

## Minutes

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### James – Architect – Positive Aspects of Apartment Living

#### Slide:

- Close to all amenities, libraries, parks etc
- Close to work – no long commute time
- Close to family and friends
- Design is improving
- Community spirit develops when you become involved and bring other people along with you
- Opportunity to help and assist other apartment owners who are at the early stages of the learning curve

In Dublin there were lots of new developers in the 90's who were on a learning curve. The City Council have started with basic minimum standards and are encouraging family occupation and setting appropriate standards. This covers the size of apartments but doesn't address facilities, environment etc. We do need standards set for this as well.

If you are looking to buy in a development find out if the developer is holding onto any apartments - if he is he'll be likely to have a good long term standard. As a general rule, long-term maintenance isn't usually high on developer's lists.

Only 50% of dwellings bought are accompanied by the necessary certification which is a disappointing figure. An architect might not be able to confirm on his final checks to ensure all design requirements are met (eg: wiring). Final Inspection Only Certification is not good enough as it's difficult to check the construction process.

You should get your new apartment snagged by an architect.

Registration for all architects will be in place by next summer.

Looking at the problem of building regulation changes, it would be well worth it if you have an older building to get a proper assessment done. Sometimes, blocks have to be completely redeveloped. Sometimes it's easier to knock down and start again – we can help owners to do this.

#### Questions from the floor

Q: My new apartment isn't in compliance with building regulations (insulation). Who is responsible?

A: *Your Solicitor should have cleared( E.- not sure what James means here) Cert of Compliance. If Architect signed it you should bring it up with him. Otherwise you can get an independent architect to evaluate and then go to law.*