



DÁIL ÉIREANN

CISTÍ INFHEISTÍOCHTA ATÁ AG TRÁDÁIL SA MHARGADH
MAOINE CÓNAITHE.

Rith Dáil Éireann an Rún seo istigh ag an
gCruinniú de Dháil Éireann a bhí ann an 24ú lá
seo d'Eanáir, 2024.

INVESTMENT FUNDS TRADING IN THE RESIDENTIAL
PROPERTY MARKET.

The within Resolution was passed by Dáil
Éireann at its Meeting on this 24th day of
January, 2024.

Cathaoirleach Dáil Éireann

Le cur go dtí:

For transmission to: An Taoiseach

Go ndéanann Dáil Éireann:

fáilte a chur roimh na nithe seo a leanas:

- gur tugadh isteach bearta in 2021 chun cisti infheistiochta a dhidhreasú ó bhulc-cheannach a dhéanamh ar theaghaisí nua, lena n-áirítear ráta stampa nios airde 10 faoin gcéad a ghearradh ar bhulc-cheannaigh áirithe maoine cónaithe agus treoirlinte pleánala chun srian a chur le bulc-cheannach tithe i gcomhair iarratais phleanála a taisceadh tar éis na bearta sin a thabhairt isteach i mi na Bealtaine 2021;
- gurb amhlaidh, ó tugadh isteach na bearta sin, nach raibh feidhm ag an leibhéal méadaithe dleachta stampa ach maidir le lion is lú ná 2 faoin gcéad den lion iomlán teaghaisí nua a criochnaíodh;
- na Treoirlinte de chuid Alt 28 d'Údarás Phleanála "Infheistiocht Institiúideach Tráchtála i dTithíocht a Rialú" a bhfuil sé mar aidhm acu ráthaiocht a thabhairt d' "únéirí-áititheoiri" trína chinntí nach féidir le hinfheisteoiri institiúideacha tithe "doras féin" agus aonaid dhá urlár i bhforbairti tithiochta a bhulc-cheannach a thuilleadh ar mhodh lena gcuirfi ceannaitheoiri aonair nó tithiocht shóisialta agus inacmhainne, lena n-áirítear tithíocht cíosa costais, as ionad;
- gurbh ionann agus 39,900 teaghais ag a raibh ráthaiocht úinéara-áititheora an lion ceadanna pleánala a raibh an ráthaiocht "únéara-áititheora" ag gabháil leo i ndeireadh Ráithe 4 de 2023 ó tugadh isteach na treoirlinte in 2021; agus
- go bhfuil an Rialtas tiomanta dá chinntíú go mbeidh tithe nuathóghtha ar fáil do cheannaitheoiri céaduaire agus d'únéirí-áititheoiri agus go leanfaidh an Rialtas de scrúdú a dhéanamh ar an gcaoi is fearr ar féidir é sin a bhaint amach; agus

na nithe seo a leanas a aithint:

- an réimse leathan beart atá sa Chláir Rialtais: Ár dTodhchai le Chéile, lena gcuirtear leis na tionscnaimh ar tugadh fúthu cheana agus atá ar siúl, agus a thabharfar chun tosaigh chun tacú le pearsana aonair agus le teaghlaigh maidir

That Dáil Éireann:

welcomes:

- the introduction of measures in 2021 to disincentivise the bulk purchasing of new homes by investment funds, including a higher 10 per cent stamp rate for certain bulk purchases of residential properties and planning guidelines to restrict the bulk purchase of houses for planning applications lodged following their introduction in May 2021;
- that since the introduction of these measures, the increased level of stamp duty has applied to less than 2 per cent of total new dwelling completions;
- the Section 28 Guidelines for Planning Authorities "Regulation of Commercial Institutional Investment in Housing" which aim to provide an "owner-occupier" guarantee by ensuring that new "own-door" houses and duplex units in housing developments can no longer be bulk purchased by institutional investors in a manner that causes the displacement of individual purchasers or social and affordable housing, including cost-rental;
- that at the end of Q4 2023, planning permissions which had the "owner-occupier" guarantee attached amounted to 39,900 homes with an owner occupier guarantee since the guidelines were introduced in 2021; and
- that the Government is committed to ensuring that newly built houses are available to first time buyers and owner-occupiers and that the Government will continue to examine how this can be best achieved; and

acknowledges:

- the extensive range of measures included in the Programme for Government: Our Shared Future, building on the initiatives already undertaken and in progress, which will be brought forward to support individuals and families to access

