

IPAV Newsletter October 2023 Vol. 125

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Seller's Legal Pack Legislation Passes Second Stage

We're delighted to bring you news that IPAV's Seller's Legal Pack for Property Buyers' Bill 2021 brought forward by independent Deputy, Marc MacSharry TD, successfully passed second stage in the Dáil on Thursday evening, 5th October.

A big 'Thank You' to all who contributed to making this happen, all public representatives for their continued support and all members for ensuring public representatives were fully acquainted with the nuances of the Bill. Thank you to the Government, in particular Minister for Justice, Helen McEntee TD and Sinn Féin Housing Spokesperson Eoin Ó Broin for being supportive of our legislation.

Introducing the Bill Deputy MacSharry said it was, "for the first time addressing the frustrating delays in conveyancing, as a matter of legislative urgency."

Responding Minister for Justice Helen McEntee said the Government will not oppose the Bill and welcomes its objectives. She suggested some of the detail would need further consideration by the Oireachtas joint committee.

Speaking following the completion of second stage IPAV's Chief Executive Pat Davitt said: "This marks a very important milestone. We look forward and will be happy to engage with all interested parties in advance of Committee stage, in debating and refining the provisions to ensure the Bill ultimately meets its objectives of speeding up conveyancing and delivering for purchasers and sellers alike."

Please see part of the debate available on Oireactas.ie linked below:

- Click video dated 'Thu, 5 Oct 2023' and the SLP debate begins at 06.58:45 [available here](#)
- Link to text [available here](#)



(l-r) Val Mogerley, Mervyn Lloyd, John Kennedy, Marc MacSharry, Pat Davitt, Paul McCartney, Genevieve McGuirk, Kay McGuire

Senator Robbie Gallagher MIPAV raises Seller's Legal Pack

Thank you to Senator Robbie Gallagher, IPAV member, for his ongoing support and commitment to the Seller's Legal Pack. We recommend members take a minute to view Senator Gallagher's recent speech delivered on 27th September in Seanad Eireann linked below.

 [Senator Robbie Gallagher raises the Sellers Legal Pack 1.mp4](#)

IPAV PSRA Autumn CPD Webinar



IPAV's Autumn PSRA CPD Webinar will be taking place at 9.30am, Thursday 19th October. Full online attendance at this event will provide licenced agents with the necessary 5 PSRA CPD hours for 2023. Mandatory modules; Anti-Money Laundering, and Regulation & Minimum Standards will be covered, together with additional topics; The 'A' License; Expert Witness; Property Management; Social Media for Estate Agents; and Residential Tenancies. The cost is €75.00 per person. Registration is available at [IPAV PSRA Webinar](#)

CEO's Message to Valuers - Valuation Fees

At IPAV's AGM, held on 31st May, I gave a



commitment to our members that I would double my efforts to secure an increase valuation fee. This is an increase that I believe is well justified in the present climate, especially taking into account all of the increases your business has endured over the past few years. I am aware there has been no further increase since 2019, when I last agreed with the banks to increase their valuation fee to €150. I would like to assure members I am in contact with all the Banks and Financial Houses, and believe I will be able to deliver an increase of some size hopefully by the year end, from at least some of the banks. You can be sure no stone will be left unturned to get this done.

Budgetary Oversight Meeting



John Kennedy, IPAV President, and Pat Davitt, IPAV CEO, we delighted to attend the Government's recent Budgetary Oversight Meeting, where a number of key housing issues were discussed. Representing IPAV, both John and Pat had the opportunity to discuss some of IPAV's pre-budget proposals, that we hope to see come into play, when the Budget is announced on Tuesday 10th October. Pictured (l-r) Barry Cowen TD, John Kennedy IPAV President, Sean Canney TD, Pat Davitt IPAV CEO.

IPAV European Valuation Conference & Trade Expo - Tickets Now on Sale

Further to our recent email, we are pleased to remind members, tickets are now available for IPAV's upcoming European Valuation Conference **'Addressing The Complexities of Property Valuations'**. We are delighted to welcome back Ivan Yates as our conference moderator, and introduce many of our conference guest speakers including; Colin Smith, Senior Director CBRE, Compulsory Purchase; Cathal Lawlor, Lawlor Partners, Chartered Tax Adviser, Trusts and Estate Practitioner; Gareth Williams, Director CBRE Hotels; Jeremy Moody, Secretary and Adviser, The Central Association of Agricultural Valuers; Phil Hogan, former politician and European Commissioner, and many more speakers to be announced soon.

Date: Wednesday 8th November

Venue: Hall 3, RDS, Dublin 4

Trade Expo Commencing: 11am

Conference Commencing: 1pm

Tickets: [Please click here](#)

B2B Property Services Trade Expo Opportunities at IPAV's European Valuation Conference

Are you looking to meet a company who can offer a service that could potentially assist your business?

Ahead of IPAV's European Valuation Conference, IPAV is hosting a Trade Expo for all property services providers. Entry to the

Trade Expo is free of charge and will open at 11am, Hall 3, RDS, Dublin 4 on Wednesday 8th November.

To register your attendance, simply email genevieve@ipav.ie



What is 'The Elephant In The Room' ?



