

IPAV Newsletter April 2022 Vol. 107

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Welcome from IPAV CEO, Pat Davitt

I am delighted to bring you IPAV's April newsletter in advance of Easter. The property market has experienced a whirlwind during the first few months of 2022. Nobody wants to see the market overheat especially now given the current situation in Ukrainian and indeed the threat of higher interest rates from Europe.

IPAV are actively working on a number of projects including the recent IPAV/IPOA survey, advertising Property Portals cost to members and the new RTB online portal.

It was also great to be part of another major first for IPAV when I attended the IPAV proposed Cross Party Oireachtas Committee on 'Property Market Reform' in Dail Eireann in person on Tuesday the 29th March. Thank you so much to the 15 different Oireachtas members who attended along with Tom Crosse and Ella Dunphy from IPAV and guests from the ESB. It is mentioned in more detail below.

I look forward to getting out and about over the next few months now that the majority of COVID restrictions have been lifted, however we must continue to remain cautious with rising COVID numbers. I also look forward to meeting members at our upcoming AGM on the 9th July.

I would like to take this opportunity to thank all members for their continued help and support over the past year. I wish you and your family a very happy and Holy Easter and I look forward to meeting you all later in the year.

President's Lunch at The Westbury Hotel, Dublin and The Imperial Hotel, Cork

IPAV were delighted to host the Dublin Presidents Charity Lunch which was held in the Westbury Hotel on 11th March. It was a great occasion and we hope everyone enjoyed it.

Photos from the day below (l to r) Special Guest Senator Michael McDowell, Senator Aidan Davitt, IPAV President Paul McCartney, Lorraine Higgins Rockwood Consultancy, Marc McSharry TD

Presenting a cheque to the Alice Leahy Trust one of the chosen charities on the day (l to r) Genevieve McGuirk IPAV, Charity lead Alice Leahy and IPAV President Paul McCartney



IPAV were proud to host our first ever Presidents Charity Lunch last Friday 25th March in the wonderful Imperial Hotel which is located in the heart of Cork City. Thanks to all the local members for their help getting this first lunch off the ground. The Cork Simon Community was the chosen charity who celebrated their 50th Anniversary last year.

Photo from the lunch in the Imperial Hotel on 25th March 2022 (l to r) IPAV President Paul McCartney, Jeppe Rasmussen Cork Simon Community & Pat Davitt CEO IPAV.

(l to r) Pat Davitt CEO IPAV and Special Guest Paudie Murray



Novice Rostrum Competition Charity Presentation



Following the Novice Auctioneers competition held in Tattersalls Ireland in February 22 a cheque was presented to the chosen charity Dogs for the Disabled.

Photo from the presentation (l to r) IPAV President Paul McCartney, Chair YPN Niamh Giffney, Jennifer Dowler CEO, Dogs for the Disabled & John Hodnett IPAV board member.

IPAV PSRA CPD Live Webinar 26th April 2022.



Property
Services
Regulatory
Authority

PSRA CPD Webinar

26th of April 2022

09:15 am – 14:30 pm

ipav

Institute of Professional
Auctioneers & Valuers

5 PSRA CPD Hours for
Full Attendance

[Click Here to Register](#)

Places are still available for IPAV's Spring PSRA CPD Live Webinar. The cost is €75.00 per person and will feature both mandatory and additional modules, as well as an opportunity to hear from Maeve Hogan, Chief Executive, PSRA and Niall Byrne Chief Executive RTB. Full attendance will qualify participants with the necessary 5 PSRA CPD hours for 2022. [Click Here](#) to Register.

Please note, IPAV's PSRA CPD Live Webinars will continue online until further notice later this year.

