



**An Ghníomhaireacht
Tithíochta**
The Housing Agency

Housing Practitioners' Conference

Multi-Unit Developments Workshop

Radisson Blu Hotel, Athlone, Thursday 10 April 2025

Workshop Engagement



Pat Montague

Spokesman, MUD Act Reform Group

Niall Duffy

Head of Income & Commercial Services, Tuath Housing

Lisa Marie Sheehy

Senior Staff Officer, The Housing Agency

David Rouse

MUDs Advisor, The Housing Agency

Workshop – Proposed Timetable



- 11:45 Housing Agency Presentation
- 12:00 Workshop Discussion
- 12:45 Agree Themes & Conclusion

Actions Arising From 2024



- Customised LA / AHB training:
 - LGMA – 12 November 2024
 - ICSH – 19 November 2024
- Regional outreach events
- Knowledge sharing – webinars
- In-house LA training



Outreach Events: Sep/Oct 2024



Outreach Evenings – 26 to date



Crowne Plaza Airport Hotel, Northwood, Santry, Dublin 9 - Wednesday, 11 September

Clanree Hotel, Letterkenny, Co. Donegal - Wednesday, 18 September

Maldron Hotel, Portlaoise, Co. Laois - Wednesday, 25 September

The Ellison Hotel, Castlebar, Co. Mayo - Wednesday, 2 October

Killarney Plaza Hotel and Spa, Killarney, Co. Kerry - Wednesday, 9 October

Glenview Hotel and Leisure Club, Delgany, Co. Wicklow - Wednesday, 16th October

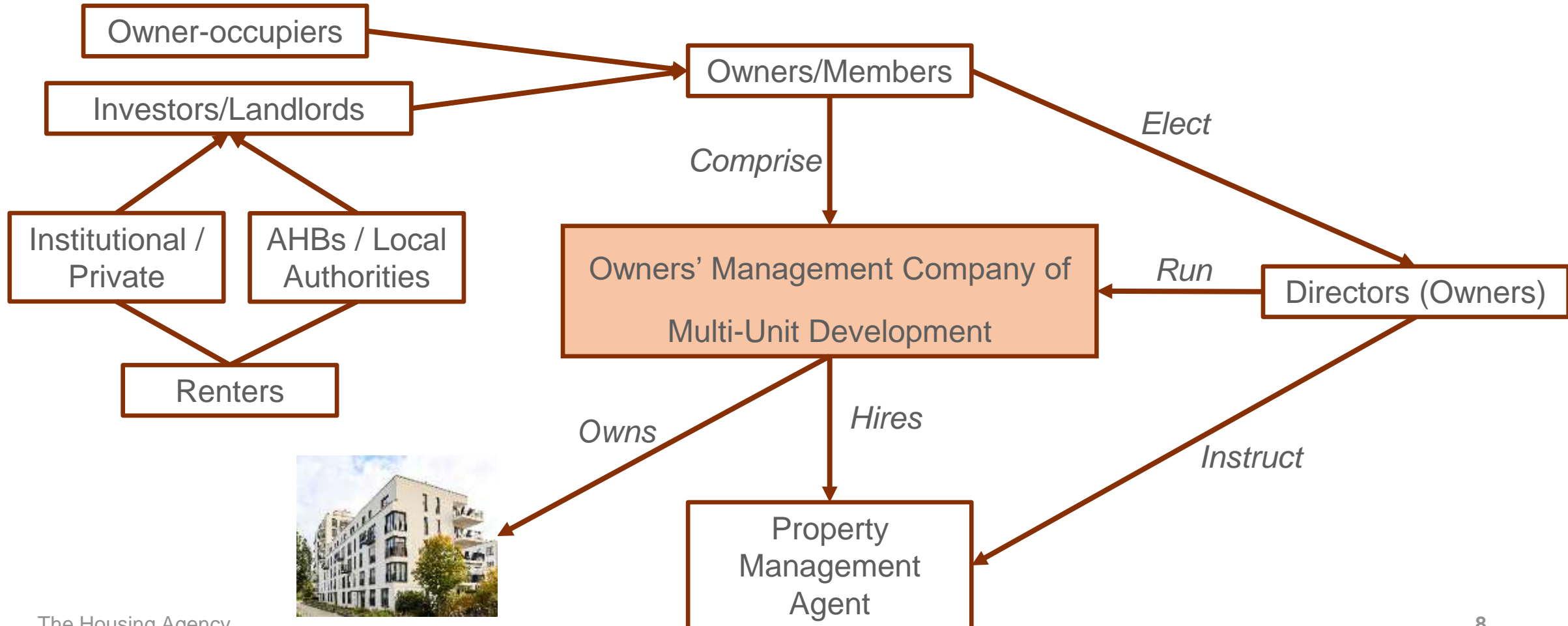
The Tower Hotel and Leisure Centre, Waterford City - Wednesday 23, October

Sep / Oct 2025: Locations



1. Dublin x2
2. Cork
3. Limerick
4. Galway
5. North West (Carrick-on-Shannon)

Mult-Unit Development: What/Who?



