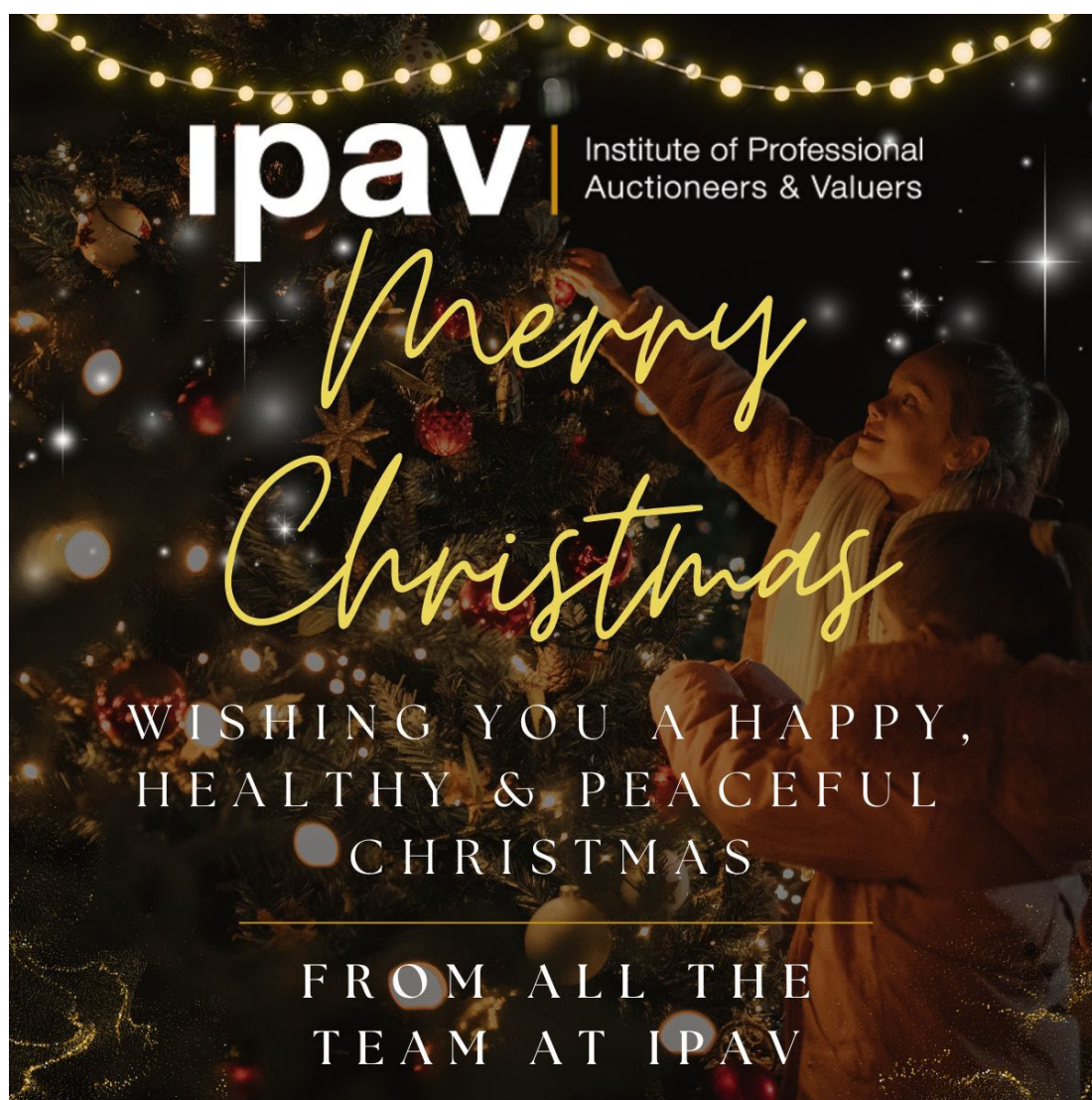


IPAV Newsletter December 2025 Vol. 151

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Christmas Message from Genevieve McGuirk IPAV CEO

As we come to the end of another year, I want to take a moment to acknowledge the remarkable resilience shown across the property sector. Despite ongoing economic uncertainty, our profession has continued to adapt, innovate, and support communities nationwide. Your ongoing dedication and professionalism have been central to this stability.

