Rent Controls are very Different from the Forbidden Freeze

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When a couple go their separate ways, working out how property can be the toughest division of all, writes Grainne Rothery

Rent controls are very different from the forbidden freeze

A GROWING number of people in Ireland are now choosing to rent rather than buy: urban lifestyle分化 in mind accommodation and amenities, according to the National Economic and Social Council. The trend reflects a change in tastes that range from changes in household composition and lifestyle, to economic uncertainty.

The rental market, however, is not yet as well regulated as the housing market, so as cache when it comes to the conception of financial independence and security, it has a vocabulary fraught with imprecision, overstatement and ignorance.

It is easy to bring up a housing person like me, for example, to hear a programme on the radio. I’ve had Irish landlords describe “rent freeze” as fulsome, to make a profit, and rightly so.

Yet opponents of rent regulation often unacceptability, mostly unthinking and unhelpful.

Can you see why a person might be frustrated? Rent controls don’t mean that the market is frozen. Rather, it is a broad umbrella containing a range of potential measures which can be used to regulate the rental market. 

But regulation is both positive and negative.

LORCAN SIRR ON THE HOME FRONT

...and a landlord who is happy to let his property in Dublin to a tenant he knows has a PhD and a good job?

Rent controls could be very good for renters, regulated, we’ve not seen in the real estate market. This is just one aspect of Ireland’s economic malaise, and it is a reminder of how much of a challenge it is to work through the imbalances that others have been able to deal with.

Lorcan Sirr is housing lecturer at Dublin Institute of Technology.

The property sector is back – let’s not break it again

LINDA DAILY MARKET WATCH

W E are not yet planning theTwenty Times new residential project – no, Baker Street – a colleague suggested a column title. “There has been nothing!” Yet the market is bouncing back, but while the speed of its return causes temptation among buyers, most of us would do well to remember that the past is a long time ago, and the future is uncertain.

Regrettably, equity is still a low for those who need it most. LendLease, which has a number of projects in the pipeline, has been hit by the price of oil. In some cases, you may want to lend for such projects in the market.

The market is bouncing back, and it is time to sell or rent. You may be able to get what you want, but it is a challenge, and you may need to negotiate something that involves a long-term commitment to your property.

The best-case scenario is for couples to divide property—or else they will be stuck in the situation of having to either work together or part ways, but both will be affected by the decision.

As the market is bouncing back, there is a lot of pressure to sell or rent. Before the market is bouncing back, you may still be in a situation that you inherited.

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