tickets

Taking place at the Hodson Bay Hotel, Athlone, Co Roscommon, IPAV will host its 2022 AGM, Conference and Gala dinner on Saturday 9th July. Incoming President Gerry Coffey welcomes Peter Burke TD, Minister of State at the Department of Housing, Local Government and Heritage to open the conference, followed by guest speakers Pat McDonagh, CEO Supermacs; Stephen McCarron, President of Propertymark; Keith Higgins, Gaelic All Star Footballer & Hurler; Lorraine Higgins, MD of Rockwood as well as a panel of International speakers. For details and ticket options please click [IPAV 2022 AGM & Conference Speakers & Tickets](#). It is important to note, **today, Friday 3rd June** is the final day to book accommodation at the [Hodson Bay Hotel](#) at the special rate agreed with IPAV (subject to availability). Please quote 'IPAV Conference' at the time of booking.



## RTB Online Portal - Member's Survey Results



Thank you to all members who responded to IPAV's recent survey regarding their experience using the RTB's new online portal. The results of the survey were shared with the RTB in advance our working group meeting held last week.

## RTB - Open Competition for 2 Permanent Deputy Directors Positions

The RTB is holding an open competition seeking to recruit 2 x Permanent Deputy Directors (at Principal Officer level) with initial appointments as:

- Customer Operations & Digital Lead
- Compliance Operations & Quality Lead

For details please visit:

[Open competition for 2x Permanent Deputy Director positions \(Principal Officer level\) | Residential Tenancies Board \(rtb.ie\)](#)

## Fine Art Graduation Ceremony



Congratulations to this year's Fine & Decorative Arts students who graduated last Wednesday 25th May. Students from both the Diploma and Certificate Course attended the ceremony, together with guests, fine art lectures William Gallagher, Dr Paul Caffey, Sara Donaldson, Roxane Moorhead Fine Art Director, Gerry Coffey IPAV's Senior Vice President and Pat Davitt IPAV's CEO. A special thank you to Roxane for her ongoing commitment, passion and the fantastic energy she puts into our annual fine arts programme. Pictured (*above*) at the graduation ceremony held in the Stephen's Green Club are this years Diploma Class with Roxane Moorhead, Sara Donaldson, William Gallagher and Gerry Coffey IPAV Senior Vice President who presented Diplomas to attending graduates; (*middle*) Una Kilduff, 2022's Thesis Winner, being presented with her Diploma by Gerry Coffey IPAV Senior Vice President; (*below*) This years Certificate Class with William Gallagher, Roxane Moorhead and Gerry Coffey Senior Vice President who presented the Certificates to attending graduates.

Details of IPAV's 2022/23 programme will be published online in the coming weeks.

## IPAV Window Disc 2022 - 2023

This year's window disc has been posted to all IPAV member firms and we hope you will display the disc in a prominent location such as your front office window or door. As well as promoting your IPAV membership, the disc provides you with the advantage and opportunity of promoting your association with CEPI, IPAV's membership of TEGOVA and through IPAV's YPN recent MOU with Mainstreet YPN & Global, your 'Overseas Membership' of Mainstreet.



## Certificate in Real Estate Administration - Route to IPAV Affiliate Membership

IPAV is delighted to announce successful graduates of the Certificate in Real Estate Administration are invited to apply for Affiliate Membership. Registration for this year's course is currently available directly through Technology University of the Shannon (TUS). The objective of the Certificate in Real Estate Administration programme is to give appropriate skills to individuals who are working in or those intending to work in real estate offices the knowledge and competencies required to support the property professional and their clients in a professional and competent manner. For full course



information please [click here](#).

