

IPAV Newsletter November 2021 Vol. 102

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IPAV Lettings & Residential Conference - Registration Now Open



4 TEGOVA CPD Hours Available

Please note, there are no PSRA CPD hours available for this event.

Registration is now open for IPAV's Online Lettings & Residential Conference, taking place on Saturday 20th November 2021 from 9.30am to 2.30pm. This annual conference is an excellent opportunity for members and agents involved in the lettings sector to hear from expert speakers providing the latest information on the HAP scheme, the RTB, Standards for the Private Rental Sector, Commercial Lettings, Taxation Issues, OMC's and the MUD act. The cost is €75.00 per person. Agenda, registration & payment details are available at [IPAV Lettings & Residential Conference 2021](#)

Final Opportunity - IPAV PSRA CPD Live Webinar - 30 November 2021

IPAV will be hosting its last 2021 PSRA CPD webinar on Tuesday 30th November, from 9am to 2pm. All licensees must complete 5 mandatory PSRA CPD hours for the year 2021, and we strongly recommend any member or agent who has not yet completed their hours to register for this event. The webinar will cover both mandatory modules and additional topics. The cost is €75 per person and registration is available at: [IPAV PSRA CPD Live Webinar 2021](#)



2021 IPAV PSRA CPD Online Bundles

If you cannot attend the above webinar, please remember you can complete the 5 mandatory PSRA CPD hours online. IPAV offers a

choice of 5 bundles to choose from. Each bundle covers both mandatory and additional modules, so you can simply select the bundle most suitable to you from the below link. The cost is €75.00 per person, per bundle and IPAV recommends all 5 modules are completed not later than 22nd December.

Click: [IPAV 2021 Online PSRA CPD Bundles](#)

IPAV's President Lunch Returning this December

On behalf of IPAV President Paul McCartney, we are delighted to advise The President's Lunch 2021 is due to take place this coming December in Dublin and this year, due to demand from Munster members we are delighted to also host the Lunch in Cork. The President's Lunch has always been a firm favourite with IPAV members and colleagues, and we are so pleased to be able to host this important event once again. Tickets are now available to purchase and we strongly recommend if you wish to attend, to please book your ticket as soon as possible. Please note, due to demand, IPAV cannot hold places in advance of booking. From the below, simply select the venue you wish to attend to access further details and tickets.

Dublin

The Westbury Hotel

Friday 3rd December 2021

Tickets: €95 per person

Cork

The Imperial Hotel

Friday 10th December 2021

Tickets: €75 per person



THE WESTBURY
DOYLE COLLECTION · DUBLIN



THE IMPERIAL HOTEL
CORK

Lawonline - Free Unlimited Use For IPAV Members

In association with www.lawonline.ie IPAV members can now draft bespoke versions of property-related legal documents FREE ('Digital-only' service). A suite of documents are available within the areas of:

- Commercial tenancy agreements
- Landlord and Tenant agreements
- RTB determination orders
- PSRA letters of engagement

This is a fantastic offer, and we strongly encourage members to log in at [IPAV.ie – member's log In](http://IPAV.ie-member's log In) and click the 'Library' tab to see full offer and documents details. IPAV are sponsoring this service free for one year for all members so please make use of it, it will help you save a lot of money on legal agreements.



Lawonline
Making law easy for you

RTB's New Online Account and Registration Portal

The RTB is moving to a new online account and registration portal, for landlords and agents, and a new webform for submitting dispute resolution applications. For further details, please visit the RTB's latest customer

announcement available on their website [here](#). Additionally, you can access information and hyperlinks at the [RTB's pdf information flyer here](#).

Minimum Housing Standards in the Rental Market



IPAV recently wrote to the Minister for Housing Darragh O'Brien in connection with the minimum building and safety standards for rental houses. We believe the Minister is looking to implement a process whereby it will be the responsibility of the letting agent to confirm a property meets with the minimum building and safety standards prior to it being let to a tenant. IPAV proposed in its 2019 budget submission that every rental property, prior to being let, should have a 'Let Certificate' issued by a Government Inspector. IPAV does not agree with the Minister that it should be the job of the letting agent to supervise such standards, and even if it was, as we know not all properties are let through an agent, so we must ask the question who will supervise the standard of the properties that are let privately? IPAV will communicate further with members when we receive an update on this matter.

7% Rent Increase - Examining the Figures

IPAV continues to liaise with the RTB to ascertain how the 7% increase has been calculated as stated in their latest Q2 2021 Rent Index. Quoting Pádraig McGoldrick, Interim Director at the RTB from his recent correspondence 'The 7% annual increase in rent levels as outlined in the Q2 2021 Rent Index is based on rent levels in a combination of all new private tenancies registered with the RTB'. IPAV believes it is necessary to decipher the report to examine how the 14,143 new tenancies are broken down, and how each type of property, either inside or outside an RPZ contribute to the 7% increase.

