

Annual Report & Accounts 2011



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**Annual Report
and Accounts
2011**

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Chairperson's Statement



A Growing Sector:

The Private Rented Sector has never been more important in terms of its contribution to housing in Ireland with more and more people opting to rent. According to the 2011 Census data from the Central Statistics

Office there are almost 475,000 households renting in Ireland out of a total of nearly 1.54 million households, representing 29% of overall households in the country. This is up 7% on the last census in 2002. The structure of the rental market has also developed, with Local Authorities increasingly looking to the innovative partnerships with the Private Rental Sector to deliver housing solutions theretofore met by building programmes.

The vast majority of the rental housing sector is split between the Private and Local Authority segments (approximately 65% and 30% respectively), with Voluntary Bodies making up less than 5% of the sector according to CSO census data.

PRTB's remit (at present) extends to the Private Rented Sector only, or approximately 308,750 households. However, not all of those tenancies would be required to register, for example "Rent a Room" schemes.

It is more important than ever before that the private rental sector be effectively regulated.

Reducing Resources:

From an Exchequer Grant of €5.7m, in 2007, we are now entirely self financing. We are working towards a reduction of 53% of our staff (to 33 staff members) by end 2013, in accordance with the Employment Control Framework. The Board of the PRTB has concerns about the capacity of the Board to fulfil its remit in the face of these cuts, particularly when coupled with increased demand for Dispute services up by 25% since 2008, and a 600% increase in enforcement requests in the same period.

Modernising the PRTB:

In 2011 the PRTB continued work on a number of modernisation initiatives to future proof the organisation. We are ever mindful of the need to ensure PRTB maximises the productivity of resources available to us. To this end PRTB worked on the following initiatives, which were launched in 2012.

- ▶ A major ICT project, the Tenancy Management System (TMS). This brought about on line Disputes and Tribunal applications, electronic case management of files, electronic distribution of files to Adjudicators around the country via a secure Portal.
- ▶ A Shared Services pilot with the Revenue Commissioners. This resulted in Revenue scanning over 1000 case files for the PRTB.
- ▶ PRTB issued an important tender for the Outsourcing of Registrations and Call Centre functions. The tender was first advertised in December 2011 and, following a Competitive Dialogue procurement process, it is intended to award a contract in August 2012.

Amending Legislation:

Review and simplification of the Residential Tenancies Act 2004, is essential to bring about additional operational efficiencies and streamline internal procedures. Equally, my Board colleagues and I are very anxious to close off loopholes in the legislation which allow a minority of tenants to amass Rent Arrears and a minority of Landlords to retain tenant's Deposits without justification. The Board is working closely with the Department to this end. This includes procuring a major piece of research into the establishment of a Deposit Protection Scheme in Ireland, which will be concluded in Autumn 2012.

Enforcement:

During 2011 the PRTB followed up on over 15,000 unregistered landlords. We proceeded to secure 14 criminal convictions against landlords who failed to register their tenancies following receipt of the notices. In addition to the conviction the Court set fines ranging between €500 and €4,000 and in default in paying the fines the landlords face spending between 5 to 90 days in jail, and the PRTB seeks its costs which can be in the region of €4,000.

With regard to non-compliance with Determination Orders, it should be noted that it is open to the parties to take their own enforcement proceedings. There is no legal obligation on the PRTB to enforce. PRTB do enforce, in particular circumstances. In 2011 the PRTB obtained 54 judgements against non-compliant parties and a further 25 settlement agreements were reached prior to court-hearings. The PRTB also seeks its legal costs and parties are required to pay these in addition to the terms of the order. Judgements received in the Court are normally registered as a debt against the non-compliant party. These judgements may have serious consequences for that person's future credit rating, employment prospects and travel and

may be published in the various trade gazettes. It is also open to the Board to request the services of the sheriff in recovering the monies due.

The Board reviewed our enforcement policy in considerable detail in the final quarter of 2011 and allocated additional resources to this area. This is bearing fruit in 2012 with 147 cases referred to our Solicitors to pursue prosecutions in the first quarter of 2012 alone. While the PRTB does not have the resources to enforce in all cases, non compliance with a Determination Order is a serious issue for those prosecuted.

Acknowledgements:

I would like to thank my colleagues on the Board of the PRTB. I would like to welcome Tricia Sheehy Skeffington, Tim Ryan and Paula O'Reilly to the Board and to thank Aidan Brennan for his work during his term. A particular word of thanks and warm congratulations are due to Senator Aideen Hayden who resigned from the Board in May.

Finally I would like to thank the staff of the PRTB for their continued hard work during the year.

Orla Coyne

Chairperson

Director's 2011 Executive Summary



As the Chairperson has alluded to in her statement, the focus in 2011 in the PRTB has been to progress several large-scale modernisation projects. The twin objective is to improve service to clients and to prepare

the PRTB for staff reductions of over 50%. During 2011 much staff time was taken up with designing, testing and rolling out the final aspects of the Tenancy Management System which went live in April 2012. PRTB can now offer clients a full suite of on-line services, from registration to Adjudication / Mediation and Tribunals. From the perspective of internal efficiencies, this takes 1.2m items of post / paper out of the system through scanning, electronic case management and remote access via secure portals. It provides improved tracking, auditing and management reporting facilities. We also completed a number of Shared Services Projects with the support and assistance of Revenue, NTMA, and LGMA. Further information on our ICT project is available at page 37. 2011 also saw the PRTB conduct a study into outsourcing on foot of which we issued a major tender in December, ultimately awarded to South Western in Clonakilty. We will go live from September 2012 onwards. While all of these projects have impacted on processing time and volumes in the second half of 2011 the benefits are already becoming apparent in 2012.

We received 2,060 Adjudication / Mediation applications in 2011 and 306 appeals to Tribunal. Deposit Retention continued to be the single biggest category of Disputes at 39% of cases with Rent Arrears showing an increasing trend, now at 32% of cases. Dispute processing time within the period was 10/12 months for Adjudications / Mediations with illegal evictions / rent arrears & overholding or serious anti-social behaviour taking 5 months. This represents a deterioration over 2010 of 2 months, as half of the Dispute staff were working on TMS for the second half of the year. However, we hope to reduce processing time considerably in 2012. Further information on Dispute Resolution services is available from page 21.

PRTB registered 99,914 new tenancies in 2011 bringing the total now registered to 260,144 (which represents 182,800 Landlords and 554,567 tenants). We put considerable resources into the detection and prosecution of unregistered Landlords. One of the ICT projects we completed in 2011 allows us to compare our Database with that of other Public Sector bodies, such as the Rent Supplement Database from the Department of Social Protection. As a result Enforcement Notices were issued to 10,900 Landlords and Criminal Convictions were successfully secured against 14 Landlords who failed to register, despite these notices. PRTB provided its database to the Department of Social Protection, Revenue, and NPPR to assist in broader tax-compliance and fraud detection issues. We supplied our database

to Local Authorities to assist in Minimum Standard inspections, and we paid out €4.6m in 2011 from our registration fees to fund their work in this area.

We received 584 requests to enforce Determination Orders and secured 12 convictions and 65 settlements were achieved with the assistance of staff. The Board carried out a fundamental review of enforcement policies and as a result, 147 cases have been referred to the Courts in the first half of 2012

PRTB handled 78,000 telephone queries in 2011 on all aspects of our business. The majority of those related to potential Disputes and to general queries on the Act so we intend to undertake a major update of our website by end 2012 to assist those callers in a less resource intensive manner.

PRTB remained entirely self financing in 2011, for the second year running. This is from a grant of €5.7m Exchequer funding in 2007. We also set aside 20% of our registration fee income for Local Authority minimum inspections. We reduced our staff from 70 to 50, as required under our Employment Control Framework.

I would like to conclude by thanking the staff and the senior management team of the PRTB for their hard work, dedication and flexibility during the year. As is evident from the statistics in this report the staff have coped with a difficult and complex workload, whilst making a cut of nearly 29% in staffing levels but they have still managed to implement a number of very significant modernisation projects. I would also like to thank the Chairperson, Orla Coyne and Board Members for their experienced guidance and support. Finally, I would like to thank the DECLG Housing Section Staff, with whom we enjoy an excellent working relationship despite the very challenging measures which we must jointly implement.

Anne Marie Caulfield

Director

PRTB

PRTB Board Members



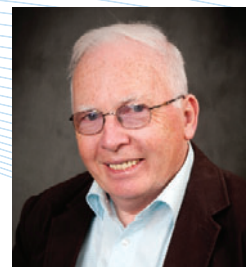
Orla Coyne
Solicitor (Chairperson)



Gene Feighery
Environmentalist



Vincent P. Martin
Barrister-at-Law



Finian Matthews
Retired Civil Servant



Thomas J Reilly
Property Professional



Dr. Eoin O'Sullivan
*Lecturer in Social Policy,
Trinity College Dublin*



John Tiernan
*Former County
Manager*



Conn Murray
County Manager



Joseph Meehan
*Civil Servant, Department
of Social Protection*

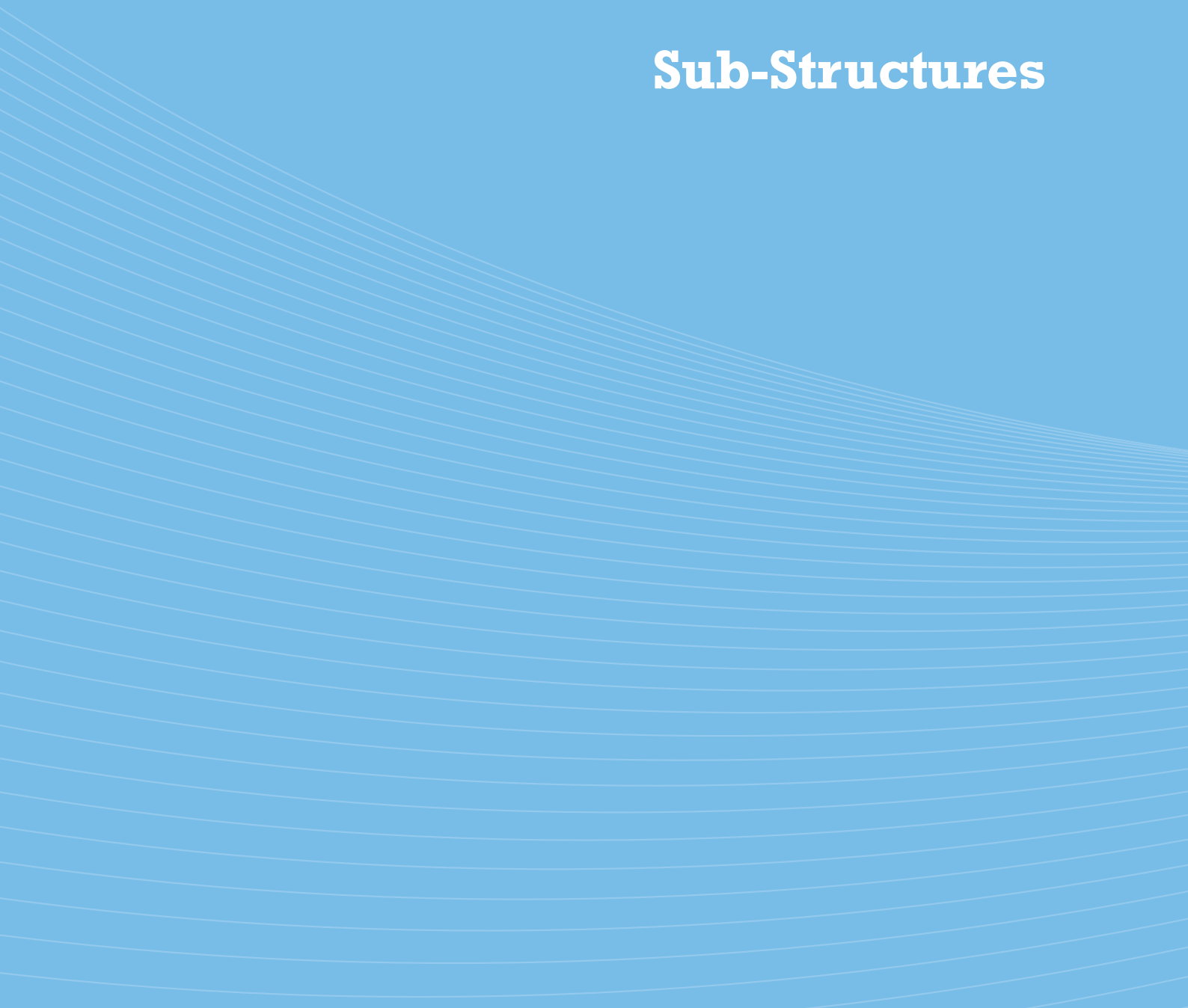
▶ Aidan Brennan

*Civil Servant, Department of Environment, Community & Local Government
(up to February 2012)*

▶ Aideen Hayden

Solicitor (Appointed to the Senate in May 2011)

The Board and its Sub-Structures

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Board Members

Board Members are appointed by the Minister as persons who have experience in a field of expertise relevant to the Board's functions (Section 153 of the Act). The PRTB Board is committed to maintaining the highest standards of corporate governance in compliance with the Code of Practice for the Governance of State Bodies. The Board has prepared and adopted Codes of Business Conduct for its Board Members, Director and Staff and for Adjudicators and Mediators. It has also prepared 3 year Corporate Strategies and Annual Business Plans.

