

## **Reforming how apartment developments are managed**

As someone who lives in an apartment, you will be aware of the particular issues arising from living in an apartment. You may face particular problems with how the common areas of your apartment development are managed, for example the maintenance of the hall or lobby or how waste is collected.

There are often problems with how a service charge is calculated or how effective your managing agent is. Some of you may act as a volunteer director of the Owner's Management Company and you face the challenges of running the company in the best interest of everyone who lives there.

**Claire O'Regan** is the local Labour candidate in your area and wants to hear from you about any issues you face as someone who lives in an apartment.

You may know that there has been a great deal of debate in the media, with Dublin City Council and in the Dáil about how apartment developments are managed. The Law Reform Commission has recently published its proposals as to how the law should be changed – please look below for what they propose.

Now is the time for you to have your say. On the back of this page, I have prepared a short survey for you to complete. If you return this to me, I can raise the issues which affect you with Dublin City Council and with my colleague, Joe Costello, TD

### **Proposals from the Law Reform Commission:**

The Law Reform Commission is a state body which advises Government as to changes in the law. Because of the difficulties faced by people living in apartments, the Government asked it to look at reforming the law.

The Law Reform Commission has made the following proposals which affect people living in apartments:

- ⌚ All apartment developments (existing and new) should be bound by rules, for example that they must hold an AGM every year; that the meeting must be held adjacent to the apartment development itself; that all unit owners be provided with an account of income and expenditure;
- ⌚ Owner management companies will provide all unit owners with Fire Safety Certificates for the development;
- ⌚ For new apartment developments only, the Law Reform Commission proposes that each unit owner shall have one vote of equal weighting, thereby preventing developers from retaining block votes;
- ⌚ Proposal that investor-landlords, and not tenants, pay for the building investment fund (the 'sinking fund');
- ⌚ Disputes over service charges would be dealt with by the Small Claims Court, making it cheaper and easier to resolve disputes.

For information, please consult [www.lawreform.ie](http://www.lawreform.ie) or contact Claire O'Regan.

(LOCAL ELECTIONS 2009: ARE YOU REGISTERED TO VOTE?

IF NOT, CONTACT [www.dublincity.ie](http://www.dublincity.ie) and click on the 'Register to Vote' section or phone 01 2225010 – Dublin City Council Franchise Section)

**Survey – please complete and return to Claire O’Regan at [oregan.claire@gmail.com](mailto:oregan.claire@gmail.com) or 66, Seaview Avenue, East Wall, Dublin 3. Your response will be treated with absolute confidence.**

<b>About your apartment</b>	Your response		Your response
How long have you lived in your apartment?		How many children live in your apartment?	
How many bedrooms are there in your apartment?		Do you have access to a parking space?	
How many adults do you share with?		Do you have an outside area in which you can dry your clothes?	
		Is there a problem with mould or dampness within the apartment?	

<b>About your apartment building</b>	Your response (please give details)
Are the fire escapes free from obstruction and able to be used, in case of emergency?	
Are you satisfied with how waste is disposed of within the apartment development?	
Are you offered recycling facilities within the apartment development?	
Are you satisfied with how the common areas (halls, lobbies or landscaped areas) are maintained?	

<b>You and your apartment</b>	Your response		Your response
Do you own your apartment?		Are you a tenant?	
If so, how much is the service charge you are asked to pay annually?		If you are a tenant, how much rent do you pay?	
What is your country of birth?		If you are a tenant, do you pay charges on top of your rent?	

<b>General information</b>	
What is the name of your apartment development?	
What is your name and address/email (optional)?	