- le rochtain a bheith acu ar thithiocht inacmhainne;
- go ndearna an Rialtas, don bhliain 2024, buiséad is mó ná riamh de €5.1 billiún a leagan amach i gcomhair infheistíocht chaipitiúil i dtithiocht;
 - gur tugadh gealltanás i mBuiséad 2024 go ndéanfai 9,300 teaghais shóisialta nuathógtha a sholáthar agus 4,130 teaghais a chur ar fáil lena gceannach ar phraghas inacmhainne agus i gcomhair Cios Costais;
 - go bhfuil breis is €136 mhilliún d'infheistiocht á déanamh sa Chiste um Athghiniúint agus Forbairt Uírbeach, chun gur féidir forbairt a dhéanamh i gcathracha agus i mbalte móra timpeall na tire i mbliana;
 - go bhfuil gealltanás tugtha ag an Rialtas an inacmhainneacht a chur i gcroilár an chórais tithiochta;
 - go bhfuil fad curtha leis an Scéim um Chabhair Cheannaigh go dtí deireadh 2025;
 - gur tugadh isteach an reachtaiocht is cuimsithí i stair an Stáit, an tAcht um Thithiocht Inacmhainne, 2021, lena ndéileáltear leis an inacmhainneacht agus léi sin amháin;
 - na gnéithe rithábhachtacha den Acht um Thithiocht Inacmhainne, 2021, lena gcuimsitear teaghaisí inacmhainne faoi stiúir na n-údarás áitiúil, aonaid Ciosa Costais, an Scéim Cothromais Chomhroinnte um Cheannach Inacmhainne agus lena leathnaítear na forálacha arna ndéanamh faoi Chuid V den Acht um Pleanáil agus Forbairt, 2000;
 - go bhfuil athrú ó thalamh leis an Acht fán nGníomhaireacht um Fhorbairt Talún, 2021 ar an gcaoi a ndéanaimid bainistiú ar thalamh poiblí agus ar an bpleanáil straitéiseach; agus
 - Tithíocht do Chách: Plean Tithiochta Nua a bheith á chur i ngníomh, ina leagtar amach fíos chuimsitheach nua i gcomhair tithíochta in Éirinn, lena gcuirtear
- affordable housing;
- that for 2024, the Government set forward a record €5.1 billion budget for capital investment in housing;
 - that Budget 2024 committed to deliver 9,300 new-build social homes and to make available 4,130 homes for affordable purchase and Cost Rental;
 - the investment of over €136 million in the Urban Regeneration and Development Fund, to unlock development in cities and towns around the country this year;
 - the Government's commitment to putting affordability at the heart of the housing system;
 - the extension of the Help to Buy Scheme until the end of 2025;
 - the most comprehensive legislation dealing solely with affordability in the history of the State through the Affordable Housing Act 2021;
 - the key elements of the Affordable Housing Act 2021, encompassing local authority-led affordable homes, Cost Rental units, the Affordable Purchase Shared Equity Scheme and expanding the provisions made under Part V of the Planning and Development Act 2000;
 - the Land Development Agency Act 2021 as a seminal change in how we manage public land and strategic planning; and
 - the implementation of the Housing for All: A New Housing Plan which sets out a comprehensive new vision for housing in Ireland, putting affordable

úinéireacht inacmhainne teaghaisí ar ais ína croílár agus lena gcurtear maoiniú ilbhliantúil uaillmhianach ar fáil, mar a léirítear trí thorthaí lena n-áirítear:

- gur tosaíodh ar 29,634 theaghais nua a thógail sa chéad 11 mhí de 2023, is méadú 17.7 faoin gcéad ar ar tógadh i gcaitheamh an chéad 11 mhí de 2022;
 - gur cuireadh críoch ar 8,452 theaghais nua i gcaitheamh R3 den bhliain 2023, is méadú is ionann agus 14.4 faoin gcéad ar ar tógadh i gcaitheamh R3 den bhliain 2022;
 - gur cuireadh críoch ar 22,443 theaghais i gcaitheamh na chéad naoi mí de 2023, líon is mó ná ar tógadh in aon tréimhse naoi mí roimhe sin, agus is ionann agus méadú 8.9 faoin gcéad ar ar tógadh i gcaitheamh na chéad naoi mí de 2022, agus arb é an líon is mó teaghaisí ar cuireadh críoch orthu, de réir taifead, i gcaitheamh na trí ráithe thosaigh de bhliain ar bith ó cuireadh túis le sraith sonrai na Príomh-Oifige Staidrimh in 2011 é;
 - gur tugadh cead pleanála do 9,662 aonad teaghaise i gcaitheamh R3 den bhliain 2023, is ionann agus méadú 43.3 faoin gcéad ar an líon aonad teaghaise ar tugadh cead pleanála dóibh in R3 den bhliain 2022; agus
 - go bhfuil níos mó teaghaisí úinéir-átitheora á gceannach anois ná mar a ceannaíodh leis na blianta in ainneoin argóintí idé-eolaíocha a bheith á dtarraingt anuas ag páirtithe an fhreasúra.
- homeownership back at its heart with ambitious multi-annual funding, as demonstrated through results including:
- 29,634 new homes commenced in the first 11 months of 2023, a 17.7 per cent increase on the same period in 2022;
 - 8,452 new homes completed in Q3 of 2023, a 14.4 per cent increase on the same three months of 2022;
 - a record 22,443 homes completed in the first nine months of 2023, an 8.9 per cent increase on the same period in 2022 and the highest number of completions recorded for the first three quarters of any year since the Central Statistics Office data series began in 2011;
 - that 9,662 dwelling units were granted planning permission in Q3 2023, an increase of 43.3 per cent on Q3 2022; and
 - the highest number of owner occupier homes being purchased in years despite ideological arguments from opposition parties.