The Board met on 45 occasions during 2011, to deal with matters relating to both Policy and Disputes. In addition there were 22 meetings of the Board's 6 committees. In 2011, Board members were paid fees under deduction of PAYE tax totalling €256,443, of which €105,185 was in respect of attendances at board meetings (Policy, Disputes & Committees) and €153,918 for work associated with Tribunals. For a breakdown of Tribunal Fees for Board Members and non-Board DRC Members, please see the Tribunals Section (page 32).

Board members were also paid a total of €17,024 for travel and subsistence incurred for attendances at meetings and Tribunals in accordance with the Department of Finance guidelines.

The fees payable in 2011 for Board related duties were as follows:

Activity	Fees effective from 1 May 2009 onwards
Board Meetings/Committee Meetings/Training	€196
Board Meetings/Committee Meetings – Chairperson	€217
Dispute Meetings	€348
Dispute Meetings - Chairperson	€543
Tribunals	€387
Tribunals - Chairperson	€603

Board Members' Attendance and Remuneration 2011

The attendance of Board Members at meetings and participation in other Board related work throughout 2011 is set out below along with the fees received by them for the period 1 January to 31 December 2011.

BOARD MEMBERS	NUMBER OF MEETINGS ATTENDED IN 2010			Fees received
	Board Policy	Board Disputes	Committees & Training	
Orla Coyne	12	28	13	€23,379.00
Aidan Brennan**	11	1	8	0
Gene Feighery	11	30	4	€13,530.00
Aideen Hayden	6	8	6	€5,568.00
Vincent P. Martin	11	25	2	€12,140.00
Finian Matthews	12	25	5	€13,488.00
Joseph Meehan**	9	0	6	0
Conn Murray**	6	4	3	0
Dr. Eoin O'Sullivan	9	11	6	€196.00
Thomas J Reilly	12	31	14	€17,056.00
John Tiernan	12	28	11	€17,168.00
Total Number of meetings	13	32		€102,525.00

The above figures are gross and are fully taxable

** These board members were not paid fees as they are full-time public servants.

(A fee of €196 was paid to Dr. Eoin O'Sullivan for his participation at a training seminar.)

PRTB Governance: Committees Activity & Membership

In accordance with Section 157 of the Residential Tenancies Act 2004, the Board has established a number of committees to assist in the discharge of its responsibilities:

- 1. Dispute Resolution Committee**
- 2. Education, Awareness and Research Committee**
- 3. Audit Committee**
- 4. Finance Committee**
- 5. Legislative Committee**
- 6. Section 189 Committee.**

1. Dispute Resolution Committee

Orla Coyne (Chair)	Vincent P. Martin
Aidan Brennan	Finian Matthews
Jim Bridgeman	Fintan McNamara
Anne Colley	Ciaran McNamara
Charles Corcoran	(until June 2010)
Gus Cummins	Mary Morris
Keara Donnelly	Henry Murdoch
Tom Dunne	Liam Nolan
John C. Elliott	Liam O'Donnell
Michael Farry	Cian Ó Lionáin
Gene Feighery	Dr. Eoin O'Sullivan
Geraldine Feeney	Dervla Quinn
Paul Good	Prof Bairbre Redmond
Aideen Hayden	Thomas J. Reilly
Mary Heaslip	Pat Riney
Bill Holohan	Tony Taaffe
Nesta Kelly	John Tiernan
John Lynch	

Section 159 of the Residential Tenancies Act 2004 empowers the Board of the PRTB to establish a

Dispute Resolution Committee and to delegate functions and appoint members to that committee. The Dispute Resolution Committee (DRC) of the PRTB is the panel from which the members of the three person Tenancy Tribunals are drawn. Since Tribunal Determinations can only be appealed on a point of law to the High Court, members of the DRC perform an important quasi-judicial function. The Tribunal upon completion of a hearing make a determination and notify the Board of the determination, pursuant to Section 108(1) of the Act.

Following this the Board, in accordance with Section 121 of the Act, make a legally binding Determination Order that together with the Tribunal Report issues to the parties concerned. 179 such Tribunals were held during 2011. The Dispute Resolution Committee held its annual meeting on the 6th of December 2011.

2. Education, Awareness and Research Committee

Dr. Eoin O'Sullivan (Chair)	Aideen Hayden
Orla Coyne	Thomas J Reilly
Tom Dunne	Áine Ryall
Gene Feighery	

The Board established a Research Committee in June 2005. The Research Committee decides what research is necessary for the Board to undertake and, with Board approval, makes arrangements for the carrying out of such research. In 2006 the Centre for Housing Research, now part of the Housing and Sustainable Communities Agency, entered into a partnership arrangement with the PRTB and it

manages a number of ongoing research projects on behalf of the PRTB. In 2011 the Board conducted research into the amalgamation of the Social and Voluntary Housing Sector into the PRTB and into whether aspects of the PRTB's work should be outsourced.

In March 2009, in recognition of the need to promote greater public awareness, the Board established an Education and Awareness Committee and following this in April 2009 the Board merged the Education and Awareness Committee with the Research Committee. In total the Education, Awareness and Research Committee met 5 times in 2011.

The Education, Awareness and Research Committee also hosted a number of meetings with key stakeholders such as the IPOA, IAVI, IPAV, IrishLandlord.com, Homelocators, Threshold, Union of Students in Ireland and Money Advice and Budgeting Service (MABS) during the year.

3. Audit Committee

Noel O'Connell (Chair)	Cian Ó Lionáin
Dermot Byrne	Dr. Eoin O'Sullivan
Finian Matthews	

The Audit Committee consists of five members, two of whom are Board members and three of whom are external to the PRTB. The Committee is chaired by a qualified accountant, Mr Noel O'Connell. The Audit Committee met on 3 occasions in 2011.

The role of the Audit Committee is to advise and make recommendations to the Board and Senior Management, on any matter pertaining to the internal audit function within the PRTB as the Committee considers necessary or appropriate.

The Committee assists the Board in discharging their individual and collective legal responsibilities principally in the areas of financial reporting and control. In addition, it considers whether processes are in place to manage risks in accordance with organisational guidelines and business plans. An Internal Audit Plan 2010-2012 was agreed and from that plan, Crowleys DFK, Chartered Accountants conducted the following reviews during 2011;

- ▶ Income Audit
- ▶ Corporate Governance Audit - Follow Up Report
- ▶ Budget Management Audit
- ▶ Electronic Banking and Cheque Payment Audit

4. Finance Committee

Orla Coyne (Chair)	Thomas J. Reilly
Aidan Brennan	Conn Murray
John Tiernan	Joseph Meehan

The function of the Finance Committee is to assist the PRTB in discharging the individual and collective legal responsibilities that arise principally in the areas of financial reporting and control. The Committee considers the Board's finances and policies in detail; reviews budgets and monthly financial reports (prepared by Moore Stephens Nathans); advises and makes recommendations to the Board, Director and senior management as appropriate as well as considering the Board's annual accounts. The Committee also exercises such functions, responsibilities and authorities as may be assigned or delegated to it and reports to the Board on all of the above matters. The committee met on 9 occasions in 2011.

5. Legislative Committee

Aideen Hayden(Chair to 7 Dec 2011)	
Finian Matthews (Chair from 7 Dec 2011)	
Orla Coyne	Cian Ó Lionáin
Anne Colley	Thomas J. Reilly
Vincent P. Martin	John Tiernan

The Legislative Committee is a subcommittee of the Board established under the provisions of section 157 of the RTA and it provides assistance and advice to the Board on the operations of the Residential Tenancies Act. The Committee met 4 times in 2011.

6. Section 189 Committee

Orla Coyne	Thomas J. Reilly
Finian Matthews	John Tiernan
Conn Murray	

Section 189 of the Residential Tenancies Act provides for the Board to apply to the Circuit Court for interim or interlocutory relief where the Board considers it appropriate to do so (for example in cases of serious anti-social behaviour or illegal evictions). The Committee was not convened in 2011.

Tenancy Registration

260,144 Tenancies on the

Register of the PRTB at end 2011

Registration Activities 2011

Registrations Activities 2011 at a glance....

Total Number of tenancies registered	260,144
Number of landlords	182,800
Number of tenants	554,567
Total number of new tenancy agreements registered in 2011	99,914
Average number of new applications received daily	400
Number of phone calls answered by Registration Staff in 2011 (On-line support, queries under the Act etc)	34,864
Enforcement Notices issued against unregistered Landlords	10,900
Criminal Convictions against unregistered Landlords	14
Funds paid to Local Authorities to conduct minimum standard inspections	€4.6m

Under the Residential Tenancies Act 2004, landlords are required to apply to the Board to register tenancies with the PRTB within one month of their commencement. Landlords of unregistered tenancies are precluded from referring a dispute to the PRTB. Non-registration does not affect tenant rights and tenants will have access to the dispute resolution service irrespective of whether the tenancy is registered.

Tenancy Registration Fees

For tenancies commencing on or after the 1st January 2011

- ▶ **€90** per tenancy provided the completed application to register is received by the PRTB within one month from the tenancy commencement date. A late fee of **€180** will apply where an application to register a

tenancy is received more than one month from the tenancy commencement date.

- ▶ Registration lasts the length of the tenancy, subject to a maximum of four years. Part 4 of the Residential Tenancies Act 2004 provides that a "Further Part 4" tenancy will commence on the expiry of four years from the commencement of a tenancy. This means that tenancies must be re-registered where they have existed for four years.
- ▶ **€375** for multiple tenancies (composite fee) in the one building being registered at the same time by the one landlord within one month of the commencement date of the first tenancy.
- ▶ No fee is payable where two payments in respect of the tenancy have been made to the Private Residential Tenancies Board in the previous 12 months. No fee is payable for an update of details of a tenancy already registered.

Online Registration Services Launched

The PRTB launched its online registration service in November 2010. Tenancies can now be registered in a matter of minutes at www.prtb.ie. There is a series of frequently asked questions and useful prompts on the website to assist landlords and agents in registering tenancies online with the PRTB.

The publicity campaign promoting online registration continued in 2011 and a mail shot issued to over 8,500 agents in May 2011. By year end the uptake of online registration increased to 39% and the PRTB will continue to promote and encourage landlords to use this service.

Enforcement of Registration Requirements and Action against unregistered Landlords

The PRTB actively pursues landlords for non-registration. Failure to register tenancies can result in prosecution with fines of up to €4,000 and /or six months imprisonment. Staff members follow up on information received from a variety of sources including the Department of Social Protection, local authorities & members of the public. The steps being taken by the PRTB are in accordance with the provisions of the Residential Tenancies Act 2004, in particular, sections 144 and 145.

14 Landlords convicted for failure to register tenancies

New ICT systems were introduced in early 2011 to facilitate database comparisons with other state agencies and departments to identify unregistered landlords for compliance purposes. New case management software also assists in managing cases being prosecuted.

With the assistance of the new system and an increased focus on enforcement in 2011 the PRTB intensified activity against unregistered landlords:

- ▶ 10,900 enforcement notices were issued and
- ▶ 14 criminal convictions were secured in the District Court against landlords who failed to register their tenancies with the PRTB despite having received a number of statutory notices and warnings requesting them to do so. In each case the court imposed fines and awarded legal costs against the landlords.

Joined up Government & the PRTB

The PRTB is committed to improved joined up Government. In 2011 data was exchanged between the PRTB and various external bodies in accordance with the Residential Tenancies Act 2004 (as amended) and other relevant legislation. This includes the Department of Social Protection, the Revenue Commissioners, Local Authorities / LGMA (for housing inspections, NPPR and Domestic Charge purposes).

Aspects of Register of Tenancies available to the Public

The PRTB is required to maintain a register of tenancies in accordance with the Residential Tenancies Act 2004 and to provide and manage an up-to-date database for information, policy-

making and statistical purposes. The published register is an extract from the register of tenancies and contains details from the registration form that is supplied by the landlord or agent. The register provides the address of the rented dwelling; a description of the dwelling; the number of bedrooms and bed spaces; and the floor area.

The published register does not contain any information that could lead to the disclosure of the identity of the landlord or the tenant or the rent payable.

How to check if a rented property is registered?

