

IPAV Newsletter November 2022 Vol. 114

If images have not automatically appeared in this email, please right-click the red x and select "download pictures"
To ensure IPAV's emails reach your inbox please add valerie@ipav.ie and info@ipav.ie to your email contacts or address book

Final Call to Book Tickets to IPAV's European Valuation Conference



With less than a week to go, over 550 tickets have now been allocated for IPAV's upcoming European Valuation Conference and Trade Expo. We strongly recommend any agent who wishes to attend, to book your ticket without delay using the below link. In addition to our line up of speakers, we are pleased to announce Michael McGrath TD, Minister for Public Expenditure and Reform, will officially open the Conference at 2pm. Full attendance (2pm - 7pm) provides 5 TEGOVA CPD hours for TRV and REV members. Both the Valuation Conference & Trade Expo are taking place on Wednesday 9th November at the RDS, Concert Hall and parking is available on site for a daily rate of €7.

Please see links below:

- [Speakers, Topics, Exhibitors Details](#)
- [Conference & Expo Ticket Options](#)

'European Valuation Standards – Marking A Decade of Growth within the Irish Market'

Calling all Auctioneers, Agents & Valuers - Free Entry to IPAV's Trade Expo

IPAV's Trade Expo will be opening its doors at 12 noon to all property professionals, at the RDS, Concert Hall on Wednesday 9th November. Over 30 businesses will be on show to discuss their services with you, and entry is free to all property professionals. If you wish to attend, please ensure you register your free attendance in advance at the below link, and select the first ticket option: [Trade Exhibition](#). Please note, if you have purchased a ticket to attend the Valuation



Conference at 2pm, there is no need to register for the Expo separately. Your purchased ticket will give you access to both events. The Trade Expo will run from 12 noon - 7pm.

Temporary Deferments of Tenancy Terminations Over the Winter Months

The Residential Tenancies (Deferment of Termination Dates of Certain Tenancies) Act 2022 came into effect on 29 October 2022. This is temporary legislation which covers a set period of time known as the 'winter emergency period' (30 October 2022 to 31 March 2023). The Government drafted this legislation due to the ongoing, acute supply constraints in the residential rental sector, and the expected increase in homelessness presentations over the winter period. The deferred termination dates to be applied depend on two factors:

- The specified termination date; and
- The length of the tenancy.

Please note that none of the protections apply if the tenant has breached their responsibilities and landlords are still entitled to serve a notice of termination during the emergency period.

IPAV recommends visiting the RTB's website for further details regarding this new legislation [available here](#). A copy of the bill is also on IPAV's website [available here](#).

Online Lettings & Residential Conference - Wednesday 23rd November

IPAV Online Lettings & Residential Conference

Wednesday 23rd November
4 TEGOVA CPD Hours
€75.00 per person



Always one of the most in demand IPAV events of the year, our Online Lettings & Residential Conference is back this November, Wednesday 23rd, from 9.30am - 2.30pm. Please note, this new date of the 23rd has been amended from the original advertised date. With many changes implemented throughout the year, we are pleased to welcome all letting and management agents to attend this online event. Registration is €75 per person, and full attendance provides 4 TEGOVA CPD hours to TRV and REV members. The conference agenda and registration is now open [here via Zoom](#).

Final 2022 IPAV PSRA CPD Webinar

We are pleased to announce IPAV will be hosting its Winter PSRA CPD webinar on Tuesday 29th November from 9.15am to 2.45pm. Please note, this will be IPAV's final 2022 PSRA CPD webinar. Full attendance will provide the mandatory 5 CPD hours for 2022. Registration is €75 per person and topics include; Cyber Security; Residential Tenancies; Property Management; TikTok & Instagram for Real Estate Agents; Anti-Money Laundering 5th AML Directive; Regulation; GDPR and Q&A with the Property Regulator Maeve Hogan. Agenda and registration is now open [here via Zoom](#).