Ownership = Diverse



Owners of Property				
Individuals	Companies Irish or Foreign	Partnerships	Trusts	Exempt Unit Trusts - €5bn
Insurance Corporations/Pension Funds - €3bn	REITs €1.75bn	Investment Funds Irish (not IREFs) or Foreign Domiciled	Investment Funds which are IREFs - €28bn	Government (local authorities, AHBs, LDA)

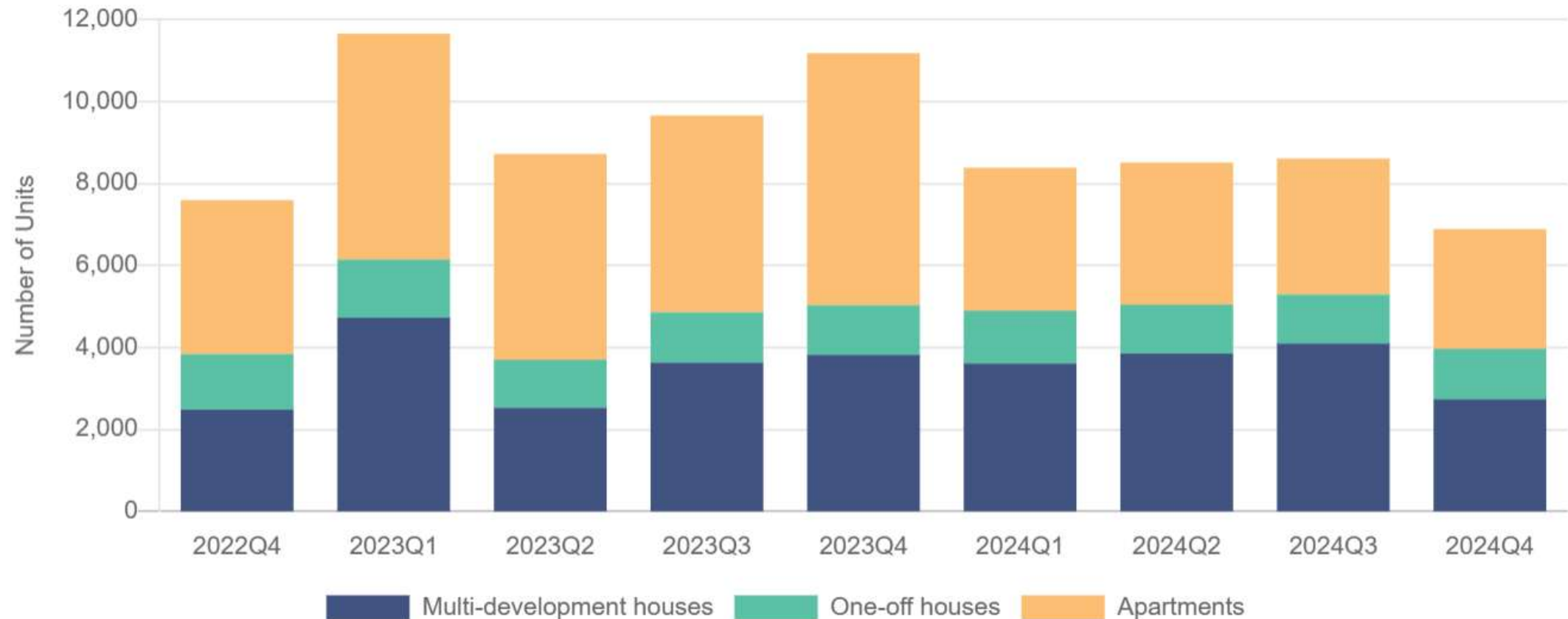
News in Brief



1. Apartment Numbers / News

2. Regulatory News

Planning Permissions 2022-2024



www.cso.ie/en/releasesandpublications/ep/p-pp/planningpermissionsquarter4andyear2024/

Permissions 2006-2024



www.cso.ie/en/releasesandpublications/ep/p-pp/planningpermissionsquarter4andyear2024/

Completions – Latest Data



www.cso.ie/en/releasesandpublications/ep/p-ndc/newdwellingcompletingsq42024/

Apartment Completions 2024



- 29% of national completions
- 60% of Dublin completions
- 75% of all completions were in Dublin