To check the published register, log on to the PRTB's website at www.prtb.ie. Go to Published Register and click into the appropriate county and search under the address of the rented dwelling. The register is available in both PDF and Excel format. The published register is updated on the website on a monthly basis. If you are aware of a rented property which is not registered you can report this to the PRTB, in strict confidence, at Enforcement@prtb.ie

PRTB Funding of Local Authorities to enforce Minimum Standards

In accordance with the provisions of the Residential Tenancies Act 2004, funding is provided to the Local Authorities to meet the cost of inspections of private rented residential accommodation. On foot of specific payment directions made by the Minister for Environment, Community and Local Government, one fifth of the registration fee income was allocated to the Local Authorities in 2011. The remainder was retained by the PRTB to defray its own operating costs. The PRTB holds this money in a fiduciary capacity and the amount disbursed to local

authorities in 2011 under instruction from the DoECLG was €4.6 million bringing the total disbursed to Local Authorities by the PRTB to €23,219,000 from 2004 to 2011.

Further information on Local Authority inspection rates and the new minimum standards in Private Rental Accommodation is available on the DoECLG's website: www.environ.ie.

Details of funds recouped to each of the local authorities are also available at the following link:



<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/FileDownload,23156,en.xls>

Dispute Resolution Activities 2011

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Adjudications / Mediations Tribunals

The Private Residential Tenancies Board replaces the Courts for the vast majority of Landlord and Tenant Disputes. Hearings are held in 7 regional locations throughout the country. For a modest fee of €25 any Tenant and any *registered* Landlord

may take a Dispute to the PRTB. The PRTB provides Adjudication and Mediation Services in the first instance. Either party may appeal the matter to a three person Tribunal for a fee of €100.

PRTB Dispute Resolution Services 2011 at a glance...

Adjudication & Mediation Services Applications	2,060
Tribunals Applications	306
Number of calls handled in relation to Disputes in 2011 (information on rights / responsibilities under the Act, taking a case)	21,611
General information on the Act	17,591
Online Services, and electronic case management system developed and tested	Live April 2012

Tenancy Management System

During 2011 Dispute Resolution staff members were heavily involved with the testing of the new Tenancies Management System (TMS) from design workshops to prototype testing. We are delighted to announce that the new system went live in April 2012 and we are already receiving 30% of our applications online.

The implementation of this new system will mean our processes and procedures will be streamlined, with the aim of creating efficiencies benefiting the case parties, Adjudicators/Mediators/Tribunal members hearing the cases and our staff in the dispute resolution process.

The new system provides for case parties and Adjudicators / Tribunal members to interact with the PRTB via a newly developed portal. Case parties will be able to submit a dispute and appeal application more efficiently. They will also be able to upload evidence, and view the progress of their case files electronically.

ADJUDICATIONS & MEDIATIONS IN 2011 - Categories and Outcomes

The PRTB received 2060 Adjudication / Mediation applications in 2011. The geographical breakdown of cases received was:

- ▶ Dublin 1,091
- ▶ Country 969

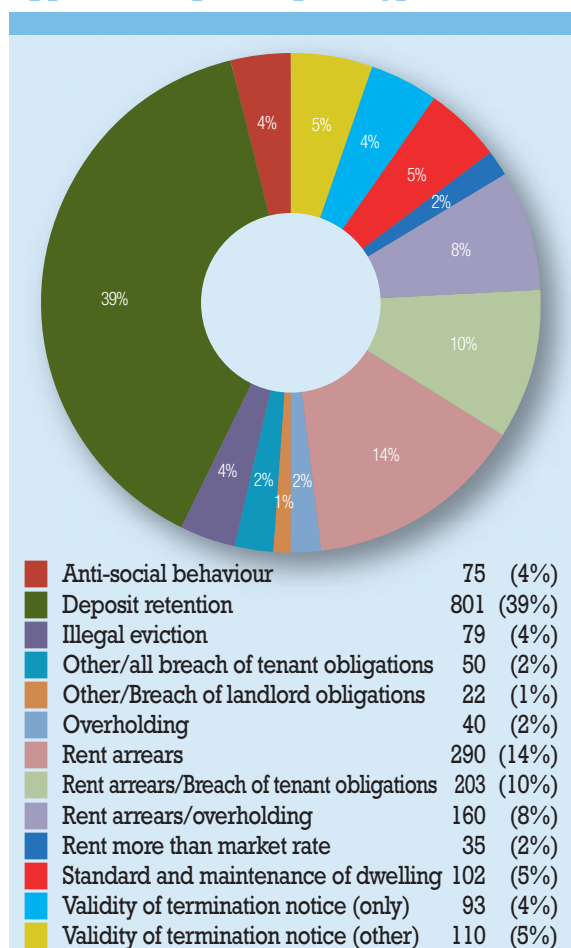
By Client, the break down was:

- ▶ Landlord 782
- ▶ Tenant 1,214
- ▶ Third Party 64

The main categories of disputes in 2011 were:

- ▶ Deposit retention applications by tenants (801 cases or 39% of all applications)
- ▶ Rent arrears applications by landlords (653 cases or 32% of all applications)

Number and Percentage of Overall Applications per Dispute Type



Category of Case	Landlord Applicants Number of Cases	Tenant Applicants Number of Cases
Antisocial Behaviour	11	9
Deposit Retention	2	799
Illegal Eviction	–	79
Breach of Landlord Obligations	–	44
Breach of Tenant Obligations	21	–
Rent Arrears Related (incl. Rent Arrears & Overholding, Rent Arrears & breach of Tenant obligations)	650	3
Overholding	40	
Rent More than Market Rate		35
Standard and Maintenance of Dwelling	33	67
Validity of Notice of Termination	25	178
Total Cases	782	1214

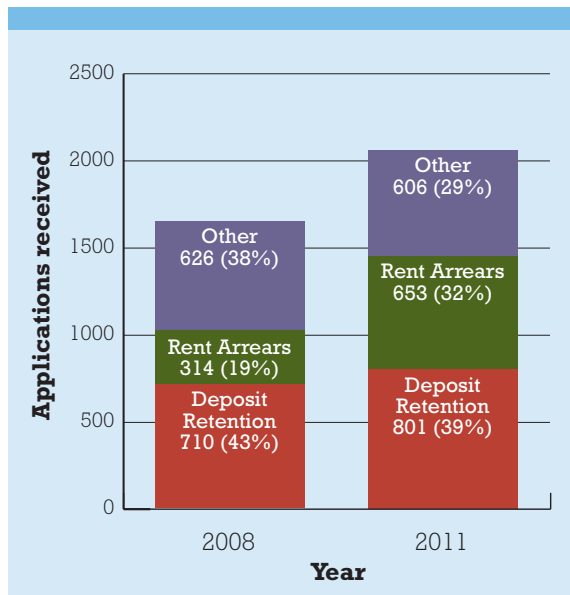
TRENDS IN THE NATURE OF DISPUTE APPLICATIONS

The number of Dispute cases has grown 25% since 2008

The biggest area of increase is in relation to the issue of **Rent Arrears** which has grown to 32% of cases or 653 Disputes last year. Section 86 of the Act clearly states that tenants must continue to pay rent, even whilst in Dispute with a Landlord. Tenants who amass rent arrears face possible penalty payments and prosecution, with all judgements being registered by the PRTB, thus affecting future credit ratings and employment or travel prospects.

However, **Deposit Retention** remains the single biggest issue of Dispute handled by the PRTB. In 2011 39% of cases, or 801 Disputes, related to the issue of Deposit Retention. The Act is quite clear that the Deposit is the property of the Tenant which can only be retained in particular circumstances ie if rent or utilities are owing, if the property is damaged (beyond normal wear and tear) or if the appropriate notice has not been given.

Dispute Applications: 2008 v 2011

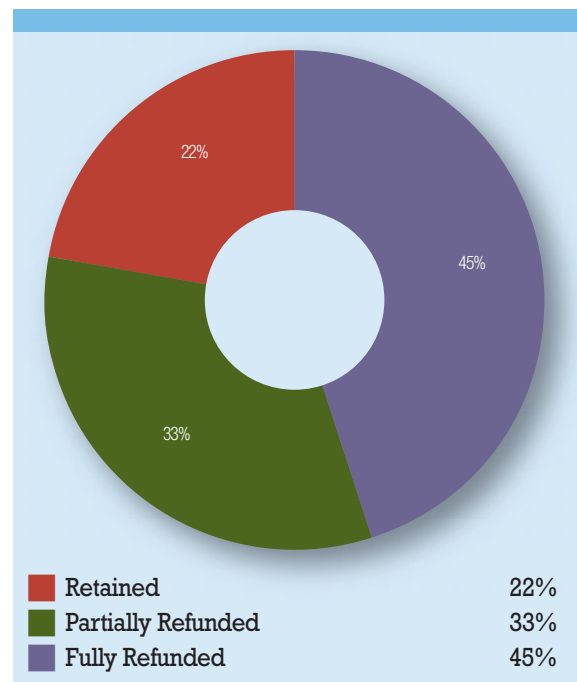


There were 457 deposit retention cases heard during 2011. Adjudicator's findings in Disputes involving deposit retention were as follows:

- ▶ In 99 cases, or 22% of deposit dispute determinations, the Landlord was entitled to retain the Deposit in full.
- ▶ In 151 cases, or 33% of deposit dispute determinations, the Tenant was entitled to a partial refund
- ▶ In 207 cases or 45% of deposit dispute determinations the Tenant was entitled to a full refund of the Deposit.

Additional damages were awarded against landlords in 125 of the deposit retention cases heard by PRTB adjudicators in 2011.

2011 Determinations on Deposit Retention Disputes



2011 Panel of PRTB Adjudicators and Mediators

PRTB Mediators and Adjudicators were appointed for a three year term following an open competition organised by the Public Appointments Service in December 2010.

Adjudicators and Mediators are paid a flat fee of €660 per day for 3 hearings or 5 Paper Based Assessments. Adjudicators and Mediators have all signed up to a Service Level Agreement.

- | | |
|-----------------|-------------------|
| Kevin Baneham | Colm Keating |
| Angela Becker | Paddy Keogh |
| Deirdre Bignell | Michelle Kelleher |

Daniela Bills-Everett	Cynthia Lennon
Frank Brady	Dairine MacFadden
Monica Brennan	Rachel McCrossan
Sarah Brophy	Catherine McGuigan
Eoin Byrne	Barry Mc Cormack
Helen Connaughton	Tracey McGee
John Conran	Roderick Maguire
David Duncan	Gerard Nicholas Murphy
James Egan	Jack Nicholas
Aisling Fair	Simon Noone
Niall Farrell	Helen-Claire O'Hanlon
Corona Grennan	Marissa O Keeffe
Cathy Hamilton	Suzy Quirke
Mervyn Hickey	Ciaran Smith
Healy Hynes	Emma Travers
John Keane	Brian Whelan
John Keaney	

TENANCY TRIBUNALS 2011

A dispute will be referred to a Tenancy Tribunal (i) if any of the parties appeal the Adjudicator's decision within 21 days, or (ii) in the event that Mediation is unsuccessful and any of the parties request a referral to a Tenancy Tribunal. In exceptional cases, the PRTB may refer a dispute directly to the Tribunal where there appears to be imminent risk of damage to the dwelling or danger to one of the parties.

Each Tenancy Tribunal consists of three people. All three people are members of the Dispute Resolution Committee of the Board. A Tribunal is a fresh hearing of the facts of the case or, with the consent of both parties, may be limited to a specific issue. Tribunals are more formal than adjudication hearings with the parties required to take an oath or affirmation prior to giving evidence. A stenographer is also present and the Tenancy

Tribunal holds its hearings in public and its functions are quasi-judicial. Tribunal Reports are published on the PRTB's web site www.prtb.ie

Overview of Tribunal Statistics 2011

In 2011, 306 appeals to a Tenancy Tribunal were received; 71 (23%) of these were appeals from Paper Based Adjudication cases, 229 (75%) from Oral Adjudication cases and 6 (2%) were referrals from Mediation. 14 appeals were also carried over from 2010. In total, 320 appeals were submitted to the Board for consideration in 2011; 276 (86%) were granted and 44 (14%) were refused. Appeals were refused by the Board as they were either late or failed to submit the requisite fee. 34 appeals were withdrawn prior to hearing. There were 179 Tribunals convened in 2011. This represents a 47% decrease in Tribunal hearings from 2010 to 2011; this is due to the implementation of the new TMS system and a reduction in staff numbers. There was an average waiting time of 3 months from the appeal granted date to hearing date in 2011.

