

Ghost estate problems not solved - despite tax

Just 5,100 homes escape property tax



[Louise McBride Twitter](#)

[Email](#)

Published 24/03/2013 | 05:00

Many of the thousands of residents of so-called ghost estates who found out last week that they now have to cough up for the property tax are still living in problem estates with unfinished facilities and poor amenities, according to a leading expert on ghost estates.

The Department of the Environment said last week that only about 5,100 homes on ghost estates would get off the hook for the property tax this year - a fraction of the 43,000 homes in unfinished estates that were considered exempt from the household charge last year. This means that 38,000 homes on so-called ghost estates, which had not been liable for the household charge, are now bound by the property tax.

Many of the owners of the homes now liable for the property tax are being caught out by a new narrowed-down definition of unfinished housing estates, which only allows owners of properties in estates with "seriously problematic conditions" to get off the hook for the tax, according to Brendan Williams, a lecturer in University College Dublin, who co-wrote a major report on Irish ghost estates in 2010.

"A large part of the estates [which must now pay the property tax] still have unfinished ancillary areas and facilities," said Williams.

"There are still a lot of problems with these developments. The numbers on [the department's] list are very low, particularly for Dublin," he said.

"In Dublin, the only unfinished housing estate on the list is Priory Hall. There are a lot of other unfinished developments in Dublin."

Environment Minister Phil Hogan said last week that the drop in the number of properties eligible for the waiver reflected "the progress made in tackling unfinished housing developments", "improvements made by local authorities in resolving problems in unfinished housing developments", and a new approach to how unfinished estates were categorised.

A spokesman for the Department of the Environment said: "The original waiver for the household charge included entire developments. It's now down to individual sections so if you're living in a completed section of a development, you have to pay the property tax."

Vacant properties - which attract vandals and anti-social behaviour - are a major problem in ghost estates. There are more than 100,000 vacant properties in Ireland, which is "well beyond international norms", said Williams.

He believes that if the property market recovers, it could take between two and three years for all of the vacant properties in Dublin to be sold.

However, he expects that vacant properties will be "a long-lasting problem" for rural areas.

Irish Independent

Follow @Indobusiness

Promoted Articles



Revolutionary Laser Eye Surgery Taking Ireland By Storm

Clinic Compare



Thousands Of Luxury Cars Are Abandoned In Dubai

Gleems



You're Doing It Wrong: Why Old-School Language Learning Doesn't Work...

Babbel



Grizzly Remains Of Long Lost Abandoned Aircraft

Gleems



Rory's Income This Year Will Leave You Speechless

www.golftrendster.com



Barack's Worst Nightmare! Malia Obama Caught PARTYING In Amsterdam

Radar Online



Forget Soccer And Check Out Cristiano Ronaldo's Dream Garage

Gleems



10 Cloud-Based Apps for the Construction Company

Get App



The most addictive game of the year! Play with 15 million Players now!

Forge Of Empires

Recommended by

Read More



How to get Pokemon Go in Ireland- and why the international release date has been...

Cara McGoogan Pokémon Go has proved so popular that the UK release date for the augmented reality game has been postponed after an unexpectedly high volume of downloads in the US and Australia caused it to crash.



SBCI launches €45 invoice financing fund for SMEs with Bibby Finance

Michael Cogley The Strategic Banking Corporation of Ireland (SBCI) and Bibby Financial Services Ireland (BFSI) have launched a new €45m invoice financing fund for small and medium enterprises (SMEs).



Did you fly into Dublin Airport on its busiest day in history?

[Michael Cogley](#) Dublin Airport had its busiest day in its 76 year history last month, welcoming 100,000 passengers in 24 hours.

Recommended Videos

from [Independent.ie](#) 

WATCH: Take a look inside Former Irish president Mary Robinson's home on the banks of Lough Conn for sale for €2.5M

WATCH: Furious woman allegedly runs over boyfriend after finding out he is HIV positive

VIDEO: Niamh Townsend GM Dell Ireland: Top tips for women to succeed in business.'

[Independent.ie](#)
[News](#)

[Irish News](#)

[News](#)

[Politics](#)

[Education](#)

[Health](#)

[Courts](#)

[World News](#)

[Europe](#)

[Americas](#)

[Middle East](#)

[Africa](#)

[Asia-Pacific](#)

[Opinion](#)

[Letters](#)

[Columnists](#)

[Editorial](#)

[Comment](#)

[Local Papers](#)

Weather

[Forecast](#)

[Upload your Weather photos](#)

Election 2016

[News](#)

[Count Centre Reports](#)

[Comment & Analysis](#)

[Parish Pump](#)

[Count us in](#)

1916

Business

[Brexit](#)

[Irish](#)

[Banking Inquiry](#)

[Budget 2016](#)

[Rich List 2016](#)

World

[Technology](#)

[Tech & Gaming](#)

[Digital Edition](#)

[Web Summit](#)

[Personal Finance](#)

[Latest News](#)

[Property & Mortgages](#)

[Pensions](#)

[How Much is Your House Worth?](#)

[Small Business](#)

[Latest News](#)

[Advice Centre](#)

[Your Stories](#)

[Farming](#)

[Ploughing Championships](#)

[Jobs](#)

[Media & Marketing](#)

[Commercial Property](#)

Sport

[Euro 2016](#)

[Fanzone](#)

[Team Pages](#)

[Fixtures & Results](#)

[Have Your Say](#)

[Leftfield](#)

[Group A](#)

[Group B](#)

[Group C](#)

[Group D](#)

[Group E](#)

[Group F](#)

[Soccer](#)

[Premier League](#)

[Champions League](#)

- Euro 2016
- Other Soccer
- International Soccer
- League of Ireland

GAA

- Gaelic Football
- Hurling
- Ladies Football
- Camogie

Rugby

- Champions Cup
- Guinness Pro12
- Six Nations
- Other Rugby
- International Rugby
- Leinster Rugby
- Munster Rugby
- Connacht Rugby
- Ulster Rugby
- Schools Rugby
- Rugby World Cup

Golf

- Horse Racing
- Other Sports

MMA

- LeftField

- Greyhounds

Life

Health & Wellbeing

- Health Features
- Healthy Eating
- Fitness
- Mental Health
- Living With Cancer
- Mind Yourself

Home & Garden

- Homes
- Interiors
- Gardens
- Home Property Videos

Family

- Family Features
- Mothers & Babies
- Parenting
- Learning
- Fertility and You

Food & Drink

- Food News
- Recipes
- Food Reviews
- Wine

Table Talk

Motoring

News

Reviews

International

Talk

City Cycling

Archives

Style

Celebrity

Celebrity News

Celebrity Features

Fashion

Fashion News

Fashion Fix

Style Talk

Beauty

Body

Makeup

Hair

Sex & Relationships

Weddings

Voices

Galleries

Society

Competitions

Entertainment

Movies

Movie News

Movie Reviews

Television

TV News

TV Reviews

Music

Music News

Music Reviews

Windmill Lane

Radio

Books

Book News

Book Reviews

Theatre & Arts

Games

Festivals

SummerFest

Upload your festival photos

Banter

Cute

Gizmo

Videos

Trending

- Coffee Break
- Competitions
- Horoscopes
- Lotto
- Crosswords
- Windmill Lane

Travel

- Travel News
- Top 10s
- Ireland
- Europe
- World/USA
- Family
- Sun
- Cruise
- Ski
- Travel TV
- Hotels
- Holiday Deals

Video

Podcasts

Sponsored

- Business Hub
- StoryPlus
- Sponsored Features
- Ready Business
- Front Row

Search

Go