

## IPAV Newsletter Vol. 50 July 2017

### IPAV's New 2017/2018 Presidential Team



Congratulations to Brian Dempsey FIPAV, Partner at DNG Stillorgan, elected President of IPAV, to Ella Dunphy MIPAV REV, DNG Ella Dunphy, elected Senior Vice President and to David McDonnell MIPAV REV, Property Partners McDonnell & Co, elected Junior Vice President. IPAV

(l-r) David McDonnell MIPAV REV  
Brian Dempsey FIPAV  
& Ella Dunphy MIPAV REV

would like to thank the team for their continued support and commitment, and we look forward to working

together for what looks like another busy year! We also welcome Raymond Smith MIPAV REV as IPAV's newly elected Council Member and to Paul McCourtney, David McDonnell, Eamon O'Flaherty, Patrick Durkan & Gerry Coffey on their re-election to Council.

### Over 200 attendees at IPAV's 47<sup>th</sup> AGM & Annual Conference

Thank you to all involved in IPAV's 2017 AGM & Annual Conference, your support and contribution is hugely appreciated and certainly went a long way in making the day such a success. To have over 200 members, colleagues, friends & family attend the day's event is a great achievement for IPAV and a great welcome for Brian Dempsey FIPAV as President of IPAV. We are delighted to now share a number of the excellent **presentations** delivered on the day by our guest speakers, Dr Frances Giaquinto, Cian Foley & John O'Beirne.



### Level 6 Higher Certificate in Real Estate - Closing Date 12<sup>th</sup> July

Final few days to submit an application form for IPAV/ITT's **Level 6 Higher Certificate in Real Estate**. Applications must be received at IPAV not later than Wednesday 12<sup>th</sup> July 2017.

### IPAV CEO Attends National Economic Dialogue in Dublin Castle



Minister for Housing, Planning & Local Government  
Eoghan Murphy TD  
& IPAV CEO Pat Davitt

Participating in the 2017 National Economic Dialogue, IPAV's CEO Pat Davitt spoke about the importance for confidence in the property market, the availability of finance to small builders, & keeping the Help-To-Buy Scheme in some format, as well as the extension of the scheme in the country to 2<sup>nd</sup> hand homes. Pat asked *'Does anyone seriously believe if we scrap the first time buyers scheme, property prices will drop, stop rising or even halt, I certainly don't, there are too many other inflationary activities at play in the market'*.

### IPAV Submission to Indecon – Help-To Buy Scheme

Further to our email of 27 June, you can access IPAV's submission to Indecon on the Help-To-Buy Scheme [here](#).

### The Importance of Disclaimers

IPAV recommends that Members take a moment to review The Irish Times article **Property investor's €350,000 award over brochure error overturned**. Currently, IPAV together with its legal team are compiling sample disclaimers which will be circulated to members in the near future.

### 2017/2018 Member Subscriptions

Thank you to all Members who paid their 2017/18 membership subscription within the necessary 3 month period & we look forward to working with

you in the year ahead.

### New regulations for standards in rental accommodation



New regulations as set out in the **Housing (Standards for Rented Houses) Regulations 2017** came into effect on 01 July 2017. Changes focus on tenant safety and we recommend Members review these new regulations.

### Newly Elected YPN Chair, Vice Chair & Committee Members



Congratulations to Niamh Giffney MIPAV (CV) elected YPN's Chairperson, to William Bradshaw MIPAV elected Vice Chairperson (both pictured left), and to all elected Committee Members; Steven R. Blanc elected Treasurer, Eoghan Murray elected Secretary, Raymond Smith, Jack Long, Maria Lehane & Damien Ryan. We wish YPN every success for the year ahead.

### IPAV latest Media Coverage, Press Releases & Social Media



We recommend Members keep an eye on our website for **IPAV's latest media coverage**, and press releases including **Don't Blame Help-To-Buy For House Price Inflation** and **IPAV hears of the devastating loss to property values posed by Japanese Knotweed**. For instant up to date news you can follow **IPAV on twitter**, **IPAV on LinkedIn** &/or **IPAV on Facebook**

### IPAV's YPN Summer BBQ



Pictured l-r at YPN's summer BBQ is Neil Reid of MyHome.ie, Niamh Giffney MIPAV (CV), YPN Chairperson & Laura Mullen MIPAV of Alliance Auctioneers. It was a great turnout & the rain stayed away until closing time! Thank you to all who joined in & we encourage as many members as possible to join us for the next one!

### Invoice or Membership Number Required For Online Payments

IPAV now has a membership base of over 1,100 and to ensure online payments received from members are efficiently allocated, please reference either the invoice number being paid or your IPAV membership number which is also listed on the invoice.

### IPAV CEO Pat Davitt Visits IPAV Members in Co Clare



On Pat's recent visit to Co. Clare, he commented that it was quite amazing to see the huge price gap that exists between new & 2<sup>nd</sup> hand homes in the region. A new build 3 bed semi is between €230-250k, compared to a 2<sup>nd</sup> hand 3 bed semi between €120-€165K. Agents in Clare are asking the same question; How are we going to bridge the gap? CEO Pat Davitt pictured l-r with; Matthew & Peri Griffin of Streets Ahead Properties; Frank Moore of Frank Moore Valuer & Douglas Hurley of DNG O'Sullivan Hurley; Tom Maleady of Location Location; Brian & Helen McMahon of Brian McMahon & Daughters; and John Casey of Casey Auctioneers.

### IPAV's Property Survey



Thank you to IPAV Members who signed up as a participant in our Property Survey. The aim of this bi-annual report is to create a barometer for property prices, as recorded by Members, selling at ground level. The reports produced will serve as a fantastic tool for IPAV Members; however, to get to that stage, IPAV needs your commitment in completing the short survey. Without your input, IPAV cannot maintain an accurate and reliable report for members.