Breakdown of Tribunal Cases Heard in 2011 by Appellant Party and Location

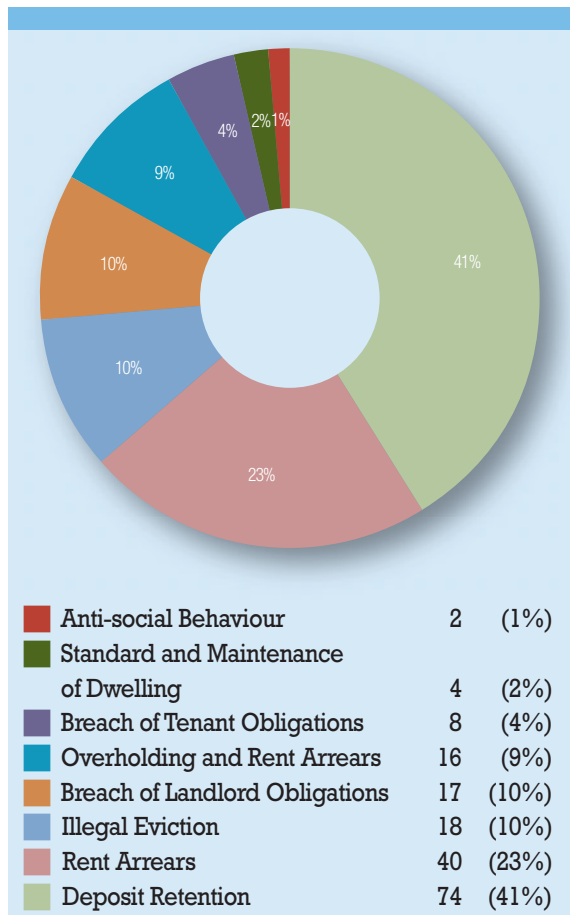
50% (90 cases) of the appeals that went before a Tenancy Tribunal in 2011 were from landlords, 46% (83 case) by tenants, 2% (3 cases) by a third party and 2% (3 cases) were counter appeals which means that both parties to a dispute case submitted an appeal application.

104 (58%) of the 179 Tenancy Tribunals convened in 2011 relate to the Dublin area, while 75 (42%) of the Tenancy Tribunals held relate to the rest of the country.

TRIBUNAL CASES IN 2011 - CATEGORIES AND OUTCOMES

The below chart shows the breakdown of Tribunals convened by dispute type. Deposit retention continues to be the largest category of appeal before a tenancy tribunal with 74 (41%) cases of this dispute type being heard in 2011. Rent arrears is also a common dispute type accounting for 40 (23%) of the 179 cases heard.

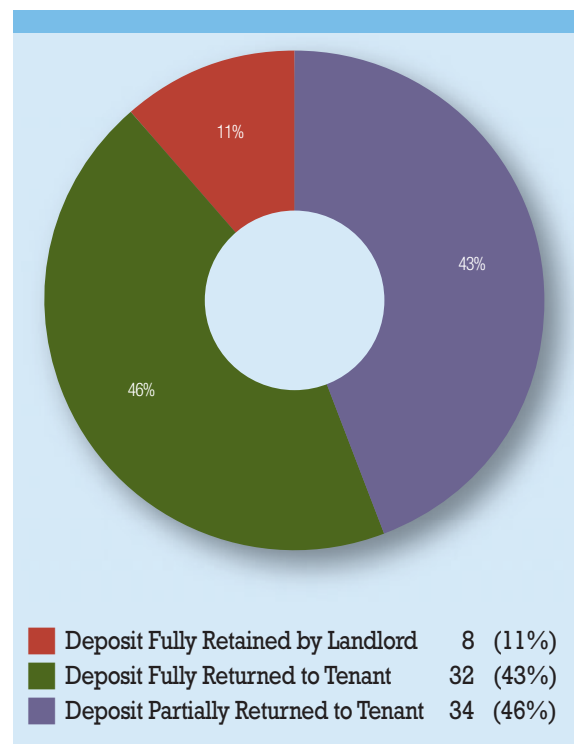
Tribunal Cases by Type of Dispute



It is clear from this chart that deposit retention is the main dispute type that is appealed to a Tenancy Tribunal (this is detailed below), followed by rent arrears.

Deposit retention cases have remained the single largest category of appeal before a Tenancy Tribunal, representing 74 (41%) of the 179 Tribunal hearings in 2011. In 66 (89%) of these cases the Tribunal determined that landlords should refund part or all of the deposit to their tenants. In 8 (11%) of the 74 deposit retention cases heard by a tribunal, it was determined that the landlord would fully retain the deposit. Tenants frequently require deposits to be returned promptly to secure another tenancy and failure to return a deposit without delay may cause inconvenience and financial hardship to a Tenant. Section 115 of the Act permits Tribunal members to award damages against a landlord who unjustifiably retain the deposit.

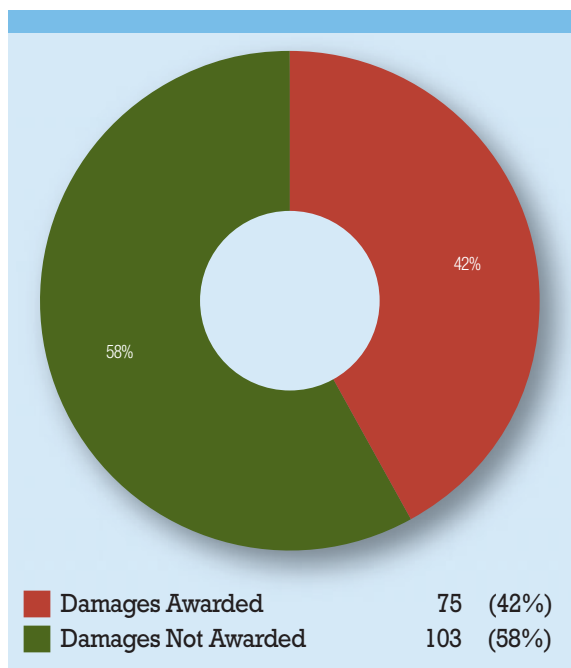
Tribunal Determinations on Deposit Retention



TRIBUNAL CASES IN 2011 AWARDS OF DAMAGES

As per below chart, damages were awarded in 42% of cases referred to a Tenancy Tribunal.

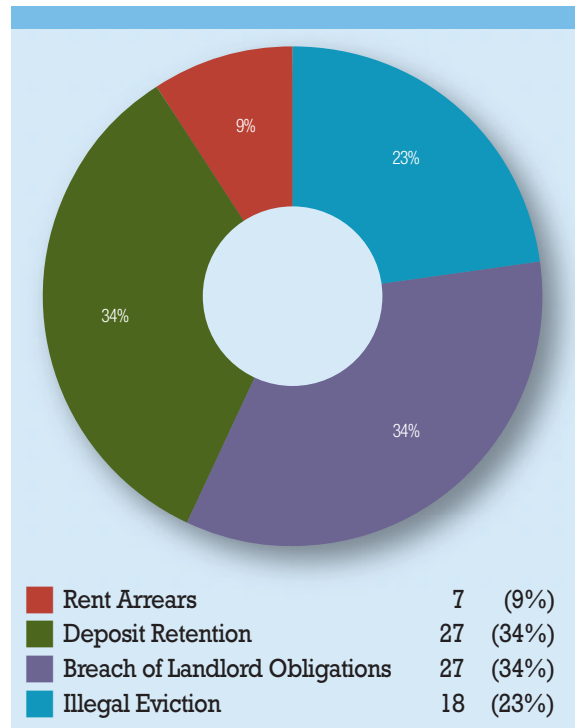
% of Cases where Damages were Awarded



Damages for deposit retention and breach of landlord obligations

Of the cases referred to Tribunal, where damages were awarded, 68% were in the deposit retention and breach of obligations categories. Damages of between €100 and €1,200 were awarded in deposit retention cases, while damages awarded for breaches of landlord obligations ranged from €200 to €5,000.

Breakdown of Reasons for the Award of Damages



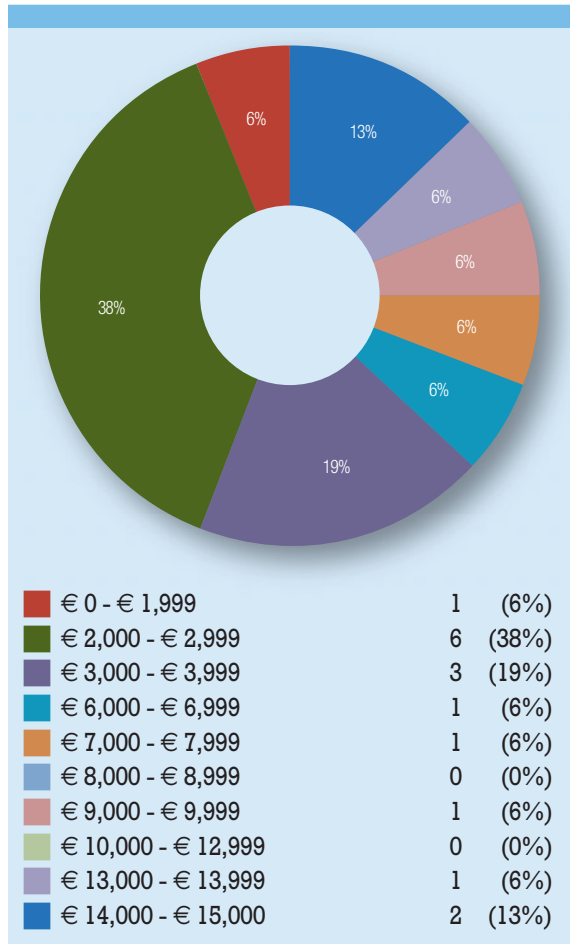
Damages for rent arrears

As per above chart, 9% of overall awards of damages were made in cases concerning rent arrears. Awards of damages against tenants were between €400 and €20,000.

Damages for illegal eviction

Illegal Eviction is the 3rd most common category of Tribunal hearing dispute type accounting for 18 (10%) of the 179 tribunal hearings in 2011. In the majority of these cases, awards made to tenants against the landlord were between €2,000 and €3,000 as illustrated in the following chart.

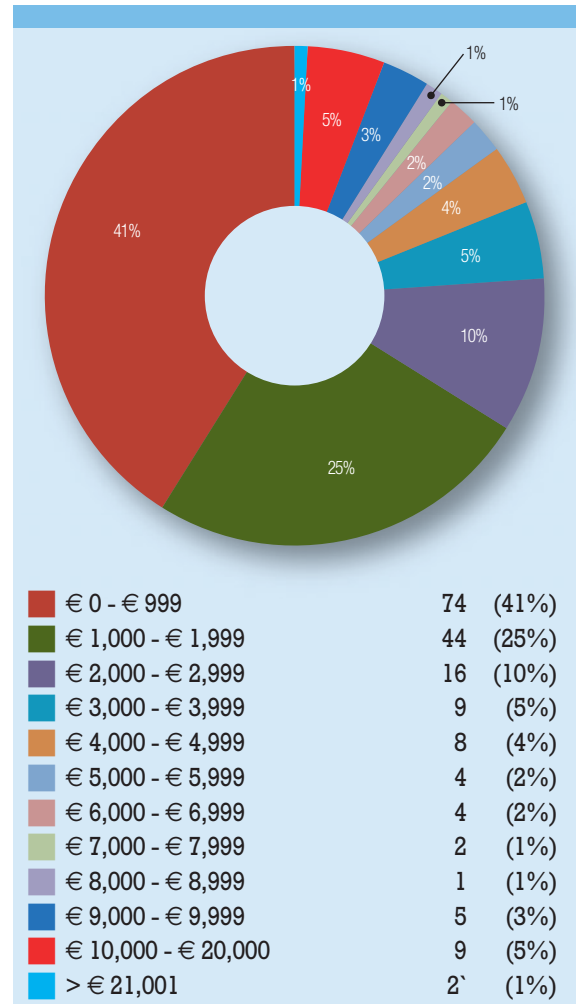
Awards for Illegal Eviction



Monetary awards to case parties as per Determination Order

In the majority of Tribunal Determination Orders made by the Board in 2011, the monetary amounts awarded by the Tribunals did not exceed €1,000. In 44 (25%) of the orders made in 2011, awards were made of between €1,000 and €2,000. In two Determination Orders from a Tribunal of dispute type, rent arrears and overholding, findings in respect of rents due against a tenant amounted to €41,600 and €60,000 respectively.