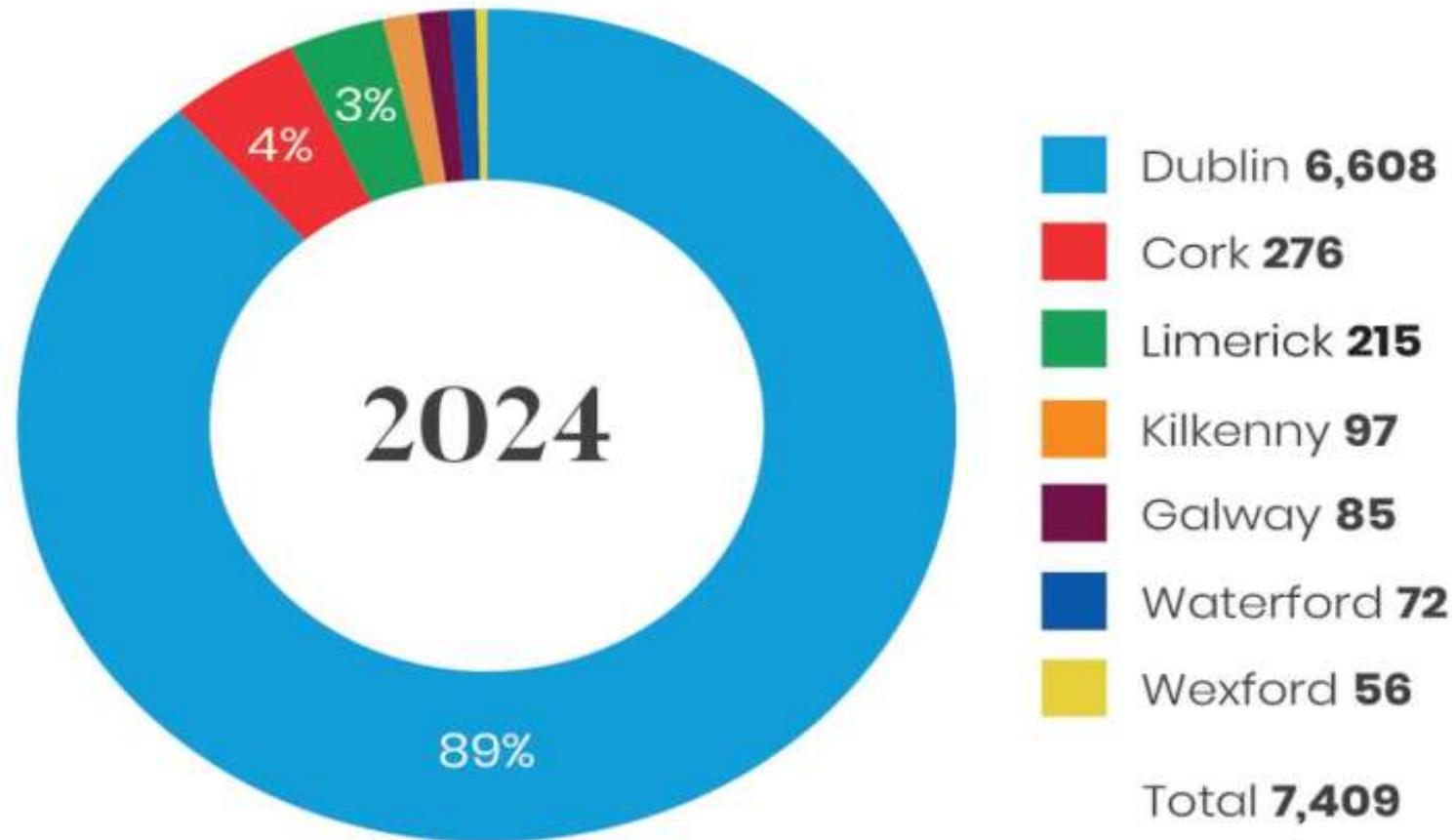


An
Phríomh-Oifig
Staidrimh

Central
Statistics
Office

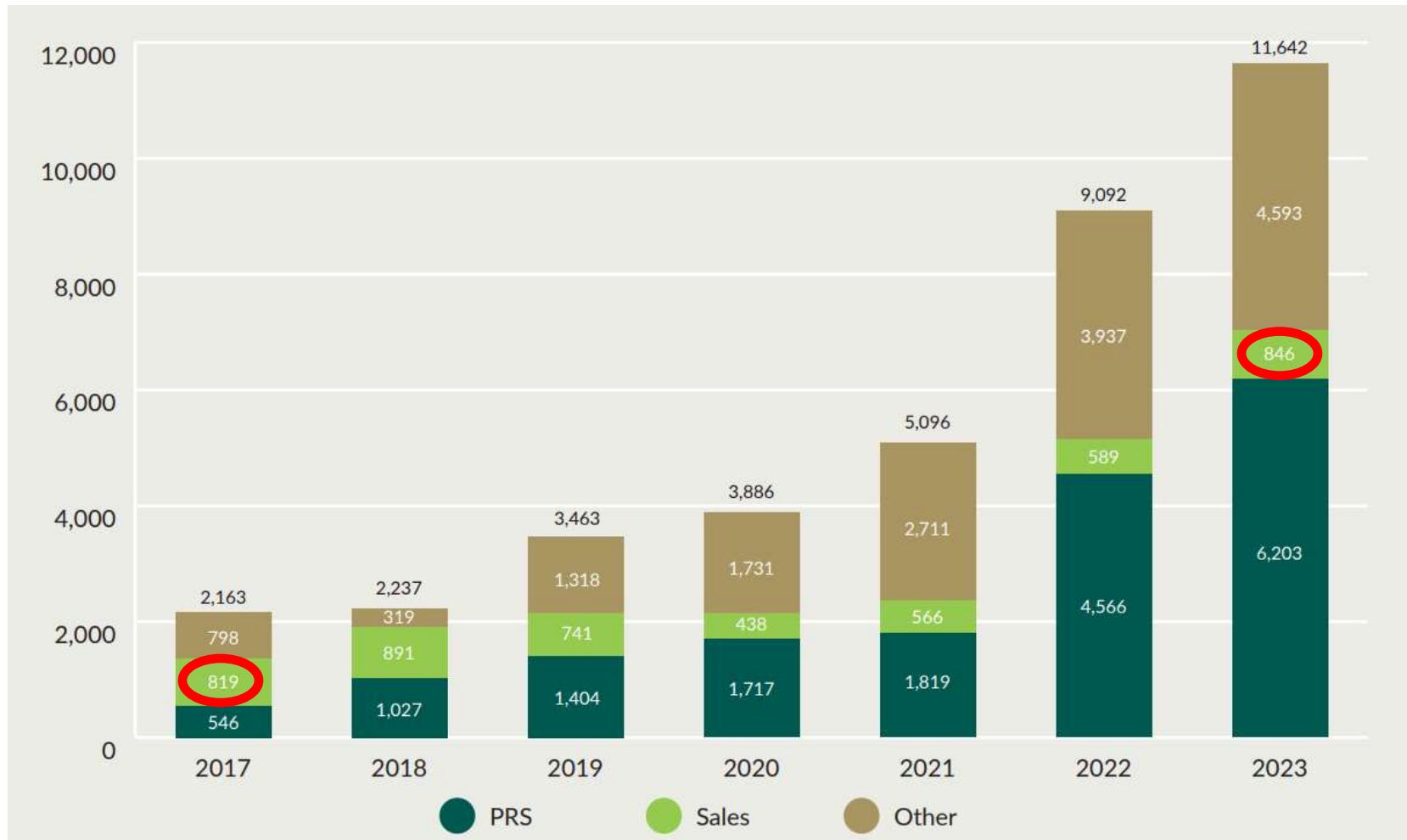
www.cso.ie/en/releasesandpublications/ep/p-ndc/newdwellingcompletionsq42024/

