Room for Improvement in Kelly’s End-of-Term Report Card

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A 21st century. Landlords now have the power to set their own rents without having to take into consideration the needs of the tenants who have been their tenants for many years. Although there is more competition in the rental sector, many landlords are still able to charge what they see fit. This is due to the lack of regulation in the rental market. Many landlords are not willing to provide tenant-friendly terms.

Many argue that the spiralling price hikes in Dublin 12 are madness. Perhaps I shouldn't be surprised at the figures. In the last four to five years, house prices have increased dramatically. The Central Bank's Monetary Policy Report for the second quarter of 2013 showed that house prices increased by 12.4% in the 12 months to May 2013. This is the highest annual increase in house prices since 2007.

In a small minority of apartment buildings, the management agents are the ones where the residents are not paying their fees. When an estate is unhappy with their management company, they can go to the Property Services Regulatory Authority (PSRA) and object to the price but nothing was done. For the first year we had no proper lighting or public liability insurance, he felt the management company sent a debt collector to chase his money. He didn’t object to the price but nothing was done.

People don’t engage enough. Everyone knows the cleaners and gardeners and their estate. They communicate with the owner and the residents will communicate with them. This is the problem. It is a problem of communication. People expect value for money, they expect their management company to deliver value. When they don’t deliver value, they will pay their fees. When they do deliver value, they will pay their fees.

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