Breakdown of Cases by Monetary Value as per Determination Order



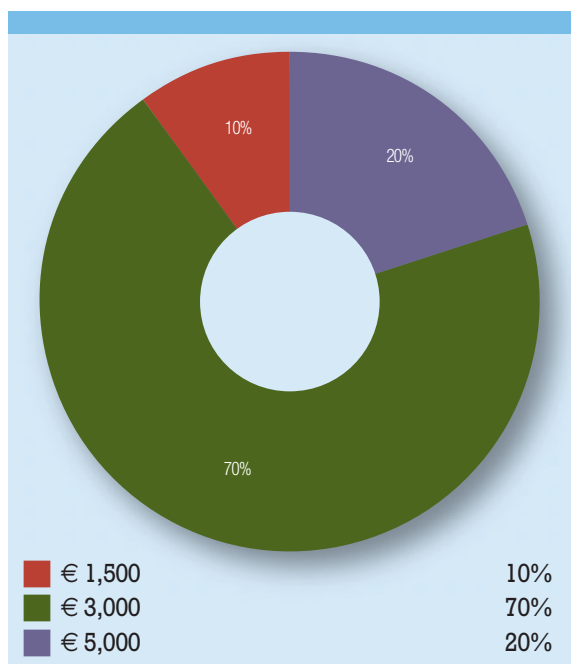
Costs awarded to the PRTB

The Tribunal has the power, pursuant to Section 115(2) (i) of the 2004 Act, to direct that the whole or part of the costs or expenses incurred by the Tribunal be paid by one or more of the parties. Examples of Tribunals where costs may be awarded include *inter alia* where there is no co-operation by a party to the dispute, or more likely, where the appellant/applicant fails to attend without notice or good cause and has not provided a written submission of his appeal case to the Tribunal. The Tribunal may also deem that the hearing was convened as a result of an abuse

of the dispute resolution process. In 10 (5%) out of the 179 Tenancy Tribunals convened in 2011 costs were awarded to the PRTB as a contribution towards the expenses of the Tribunal. These costs ranged from €1,500 to €5,000 and averaged €3,277.78. In the majority of these instances the appellant did not attend the hearing and did not provide good cause for his/her non attendance. However, there have been cases where the appellant, their agent or their representative did attend the hearing, yet costs were awarded to the PRTB. For instance, where an appellant attended the Tenancy Tribunal but had no knowledge of the dispute and presented no new evidence to assist the tribunal in dealing with the appeal application.

Awards to PRTB

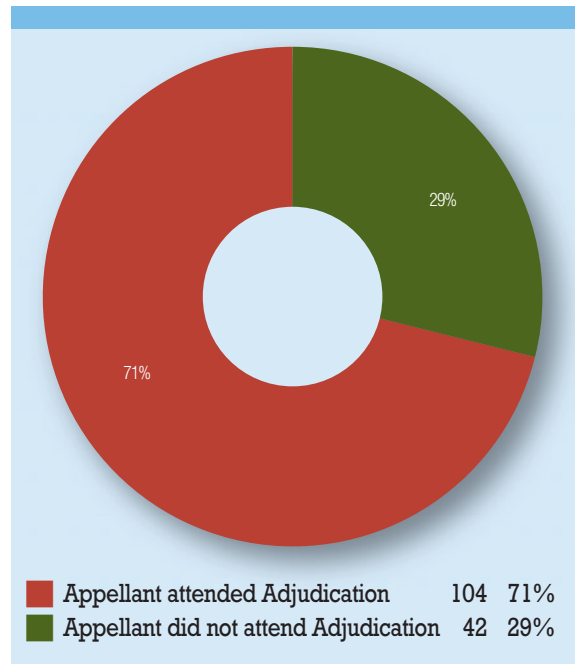
(in 5% of cases costs were awarded against a party)



Attending the Dispute Resolution Process and submitting supporting documentation

The next chart shows that in 29% (42 out of the 146) of Tenancy Tribunal hearings held in 2011, the Appellant did not attend the adjudication hearing.

Appellant Party attendance at Adjudication Hearing



Parties are encouraged to participate and attend an adjudication hearing or a mediation process. Parties are also expected to prepare for the case and submit any supporting documentation regarding the dispute. The Adjudicator or the Tribunal will hear the dispute and make a decision based on the evidence before it. An important factor in preparing for a case is to arrange the facts of the dispute in a straightforward and chronological order, so as to present the case in a clear and comprehensive manner. It would be of assistance to the Tribunal if documentation submitted as evidence was clearly categorised and a cover note, setting out the contents of the evidence, were attached.

All submissions of evidence relevant to the case will be copied over to the other party. Documentation of no relevance to the tenancy in question should not be submitted.

Tribunal Membership, Participation on Tribunals and Fees Paid

Tribunal Membership, Participation on Tribunals and Fees Paid

Each Tribunal consists of two members and a Chairperson, all of whom are drawn from the membership of the Dispute Resolution Committee.

The attendance of Members of the Dispute Resolution Committee at Tribunals throughout 2011 is set out in the table below.

Member	Chair	Member	Total	Total Fees Received
Aidan Brennan	0	2	2	0
Aideen Hayden	11	8	19	€ 19,935
Anne Colley	11	9	20	€ 18,126
Anne Leech	0	17	17	€ 8,901
Bairbre Redmond	5	7	12	€ 11,061
Bill Holohan *				€ 5,508
Charles Corcoran	3	11	14	€ 13,680
Cian O'Lionáin	0	2	2	€0
Ciara Doyle	3	11	14	€ 9,810
Claire Millrine	2	15	17	€ 9,765
Dervla Quinn	5	15	20	€ 18,675
Eoin O'Sullivan	14	4	18	€ 19,980
Finian Matthews	10	10	20	€ 22,518
Fintan McNamara	7	9	16	€ 16,056
Gene Feighery	8	9	17	€ 16,488
Geraldine Feeney	6	11	17	€ 17,127
Gus Cummins	5	12	17	€ 17,775
Henry Murdoch	9	9	18	€ 21,906
James Bridgeman	4	11	15	€ 13,383
John Lynch	4	12	16	€ 10,584
John Tiernan	11	5	16	€ 18,513
Keara Donnelly *				€ 4,734
Kieran Buckley	2	15	17	€ 9,720
Liam Nolan	2	13	15	€ 14,283
Liam O'Donnell *				€ 2,709
Louise Moloney	1	12	13	€ 7,740
Mary Doyle	1	16	17	€ 8,172
Mary H. Morris	0	9	9	€ 6,579
Mary Heaslip	3	12	15	€ 13,185
Maurice O Donoghue	1	17	18	€ 12,474
Michael Farry	2	14	16	€ 12,519
Michael Irvine	4	16	20	€ 7,443
Nesta Kelly	6	17	23	€ 16,911
Orla Coyne	12	6	18	€ 22,734
Patrick Riney *				€ 2,754
Paul Good *				€ 1,980
Thomas J. Reilly	6	9	15	€ 15,453
Tom Dunne	9	6	15	€ 13,347
Tony Taffee *				€ 3,915
Vincent P. Martin	12	7	19	€ 18,297
Total				€ 484,740

* fees paid to these Members in 2011 for Tribunals attended in 2010

Enforcement of PRTB Determination Orders 2011

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Enforcement of PRTB Determination Orders 2011

The attendance of Members of the Dispute Resolution Committee at Tribunals throughout 2011 is set out on page 32 along with the fees received by them during the period 1 January to 31 December 2011.

The total fees in the table are the fees actually paid in 2011 under deduction of PAYE. These payments include payments for prior year activities and do not include fees payable at year end. The fees quoted in the 2011 Financial Statements reflect fees payable or paid for work actually carried out in the year.

The Residential Tenancies Act 2004 stipulates that failure to comply with a Determination Order (DO) made by the PRTB may be enforced by either criminal prosecution or civil proceedings, or both. There are serious implications for a party who does not comply with a PRTB Order.

Criminal prosecutions can only be initiated by the PRTB, and are brought to the District Court. The penalties for a Criminal Conviction can be severe, comprising a fine of up to €4,000 and/or a period of imprisonment of up to six months, plus a further fine of €250 per day for continuing non-compliance. In addition to the criminal prosecution, where an amount of money is owed by the non-compliant party, it is the policy of the PRTB to seek a Compensation Order up to the maximum limit of the District Court (i.e. almost €6,350).

Civil proceedings, on the other hand, are brought in the Circuit Court. It is open to a party in a case to take civil proceedings. However, many clients request the PRTB to enforce the Determination Orders on their behalf. In this regard, Section 124 of the Act provides that the

PRTB or another party (i.e. the party seeking to have the Determination Order enforced) may apply to the Circuit Court for an Order directing the non-compliant party to comply with the PRTB's Determination Order.

In either type of legal proceeding it is the PRTB's policy to seek to recover all administrative and legal costs incurred, and in general the Courts have tended to be receptive to costs recovery.

Requests for Enforcement of Determination Orders

2007	2008	2009	2010	2011
63	100	307	577	589

Under the Act, enforcement is a discretionary power and the PRTB exercises this power taking account of the circumstances pertaining to each case and in the context of the difficult financial situation within which the PRTB, like other Public Sector bodies, now has to operate. The PRTB is a self-financing agency and must operate within its budget.

As the Board was established to take cases out of the Courts it endeavours to secure enforcement initially by non judicial means. As stated above, and similar to other Judicial / Quasi - Judicial bodies, there is no legal obligation on the PRTB to enforce.

Decisions on whether or not to pursue legal enforcement are made by the Board Members on a case by case basis, taking into account the likely success of achieving a favourable outcome for the requester; a favourable outcome being that monies yet to be paid are discharged. The criteria which the Board Members refer to when making that decision are:

- ▶ Dispute Type (i.e. Deposit retention, illegal eviction, overholding, rent arrears etc)
- ▶ Past behaviour of the landlord/tenant (i.e. serial offenders)
- ▶ “Technically” good cases (i.e. where there are no issues likely to compromise the case in Court)
- ▶ Representations made by the PRTB to the non-compliant party and the person seeking compliance
- ▶ Geographical spread
- ▶ A case which in the opinion of the Board should be enforced due to its particular facts

The cost of taking all requests to Court would mean that significant Exchequer funding would be required. However, in the first quarter of 2012 alone the PRTB has referred 147 cases to our Legal Advisors, Eversheds, for enforcement.

Legal proceedings can be lengthy and costly but to date, the PRTB has been extremely successful in getting judgement orders in its proceedings. That said, going to Court does not of itself ensure successful enforcement and more particularly, financial compensation. In these times of significant personal debt, there is a real risk that the monies due will not be paid even after successful court proceedings. In many cases the best option is to agree a schedule of payments.

The PRTB takes the issue of non-compliance with Determination Orders very seriously and has referred some 300 cases between 2010 and the first quarter of 2011 to its legal advisors for legal proceedings. Many of these cases are at various stages in the process with judgements and/or settlements having been achieved.

New Enforcement Requests Received in 2011

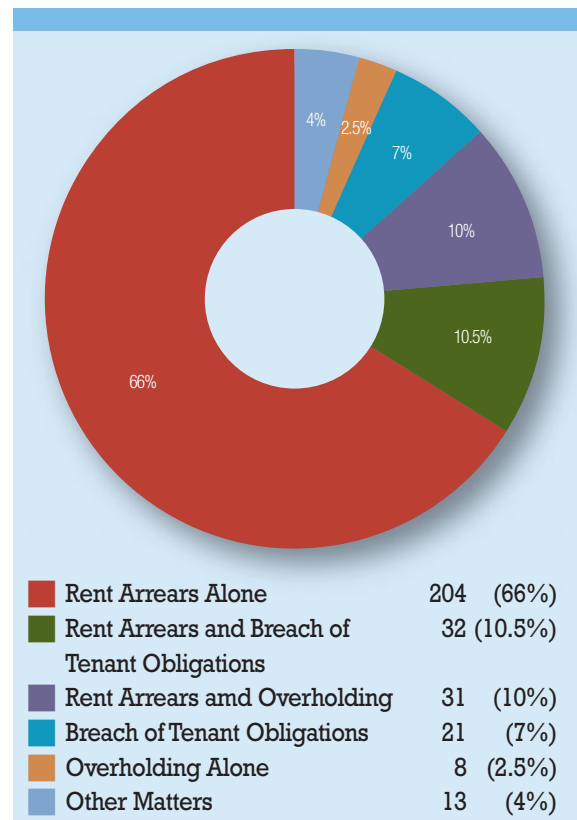
A total of **589** new enforcement requests were received in 2011. This total exceeded that for the previous year by 28, an increase of 5% in one year.

The number of requests received from **landlords (309)** marginally exceeds those received from **Tenants (268)** with just 8 requests received from third parties and 4 internal requests for money owing to the PRTB as a result of parties appealing their case to a Tribunal and then without good reason failing to attend the Tribunal. This overturned the trend in previous years where tenant requests for deposits exceeded Landlord requests in respect of rent arrears. Rent arrears would seem to be the growing issue.

Landlord Enforcement requests received in 2011 categorised by Type of Dispute

It is evident from the 309 requests from landlords that the principal problems experienced by them related to rent arrears. Requests from landlords can be broken down into dispute type as follows:

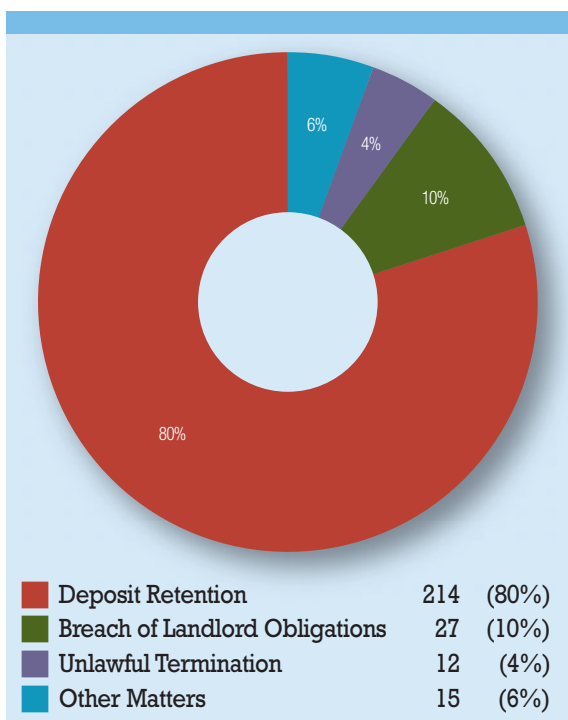
Landlord Enforcement requestes received in 2011 categorised by Type of Dispute



Tenant Enforcement requests received in 2011 by Type of Dispute

From the 268 requests received from tenants the principal difficulty was deposit retention. Requests received from tenants can be broken down into dispute type as follows:

Tenant Enforcement requests received in 2011 by Type of Dispute



8 requests were received from third parties. These in the main relate to Landlords failing to enforce tenant obligations.

