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Can’t Buy, Don’t Want to Rent? The Catalans have a Third Option

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Recommended Citation
**Agents on the move with the market**

**LINDA DALY**  
**MARKET WATCH**

**Michele Bisco's recent legalease in the Irish market is the perfect opportunity for agents to re-focus their business offerings to the high end market. The move was the result of a long-term relationship with clients and includes the acquisition of (Investor Property Agency Management) (IPAM) that the firm has been advising for over a decade.**

Bisco was also a co-founder of the GRAF (Guinness Regency of the 1890s and Cork) and was recently appointed to the RIAI/ATG Fraud Committee.

**Price watch**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Area</th>
<th>Price Range</th>
<th>Condition</th>
<th>€1,000</th>
<th>€1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cloughjordan 2-bed</td>
<td>Naas</td>
<td>€250,000</td>
<td>Good</td>
<td>€230,000</td>
<td>€255,000</td>
</tr>
<tr>
<td>Billy辛辣 4-bed</td>
<td>Naas</td>
<td>€450,000</td>
<td>Good</td>
<td>€460,000</td>
<td>€470,000</td>
</tr>
<tr>
<td>Ballybrophy Road 4-bed</td>
<td>Naas</td>
<td>€750,000</td>
<td>Good</td>
<td>€750,000</td>
<td>€1,000,000</td>
</tr>
<tr>
<td>The Coach House 4-bed</td>
<td>Naas</td>
<td>€250,000</td>
<td>Good</td>
<td>€260,000</td>
<td>€270,000</td>
</tr>
</tbody>
</table>

**Next door can be too close for comfort**

In 2008, Kelly Madden leased his Dalkey home. Bisco provided his property's proposed neighbour's plans, working together to prevent the problem. There was no consultation at all about the proposed work, according to Bisco. "They just made the application without consulting us, and it's the same situation with the planning department."

**The silent treatment**

In July, the Dalkey home's new owner, Eileen Kavanagh, who claimed he had been the previous tenant, moved in. "He just moved in and there was no notice," says Kavanagh. 

"There was no notice. He just moved in and took over the property," says Kavanagh. "He just moved in and there was no notice." 

**LORCAN SIRI ON THE HOME FRONT**

**Can't buy, don't want to rent? The Catalans have a third option**

Housing policymakers should look for fresh answers — such as the ancient idea of temporal ownership.

Catalonia is generally considered to be the most advanced region in terms of tenure, and this is reflected in its housing model. Catalonia has 11,000 buildings recorded, of which 2,500 have been sold, 1,500 have been rented out, and 700 have been transferred to the local council. This system has led to the development of a high-quality housing system, with a strong focus on tenants' rights. The Catalan government has implemented a number of policies to support tenants, including the creation of a registry of temporary owners. This registry is maintained by the local council and updated regularly to ensure that tenants have access to a reliable source of information about their rights.

In Catalonia, tenants have several options when it comes to renting a property. They can choose to rent from a private landlord, a public agency, or a cooperative. The Catalan government has also implemented a number of policies to support tenants, including the creation of a registry of temporary owners. This registry is maintained by the local council and updated regularly to ensure that tenants have access to a reliable source of information about their rights.

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