HBFI - Delivering Development Finance to Your Customers

Home Building Finance Ireland (HBFI) is an initiative of the Government of Ireland to increase the supply of residential development finance for viable projects of 5 units or more throughout Ireland. HBFI have a fund of Eur 750m available to lend at attractive rates and are seeking to connect with developers of new homes throughout Ireland and in particular in locations where traditional lenders are not meeting the needs of the builders / developers. **HBFI would be delighted to partner with IPAV members and to host an event / make a presentation to meet your clients and the wider business community at your office or a local hotel and will meet any costs of room hire and light refreshments.** If you would like to partner with HBFI in hosting such an event please contact Caragh Hyland at 087 379 0483 or at Caragh.Hyland@hbfi.ie. A pdf of the above information is available at [IPAV/HBFI](#)

HBFI

Maoiniú Teaghais-
Tógála Éireann
Home Building
Finance Ireland



On behalf of IPAV's CEO and Council, we sincerely thank our excellent guest speakers who made today's online European Valuation Conference such a success. We are enormously grateful for their time and expertise, and we hope our members, delegates, guests and students who joined the conference gained from their knowledge. For TRV and REV members who attended, please ensure your [reading log](#) is up to date, as your attendance and reading combined can provide 10 TEGOVA CPD hours for 2021. Thank you to all who attended, supported and contributed to this event.

Congratulations to Eliosha, Student of the Year Award 2021

Eliosha Lydon, after completing the IPAV Certificate in Real Estate Administration, is the recipient of the Student of the Year Award in the Faculty of Continuing, Professional, Online and Distance Learning. This is awarded to the student who has achieved the highest overall marks in the Faculty. Congratulations to Eliosha on her fantastic achievement and we wish her every success for her future. Pictured here is Eliosha with her mother, Maura.



Media Masterclass with Ivan Yates - Last Remaining Date of 2021



IPAV is delighted to share details of The Media Masterclass with Ivan Yates available to IPAV members at 20% discount. Taking place on Monday 29th November, The Media Masterclass will provide you with the skills to be your own best PR person. Full details and website are available at [IPAV.ie/Media Master Class with Ivan Yates](https://www.ipav.ie/Media-Master-Class-with-Ivan-Yates)

Out & About Meeting Members

Our CEO was delighted to visit IPAV member Kevin Barry when recently in Cork. As well as Kevin been a major supporter of the new upcoming Presidents Christmas Lunch in Cork, he spoke of the growing property market in Cork and the problems facing supply and demand and increasing prices. Kevin sees price increases have slowed slightly in the past couple of months as more supply has come to the market. He says 'one-off properties' are in a different market type and prices have increased vastly since January for these types of properties.



Congratulations to TU Dublin's Class of 2021

Congratulations to the Higher Certificate in Business in Real Estate class of 2021 who graduated on 29 October. This is an excellent achievement and the ceremony can be watched back at: [Built Environment and Education \(LTTC\) Graduation Day 29/10/21 @18:00 - YouTube](#)



IPAV: Interviews and Media Coverage

available to listen back on interviews and articles:

- 03.11.21 - Radio: [RTE.ie/Radio - Today with Claire Byrne](#) - Are Property Ads Over-Promising on Location.

Dr Rory Hearne, Assistant Professor, Social Policy, Maynooth University & Pat Davitt, CEO, IPAV

- 19.10.21 - Radio: [RTE.ie/Radio - Drivetime](#) - Mobile Home in Brittas Bay Worth Half a Million Euro

Pat Davitt, CEO, IPAV discussing on drivetime

- 01.10.21 - Radio: [RTE.ie/Radio - Drivetime](#) - Rogue Landlords.

Dr. Rory Hearne, Assistant Professor, Social Policy, Maynooth University & Pat Davitt, CEO, IPAV

- 27.10.21 - Source: Irishtimes.com Article by Eoin Burke-Kennedy

[New rental properties may be driving higher rents, industry group claims](#)

- 07.10.21 - Source: Irishtimes.com Article - [IPAV working with Oireachtas committee on property market reform](#)

Around the Block: The committee will discuss policy on market behaviour, vacancy rates and the impact of Covid on the market

- 03.10.21 - Source: Independent.ie Article by Wayne O'Connor

[Experts advise shop early for Christmas and don't delay in ordering home heating oil](#)

- 01.10.21 - Source: Independent.ie Article by Charlie Weston

[Regulator says it will go after rogue landlords in breach of rent-cap rules](#)

- 01.10.21 - Source: Independent.ie Article by Amy Molloy

[Estate agents accused of 'slap in the face' to renters with ads for investment properties that are not subject to rent cap limits](#)

IPAV

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