Enforcement Cases carried into 2011 from previous years

In addition to the 589 new enforcement requests received in 2011, the PRTB's Enforcement section also dealt with 342 cases that remained ongoing at the end of 2010.

Successful Outcomes

Compliance or settlement following initial intervention from the PRTB's Enforcement Unit

was achieved without the requirement of legal proceedings in a total of 65 of the 2011 requests received.

54 requests were not valid (enforcement requested prior to expiry of compliance period) and 10 requests were withdrawn/proceedings taken by party. The remaining 460 requests required further action.

Court Outcomes

81 cases were approved by the Board for enforcement action in 2011, 61 for civil action in the Circuit Court and 20 for criminal proceedings in the District Court.

A total of 54 Court Orders were obtained in 2011, 42 Circuit Court Orders and 12 District Court Orders.

District Court Orders

12 convictions were secured in 2011. Fines were imposed in most cases and ranged from €800 up to €1,500. Costs Orders were also obtained in favour of the PRTB and ranged from €1,475 up to €1,723.

Circuit Court Orders

In almost all Circuit Court Orders an order for costs, to be taxed in default of agreement, were awarded. The services of the Sheriff was required in 4 cases to recover vacant possession with many more being vacated on notice that the Sheriff was engaged.

Registering Judgements

The PRTB commenced registering judgments in 2011. These judgements are published in Trade Gazettes which can seriously affect a person's credit rating. In 2011, 11 such judgments were registered with more ongoing. PRTB policy for all future cases of non-compliance is to register the judgements obtained where the party fails to clear the debt.

Information Communication Technology Strategy

Information Communication Technology Strategy

Considerable progress was made in the rollout of the PRTB's three year ICT strategy during 2011. This included the rollout of software to identify unregistered landlords and to manage the Court Case Files against them electronically. This particular project has been a considerable success as it identified very significant non-compliance with legal registration requirements on the part of Landlords whose tenants were in receipt of Rent Supplement.

A major project to computerise Disputes section including the introduction of online Dispute applications, electronic case management of files, secure remote access to case files by Adjudicators etc went through three prototypes and testing. This has since gone live. The various projects involved in our ICT Strategy, with go live dates, are set out below.

- ▶ Best industry standard Disaster Recovery and Firewalls (Live July 2010)
- ▶ Online registration and online payment facilities (went live November 2010)
- ▶ Automated mining of other public sector databases, eg Rent Supplement database of the Department of Social Protection (went live May 2011)
- ▶ Electronic case management for court cases related to enforcement of registrations (went live May 2011)
- ▶ Online applications for Disputes and Tribunal services (now live - April 2012)
- ▶ Electronic file / case management for Disputes and Tribunals, including secure remote portal access for Adjudicators/ Mediators/ DRC members (Live July 2012)
- ▶ Project with An Post to electronically "track and trace" all postal items where proof of service is required (live July 2012)
- ▶ Electronic case management for court cases related to enforcement of Determination Orders (Live September 2012)

The potential benefits to the PRTB and our clients in terms of improved efficiencies are considerable. As for any other E Government initiative, this is wholly dependent on maximising uptake and PRTB will be focusing on that in 2012.

Procurement and Tenders Sought and Awarded

Procurement and Tenders Sought and Awarded

Competitive tendering is the normal procedure utilised by the PRTB in the procurement process.

All tenders issued have had due regard to the value thresholds for the application of procurement rules.

The PRTB confirms compliance with procurement procedures in respect of competitive tendering. This includes adherence to both national guidelines and the relevant EU Directives, which have the force of law in this State.

Any person who wishes to be engaged by the Board as a consultant or adviser may notify the Board in writing and any notification for that purpose shall include particulars of the person's qualifications and experience. The PRTB follows public procurement requirements when seeking tenders or quotations. During 2011, the Board or the Director approved a number of key services as outlined below:

- ▶ Legal Services - Eversheds - Dec 2010/2011
- ▶ Interpretation and Translation service - Word Perfect - 2011
- ▶ Stenography Services - Gwen Malone - 2010/2011
- ▶ Consultants to draft Outsourcing Tender - Achilles - Nov 2011
- ▶ Business Analyst Nov 2011

Report and Financial Statements

for the year ended 31 December 2011

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STATEMENT OF RESPONSIBILITIES OF THE BOARD	46
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Members Of The Private Residential Tenancies Board

Orla Coyne	Solicitor (Chairperson)
Aidan Brennan	Civil Servant, Department of the Environment, Community and Local Government
Gene Feighery	Environmentalist
Vincent P. Martin	Barrister-at-Law
Finian Matthews	Retired Civil Servant
Dr. Eoin O'Sullivan	Lecturer in Trinity College Dublin
Thomas J Reilly	Property Professional
John Tiernan	Former County Manager
Conn Murray	County Manager
Joseph Meehan	Civil Servant, Department of Social Protection

Board Members who resigned in 2011

Aideen Hayden	Solicitor
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Comptroller and Auditor General

Report for presentation to the Houses of the Oireachtas

Private Residential Tenancies Board

I have audited the financial statements of the Private Residential Tenancies Board for the year ended 31 December 2011 under the Residential Tenancies Act 2004. The financial statements, which have been prepared under the accounting policies set out therein, comprise the Statement of Accounting Policies, the Income and Expenditure Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and Generally Accepted Accounting Practice in Ireland.

Responsibilities of the Members of the Board

The Board is responsible for the preparation of the financial statements, for ensuring that they give a true and fair view of the state of the Board's affairs and of its income and expenditure, and for ensuring the regularity of transactions.

Responsibilities of the Comptroller and Auditor General

My responsibility is to audit the financial statements and report on them in accordance with applicable law.

My audit is conducted by reference to the special considerations which attach to State bodies in relation to their management and operation.

My audit is carried out in accordance with the International Standards on Auditing (UK and Ireland) and in compliance with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of Audit of the Financial Statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements, sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of

- ▶ whether the accounting policies are appropriate to the Board's circumstances, and have been consistently applied and adequately disclosed
- ▶ the reasonableness of significant accounting estimates made in the preparation of the financial statements, and
- ▶ the overall presentation of the financial statements.

I also seek to obtain evidence about the regularity of financial transactions in the course of audit.

In addition, I read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. If I become aware of any apparent material misstatements or inconsistencies I consider the implications for my report.

Deferred Pension Funding

Without qualifying my opinion, I draw attention to Note 11(c) which sets out the basis on which the Board recognises the deferred pension funding asset.

Opinion on the Financial Statements

In my opinion, the financial statements, which have been properly prepared in accordance with Generally Accepted Accounting Practice in Ireland, give a true and fair view of the state of the Board's affairs at 31 December 2011 and of its income and expenditure for the year then ended.

In my opinion, proper books of account have been kept by the Board. The financial statements are in agreement with the books of account.

Matters on which I report by exception

I report by exception if

- ▶ I have not received all the information and explanations I required for my audit, or
- ▶ my audit noted any material instance where moneys have not been applied for the purposes intended or where the transactions did not conform to the authorities governing them, or
- ▶ the information given in the Board's Annual Report for the year for which the financial statements are prepared is not consistent with the financial statements, or
- ▶ the Statement on Internal Financial Control does not reflect the Board's compliance with the Code of Practice for the Governance of State Bodies, or
- ▶ I find there are other material matters relating to the manner in which public business has been conducted.

I have nothing to report in regard to those matters upon which reporting is by exception.



Andrew Harkness

For and on behalf of the Comptroller and Auditor General
21 December 2012

Statement of Responsibilities

Section 178 of the Residential Tenancies Act, 2004, requires the Financial Statements to be prepared by the Director in such form as may be specified by the Minister for the Environment, Community and Local Government and in accordance with generally accepted accounting principles. The Financial Statements must be approved by the Board.

In preparing those financial statements, the Director and the Board are required to:

- ▶ Select suitable accounting policies and then apply them consistently;
- ▶ Make judgements and estimates that are reasonable and prudent;
- ▶ State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- ▶ Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Board will continue in operation.

The Director, under the direction of the Board, is responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the Board and which enable it to ensure that the financial statements comply with section 178 of the Act. The Board is responsible for ensuring that the business of the Board is conducted in a proper and regular manner and for safeguarding all assets under its operational control and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Anne Marie Caulfield

Director

Orla Coyne

Chairperson

Statement on Internal Financial Control

Responsibility for the system of Internal Financial Control

On behalf of the members of the Private Residential Tenancies Board, I acknowledge our responsibility for ensuring that an effective system of internal financial control is maintained and operated.

The system can only provide reasonable, and not absolute, assurance that the assets are safeguarded, transactions authorised and properly recorded, and that material error or other irregularities are either prevented or would be detected in a timely period. In considering the effectiveness of internal financial controls, the Board and its Audit Committee have regard among other things, to the requirements of the Code of Practice for the Governance of State Bodies.

Key control procedures

The Private Residential Tenancies Board has taken steps to ensure an appropriate control environment by:

- ▶ ensuring the Board complies with its Financial obligations under the Act;
- ▶ ensuring that assets and liabilities of the Board are properly accounted for;
- ▶ clearly defining management responsibilities;
- ▶ establishing formal procedures for reporting significant control failures and ensuring appropriate corrective action;
- ▶ the establishment of appropriate sub-committees of the Board to give greater focus on specific areas.

The members of the Board have agreed that the Director and staff of the Board (subject to delegation by the Director) are responsible for operational matters.

The system of internal financial control within the Private Residential Tenancies Board is based on a framework of monthly management information, administrative procedures (including segregation of duties and authorisation limits), and a system of delegation and accountability. In particular it includes:

- ▶ a comprehensive budgeting system with an annual budget, which is reviewed and agreed with the Executive and the Board;
- ▶ regular review by the Executive and the Board of periodic and annual financial reports which indicate financial performance against targets;
- ▶ clearly defined procurement, tendering and capital investment guidelines.

The Board's monitoring and review of the effectiveness of the system of internal financial control is informed by the Audit Committee, the Executive Management team, who have responsibility for the development and maintenance of the financial control framework, and comments made by the Comptroller & Auditor General in his management letter or other reports.

The Board has continued its work to establish the extent and likelihood of business risk in 2011 and this work will continue in 2012.

Annual Review of Controls

I confirm that the Board conducted a review of the effectiveness of internal controls in respect of the year ended 31 December 2011.

Orla Coyne

Chairperson

Statement of Accounting Policies

The significant accounting policies adopted in these financial statements are as follows:

1. General

The general functions of the Board are:

- ▶ the operation of a national registration system for all private residential tenancies that come under the remit of the Residential Tenancies Act, 2004;
- ▶ the operation of a dispute resolution service and;
- ▶ the provision of information, carrying out of research and the provision of policy advice to the Minister regarding the private rented sector;
- ▶ the provision of administrative and secretarial support for the Tribunals (the related costs are included in administrative expenses).

2. Basis of Accounting

The financial statements have been prepared under the accruals basis of accounting in accordance with generally accepted accounting principles and under the historic cost convention. The statements are in a form approved by the Minister for the Environment, Community and Local Government. The accounts are stated in Euro.

3. Income

State Funding

State funding represents cash received in the year from the Department of the Environment, Community and Local Government.

Registration & Dispute Fees

Fees in respect of registrations and disputes are recognised at the point when an application is received.

Other Income

Other income represents interest accruing on exchequer notes held currently with the National Treasury Management Agency and deposits held with other financial institutions, and any legal costs recovered in the year.

4. Tangible Fixed Assets

Tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided on a straight line basis at rates which are estimated to write off the cost of the assets over their expected useful lives as follows:-

Leasehold Improvements	5%	Straight Line
Furniture & fittings	10%	Straight Line
Office equipment	20%	Straight Line
Computer equipment & software development	20%	Straight Line

5. Foreign Currencies

Transactions denominated in foreign currencies are translated into Euro at the rates of exchange prevailing at the transaction date. Any difference arising on translation between transaction dates and payment dates are charged to the Income and Expenditure account.

6. Capital Account

The capital account represents the unamortised amount of income used to finance fixed assets.