Completions in Towns / Cities



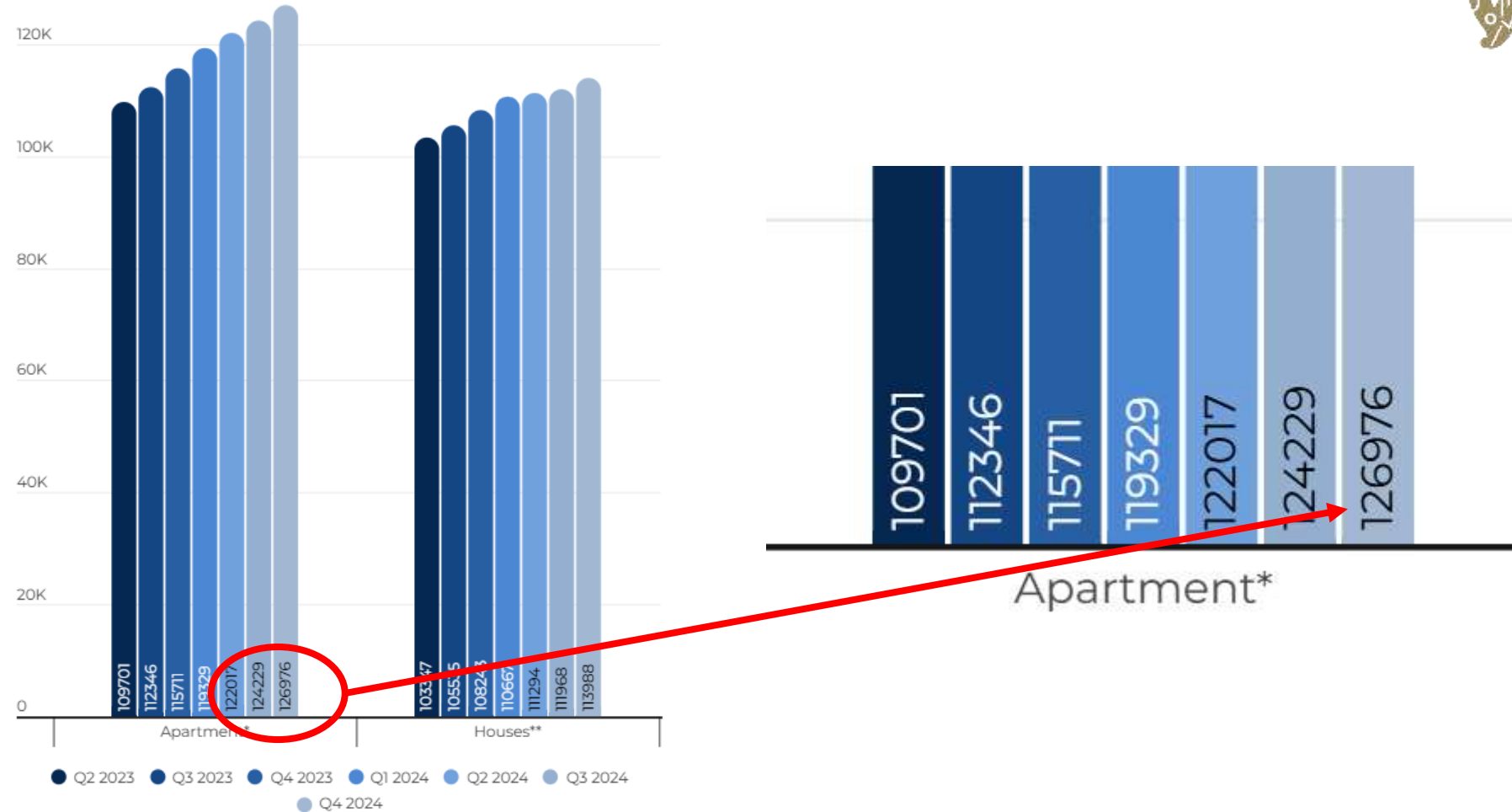
www.businesspost.ie/article/apartment-construction-at-near-standstill-says-new-hmd-report/

