

## IPAV Newsletter April 2023 Vol. 119

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Spring is most definitely in air. With Easter just upon us, daffodils in full bloom and the welcomed return of brighter mornings and evenings, I hope all members can take some holiday time to step away from their busy offices and catch up with family and friends over Easter.

Looking back on the first quarter of 2023, the market has had an unusual start. While interest rates are up by 4%, the market has been extremely resilient and slightly higher over the quarter. On the rental side of the market, I recognise the difficult challenges many agents are currently experiencing as they are at the coalface of the eviction ban removal. Many ask what's to come, but as all agents know, unless much more stock is brought to the market throughout 2023 and with demand as it currently stands, it's difficult to see prices falling across any sector of the market.

As with all holiday periods, Easter can be a lonely time for many, and it's a good time to take a moment to remember our friends that are not in good health and to remember lost ones. I wish all our members, friends and staff a very happy, holy and peaceful Easter.

### Daft Premier Partner Programme

IPAV's correspondence relating to DAFT's Premier Partner Programme and our reporting of same to the Property Regulator in December 2021 of what IPAV believed to be an inducement under the PRSA SI-No-564-of-2020 was emailed to IPAV members on 17th February 2023. Daft have recently been advised by the PSRA that it considers the subscription discount an inducement under the Property Services SI-No-564-of-2020. I note Daft have withdrawn this section from their Premier Partners Programme offering since 1st April. When we receive confirmation from the Regulator we will be in contact again.

### Vacant Properties Report

IPAV's recently launched Vacant Properties 2023 Report, compiled by Eamonn Galvin, Sustainability Advisor to IPAV, sets out nine recommendations to bring vacant homes and business premises into liveable housing stock. Eamonn advises *"The carbon advantages of utilising existing vacant dwellings are as yet little appreciated but hold huge potential and advantages"*. This is an excellent report that we strongly encourage our members to review, especially in terms of their own locality. The report has been submitted to

## Vacant Properties

The opportunity to increase housing stock and minimise carbon emissions

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"THE VOICE OF AUCTIONEERS AND VALUERS IN IRELAND"

# 2023

Government officials and we will continue to stress the viability of our recommendations that we strongly believe can increase Ireland's much needed housing stock.

Click: [IPAV Vacant Property Report 2023](#)

## IPAV PSRA CPD Bundles Now Live



IPAV's PSRA CPD online bundles for 2023 are now live. This is an ideal route for licenced agents who prefer to complete their CPD over a period of time. Just one bundle needs to be selected, purchased and completed for 2023. The cost is €75.00 and you can review the list of modules included in each bundle prior to selecting the bundle most suitable to you. Bundles are now available via our online learning platform <https://ipav.learnskills.ie/>. Please note, if you did not use this option for 2022, you will need to set up an account at the above link before you chose your bundle.

## IPAV Presents to Informal Oireachtas Committee on Property Market Reform

It was great to be back at the Dail's AV room for a meeting of the informal Oireachtas Committee on Property Market Reform, chaired by Senator John McGahon. It gave IPAV an opportunity to bring Oireachtas members up to date on the current property market, including a presentation by CEO Pat Davitt on IPAV's most recent Property Price Barometer, and to hear first-hand from IPAV experts, Ella Dunphy, John Kennedy, Tom Crosse, and Kay McGuire how the market is performing at ground level. Eamonn Galvin, IPAV's sustainability advisor and author of our recently launched Vacant Properties 2023 Report, presented on the report, and highlighted the reasons why vacant properties are going to have such an effect on our housing stock going forward. In all, 19 Oireachtas Committee members attended the meeting, and we sincerely thank them all for their time and engagement.



## IPAV CEO Appointment to Global Real Estate Body

Congratulations to our CEO, Pat Davitt, on his recent appointment to the 2023 Board of Directors of the National Association of Realtors® (NAR), a global body representing more than 1.5 million realtors in the US and around the world. Commenting on Pat's appointment, Jim Kinney NAR's Global Ambassador to Ireland said *"Pat has been to the forefront in promoting high standards in the industry in Ireland and across Europe. Increasingly the property market is becoming more globalised and this sharing of knowledge and expertise has never been more important"*. Speaking on his appointment, Pat advised *"We will be looking at the various markets across the world, at how they compare and to, among other things, get a deeper understanding of the effects of various interventions by governments and trying to identify best practices"*.