7. Staff Pensions

The Private Residential Tenancies Board (PRTB) operates a defined benefit pension scheme which is funded annually on a pay as you go basis from monies available to it. Statutory Instrument (S.I. No 625 of 2011) gave effect to the PRTB Superannuation Scheme and was approved by the Minister for the Environment, Community and Local Government with the consent of the Minister for Public Expenditure and Reform in November 2011 (commencing with effect from 1 September 2004).

Pension costs reflect pension benefits earned by employees in the period and are shown net of staff pension contributions which are treated as payable to the Department of the Environment, Community and Local Government. An amount corresponding to the pension charge is recognised as income to the extent that it is recoverable and offset when necessary, by grants received in the year to discharge pension payments.

Actuarial gains and losses arising on scheme liabilities are reflected in the Statement of Total Recognised Gains and Losses and a corresponding adjustment is recognised in the amount recoverable from the Department of Environment, Community and Local Government.

Pension liabilities represent the present value of future pension payments earned by staff to date. Deferred pension funding represents the corresponding asset to be recovered in future periods from the Department of Environment, Community and Local Government.

Income and Expenditure Account

for the year ended 31 December 2011

	Notes	Year Ended 31 December 2011 €	Year Ended 31 December 2010 €
Income			
State Funding	1	0	6,477
Deferred Pension Funding	11c	205,000	205,000
Registration Fees	2	9,575,244	8,363,247
Amounts due to Local Authorities	7	(1,915,049)	(2,591,008)
Disputes Fees		62,660	65,755
Other Income	3	173,458	252,262
Transfer (to)/from Capital Account	8	(279,863)	(717,302)
		7,821,450	5,584,431
Expenditure			
Staff Costs	4a	(2,919,276)	(3,363,944)
Administration Costs	4b	(3,939,621)	(4,212,027)
Depreciation	5	(365,564)	(213,042)
Profit on disposal of fixed asset		0	246
		(7,224,461)	(7,788,767)
Surplus / (Deficit) for the year	9	596,989	(2,204,336)

The Statement of Accounting Policies and Notes 1 to 16 form part of these Financial Statements.

All income and expenditure for the year ended 31 December 2011 relate to continuing activities.

Anne Marie Caulfield
Director

Orla Coyne
Chairperson

Statement of Total Recognised Gains & Losses

for the year ended 31 December 2011

Notes	Year Ended 31 December 2011 €	Year Ended 31 December 2010 €
Surplus / (Deficit) for the year	596,989	(2,204,336)
Experience (loss) / gain on pension scheme Liabilities	115,000	65,000
Changes in assumptions underlying the present value of pension scheme liabilities	–	–
Actuarial gain/ (loss) recognised	115,000	65,000
Adjustment to deferred pension funding	(115,000)	(65,000)
Total recognised (loss) / gain for the year	596,989	(2,204,336)

Anne Marie Caulfield
Director

Orla Coyne
Chairperson

Balance Sheet

as at 31 December 2011

	Notes	31 December 2011 €	31 December 2010 €
Fixed Assets			
Tangible assets	5	3,020,551	2,740,688
Current Assets			
Debtors	6	66,311	42,138
Cash at Bank		6,115,544	8,955,760
		6,181,855	8,997,898
Creditors			
Amounts falling due within one year	7	(3,769,115)	(7,182,147)
Net Current Assets		2,412,740	1,815,751
Total Assets Less Current Liabilities Before Pensions		5,433,291	4,556,439
Deferred pension funding	11	(880,000)	(790,000)
Pension scheme liabilities	11	880,000	790,000
Total Assets Less Current Liabilities		5,433,291	4,556,439
Financed By			
Accumulated surplus	9	2,412,740	1,815,751
Capital Account	8	3,020,551	2,740,688
		5,433,291	4,556,439

The Statement of Accounting Policies and Notes 1 to 16 form part of these Financial Statements.

Anne Marie Caulfield
Director

Orla Coyne
Chairperson

Cashflow Statement

for the year ended 31 December 2011

	Notes	Year Ended 31 December 2011 €	Year Ended 31 December 2010 €
Reconciliation of operating surplus to net			
Cash inflow from operating activities			
Operating surplus / (deficit) for the year	9	596,989	(2,204,336)
Depreciation	5	365,564	213,042
Interest Earned	3	(140,868)	(236,720)
Profit on disposal of fixed assets		–	(246)
Transfer to Capital Account	8	279,863	717,302
(Increase) / Decrease in debtors	6	(24,173)	20,314
(Decrease) in creditors	7	(3,413,032)	(3,214,653)
Net cash outflow from operating activities		(2,335,568)	(4,705,297)
Cashflow Statement			
Net cash outflow from operating activities		(2,335,568)	(4,705,297)
Returns on Investment and Servicing of Finance			
Interest Received	3	140,779	236,720
Net Capital Expenditure			
Payments to acquire tangible fixed assets	8	(645,427)	(939,175)
Proceeds from disposal of fixed assets	8	–	9,077
Decrease in cash		(2,840,216)	(5,398,675)
Reconciliation of net cashflow to movement in net funds			
Net funds at 1 January		8,955,760	14,354,435
Net funds at 31 December		6,115,544	8,955,760
(Decrease) in cash		(2,840,216)	(5,398,675)

The Statement of Accounting Policies and Notes 1 to 16 form part of these Financial Statements.

Anne Marie Caulfield
Director

Orla Coyne
Chairperson

Notes

(forming part of the financial statements)

1. STATE FUNDING

The PRTB operates on a self-financing basis since 1st January 2010. State funding was provided in 2010 through the Office of the Minister for Environment, Community and Local Government and amounted to €6,477 in respect of disability training and a residual amount from the Rent Tribunal Bank Account when administrative responsibilities transferred to PRTB.

2. REGISTRATION FEES INCOME

Fees which were received from landlords as payment for the registration of their tenancies amounted to €9,575,244 (2010 - €8,363,247).

As per Ministerial direction, made under Section 176(5) of the Residential Tenancies Act, 2004, registration fee income received by the PRTB is dealt with in the following manner:

To Local Authorities:

- ▶ 20% in the year which amounted to €1,915,049

Retained by the PRTB towards its administration costs:

- ▶ 80% in the year which amounted to €7,660,195

3. OTHER INCOME

	31 December 2011	31 December 2010
	€	€
Interest income	140,779	236,720
Legal costs recovered	32,679	15,542
	173,458	252,262

4a. STAFF COSTS

	Year Ended 31 December 2011	Year Ended 31 December 2010
	€	€
Seconded & PRTB Staff	1,619,663	1,769,746
Agency Staff	869,429	1,118,861
Pension Costs	335,225	351,923
Training of Staff and Office Holders	12,736	44,488
Social Welfare Costs	82,223	78,926
	2,919,276	3,363,944

Staff numbers:

The number of staff employed by the Board in the year was 25 (2010: 25). A further 11 staff were seconded to the Board by the Department of the Environment, Community and Local Government (2010: 13), 2 by Dublin City Council (2010: 2), 1 by the Central Statistics Office (2010: 1) and 1 from the Local Government Computer Services Board (2010: 1).

Pension Levy:

€39,483 of pension levy has been deducted and paid over to the Department of the Environment, Community and Local Government (2010: €38,974).

4b. ADMINISTRATIVE EXPENDITURE

	Year Ended 31 December 2011	Year Ended 31 December 2010
	€	€
Board Members fees	113,175	97,481
Tribunal Members fees	395,931	763,587
Adjudicators and Mediators fees	384,666	371,906
Rent Tribunal (Note*)	5,943	14,409
Travel & Subsistence	32,218	38,165
Legal & Professional fees	1,410,445	1,047,618
Audit fees	11,614	11,609
Accountancy	95,934	81,492
Stenography costs	87,663	250,784
Meeting Expenses	9,113	10,849
Office Supplies	110,328	94,528
Postage & Distribution costs	207,983	260,668
Printing & Translation costs	188,137	229,639
Telephone expenses	27,108	19,587
Public Information & Education	15,038	104,356
Computer Expenses & Maintenance	244,534	175,906
Establishment costs	508,367	509,323
Cleaning services	23,627	23,030
Research Studies	43,381	76,363
Late Payment in Commercial Transactions	1,275	2,355
Miscellaneous	23,141	28,372
	3,939,621	4,212,027

Note*: These include the Rent Tribunals Members fees and travel and subsistence expenses.

5. TANGIBLE FIXED ASSETS

	Computer Equipment €	Leasehold Improvements €	Furniture & Fittings €	Office Equipment €	Total €
COST					
Opening Balance	1,450,282	1,746,933	200,925	83,833	3,481,973
Additions	642,090	-	3,337	-	645,427
Disposals	-	-	-	-	-
At 31 December 2011	2,092,372	1,746,933	204,262	83,833	4,127,400
DEPRECIATION					
Opening Balance	352,368	255,787	57,361	75,769	741,285
Charge for the year	253,153	87,347	20,329	4,735	365,564
Depreciation on disposals	-	-	-	-	-
At 31 December 2011	605,521	343,134	77,690	80,504	1,106,849
NET BOOK VALUE					
At 31 December 2011	1,486,851	1,403,799	126,572	3,329	3,020,551
At 31 December 2010	1,097,914	1,491,146	143,564	8,064	2,740,688

6. DEBTORS

Amounts falling due within one year	31 December 2011 €	31 December 2010 €
Prepaid expenses	35,215	32,140
Accrued Legal Costs Recovered	1,500	0
Interest receivable	13,436	3,486
Net Wages Control	6,988	1,124
Voluntary Deductions	4,415	76
Sundry Debtors	4,757	5,312
	66,311	42,138

7. CREDITORS

Amounts falling due within one year	31 December 2011	31 December 2010
	€	€
Creditors & Accruals	894,917	1,622,997
Amounts Due to Local Authorities	2,874,198	5,559,150
	3,769,115	7,182,147

Analysis of amounts due to local authorities:

The table below sets out fees received in the relevant financial year and amounts paid over to the particular local authorities for the performance of their functions under the Housing Standards and Rent Book Regulations;

	31 December 2011	31 December 2010
	€	€
Opening Balance	5,559,150	9,374,608
Fees allocated to local authorities in the year	1,915,049	2,591,008
Fees disbursed in the year	(4,600,001)	(6,406,466)
Amounts due to local authorities	2,874,198	5,559,150

The amounts due to be paid over to particular local authorities will be in accordance with the criteria set by and at the direction of the Minister for the Environment, Community and Local Government.

8. CAPITAL ACCOUNT

	31 December 2011	31 December 2010
	€	€
Opening Balance	2,740,688	2,023,386
Transfer (to) / from Income and Expenditure Account		
Funding to acquire Assets	645,427	939,175
Amortisation in line with asset depreciation	(365,564)	(213,042)
Release of disposal of Fixed Asset	–	(8,831)
	279,863	717,302
Closing Balance at 31 December	3,020,551	2,740,688

9. ACCUMULATED SURPLUS / (DEFICIT)

	31 December 2011	31 December 2010
	€	€
Opening Balance	1,815,751	4,020,087
(Deficit) / Surplus for the year	596,989	(2,204,336)
Closing Balance at 31 December	2,412,740	1,815,751

10. ACCOMMODATION

In October 2007 the Private Residential Tenancies Board signed a 20 year leasehold agreement in respect of its premises at O'Connell Bridge House, D'Olier Street, Dublin 2. The lease contains a break clause at the end of year 5. The annual commitment under this lease at year end was €264,424

11. SUPERANNUATION

a) Analysis of total pension costs charged to Expenditure

	31 December 2011	31 December 2010
	€	€
Current service cost	160,000	170,000
Interest on pension scheme liabilities	45,000	35,000
Employee contributions	(33,921)	(31,476)
	171,079	173,524
Superannuation (Department staff)	164,146	178,399
	335,225	351,923

b) Movement in net pension liability during the financial year

	31 December 2011	31 December 2010
	€	€
Net pension liability at 1 January	(790,000)	(650,000)
Current service cost	(160,000)	(170,000)
Past service costs	–	–
Interest costs	(45,000)	(35,000)
Actuarial gain/ (loss)	115,000	65,000
Deficit at end of year	(880,000)	(790,000)

c) Deferred Funding for Pensions

The PRTB Superannuation Scheme was approved by the Minister for the Environment, Community and Local Government with the consent of the Minister for Public Expenditure and Reform in November 2011 (with effect from 1 September 2004). The PRTB recognises amounts owing from the State for the unfunded deferred liability for pensions arising from this approved superannuation scheme on the basis of the set of assumptions described in (e) and a number of past events. These events include the statutory basis for the establishment of the superannuation scheme, and the policy and practice currently in place in relation to funding public service pensions including contributions by employees and if necessary, the annual estimates process.