Profile of Apartment Completions



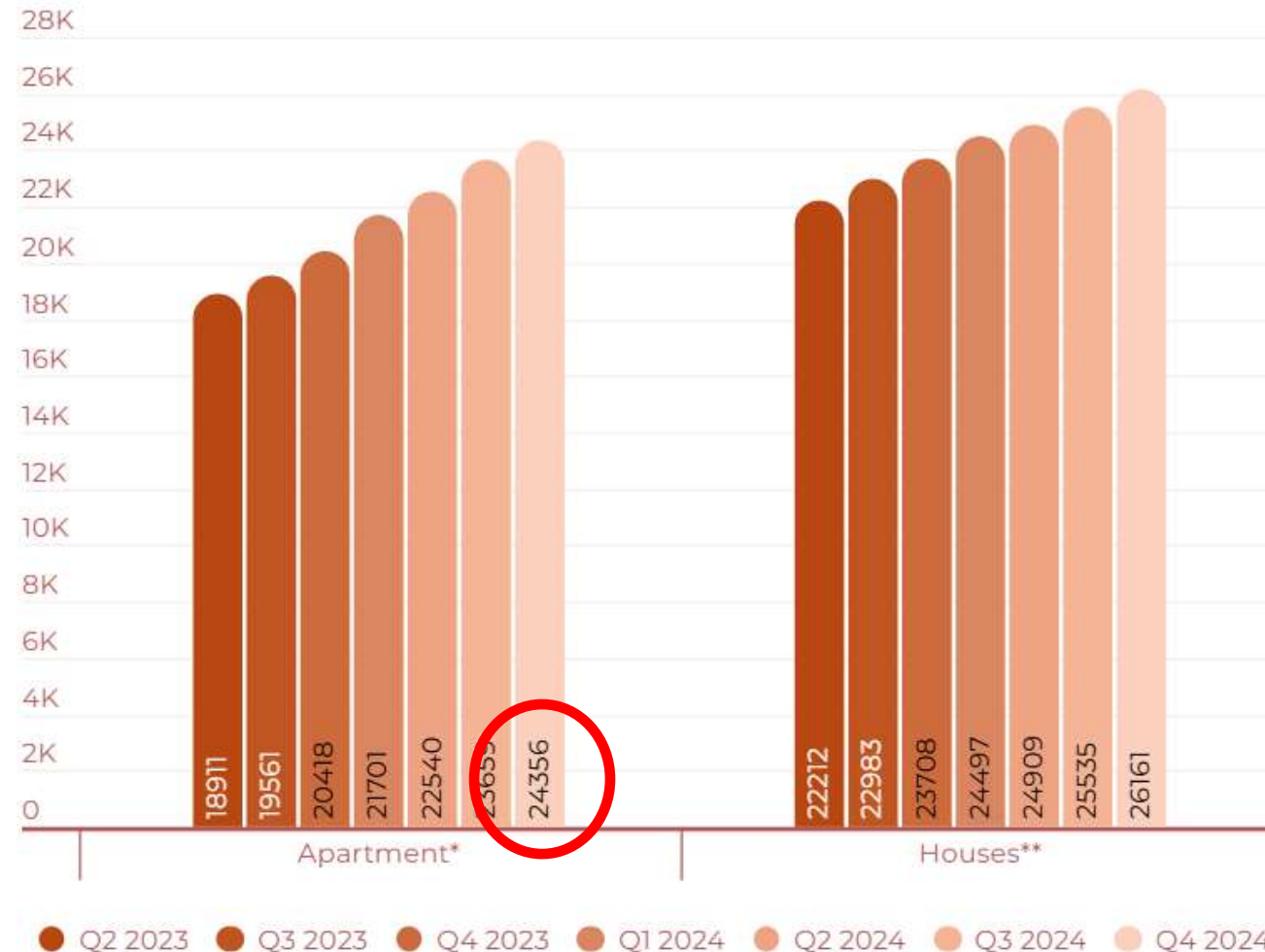
www.gov.ie/en/publication/da341-funds-sector-2030-a-framework-for-open-resilient-and-developing-markets/