The Property Professional Magazine Update

interesting reading
property market changes
trends members read
issues date
informed layout content
property articles
informative updated
Keeping date
interesting market trends
date current trends
Easy read photos
events IPAV
industry news going
good market agents
information current
keeps us
Features relevant provides
presentation updated changes

Thank you to all members who responded to our Property Professional Magazine survey. We received really good feedback that we can work from for our future editions. With this in mind, IPAV will publish its first re-designed edition in Q1 of 2023, and kindly ask all members to email valerie@ipav.ie if you wish to receive your copy by email or by post. While we work on our new magazine, please note we will not be issuing a Quarter 4 2022 edition. All TRV & REV members who are completing their informal CPD reading log will be automatically compensated for Q4 2022 magazine.

IPAV President Lunch - Tickets Now Available

On behalf of IPAV's President Gerry Coffey, we are delighted to announce tickets are now available for the President's lunch taking place this coming December in both Dublin and Cork. This festive event is a firm favourite with IPAV members and colleagues. Simply select the below venue you wish to attend to access further details and tickets.

Dublin
The Westbury Hotel
Friday 2nd December 2022
Tickets: €95 per person

Cork
The Imperial Hotel
Friday 9th December 2022
Tickets: €90 per person

THE WESTBURY
DOYLE COLLECTION • DUBLIN

THE IMPERIAL HOTEL
CORK

Outreach Events for Stakeholders in Multi-Unit Developments

The Housing Agency is hosting a number of evening information meetings throughout

Outreach Events for Stakeholders in Multi-Unit Developments

Tuesday 25th October	Clayton Hotel, Sligo
Tuesday 8th November	Chartered Accountants House, Pearse Street, Dublin 2
Tuesday 15th November	Boyne Valley Hotel & Country Club, Drogheda
Tuesday 22nd November	Glenroyal Hotel & Leisure Club, Maynooth
Monday 28th November	Hodson Bay Hotel, Athlone

Events are free to attend and start at 6.45pm.
To register and for more information please see housingagency.ie/news-and-events



November for stakeholders in MUDs, including residents, owners, and directors of OMCs. Please note that the event in Dublin on Tuesday 8 November is booked out. Attendance places are limited and registration is required. For further details, please visit [The Housing Agency website](https://housingagency.ie).

Changes to Central Bank Mortgage Measures Framework

As recently announced by the Central Bank of Ireland, the below changes to the Mortgage Measure Framework come into effect on 1st January 2023;

- First-time buyers will be able to borrow up to 4 times their gross income.
- Second & subsequent buyers will continue to be able to borrow up to 3.5 times their gross income.
- LTV for first-time buyers will remain at 90%.
- LTV for second & subsequent buyers will increase to 90%.
- LTV for buy-to-let buyers will remain at 70%.

Commenting on the announcement, and while welcoming the changes, IPAV said they do not go far enough, especially for wage earners on under €60,000. Additional commentary is available from IPAV's press release linked further below.

Out and About Meeting IPAV Members in Limerick

Our CEO was delighted to visit Limerick agents recently and thanks them for their hospitality, where a broad range of discussions took place on the property market. The increasing interest rates are causing great concern among agents and purchasers, with many purchasers now unable to purchase the property of their choice. The Limerick property market no more than in other parts of the country has softened over the past few months. One good sign is more properties are being brought to the market. Pictured below is IPAV CEO Pat Davitt with (l-r) John de Courcy, Pat Dooley, Pat and Lisa Rooney, Patrick Durkan, John Shaw and Tom Crosse.