In the year ahead, IPAV remains committed to supporting members with the resources, advocacy, and training needed to navigate an ever-changing landscape.

I am personally very much looking forward to travelling around the country early next year to meet with many of you and hear your perspectives on the property market.

As we approach the festive season, I hope you enjoy a well-deserved, restful, and enjoyable Christmas break. Thank you for your continued support and for the vital work you do every day.

Happy Christmas and the warmest of wishes,

Genevieve McGuirk
CEO, IPAV

IPAV Member's Lunches Dublin and Cork



Thank you to all our members and guests who supported IPAV's Member's Lunch last Friday in the Westbury Hotel, and who generously donated to this year's chosen charity Cian's Kennels who enable hospitalised children to have dogs by their side for an extra dose of comfort and joy. [Click here for more information](#)

We wish all our members attending today's Member's Lunch in the Clayton Hotel Cork, a great afternoon, and we are pleased to host the event this year in aid of Cliona's Foundation. You can learn more about their important work at www.clionas.ie.

YPN Christmas Networking

IPAV's Young Professionals Network is delighted to invite you to their Christmas Networking Event, taking place on Thursday, 11th December at the IPAV Head Office, 129 Lower Baggot Street, Dublin 2.

Join us from 5:00 PM to 8:00 PM for an evening of networking, finger food, and drinks as we celebrate the end of another successful year.

This event is exclusive to IPAV members, and spaces are limited. If you are interested in attending, please email jakub@ipav.ie to secure your place.

Dress code: Festive Christmas Jumpers!

We look forward to seeing you there!



Informal Oireachtas Committee Meeting on Property Market Reform

The final session of the informal Oireachtas Committee on Property Market Reform chaired by Senator Robbie Gallagher took place in Leinster House on Wednesday 19th November.

IPAV welcomed presentations from Donald MacDonald of Hooke & MacDonald on new-build delivery and Sybil Berne and Richard Hamilton of MacCabe Durney Barnes on the planning system. There was a strong attendance from IPAV members, colleagues, TD's and Senators participating in the discussions.

I-r Donald MacDonald, Genevieve McGuirk, Robbie Gallagher, Sybil Berne, Richard Hamilton



The National Property Summit



IPAV CEO, Genevieve McGuirk took part on an industry panel at the Business Post National Property Summit on November 26th, at Radisson Blu Royal Hotel to discuss the government's ambitious policy shifts aimed at tackling the housing shortages, unlocking developments, and restoring investor confidence.

The panel assessed progress to date, challenges that lay ahead, and the urgent next steps required.

I-r Ivan Gain, Genevieve McGuirk, Pat Farrell, Michael O'Flynn, Joseph Kilroy

Pre-Legislative Scrutiny with the Joint Committee on Housing local Government and Heritage

IPAV CEO, Genevieve McGuirk represented IPAV along with IPAV president Fintan McGill and IPAV Board member John Kennedy at the joint Oireachtas Committee and Heritage for the pre-legislative scrutiny of the Residential Tenancies (Amendment) Bill on Tuesday 2nd December.

IPAV outlined key concerns raised by our members regarding the draft legislation, discussed the practical implications for agents' clients on the ground and presented insights from our recent members survey.



The playback of the committee session is available [here](#).

I-r Fintan McGill, Senator Maria McCormack, Thomas Gould TD, Genevieve McGuirk, John Kennedy

IPAV PSRA CPD Bundles: Closes 31st December 2025

We would like to take this opportunity to thank all members and agents who completed their PSRA CPD with IPAV throughout the year.

IPAV's PSRA CPD Bundles are available for all Property Service Providers who have not yet completed their 2025 PSRA CPD requirements. We strongly encourage members to complete their PSRA CPD at the earliest opportunity.