The Elephant in the Room Movement is a transformative mental health awareness campaign that seeks to revolutionise the way we address and support the mental well-being of our nation. The movement aims to challenge mental health stigma and promote discussion and media engagement by bringing business, arts and community together to create amazing public art and awareness campaigns. Source: www.elephantintheroom.ie

Brent Pope, co-founder of the movement, is very generously giving his time to officially launch IPAV's very own commissioned 'Elephant' sculpture at our European Valuation Conference on the 8th November at 12pm.

Through the advocacy of Lisa Kearney, IPAV Senior Vice President, IPAV's commissioned Elephant is making a public commitment that mental health at work is a priority for IPAV.

Samaritans Ireland is The Elephant in the Room charity partner, and there will be an opportunity to donate to this wonderful charity offering emotional support 24 hours a day, 365 days a year.

We sincerely hope as many members as possible can join this occasion.

Report on Pre-Legislative Scrutiny of the General Scheme of the Planning and Development (Land Value Sharing and Urban Development Zones) Bill 2022

We are pleased to bring to member's attention, the Joint Committee on Housing, Local Government and Heritage Report on Pre-Legislative Scrutiny of the General Scheme of the Planning and Development (Land Value Sharing and Urban Development Zones) Bill 2022. To access the PDF report at oireachtas.ie [please click here](#)

Vacant Home Tax

IPAV's CEO, Pat Davitt was delighted to meet with the Revenue Commissioners' LPT committee to discuss the upcoming Vacant Home Tax (VHT). Following this meeting, we are pleased to now share a copy of the VHT slides and portal information in pdf format.

[VHT Presentation](#)

[VHT Portal](#)



Congratulations to Brophy Cusack on Official Opening of New Office



Congratulations to Brophy Cusack Property Consultants who officially opened their new office at 1 Great George's Street, Waterford City on the 1st September. We wish Brophy Cusack Property Consultants the very best in all their new office, and congratulate them on all their business achievements to date. Pictured is Paul Nolan, President Waterford Chamber of Commerce, with business partners Jeffery Brophy MIPAV and David Cusack.

Pre-Orders Now In Place for IPAV's 2024 Diary



Thank to all members who have placed their pre-order to receive IPAV's 2024 Diary. Please note, it will be mid-December when the diaries are despatched from IPAV's head office.

Save the Dates

Please note the following events scheduled for the remainder of the year:

- **19.10.23** - Online IPAV PSRA Live Webinar - **5 PSRA CPD Hours**
- **08.11.23** - IPAV European Valuation Conference, RDS, Dublin - **5 TEGOVA CPD Hours**
- **28.11.23** - Online IPAV Residential Lettings Conference - **4 TEGOVA CPD Hours**
- **01.12.23** - IPAV President's Lunch, Westbury Hotel, Dublin 2
- **08.12.23** - IPAV President's Lunch, Clayton Hotel, Cork City

New Energy Efficiency Directive Adopted

Eamonn Galvin, Sustainability Advisor to IPAV would like to bring to members attention, the [Energy Efficiency Directive](#) is published and Member States have 2 years to transpose the new rules into national law. Together with the Energy Performance of Buildings Directive (EPBD), it has its main purpose to improve the energy performance of buildings. It gives legal value to one of the

fundamental principles of EU energy policy, i.e. 'energy efficiency first'.

It includes an EU legally-binding target to reduce the EU's final energy consumption by 11.7% by 2030. Member States are obliged to prioritise vulnerable customers and social housing as part of energy saving measures.



IPAV: Selection of Media Commentary & Press Releases

One Stop Shop to IPAV Media News linked below including articles:

- 73% of consumers experience unnecessary delays buying property - Business Post
- Almost seven in ten experience 'unnecessary delays' in buying properties - Westmeath Examiner
- Seller's legal pack would make property sales quicker, easier and cheaper - Business Post

Click [IPAV in the News](#)

To Listen back to recent TV and Radio Interviews including;

- IPAV CEO Pat Davitt joined the panel on the tonight show on VM1 to discuss the current condition of the rental market
- IPAV CEO Pat Davitt joined Kieran Cuddihy on the Hard shoulder to discuss the details from the latest census, where it states there are 21% of Irish property owners who have 2 spare bedrooms.
- According to recent reports, house sales are failing because of delays in the conveyancing process. IPAV Chief Executive, Pat Davitt speaks with Sinead about what could or should be done about it.
- IPAV CEO Patrick Davitt joined Claire Byrne RTÉ Radio 1 discussing The 'Proposed tax reliefs for Landlord's in the upcoming Budget'.

Click [TV & Radio Interviews](#)

IPAV Press Releases:

- [Almost Seven In Ten Experience Unnecessary Delays In Buying Properties](#)
- [CSO House Prices – Rising Interest Rates Not Big Factor Since Many Buyers Already 'Locked-Out'](#)

2023 IPAV TEGOVA Informal CPD Hours

For all TRV & REV members who have completed reading this newsletter, please update your 2023 IPAV TEGOVA Informal CPD Hours form.

IPAV

"The Voice of Auctioneers & Valuers in Ireland"

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