



**CONSTRUCTION DEFECTS
ALLIANCE**

Apartment Defects Campaign Update, 27 March 2026 – PLEASE SHARE

Key Role for OMC Directors

Last week, the Housing Agency wrote to all of the over 240 OMCs that have applied to the Interim Remediation Scheme informing them that from here on, OMCs have to nominate a director as the Authorised Person with whom the Agency will liaise in relation to their application. This arrangement will apply not just in relation to the Interim Remediation Scheme but to all future applications for remediation support and for reimbursement.

This is a development that has the full support of the Construction Defects Alliance for a number of practical reasons:

- First, under the law, responsibility for tackling defects rests with OMC directors so it's critical that they are involved in engaging with the Housing Agency around their applications for support around this process.
- Secondly, most managing agents are juggling a portfolio of OMCs and – as a consequence – complexes that are applying or will be applying for remediation support. On the other hand, OMC directors are generally dealing with one application to the Housing Agency – in which they usually have a direct personal stake – so they're more likely to be in a position to be very focused on such an application and such focus is vital in driving applications forward and getting remediation works carried out as quickly as possible.

Fire Detection and Alarm Systems Initiative

Last month, the Government announced – at the suggestion of the Alliance – that it had approved the creation of the Fire Detection and Alarm Systems Initiative. This Initiative is currently being trialled with 10 applicants to the Interim Remediation Scheme that have a high-risk profile and if this trial is successful, it could be a game changer in rapidly providing a base level of fire safety to defective apartment complexes.

The key elements of this scheme as proposed are as follows:

- Focuses on modifying or replacing existing fire and smoke detectors and alarm systems to bring them up to the 2024 standard with funding up to a maximum of €4,400 per unit;
- Significantly-reduced procurement requirements for OMCs so the process of turning around an application should be around three months or so compared to 10 months for the Interim Remediation Scheme;
- Fifty per cent of the funding will be provided to OMCs on the submission of an agreed contractor's tender and the remaining 50% will be paid upon completion.

We'll keep you posted on progress of the trial over the coming months.

Interim Remediation Scheme

Three of the four pathfinder applicants to the Interim Remediation Scheme have at last gotten their grants – with the awarding of the fourth grant imminent – and works have been underway at The Crescent, Park West for a few months now and will shortly be underway in the other locations.

One of the key learnings from the pathfinder process is OMCs' need for a lot of 'hands-on' project management support – and this is even more crucial given the key role for each OMC's director nominated as the Authorised Person for their application for funding and defects remediation works. The Housing Agency is examining how best to put such dedicated project management support in place for OMCs and once that is done then the next 20 applicants to Interim Remediation Scheme will start having their applications processed. We expect this to get underway later in the spring.

Defects Remediation Legislation

The Oireachtas Housing Committee completed its pre-legislative scrutiny of the draft defects remediation legislation before Christmas and issued its report at the end of January. The report (https://www.constructiondefectsalliance.ie/assets/files/pdf/2026-01-29_report-on-the-pre-legislative-scrutiny-of-the-general-scheme-of-the-apartment-and-duplex-defects-remediation-bill-2024_en.pdf) contains 19 recommendations to the Government all of which the Alliance has welcomed.

The recommendations included the following:

- That the process of reimbursing owners that have already paid to have defects remediated should be delivered in tandem with the defects remediation scheme;
- The Minister should consider including increased insurance premiums – due to the presence of defects – and fire warden costs in the ancillary payments provided as part of the scheme;
- The scheme should include requirements for OMCs to hold general meetings to discuss and approve applications to the scheme;

- The legislation should set out in a specific section the interaction of the Interim Remediation Scheme currently in operation with the broader remediation scheme;
- The various elements of the defects remediation process – such as the Interim Remediation Scheme – should include Approved Housing Bodies and Local Authorities as applicants along with OMCs;
- Urgent completion of the transfer of responsibility for regulating OMCs from the Department of Justice, Home Affairs and Migration to the Department of Housing, Local Government and Heritage.

The draft legislation is currently being re-fashioned in the light of the Committee's recommendations and it's expected that it will come before the Dáil in the summer term with the legislative process being concluded in the fourth quarter of the year. In addition to finalising the legislation, the Department of Housing is preparing the detailed regulatory framework which will guide the implementation of the various defects remediation schemes underpinned by the legislation. Hopefully, this will mean that the schemes will open for application soon after the legislation is passed.

Reimbursement of Levies

Understandably, the thousands of apartment owners who have paid levies to their OMCs are eagerly awaiting news as to when they will be paid back as promised by the Government.

Eight OMCs took part in a pathfinder exercise last year to help inform the Housing Agency and the Government's thinking on how such a reimbursement process might operate. The Housing Agency reported to the Department on this process last autumn and the Department has prepared a report based upon this for the Minister.

Due to a Government decision in late 2024, the Minister's report has to be considered by Cabinet before any further steps can be taken here. We are hoping that the Minister will take this report to Government in April and then the Alliance will be engaging intensely with the Department about the details of the reimbursement process.

We'll keep you posted on this.

Ends.