Please be aware that limited technical support will be available after 1pm on 23rd December. All modules must be fully completed before midnight on 31 December 2025, at which point the system will automatically close. Any incomplete modules cannot be accessed or completed after this deadline.

Please click: **[IPAV PSRA Online CPD Bundle Options](#)**

New TEGOVA Module - ESG



We are delighted to launch a new TEGOVA module "ESG and the Commercial Real Estate Market" on our CPD portal.

There are 5 individual modules currently available for TEGOVA Valuers who have not yet completed their annual CPD requirement. Each module provides 1 CPD Hour per module and costs €15.00.

All modules must be fully completed before midnight on 31

December 2025, at which point the system will automatically close. Any incomplete modules cannot be accessed or completed after this deadline.

Please click: [TEGOVA Online Modules](#)

IPAV TEGOVA Informal Reading Log



TEGOVA IPAV Informal CPD 2025 form

For all TEGOVA Valuers who attended IPAV's European Valuation Conference, please remember to update your reading log after you read today's newsletter.

You must also read IPAV's Q4 Property Professional magazine to be emailed in the coming weeks, before you complete and return info@ipav.ie by the deadline of 19th December.

[IPAV TEGOVA Informal CPD Hours - 2025 Reading Log](#)

Residential Valuation Fees

IPAV continues to advocate strongly on behalf of Residential Valuers regarding fee increases. We are acutely aware that fees from several financial institutions have remained unchanged for many years, and this remains a key priority for us.

Our CEO met with AIB in September to progress this matter and is scheduled to meet with them again early in the new year. We will continue to engage with all relevant institutions to secure fair and sustainable fee structures for our members.

As soon as there is any further development, we will update valuers immediately.

Webinar invite - EU Deforestation Regulation Update

The Department of Agriculture, Food and the Marine will host a webinar for all interested stakeholder organisations on the implementation of the EU Deforestation Regulation next Thursday 11th December at 10:30 am.



**An Roinn Talmhaíochta,
Bia agus Mara**
Department of Agriculture,
Food and the Marine

The link to register for this webinar is here; [Registration](#)

Residential Tenancies Act - Letter to landlords from the Department of Housing, Local Government and Heritage

The Department of Housing, local Government and Heritage have asked IPAV to circulate a letter they are sending out to all landlords.



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht**
Department of Housing,
Local Government and Heritage

The purpose of this communication is to provide more information to landlords around the policy measures which are due to come into effect on 1 March 2026.

This may also be of interest to many of our members who are acting on behalf of the landlords.

[Link to the Letter](#)

2026 IPAV Diary

We are delighted to advise IPAV's 2026 diaries are due to be dispatched shortly. Please note, diaries are only available to those who pre-ordered as we do not carry additional stock. For members who pre-ordered a diary, we ask you to kindly bare with us as each diary is individually packed here at IPAV, and then despatched via Wheels Courier.



RTB Annual Conference 2025

The RTB's Annual Conference, "Delivering a Sustainable Rental Sector!" took place on Thursday 27th November in the beautiful Royal Irish Academy of Music.

As part of the Conference the RTB launched their quarterly update. IPAV's CEO took part in a panel discussion on the changing profile of Ireland's rental sector with three other stakeholders

I-r Aoife Watters, CEO, Respond Housing Association, David Duffy, Senior Research Economist, Land Development Agency, Paul Naughton, Deputy Director, Data Services and Technology, John Mark McCafferty, CEO, Threshold, Genevieve McGuirk, CEO, Institute of Professional Auctioneers and Valuers.



Accelerating Infrastructure Report and Action Plan

The Accelerating Infrastructure Report and Action Plan sets out the Irish Government's programme to speed up delivery of key electricity, water, and transport projects. Despite record levels of capital investment, progress is slowed by structural barriers including legal challenges, regulatory complexity, fragmented governance, and low public acceptance.

The State plans to invest €275 billion by 2035 to meet the needs of a rapidly growing population. The report identifies 12 major delivery barriers — such as rising judicial reviews, slow and inconsistent planning, construction capacity limits, and weak coordination between agencies.