IPAV Stand with Ukraine

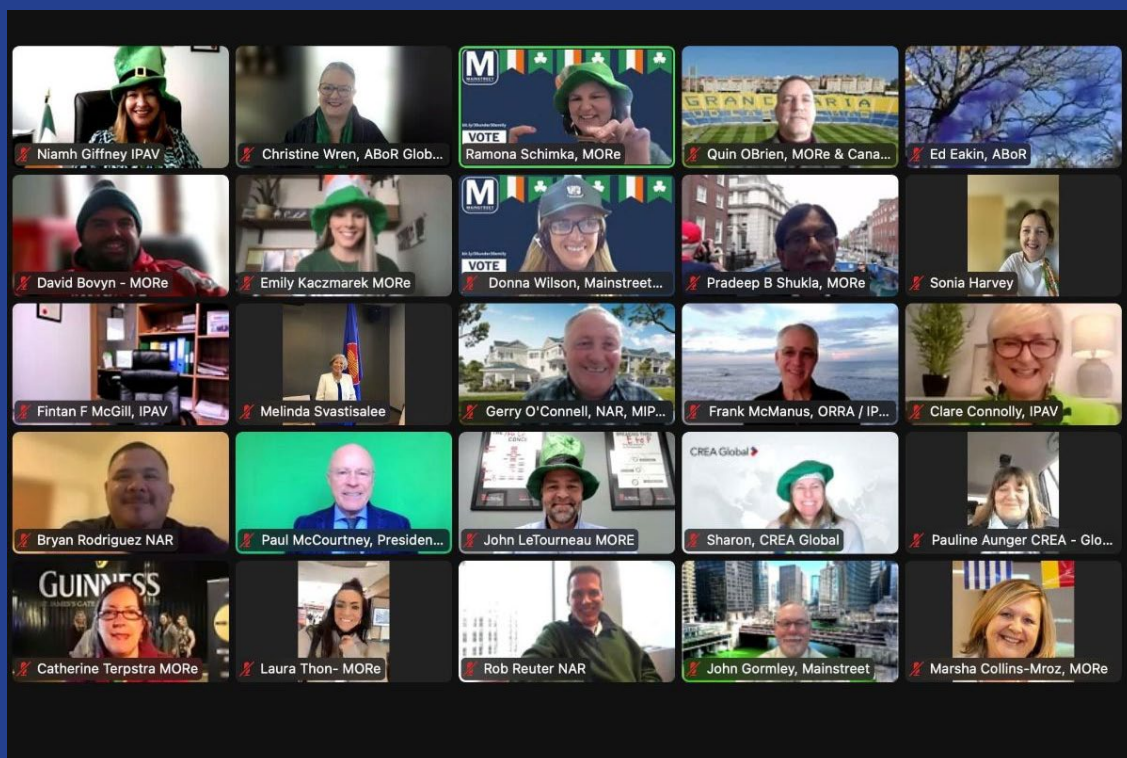
IPAV would like to sincerely thank all our members for their generous response to our recent appeal on behalf of the Irish Red Cross (IRC)

The ask from the IRC and Defence Forces is that IPAV members who were nearest the pledged accommodation visit the property, meet the owner, and ensure the property is ready for occupation and if not, outline what would it take to get it ready.

The key reason for the visit is to ensure that any health and safety issues are identified and with shared properties the capacity for some privacy for both parties.

The IRC continue to be in need of assistance to enable accommodation pledged so we would ask you to please email genevieve@ipav.ie if you have not already done so to take part in this worthy cause.

Market Update Event with IPAV, Mainstreet Global & Austin Board of Realtors



IPAV YPN in conjunction with Mainstreet and Austin Board of Realtors hosted a live online discussion on Market Updates, Networking & St. Patrick's Day Celebrations on the 16th March 2022.

John LeTourneau, President Mainstreet discussed the Chicago market, Austin Board of Realtors Global Advisory Chair, Jefre Outlaw gave an update on the Austin market and IPAV member Clare Connolly discussed the Irish market. Each speaker also talked about St Patrick's Day traditions in their state or country.

Valuation Webinar



IPAV in conjunction with TEGoVA are hosting a 1 hour CPD webinar to review requirements from 1st June 2022 for all TEGoVA valuers, with particular reference to compliance and CPD.

The Virtual Valuations event takes place on Thursday 7th April 2022 from 1- 2pm. This is a free webinar and 1 hour CPD will be available for full attendance.

All REV & TRV valuers are required to attend this important webinar. [Click Here](#) to register.

We will be introducing our newest member of staff, valuer Niall Deegan and are also delighted to welcome Gary Digney Director with PKF-FPM Licence

Certificate in Real Estate Administration NFQ (L6)

We are delighted to announce that registration will open from today 1st April for the Certificate in Real Estate Administration.

The objective of the Certificate in Real Estate Administration programme is to give appropriate skills to individuals who are working in or those intending to work in real estate offices the knowledge and competencies required to support the property professional and their clients in a professional and competent manner.

On successful completion of the Certificate in Real Estate Administration the graduate will obtain a NFQ level 6 (60 ECTS) qualification.

This course is not for those who are looking to obtain the educational requirements to apply for a property licence, it is aimed at administrators working as or those who hope to work as administrators in a real estate profession.

[Click here for brochure and registration details](#)



Student Exhibition at TU Dublin Tallaght

IPAV are hosting an IPAV Student exhibition in conjunction with TU Dublin Tallaght on Saturday 30th April.

The stands are available for member companies in sales, lettings, management and marts who may wish to engage with current students.

Many students attending may well be looking for auctioneer positions now or in the near future.

As there is limited availability any member who is interested in taking an exhibition stand should contact genevieve@ipav.ie

Stands will be allocated in order of email request. There is no charge for the stand.



Membership Subscription 2022-2023



Thank you to all members who have already paid their 2022/23 membership subscription in advance or by direct debit today 1st April. For any member who has not paid by direct debit we would ask you to please check your invoice for payment details and arrange payment at your earliest convenience. Should you have an queries please email Serena at accounts@ipav.ie

Annual Tenancy Registration is coming into effect from the 4th of April 2022.