Private Tenancies by Dwelling Type



www.rtb.ie/about-rtb/data-insights/data-hub/rtb-profile-of-the-register-private-registration-statistics-q2-2023-q3-2024

AHB Tenancies by Dwelling Type



www.rtb.ie/about-rtb/data-insights/data-hub/rtb-profile-of-the-register-approved-housing-body-ahb-registration-statistics-from-q2-2023-q3-2024

Final Draft Revised NPF



National Policy Objective 44

Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.

Historically, low-density housing development has been a feature of Ireland's housing landscape in cities, towns, villages and the countryside. To avoid urban sprawl and the pressure that it puts on both the environment and infrastructure demands, compact housing and increased residential densities are required in our urban areas.

Well designed and located high and medium density housing will assist:

While apartments made up 1 household in Ireland and 38 households in the Dublin City (Census data), we are a long way from averages in terms of the numbers and proportion of households living in apartments, especially in our cities and larger towns. In many European countries, it is normal to see 40%-60% of households living in apartments.

To more effectively address the challenge of meeting the housing needs of a growing and more diverse population in our key urban areas, it is clear that we need to build inwards and upwards, rather than outwards. This means that apartments and compact housing models will need to become more prevalent, particularly in Ireland's cities.

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www.npf.ie/first-revision-to-the-national-planning-framework/final-draft-revised-national-planning-framework-april-2025/

Estimate of new OMCs



Year	OMCs
2025 (to date)	56
2024	235
2023	163
2022	129
2021	154
2020	154
2019	174
2018	153
2017	177
2016	119
2015	116
2014	80
2013	58
2012	79
2011	50
Total	1,897

How many OMCs? 10,000?



1. National Consumer Agency report (2006): **4,600**

2. c. **1,850** new OMCs since 1 January 2011

3. Average rate of about **130 new OMCs p.a.**

4. 130 new OMCs p.a. 2006 to 2010 = say **650**

5. Guesstimate of OMCs that are not bodies corporate **300 or 400**. Too low?

6. Accuracy of estimate at #1?

7. Range of **8,000 to 9,000** OMCs? Maybe 10,000?



or renewal over time. It is estimated that there are currently approximately 4,600 management companies, based on an analysis of management companies incorporated and registered with the CRO.

CRO – Form B1 – Existing OMCs



☰

CORE

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Form B1: Annual Return

Prerequisites [0]

Company Details [1]

Registered Office [2]

Secretary Details [3]

Director Details [4]

Other Directorship Details [5]

Registered Person Details [6]

Company Details

Submission Type: Form B1C - Annual Return General

Owners Management Company

☐ Please tick the box if the company is an Owners Management Company (as defined in section 1 of the Multi-Unit Developments Act 2011)

Return Information

CRO – Form A1 – New OMCs



☰

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Form A1: Application to Incorporate a Company

Company Details [0]

Appoint New Director/Secretary [1]

Other Directorship Details [2]

Company Share Capital [3]

Subscribers to Memorandum [4]

Declaration [5]

Verification [6]

Su

Fé Phráinn

☐ Tick here if using a Fé Phráinn Number

Company Details

Submission Date *

Owners Management Company

☐ Please tick the box if the company is an Owners Management Company (as defined in section 1 of the Multi-Unit Developments Act 2011)

Form Help

Please visit our corporate website for further informat

✓

For Information on content required for this :

✓

For General Information please contact: [cro.i](#)

✓

For Technical Assistance please contact: [elect](#)

Help from CRO



Incorrect identification as an Owners' Management Company



Common Filing Errors

Common Errors – Form B1

Common Errors – Form B10

Incorrect identification as an Owners' Management Company

Requirements for Audit Exemption

An Owners' Management Company (OMC) is a company established for the purposes of becoming the owner of the common areas of a multi-unit development, such as an apartment block.

An OMC is responsible for the management, maintenance, and repair of the common areas of the development. Membership of the OMC is made up of the owners of the homes and commercial units within the development.

Only an OMC, as defined in the [Multi-Unit Developments Act 2011](#), should tick the relevant box provided in the Form A1 when [Registering](#), and provided in the Form B1 when submitting its [Annual Return](#).

[Section 14\(3\)](#) of the Multi-Unit Developments Act 2011 requires the words "owners' management company", or the abbreviation "OMC", to be included in the name of new OMCs.

