

*[First additional list of amendments - containing  
additional and substitute amendments.]*

# DÁIL ÉIREANN

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## AN BILLE UM FHORBAIRTÍ ILAONAD 2009 —ROGHCHOISTE

## MULTI-UNIT DEVELOPMENTS BILL 2009 —SELECT COMMITTEE

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*Leasuithe Breise  
Additional Amendments*

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### SECTION 16

**34a.** In page 15, subsection (13), between lines 26 and 27, to insert the following:

“(d) Owners living in traditional houses in mixed developments should pay a reduced service charge.”.

—David Stanton.

### SECTION 17

**37a.** In page 17, subsection (9), between lines 11 and 12, to insert the following:

“(f) The calculation of the sinking fund shall be available to inspect on request by any member or by any person or body corporate who agrees a contract for sale in respect of a unit or units in the Multi-Unit Development.”.

—David Stanton.

### NEW SECTIONS

**55.** In page 24, before Schedule 1, to insert the following new section:

“Fire Safety  
Compliance.

32.—(1) A fire officer shall inspect the development to ensure fire safety compliance before the building is occupied.

(2) The developer shall be initially responsible for fire safety, until the development is handed over to the OMC.

(3) The Owner management company shall then be responsible for fire safety and compliance with all relevant fire safety regulations.

(4) In this section “management body”, in relation to a multi-unit development, means—

(a) that company or unincorporated body—

(i) which is formed with the intention that its members should be the owners of the properties in the development, and

(ii) which manages all or some of the common areas of the development,

[ *NEW SECTIONS* ]

and

- (b) any person who manages the common areas referred to in *paragraph (a)* at any time before the company or unincorporated body referred to in that paragraph starts to manage such common areas, including the developer, or his or her agent, of the multi-unit development.”.

—David Stanton.

*[This amendment is in substitution for amendment No. 55 on the principal list of amendments dated 22nd September, 2010.]*

**56.** In page 24, before Schedule 1, to insert the following new section:

“Review of section 180 of the Planning and Development Act 2000.

32.—The Minister shall within six months of the commencement of this Act recommend to the Minister of Environment, Heritage and Local Government that a review of section 180 of the Planning and Development Act 2000 be conducted to determine whether legislative change is required to ensure public areas are sufficiently maintained. The extent of the area to be taken in charge by the Council should be already marked on a site layout drawing so that there is no confusion among parties.”.

—David Stanton.

*[This amendment is in substitution for amendment No. 56 on the principal list of amendments dated 22nd September, 2010.]*