### Higher Certificate in Business in Real Estate - Closing Date 7th July

Registration for the Higher Certificate in Business in Real Estate, Valuation, Sale & Management Level 6 (120 ECTS) will close on Thursday 7th July. The course is delivered through a blend of online and classroom based lectures at TU Dublin, Tallaght. Details and registration form are available at: [Education/Higher Certificate](#)



### IPAV: Interviews, Media Coverage and Lobbying

Available to listen back on interviews and read online articles:

- 15.05.22 - Source - Businesspost.ie (subscription)  
[Pat Davitt: Law Society's opposition to conveyancing bill is misguided](#)
- 18.05.22 - Source - TV: RTE NEWS  
Click: [Rental market to worsen if more landlords leave - report](#)
- 18.05.22 - Source - Irishtimes.ie Article by Eoin Burke-Kennedy  
Click: [Report claims rent controls have backfired and worsened crisis](#)
- 18.05.22 - Source - Independent.ie Article by Charlie Weston  
Click: [Smaller landlords say rules and taxes are forcing them out of the rental market](#)
- 19.05.22 - Source - Irishtimes.ie  
Click: [The Irish Times view on rent pressure zones: And still rents soar](#)
- 19.05.22 - Source - Irish Daily Mail Article by Rachel Muir and Craig Hughes  
Click: [Members login](#) and see Member's Library
- 20.05.22 - Source - Podcast: The Other Hand By Jim Power & Chris Johns  
Click: [Rents & the housing crisis. Stock markets in a different kind of crisis: strong signal that global recession is now the big worry for investors](#)
- 20.05.22 - Source - Radio: Newstalk Breakfast with Ciara Kelly and Shane Coleman  
Click: [Is the housing market worse for rent controls?](#)
- 22.05.22 - Source - independent.ie Sunday Independent Article by Wayne O'Connor (premium)  
Click: [A story of dysfunction: renters can't rent, buyers can't buy, builders can't build](#)
- 24.05.22 - Source - Radio: RTE Radio 1 Today with Claire Byrne  
*Pat Davitt speaks on Claire Byrne live about unfair legislation inside RPZ's to Landlords*  
Click: [Short-term lets](#)

Lobbying available in IPAV's [Online Member's Library](#);

- Letter to Darragh O'Brien TD, Minister for Housing  
*RPZs and the treatment of Non-Institutional Landlords within them.*

This correspondence includes the recommendation; If landlords whose tenants are leaving of their own free will would be allowed, when re-renting their properties, to charge market rent for that type of property.

## The Seanad - IPAV IPOA Launch Discussed

Seanad Wednesday 18th May 2022

### Senator Jerry Buttimer in the Seanad:

**Buttimer:** This morning, the Institute of Professional Auctioneers and Valuers and the Irish Property Owners Association had a very informative briefing across the road in Buswells Hotel. All of us recognise, from our work as politicians living in communities, the difficulties in housing provision and the housing market. It is probably the greatest challenge our generation is facing. I ask that the Deputy Leader facilitate a debate on housing in the context of the exodus of private landlords from the housing market, supply and the issue of Government policy. Indeed, we need to hear about and interrogate the policies of all political parties. We cannot govern by sound bites and slogans, unfortunately. As we see from the North, Sinn Féin, the party of government there, has a very different policy and the outcomes are very different from its prose and rhetoric down here in the South. It is important that we look at the issue of rent pressure zones and why there is an exodus of landlords from the market and the import and implications of that.

### Reply from the Deputy leader Senator Lisa Chambers

**Chambers:** Senator Buttimer spoke about the Institute of Professional Auctioneers and the Irish Property Owners Association. A number of Senators attended that briefing. A debate request has gone to the Minister for Housing, Local Government and Heritage. We will get the Minister into the Chamber at the earliest possible opportunity. We need to have a conversation around why are landlords leaving the market and how we stop that from happening. There is a big difference between the small landlord with maybe one or two properties and the big institutional investors with which we have particular difficulties, but we need to maintain supply, and access to rental properties is a big problem. We have requested that debate.

IPAV

*"The Voice of Auctioneers & Valuers in Ireland"*

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