To overcome these, the plan introduces four reform pillars containing 30 actions with timelines (mostly to 2026), success measures, and assigned responsibilities, forming a system-wide blueprint for accelerating infrastructure delivery.

 An Roinn Cairteachais Phoiblí Rinnegair
Aithechiríocháin Seirbhíse Poiblí agus Digitiúcháin
Department of Public Expenditure Infrastructure
Public Service Reform and Digitalisation



[Link to report](#)

The Housing Agency - Lunchtime Webinar 16th December @ 12:30pm



**An Ghníomhaireacht
Tithíochta**
The Housing Agency

NEW TRAINING RESOURCES TO SUPPORT MULTI-UNIT DEVELOPMENTS RETROFITTING

The Housing Agency will hold a lunchtime live webinar to deliver access to new training resources to support retrofitting in multi-unit developments, mainly apartments.

Resource videos and written material (including case studies) cover financing, stakeholder engagement, and governance issues involved in the retrofitting of MUDs.

Tuesday, 16th December 2025 @12.30pm

For more information and to register please visit housingagency.ie/news-and-events

On 16 December, the Housing Agency will hold a free lunchtime webinar to launch access to new training resources to support retrofitting in multi-unit developments, mainly apartments. Resource videos and written material (including case studies) cover financing, stakeholder engagement, and governance issues involved in the retrofitting of MUDs.

The webinar will be of interest to people working with apartments and owners' management companies (OMCs), including licensed property management agents, investors/landlords, and directors of OMCs.

The new training resources arise from an EU-supported multi-country research project to advance building decarbonisation and retrofitting.

Taking place at 12.30pm on Tuesday 16 December 2025, the webinar will last about 30 minutes. [Click here](#) for further details

CEPI - EU Commissioner Dan Jørgensen receives new recommendations to address housing crisis



The EU's Housing Advisory Board is urging a major shift in how Europe approaches housing—defining affordability through long-term costs and quality, prioritising “housing first,” reusing existing buildings before constructing new ones, and streamlining planning without lowering standards. It also calls for expanding cost-rental models, boosting modular construction, improving rural–urban balance through investment, and creating better coordinated EU-wide housing data. These recommendations feed into growing political momentum, echoed by MEP Irene Tinagli, for stronger EU action and long-term investment to address the housing crisis.

[See full Report](#)

IPAV in the Media

Please see below linked media coverage from IPAV

Sunday 9th November, Tina-Marie O'Neill, [Judicial Reviews have “slipped into planning judgements” head of IPI tells Ipav conference](#)

Thursday 13th November, Marie O'Halloran, Irish Times, [New housing plan was written for 'big developers', Opposition says](#)

Monday 17th November, Killian Woods, The Sunday Business Post, [Browne's Blueprint: Broad goals and fuzzy deadlines but industry is happy.](#)

Thursday 20th November, Christian McCashin, The Daily Mail, [Average price of a home now €87K up on Tiger-era peak.](#)

Sunday 23rd Nov, Gabrielle Monaghan and Wayne O'Connor, Sunday Independent, [Stringent new tenancy rules spark 'stampede' of landlords from market as fears for renters grow.](#)

Friday 28th Nov, Maeve McTaggart, Irish Independent, [Rising rents, RPZs and a 'lonely place' for landlords – what new RTB data tells us](#)

Tuesday 2nd Dec, Ciara O'Loughlin, Irish Mirror, [Landlords continuing to leave the market should have government on 'red alert'](#)

Wednesday 3rd Dec, Marian Finnegan, Chief Executive Sherry Fitzgerald, Irish Times, [What does the housing market have in store in 2026? Property experts weigh in](#)

IPAV Press Release:

RTB Q4 UPDATE – Small landlords continue to flee the market, IPAV says this will negatively impact Rental Supply in Non-Urban Areas

House Prices – Elevated Prices for the Foreseeable Future – IPAV

IPAV Welcomes New Housing Plan but Warns of Lurking and Long-Standing Impediments

Honourable Decent Tenants could be biggest losers in new rent laws, IPAV to tell Oireachtas Housing Committee



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