## IPAV Welcomes New Lead Valuer



We are delighted to welcome Tony Wallace to the IPAV team as our new Lead Valuer. Tony has been lecturing students on IPAV's Higher Certificate in Business in Real Estate for some time and has also been presenting on our PRSA CPD programme. Further to our recent email, we would like to remind members, Tony Wallace is available to all IPAV members to advise on all valuations queries. Tony will carry out our TRV inspections throughout the year and will also strengthen IPAV's own Certified Valuer (CV) title over the coming year. Tony is contactable by email [tony@ipav.ie](mailto:tony@ipav.ie)

## IPAV Member Appeal - Irish Red Cross for Ukraine refugees

Many IPAV members previously volunteered to undertake pro bono assessments of dwellings pledged by the public for Ukrainian refugees coming to Ireland. The Irish Red Cross have asked our members for their assistance again commencing at the end of next week. They have a maximum of 4 to 5 inspections per week throughout the country, this is a much reduced amount of inspections required since first volunteering. We hope that members are willing for their contact details to remain on the Irish Red Cross list for this project. If any member is not currently registered and would like their details to be included on the list, please let us know by emailing [genevieve@ipav.ie](mailto:genevieve@ipav.ie) by Thursday 13<sup>th</sup> April. Again, thank you for your continued support. Your contribution is making a difference to the lives of the Ukrainian refugees.

## CEO Visits Long Standing Member, Paddy Flynn

I was delighted to visit Paddy Flynn in his home recently. Paddy is a proud member of IPAV for the last 40 years and is well known amongst many of our members, not least for his smart dress attire at IPAV events! Apart from talking about the property market, rugby is Paddy's next love and so the current Connaught and Irish Team came in for great discussion. Paddy played for Connaught during his great rugby career, and we had to examine some of the photo evidence from this period. He unfortunately got sick some 30 months ago and decided to retire and sold his business to DNG. We were delighted to learn his own favourite Rugby Club Galway



Corinthians recently conferred on him 'This Is your Life'. Thanks so much to Paddy and Marion for their hospitality and from all at IPAV, we wish you the very best for the future.

## Certificate in Real Estate Administration



[www.tus.ie](http://www.tus.ie)

Registration is open for 2023's Certificate in Real Estate Administration. This 1 year, online course is tailored for individuals who are working in or those intending to work in real estate offices. On successful completion of the Certificate in Real Estate Administration graduates will obtain a NFQ level 6 (60 ECTS) qualification. Please note, this course is not for those who are looking to obtain the educational requirements to apply for a property licence. Instead, the course provides students with the knowledge and competencies required to support the property professional and their clients in a professional and competent manner. For further details, please visit [here](#)

## 2 Year Part-Time Blended Learning Level 6 Higher Certificate Business in Real Estate, Valuation, Sale & Management

A reminder, applications are open for the 2 year, blended learning Higher Certificate in Business in Real Estate. This course is approved by the Property Services Regulator for licensing purposes. Graduates who have successfully completed the 2 year certificate will be eligible to apply for a PSP licence, categories A, B, C and D. For further details please click [here](#)

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## IPAV Membership Subscriptions 2023-2024

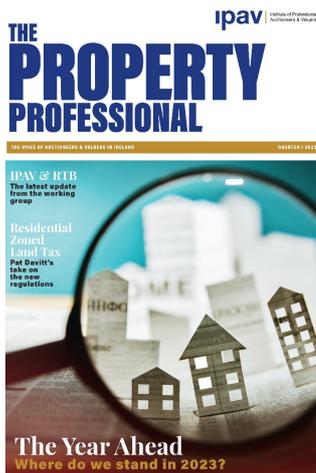
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Thank you to all members who paid their 2023/24 membership subscription, due 01 April 2023. For members who have not yet paid, or have any query regarding payment, please contact Serena at [accounts@ipav.ie](mailto:accounts@ipav.ie).

