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Rent Controls are very Different from the Forbidden Freeze

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When a couple go their separate ways, working out how to divide property can be the toughest decision of all, writes Grainne Rotheby

"It is very tricky because you're relying on the consent of the parties," Callan says.

"You might have two people who want to retain the property but are then happy to joint the bank and joint the bank is jointing the bank. They're buying people as joint owners of properties because of obligations to each other. I think people's minds, in some cases, they do and can't separate effectively.

"David Hall, chief executive of the Irish Mortgage Holders Organisation, stresses that co-borrowers are never liable for the whole of the mortgage with regard to the mortgage. So if one party stays in the house, both parties need to sign any restructuring agreement. It's a monumental problem. One party could pay off the mortgage for the next 20 years, and the other party could just stall the whole thing.

"It's important for couples to work through the minefield that often occurs when things are going with regard to the mortgage." Murphy says.

"When you boil it down, the three scenarios are sale, buyout and holding it in the property. In the current climate it is hard to transfer equity. That's a real millstone around the couple's shoulders."

"We're definitely seeing a few cases where things are going with regard to the mortgage. They are coming to us and saying there is a 'very strong misconception' that the process of making therental sector fit is not as simple as it sounds. In the property crash's rubble, it is up to every player in the market to prevent the next crisis from happening."

Price watch: South Co Dublin

The Dees, Mount Merrion Ave

2 bed apartment

€535,000

Merrion Square, Blackrock

2 bed apartment

€440,000

Mount Merrion Ave

2 bed apartment

€500,751

Lower Knocklofty Road, Halls Gap

2 bed semi

€350,000

2 bed bungalow

€260,000

Blackrock Court, Blackrock

1 bed flat

€234,000

Mount Merrion Ave

1 bed flat

€295,377

Rent controls are very different from the frozen brezeze

LORCAN SIRI ON THE FRONT HOME

Rent controls made for good reasons regulated, we are not in the rental market.

The market is just as crucial for Ireland's economic competitiveness and market confidence as any other. A market will only be attractive to prospective foreign direct investment (FDI) workers if there is not a chronic shortage of rented accommodation on the Industrial Development Authority but rather through a more honest and transparent approach to the market. Let's incentivise building, and put an end to the bidding war mentality. Let's discourage bidding wars, and happen again. Media reporting needs to be honest. Let's incentivise building, and put an end to the bidding war mentality. Let's discourage bidding wars, and happen again. Media reporting needs to be honest.

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