RTB

Bord um Thionóntachtaí Cónaithe
Residential Tenancies Board

Annual Tenancy Registration means that landlords must register their tenancy every year, within one month of the anniversary of when that tenancy began. This change will apply to new and existing tenancies.

To assist landlords in the changeover to annual registration, there is a four-month transition period, when no late fees will be charged. This transition period will end on the 3rd of August 2022.

Annual registration will change the standard fees and late fees for registration for the private rental and the social housing sector

The RTB will be launching a multi-channel communications campaign shortly to ensure the rental sector are aware of these changes.

Ulster Bank Departure from the Irish Market



IPAV would advise all members who need to move their business or personal bank accounts to start the process now given Ulster Banks imminent departure from the Irish Market in 2022.

Source Irish Times Ulster Bank account switch set to create one be headache for customers 03.03.22

First Cross Party Oireachtas Committee Meeting in Dail Eireann.



Chamber view of the Oireachtas Cross Party Meeting attendance.



(l to r) Tom Crosse IPAV, Senator John McGahon Committee Chair, Brian Tapley ESB, Nicholas Tarrant ESB, Ella Dunphy IPAV, Senator Aidan Davitt Vice Chair and Pat Davitt IPAV.

IPAV were delighted to propose in 2021 the formation of the informal cross-part Oireachtas Committee on 'Property Market Reform', to deal with the pressing issues impacting the sector. While the initial meetings were conducted online, it was wonderful to have such positive engagement with the 15 Oireachtas members yesterday at Leinster House - our first meeting of 2022.

Our sincere thanks to IPAV's board members Ella Dunphy and Tom Crosse for taking part and to the representatives from the ESB who were our guest speakers, not to forget the

Chair and Vice Chair of the Committee Senator John McMahon and Senator Aidan Davitt and their Oireachtas colleagues for their interest in our objectives.

Dail Question (262) Ref 12686/22

To ask the Minister for Housing; Local Government and Heritage if rent pressure zones legislation will be retained for a definitive duration; and if he will make a statement on the matter.

Reply

The Residential Tenancies (No. 2) Act 2021 introduced measures in July 2021 to extend the operation of Rent Pressure Zones (RPZs) until the end of 2024. The designation of all existing RPZs has also been extended until 31 December 2024. The Act provides that rent reviews outside of RPZs can, until 2025, occur no more frequently than bi-annually. This provides rent certainty for tenants outside of RPZs for a minimum 2 year period at a time.

The Act also introduced measures to better protect tenants with affordability by prohibiting any necessary rent increase in a RPZ from exceeding general inflation, as recorded by the Harmonised Index of Consumer Prices (HICP).

To address the rent affordability challenges building on foot of the unexpectedly fast rising inflation rate, as recorded by HICP (CSO data for January 2022 shows HICP inflation of 5% p.a.), the Residential Tenancies (Amendment) Act 2021 provides, from 11 December 2021, a cap of 2% per annum pro rata on rent increases in RPZs, where the inflation rate is higher. In effect, this will mean that rents in RPZs may only increase by a maximum of 2% per annum pro rata during times of higher inflation.

In all cases, section 19(1) of the Residential Tenancies Acts 2004-2021 prohibits the setting of a rent that exceeds market rent.

The operation of the rental market and the Residential Tenancies Acts 2004-2021 are kept under constant review and any necessary legislation will be introduced.

IPAV Submission to the Central Bank



IPAV Submission to the Central Bank re
Macroprudential Mortgage Measures

Click [here](#) for the full report

Recovery and Resilience Facility (RRF) - yearly report of the European Commission



The Recovery and Resilience Facility, established by Regulation (EU) 2021/241 on 19 February 2021, is the centrepiece of “Next Generation EU”, the EU response to emerge stronger from the coronavirus pandemic. The Facility has entered into the implementation phase, progressing quickly according to the timeline of reforms and investments set by the Member States. This report is the first of a series of yearly reports on the implementation of the Facility.

Click [here](#) for the full report

IPAV: Radio Interviews and Media Coverage

Available to listen back on interviews and read online articles:

05.03.22 – Source Irish Examiner

Click: [Government determined to bring “Housing for All”](#)

16.03.22 – Drivetime RTE Radio 1

Click: [CSO Residential Property Prices Outside Dublin Continue To Grow](#)

16-03-22 - IPAV Press Release

Click: [House Price Index - More needs to be done to make home ownership more affordable 16.03.22](#)

17.03.22 – Source Irish Daily Mail

Click: [Soaring house prices set to overtake record levels of Celtic Tiger](#)

23.03.22 – Source Irish Examiner

Click: [Auctioneers and engineers to vet accommodation pledged to Red Cross](#)

23.03.22 – IPAV Press Release

Click: [- House Prices - Factors impacting supply getting worse](#)

29.03.22 - Source Irish Times

Click: [Why are private landlords selling up despite record rents?](#)

Hook & MacDonald Residential Investment Report H2 2021 and Full Year Review – [View the Report](#)

IPAV

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