## The Property Professional Magazine

If you've not yet had an opportunity to look through IPAV's magazine, we highly recommend you click [Q1 The Property Professional](#) to see the many articles featuring:

- New IPAV Equality Diversity & Inclusion policy
- Residential Zoned Land Tax
- IPAV & RTB Working Group Update
- How to stay healthy and well at work
  - A Day in the Life with Nessa O'Farrell
- Death, Debt and Divorce, the stages of life in property
- Why has the rental market gone mad?
- Interview with Johnny and Paul Lappin



- The future of town renewal
- Are 'digital natives' the future?
- Regulations and levies in the commercial sector
- New homes – where do we stand?
- IT trends for 2023
- The great fee dispute
- Fantasy Investment Club - How would you spend €500k?

If any member would like to feature in future magazines, please email [valerie@ipav.ie](mailto:valerie@ipav.ie)

### IPAV's IWD Webinar - Keeping Safe at Work & Online - Recording Available

Thank you to Joanne Lavelle and Lisa Kearney for their fantastic International Women's Day presentation. The importance of keeping safe at work and on online was the focus of the event, with very useful tips, recommendations and discussion. This is a very worthwhile presentation to look back on, and something you can refer to over again. Simply [click here](#) to view a recording of the webinar.

Welcome to our  
webinar



#EmbraceEquity



### IPAV: Selection of Media Commentary & Press Releases

#### Online News Articles & Radio:

- 04.04.23 - Source - Irish Examiner Article by Ciara Phelan & Ronan Smyth  
[Landlord exodus could see 15,000 tenancies lost by year's end](#)
- 03.04.23 - Drivetime RTE  
[More than half of tenancies terminated due to sale in Q4 2022](#)  
*Wayne Stanley, Executive Director, Simon Communities of Ireland; Pat Davitt, CEO of IPAV*
- 29.03.23 - Source Midlands 103 Radio  
[Midlands House Prices Finally Falling](#)
- 29.03.23 - Source Connacht Tribune  
[House prices in Galway drop since the start of 2023](#)
- 26.03.23 - Source - RTE Radio 1  
['Safety net' measures in place from the Government to deal with housing crisis](#)
- 22.03.23 - Source - Drivetime  
[Sarah McInerney and Cormac Ó hEadhra brings you all the latest news and stories of the day from around the country and beyond.](#)  
*Relevant clip comes in at 36.55 into the programme, just after the 5pm news*
- 22.03.23 - Source - Irish Examiner Article by Paul Hosford

## Government defeats Sinn Féin's Dáil motion on extending eviction ban

- 22.03.23 - Source - Highland Radio

Hourigan facing Green Party suspension as government wins Eviction Ban vote

March 2023 - Source - The Clare Herald

Wynne highlights the on-going issue of vacant housing

- 17.03.23 - Source - FM104

Rent rates still on the rise

- 16.03.23 - Source - Irish Times Article by Jade Wilson

Average rent nationally was €1,482 at end of last year – RTB

- 06.03.23 - Source - RTE Drivetime

Interview with IPAV Chief Executive and Wayne Stanley of the Simon Community on the Eviction Ban

- 06.03.23 - Source - Irish Times Article by Cormac McQuinn & Pat Leahy

Eviction ban will not be extended and will lapse at end of March

- 05.03.23 - Source - Sunday Independent - Article by Wayne O'Connor

No loo, no loan – buyers are denied mortgages for vacant houses that need fixing up

- 05.03.23 - Source - Business Post - Article by Killian Woods

Why landlords are refusing to live with current renting rules – Business Post

### **IPAV Press Releases:**

- RTB Termination Figures - unsurprising says IPAV as it decries treatment of private landlords

- House Prices – Residential Prices Likely to Stay Reasonably Steady Despite Challenges

- Lifting Of Eviction Ban – Measures Show ‘More Concrete Understanding Of Market Realities’

- RTB Rent Index – IPAV Says Rents Increase Because Of Lack Of Supply

- House Prices - Volumes Not Yet Back To Pre Pandemic Levels Despite Increased Demand

- IPAV Chief Executive Appointed To Global Real Estate Body

- The Right Vacant Property Incentives Could Address Housing And Climate Objectives Simultaneously

## **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.

If you have not already downloaded the form and logged your reading to date, please access the form [here](#).

**IPAV**

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