

Holywell Drynam Hall Newsletter

Produced by
Socialist Party
Councillor &
Dublin North
General Election
Candidate
Clare Daly

END ESTATE MANAGEMENT

RIP-OFF!

Residents in many of the newer parts of Swords and Kinsealy are currently receiving their annual bills for estate management fees for services which are provided in most areas by the Council without a direct charge. Often the services that the management agent claims to provide haven't been provided at all. This is a rip-off.

It is particularly sickening that while these companies have now been outlawed for new houses, nothing has been done for the thousands of householders who are already victims of the scheme.

A national meeting organised by Socialist Party TD Joe Higgins and Independent TD Catherine Murphy on 24 March with residents from across the country agreed to use the election to step up the pressure for immediate legislation to deal with this con.

Three major government reports have been commissioned into their operation by The National Consumer Agency, The Office of the Director of Corporate Enforcement (ODCE), and The Law Reform Commission. They all pinpoint the urgent need for regulation in this area.

The government has had the information for months, but has failed to bring in legislation to deal with it. Not really surprising as these are the same parties who have been bankrolled by the developers' lobby which has saved millions through the operation of management companies. Yet every month's delay is taking hundreds of thousands of euro out of the pockets of residents to enrich these rogue management companies.

This rip off has gone on long enough. Residents must use the election to demand immediate legislation:



- To regulate management companies in apartments and other multi-unit complexes and outlaw them for houses;
- To enable householders already in management companies to dissolve those contracts and have the local authorities take charge of the services.

Nobody now denies the problem of management companies. That's fine, but it's action that is needed now.

DON'T PAY UNLESS YOU GET AN ITEMISED INVOICE

Management companies have been shown to charge for services that were never provided. In one area in Dublin 15 they were charging for public lighting that was being provided by the Council! Remember you are not obliged to pay any bill unless the debt can be proved. You are entitled to an itemised invoice upon request, outlining the debt which has been incurred by you. Suppliers' Invoices must be made available upon request. Similarly you should request maps of the common areas and proof that they have been handed over to the management company. If they haven't then they shouldn't be charging. Don't rush in to handing over your hard earned money.

Clare Daly is the Socialist Party Councillor for the Swords Ward, and will be our General Election candidate in Dublin North. She is a shop-steward in Aer Lingus. For advice or assistance on any community or workplace issue, she can be

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Dublin North General Election Candidate
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HOLYWELL RESIDENTS -

Taking on the developers!

Last year Albany Homes had a turn-over of €86.8 million! Making them among the wealthiest construction companies in the country!

But while they laugh their way to the bank, it is residents in their estates that have had to put up with unfinished and dangerous road surfaces, lack of public lighting, derelict "green areas", and lack of promised amenities, the list goes on...

This is an absolute disgrace. It is a situation that is replicated throughout Fingal and around the country. The only reason this can happen is that the planning laws are stacked in favour of the developers. It is the residents who have paid exorbitant prices to put a roof over their heads who are left dealing with the mess. This has gone on long enough. It is time to outlaw unfinished estates and introduce stiff and speedy penalties for those responsible.

The newly formed Residents' Associations in Holywell has put in hours of work to try to get these tasks completed. It is only thanks to their perseverance that these issues are being given more attention. While lofty objectives for an urban park, school,

playground and local services centre are all provided for in the overall strategic plan for the area, absolutely nothing, not even one part of these essential facilities have been provided.

Thanks to residents' pressure on councillors many sections of the Council are beginning to turn their attention to this development. The developer has changed contractors and committed to complete various outstanding works over the next while. Some of this work has already commenced.

The area has been listed for discussion at Council meetings this month by



Many new housing estates have been left in a totally unacceptable state by developers who have neglected to complete these estates as this photograph of Dun Emer estate shows.

Councillor Clare Daly in order to monitor the progress and keep the pressure on. It is a terrible indictment of the present system but community pressure is the only way to ensure delivery of the basic rights to live in an area which has been properly finished off. Now is the time to step it up! Don't leave it to someone else. Support your Residents' Association today.

DON'T THROW IT AWAY!

Are you clearing out your house, or garden, getting that new kitchen or bedroom and wishing there was someone you knew who wanted the bed, TV, cooker, sofa, table and chairs or whatever, because they are not ready

for the dump, and you could do without the hassle of disposing of them? If so then log on to Dublinwaste.ie, and click on Free Trade, and offer the items to somebody else. A full list of every item you could think of, from

pianos to paving stones is available and updated every day, for free exchange in the Dublin area. No hassle! No cost! Just matching people with items and promoting re-use of materials.