An OMC incorporated before the coming into force of the Multi-Unit Developments Act 2011 can update its name to include the terminology. This requires the amendment of the constitution of the OMC, the passing of a special resolution, and a filing of a [Form G1Q](#).

Further information on Changing a Company's Name is available [here](#).

Restoration of an Owners' Management Company

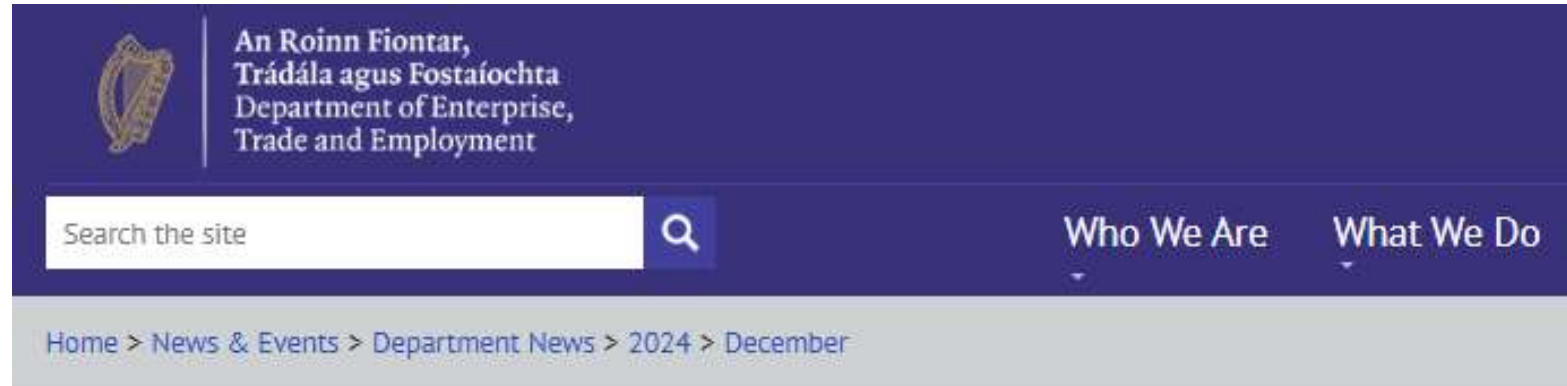
Where an OMC has been struck off voluntarily, or was struck off for failing to file annual returns, it may apply for restoration by filing within six years of the date of dissolution.

Further information about the restoration process is available [here](#).

Further Information and Resources for OMCs

Information and resources for people involved with OMCs is available on the website of [The Housing Agency](#).

Virtual AGMs – Permanent Option



Commencement of Companies (Corporate Governance, Enforcement and Regulatory Provisions) Act 2024

3rd December 2024

Today, Minister for Enterprise, Trade and Employment, Peter Burke, announced the commencement of the majority of the Companies (Corporate Governance, Enforcement and Regulatory Provisions) Act 2024, following its enactment and signature by the President of Ireland on 12 November.

<https://enterprise.gov.ie/en/news-and-events/department-news/2024/december/03122024.html>

Virtual AGMs – Permanent Option




Participation in general meetings by use of electronic communications technology

12. The Principal Act is amended by the insertion of the following section after section 176:

“176A. (1) Save to the extent that the company’s constitution provides otherwise, a company need not hold a general meeting at a physical venue but may conduct the meeting wholly or partly by the use of electronic communications technology as long as all attendees have a reasonable opportunity to participate in the meeting in accordance with this section.”

www.irishstatutebook.ie/eli/2024/act/44/enacted/en/print.html

Law Society Update – 18/03/25



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For Solicitors

- Knowledge Base** ^
- Practice Areas** v
- Practice Notes**
- Publications**
- Library** v
- Regulation Answers** v
- Business & Career Resources** v

MUDs pre-contract enquiries for second-hand houses - new guidelines

Conveyancing 18/03/2025

The Conveyancing Committee has reviewed the existing conveyancing practice in relation to Multi-Unit Developments (MUDs) Pre-Contract Enquiries and has today issued a new set of MUDs Pre-Contract Enquiries for second-hand houses in managed developments.

Sale of houses in a managed development

The Committee is of the opinion that it should be possible for a vendor to provide replies to the MUDs Pre-Contract Enquiries in relation to all material issues that are likely to arise in connection with a housing development.

www.lawsociety.ie/Solicitors/knowledge-base/Practice-Notes/muds-pre-contract-enquiries-for-second-hand-houses—new-guidelines/

The Housing Agency

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Law Society Update – 18/03/25



Director's Reports

The Directors of every OMC are under a Statutory obligation by virtue of Section 17 of the MUDs Act to furnish each member of the OMC with a Report ten days before each annual meeting which includes statements of:

- 1 the income and expenditure relating to the period covered by the report;
- 2 the assets and liabilities of the OMC;
- 3 the:
 - (i) funds standing to the credit of the sinking fund, and (ii) details of the amount of the annual contribution to the sinking fund and the basis on which such contribution is calculated;
- 4 the amount of the annual service charge and basis of such charge;
- 5 the projected or agreed annual service charge relating to the current period;
- 6 any planned expenditure on the refurbishment, improvement or maintenance of a non-recurring nature which is intended to carry out in the current period;
- 7 the insured value of the development, the amount of the premium, the name of the insurance company and a summary of the principal risks covered;
- 8 in general terms, the fire safety equipment installed in the development and the arrangements in place for its maintenance, and
- 9 full disclosure of any contracts between the OMC and a director or shadow director.