YPN Exchange Programme 2022

IPAV's Young Professionals Network completed the first State Side exchange program with Mainstreet Organisation of Realtors in Chicago. During their one week visit they experienced a different approach to both the residential and commercial real estate industry, including Masterclasses in how the property industry operates and site visits to local real estate offices. Niamh Giffney added *"The exchange program has broadened our horizons, enhancing our understanding and appreciation of international real estate and cultures. Our YPN members have built strong relationships with Mainstreet YPN counterparts and look forward to welcoming them to Ireland in the Spring."* Pictured below (l-r) are delegates visiting Midwest Real Estate Data (MLS) and also visiting the National Association of Realtors



Congratulations to the Class of 2022



Congratulations to all graduates of the Level 6 Higher Certificate in Business in Real Estate, Valuation, Sale & Management. This is a fantastic personal and professional achievement, and we wish all graduates every success for their future. Following the Ceremony, Genevieve McGuirk, IPAV Head of Operations, added *"students have given so much of their time over the last 2 years, to their study, gaining practical experience and shown sheer commitment, so it really is a proud moment for all involved. Its a great achievement, and we always look forward to graduates becoming members of IPAV, so the relationship continues"*

[IPAV Membership Form](#)

IPAV: Selection of Media Commentary, Interviews & Press Releases

Available to listen back on interviews and online articles:

- 03.11.22 - Source - Newstalk The Hard Shoulder

IPAV: Eviction ban 'is kicking the can down the road'

Ann Marie O'Reilly, National Advocacy Manager with Threshold and Pat Davitt, CEO of IPAV

- 03.11.22 - Source - RTE Radio 1 Today with Claire Byrne

Evictions largest issue facing private renters, says charity

John Mark McCafferty, Chief Executive Threshold; Pat Davitt, CEO of IPAV

- 25.10.22 - Source - Irish Independent Article by Mark Keenan

Changing mortgage rules still won't make homes affordable for the average earner (premium)

- 18.10.22 - Source - RTE Radio 1 Drivetime

Click **The Eviction Ban**

Rachel Walsh, Associate Professor and at the School of Law at Trinity College Dublin & Pat Davitt, CEO of IPAV

- 17.10.22 - Source - RTE Radio 1 Drivetime

Click **Eviction Ban**

Pat Davitt, IPAV Chief Executive; Eoin Ó Broin TD, Sinn Féin spokesperson on Housing.

- 17.10.22 - Source - NEWSTALK Radio The Hard Shoulder

Click **Auctioneers: Landlords 'nervous' about eviction plan proposals**

- 17.10.22 - Source - Midlands 103 Radio

Click **HAP Payment Could Help Avoid Evictions – IPAV**

- 17.10.22 - Source - Irish Times Article by Cormac McQuinn & Shauna Bowers

Click **'Pros and cons' of winter eviction ban will be weighed up, says Varadkar**

IPAV Press Releases:

- **Mortgage Rules Changes Do Not Go Far Enough**

- **Temporary Eviction Ban Would Exacerbate Flow Of Private Landlords From The Market**

- **House Price Increases Slowing But ECB Interest Rate Hikes Worrying Consumers**

IPAV

"The Voice of Auctioneers & Valuers in Ireland"

129 Lower Baggot Street Dublin 2 D02 HC84

info@ipav.ie +353 1 6785685

www.ipav.ie

www.tegova.org www.cepi.eu

"This message is for its intended addressee only. It may contain information of a confidential or legally privileged nature which should not be disclosed. Only the intended addressee may rely on the contents of this email. The email address used in this email may not correspond to the intended addressee. If you have received this message in error, please notify the sender and permanently delete the message and all copies immediately. Any review, re-transmission, dissemination or other use of, or taking action in reliance upon, this message by persons or entities other than the intended recipient is prohibited. All attachments have been scanned for viruses. However, the Institute of Professional Auctioneers and Valuers Limited cannot accept liability for any loss or damage you may incur as a result of virus infection and the Institute of Professional Auctioneers and Valuers Limited is not responsible for any loss or damage suffered by any person who accesses this email. The views expressed are those of the author only and do not necessarily reflect the views of the Institute of Professional Auctioneers and Valuers Limited or any other person and the Institute of Professional Auctioneers and Valuers Limited does not accept liability for any statement opinion expressed.

The Institute of Professional Auctioneers and Valuers is incorporated as a company limited by guarantee under the laws of Ireland with company registration number 34768 and having its registered office at 129 Lower Baggot Street, Dublin 2."

