

IPAV Newsletter Vol. 2 February 2014

Growing Membership

Congratulations and a warm welcome to the 29 property agents throughout Ireland who were accepted for Membership at IPAV's recent Council Meeting. This is a positive step towards increasing membership, which we believe all will benefit from, through continued networking, sharing and gaining of knowledge, and raising the profile and strength of IPAV as an Institute representing Auctioneers & Valuers. This is bucking the membership trend as it's the first in a number of years to see Membership on the increase.

Donation to Irish Cancer Society



IPAV's Jnr. Vice-President Eamon O'Flaherty proudly presented Matt Lewis of the Irish Cancer Society with the substantial contribution of €7,000 on behalf of IPAV. This donation is going towards their new 5 year research project on Breast Cancer. A huge thank you to all our members who attended our President's Charity Lunch.

Key Property Related Amendments in the Local Government (Reform) Bill



A number of key amendments were introduced by Environment Minister Phil Hogan in the Local Government (Reform) Bill which has just passed through the Houses of the Oireachtas. Two, in particular, are of interest:

1. Commercial rates:

Up to now new tenants of commercial premises were liable for outstanding rates on the property. The occupier provisions contained in the Poor Relief (Ireland) Acts 1838 and 1849 determine that occupiers can be held liable for up to two years' worth of unpaid commercial rates of the previous occupier. That has now been changed. Subsection 2(a) of the new Bill places an obligation on property owners to notify the local authority of a change in interest within two weeks of the transfer of a commercial tenancy. This includes a transfer of ownership or tenancy where the person to whom the interest transfers will become liable for rates. This therefore applies in circumstances where the new owner takes up occupation of the premises or a new tenant is moving in.

2. Payment of NPPR:

Section 73 of the new Bill provides for a six-month period from March to August 2014 during which new late payment penalties on the Non-Principal Private Residence (NPPR) charges will not be applied to existing liabilities and this will provide an opportunity for owners to agree terms with the local authority. The Section gives local authorities powers to reduce outstanding Non-Principal Private Residence charge liabilities by writing off part of the liability. On 1 September 2014 if the NPPR charge remains undischarged or repayment terms have not been agreed, the monthly penalties which would have been applied will be reinstated and the entire sum will be multiplied by 1.5 and the entire liability will be frozen for every property. Currently unpaid NPPR charges are increased at the rate of €20 per month.

TEGoVA Course commencing February 28th 2014



The much anticipated 2nd TEGoVA course is commencing on Friday 28th February and will finish on Saturday 29th March.

Details and an application form have now been emailed to members and places are filling up fast. There is limited availability on this course, and we encourage any interested member to complete the application form and return it to IPAV, together with the necessary documentation and course fee.

Congratulations



Congratulations to IPAV National Council Member Brian Dempsey who has recently been appointed a Partner in DNG.

DNG

Rural Affairs Seminar & Conacre Lettings

Thank you to our Rural Affairs Committee for organising the very successful Seminar in Ballykisteen on 4th February and a special thank you to our members who braved the stormy weather to attend. Guest speaker Jeremy Moody's PowerPoint presentation was emailed to all members on 5th February.

With regard to the issue surrounding Conacre Letting Agreements (also referred to as short term Land Lettings), as raised at the above seminar, IPAV's CEO Pat Davitt met with the Regulator on 5th Feb, who confirmed he is meeting with the Department of Justice today 7th Feb. Following this meeting, as confirmed, the Regulator will write to let IPAV know the position on the Conacre Lettings issue. However, the Regulator has instructed IPAV, that whatever way members handled their land lettings in previous years, they can continue in the same format for this year. The Regulator will not be enforcing the PSRA contract for the Letting of Land in 2014. Members will hear from the CEO by close of business Monday 10th February with the Regulator's official response.

IPAV Members Photos



IPAV is delighted to announce that it will be creating a number of photo albums on its Facebook page featuring IPAV Members and guests who attended our many events such as seminars, conferences & graduations. Photos will be available for Members to "like" and "share" and increase social media presence. If you have attended any IPAV event in the past and have any objection to your photo being posted on Facebook or on our website, please advise by email at info@ipav.ie

Business Networking



As previously mentioned our CEO has been meeting with different prospective business providers in the city and was delighted to email members in December regarding potential referrals from Wyse Property Management. Today, the CEO is equally pleased to report that Hooke & MacDonald in Baggot Street also have a countrywide portfolio of properties which they will be selling and valuing over time and will be happy to instruct IPAV members to assist. We are aware they have already contacted some of our country members so hopefully you can look forward to instructions. IPAV have agreed no set fee for members, this is completely at members discretion.

AGM & Annual Conference Weekend



On behalf of our incoming President, Keith Anderson, we are delighted to announce our AGM & Annual Conference Weekend will take place at the Sandhouse Hotel, Rossnowlagh Beach, Co. Donegal on Friday 9th & Saturday 10th May. More details will follow shortly, but if you wish to email your attendance in advance, please do so to Laura or Val at info@ipav.ie