A vendor who has, or can obtain a copy, of the Report under Section 17 should be able to provide replies which a purchaser and a purchaser's solicitor may find acceptable.

Apart from what may be contained in a Section 17 Report a vendor may be aware of planned expenditure on the refurbishment, improvement or maintenance of a non-recurring nature which the OMC intends to carry out in a subsequent period and details of such works should be provided.

If the Directors' Report does not contain all the information that it is obliged to provide under the MUDs Act the vendor should not have to pay any fee to obtain any missing details.

Purchaser's solicitors should continue to ensure that service charge is paid or apportioned to the date of completion of the sale.

Defects – Update 13/02/25



● YOU ARE HERE :

[Home](#) > *Statement - Important update on Interim Remediation Scheme for fire safety defects in apartments and duplexes*

Statement - Important update on Interim Remediation Scheme for fire safety defects in apartments and duplexes

Thursday, 13th February, 2025

Important update on Interim Remediation Scheme for fire safety defects in apartments and duplexes

www.housingagency.ie/news-events/statement-important-update-interim-remediation-scheme-fire-safety-defects-apartments

Full Scheme?



Government Legislation Programme Spring 2025

<u>Department of Housing, Local Government and Heritage</u>		
Marine Protected Area Bill	Bill to provide for the designation and effective management of Marine Protected Areas in the Irish maritime area.	Work is ongoing.
Apartment and Duplex Defects Remediation Bill	The Bill puts in place a statutory scheme to establish supports for the remediation of fire safety, structural safety and water ingress defects in purpose-built apartment buildings, including duplexes, constructed between 1991 and 2013.	Heads of Bill approved in September 2024.

<https://www.gov.ie/pdf/?file=https://assets.gov.ie/319531/3760a815-ee4f-49ea-ba3b-e42244711ea4.pdf>

Programme for Government 2025



Help owners of defective houses and apartments

This Government will:

- Establish a Buildings Standards Regulatory Authority to strengthen the oversight role of the State in respect of the design and construction of buildings.

Defective Multi-Unit Developments

- Continue to implement an interim remediation scheme for defective apartments.
- Roll out Retrospective Payment pathfinders.
- Legislate and implement a comprehensive remediation scheme including retrospective payments for defective apartments.

FAQs – Updated Info for Renters



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ABOUT US

HOUSING INFORMATION

DATA HUB

FAQs

- > What is a sinking fund and why is it important?
- > Where do I find out about my rights as an owner in the estate?
- > How do I find out who owns what parts of a multi-unit development?
- > I am a renter / tenant in a home that is part of a multi-unit development, such as an apartment block, where there is an OMC. How do I raise concerns in relation to the upkeep of the common areas, or the delivery of shared services in the development?
- > What are House Rules?

www.housingagency.ie/node/291

Webinar with PSRA: 20 May 2025



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MULTI-UNIT DEVELOPMENTS

OMCs, Agents, and the Letter of Engagement: Insights from the PSRA

The Housing Agency and the Property Services Regulatory Authority (PSRA) will hold a webinar to provide insights into the importance of the Letter of Engagement between owners' management companies (OMCs) and licensed property management agents.

Tuesday, 20th May 2025 @12.30pm

For more information and to register please visit [housingagency.ie/news-and-events](https://www.housingagency.ie/news-and-events)

www.housingagency.ie/news-events/webinar-omcs-agents-and-letter-engagement-insights-psra

Programme for Government



Improving Management for Apartment and Duplex Owners

- Move responsibility for the Multi-Unit Development Acts to the Department of Housing to streamline support for owners' management companies and improve oversight.
- Establish a unit in the Housing Agency to regulate owners' management companies to ensure effective governance.

Programme for Government



Driving Reform Across the Justice Sector

This Government will:

- Transfer responsibility for property services and estate agents to the Department of Housing and censorship to the Department of Media.

Webinar with PSRA: 20 May 2025



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Agreed Themes



1. Speedy implementation of the commitments in the Programme for Government to transfer the MUD Act to DHLGH, and to establish in the Housing Agency a unit to regulate OMCs.
2. Regulation of OMCs should include non-judicial resolution of disputes arising under the provisions of the MUD Act, and of head leases of MUDs.
3. Regulation of OMCs should be coupled with capacity building, training, and supports for directors of OMCs.

What's Next?

1pm ➡ Return to the hotel lobby where hotel staff will direct you to lunch.



2pm ➡ The afternoon sessions resume back in the Marina Suite.

Enjoy your break!