The Net Deferred Funding for Pensions recognised in the Income and Expenditure Account was as follows:

	2011	2010
	€	€
Funding recoverable in respect of current year pension	205,000	205,000
State Grant applied to pay pensions	–	–
	205,000	205,000

The deferred funding asset for pensions as at 31 December 2011 amounted to €880,000 (2010: €790,000).

d) History of defined benefit obligations

	2011	2010
	€	€
Defined Benefit Obligations	880,000	790,000
Experience gains on Scheme Liabilities Amount	115,000	65,000
Percentage of Scheme Liabilities	13%	8%

The cumulative actuarial loss recognised in the Statement of Total Recognised Gains and Losses amounts to €191,000 (2010: €306,000).

e) General Description of the Scheme

At 31 December 2011 the PRTB employed 40 staff (2010: 42), of which 11 were civil servants on secondment from the Department of the Environment, Community and Local Government, 2 were on secondment from Dublin City Council, 1 on secondment from the Central Statistics Office, 1 on secondment from the Local Government Computer Services Board and 25 were members of staff of the PRTB.

Civil Servants on secondment are covered by Civil Service pension arrangements. The Civil Service Superannuation Schemes are defined benefit schemes which are unfunded and administered by the Department of Finance. There is no charge in the financial statements for any further superannuation liabilities which may arise in respect of these staff.

A defined benefit superannuation scheme, as approved by the Minister of Environment Community and Local Government, with the consent of the Minister for Public Expenditure and Reform, known as the Private Residential Tenancies Board Superannuation Scheme 2011 applies to the staff of the PRTB. Benefits are financed on a “pay as you go” basis. Staff pension entitlements do not extend beyond the standard entitlements in the model public sector defined benefit superannuation scheme.

The valuation used for FRS 17 disclosures has been based on a full actuarial valuation by a qualified independent actuary to take account of the requirements of FRS 17 in order to assess the scheme liabilities at 31 December 2011.

The financial assumptions used to calculate scheme liabilities were:

	31 December 2011	31 December 2010
Discount rate	5.5%	5.5%
Salary increase assumption	4.0%	4.0%
Pension increase assumption	4.0%	4.0%
Price inflation	2.0%	2.0%

12. LATE PAYMENTS IN COMMERCIAL TRANSACTIONS

The Board is aware of its responsibilities under the Late Payments in Commercial Transactions Regulations 2002 and has established appropriate procedures and processes to ensure that all payments are made in accordance with the Regulations. The Board has calculated its liability for the year ended 31 December 2011 to be €1,275 (2010: €2,355).

13. UNRESOLVED CASES

The Board had 1,051 dispute resolution cases awaiting hearing at 31 December 2011. As the cost of the dispute resolution process varies greatly from case to case no provision for these unresolved cases registered prior to 31 December 2011 is included in the Financial Statements. In addition approximately 55 cases are at various stages of enforcement proceedings through the courts, the costs of which are not yet known and no provision exists in the Financial Statements.

14. BOARD MEMBERS INTERESTS

The Board adopted procedures in accordance with guidelines issued by the Department of Finance in relation to the disclosure of interests by Board Members and these procedures have been adhered to in the year. There were no transactions in the period in relation to the Board's activities in which the Board Members had any beneficial interest.

15. DIRECTORS & BOARD MEMBERS REMUNERATION

Directors' Remuneration

Directors' Salary	€92,352
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The Director is engaged under a secondment arrangement from the Department of Environment, Community and Local Government which pays her salary. The amounts disclosed above were paid to the Department as reimbursement of salary. The Director was not in receipt of any bonuses or benefit in kind in 2011. The Directors' pension entitlement does not extend beyond the standard entitlements in the model public sector defined benefit superannuation scheme.

Board Member	Fees
	€
Orla Coyne, Chairperson	23,379
Gene Feighery	13,530
Aideen Hayden	5,568
Vincent P Martin	12,140
Finian Matthews	13,488
Dr. Eoin O'Sullivan	196
Thomas J Reilly	17,056
John Tiernan	17,168
Total	102,525

The above figures refer to actual payments made to Board Members during 2011. As a result of their nature some of these payments relate to meetings attended in 2010. The figure included in Note 4b for Board Members Fees is calculated on an accruals basis for all meetings attended during 2011, regardless of when the payments were made.

Furthermore, fees have not been paid to Board Members who are also full-time public servants.

Board members were also reimbursed a total of €17,024 for travel and subsistence incurred for attendances at meetings and Tribunals. These were paid in accordance with the Department of Finance guidelines.

16. APPROVAL OF FINANCIAL STATEMENTS

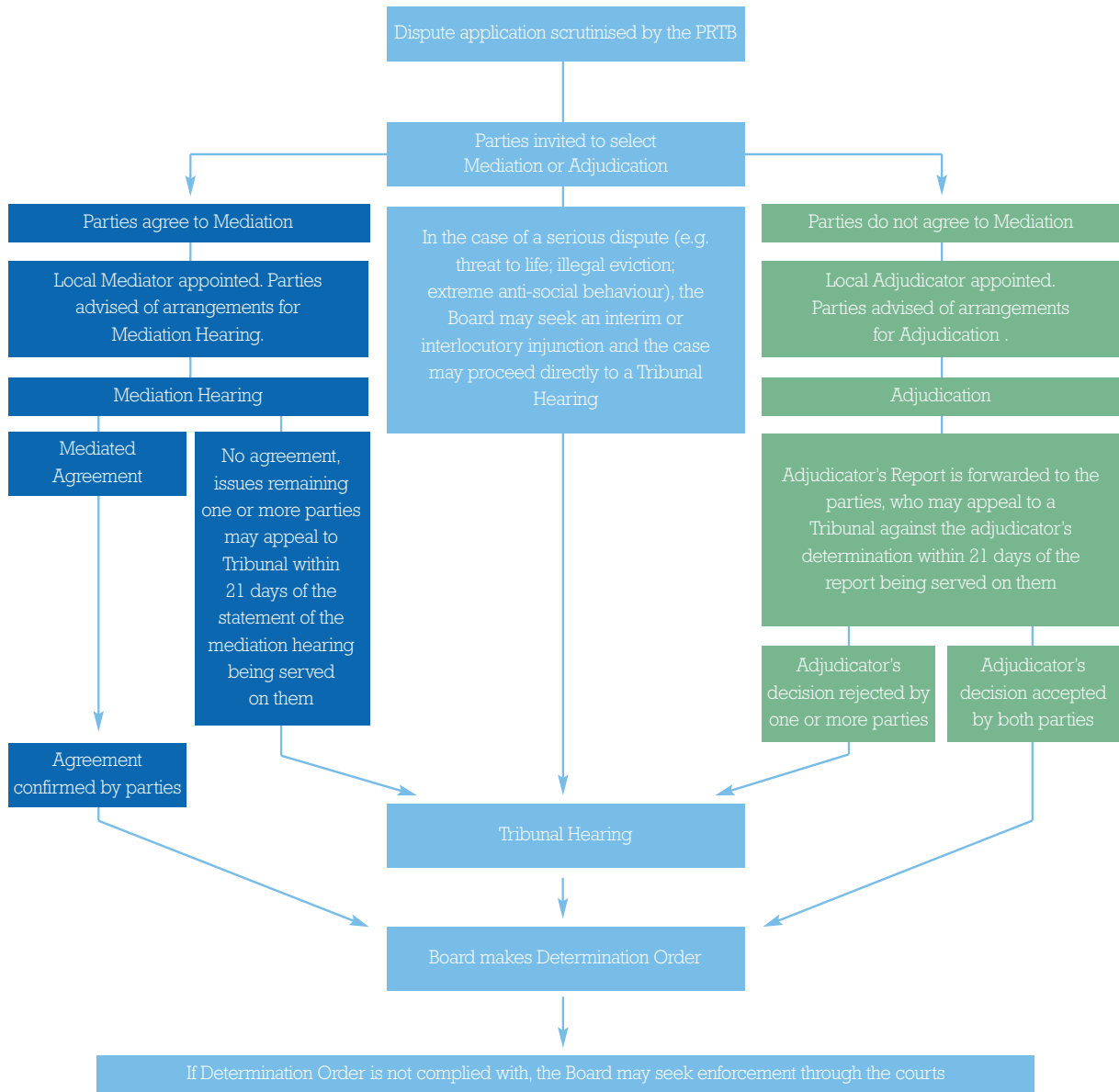
The Financial Statements were approved by the Board on 28 March 2012.

Appendices

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APPENDIX 1

Dispute Resolution Process



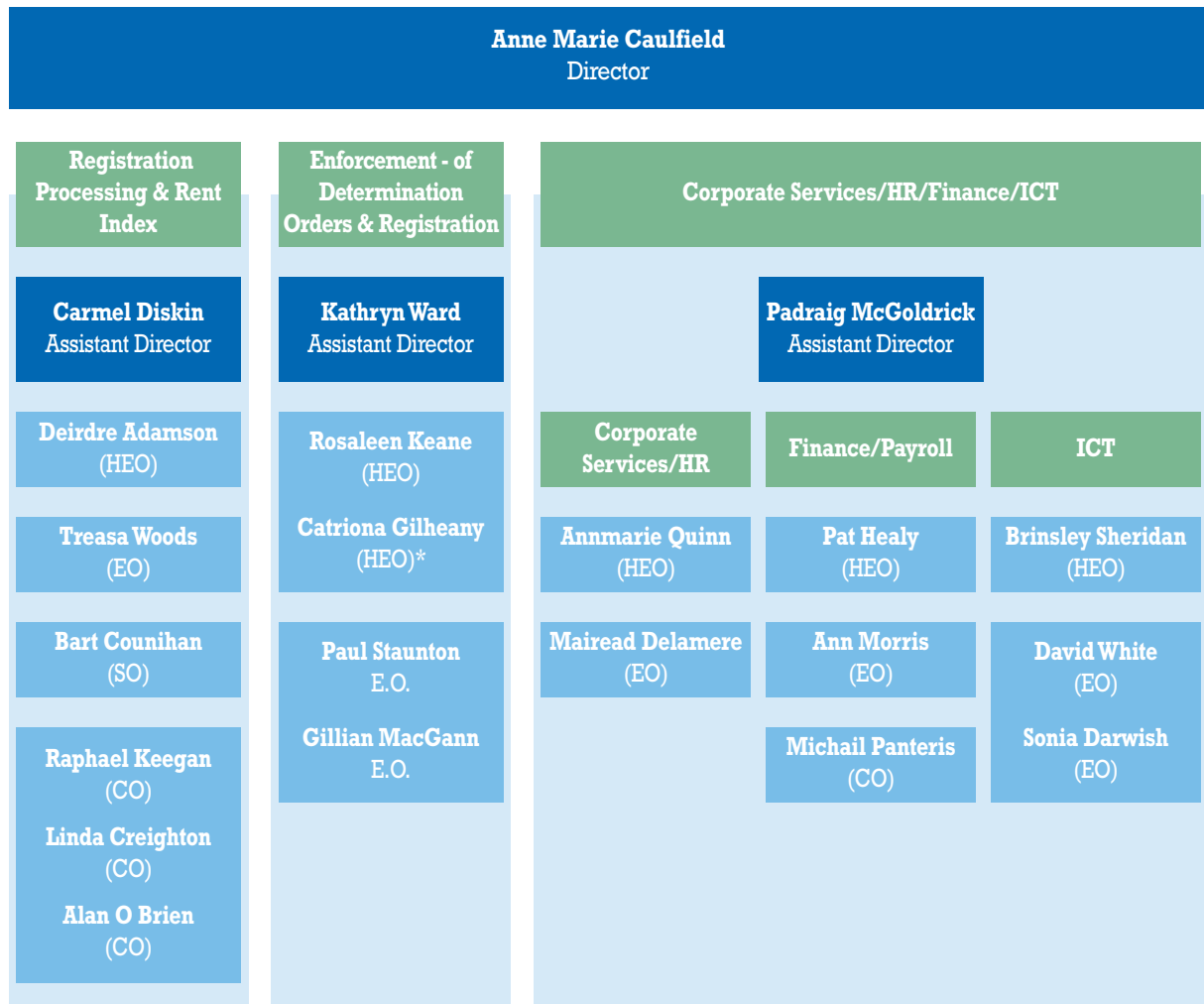
APPENDIX 2

2011 Panel of PRTB Adjudicators and Mediators

Adjudicators	Adjudicators	Mediators
Seamus Bane	James Howley	Anne Carroll
Kevin Baneham	John Hyland	Peter Cunningham
Joe Behan	Padraic Ingoldsby	Martin Durack
Bridget Birmingham	Phil Kealy	Barney Kiernan
Ronan Browne	Nesta Kelly	John McArdle
James Burke	Richard Kennedy	Brenda Moran
Patrick Burke	Darren Lehane	Derek Nolan
John Callaghan	Thomas Mannix	Brigitte O'Brien
Emmett Carty	Joseph May	Audrey O'Carroll
Charles Corcoran	Michael McNamara	Helena O'Gorman
Michael Coughlan	Francis Meenan	Yvette O'Malley
James Coyne	Claire Millrine	Hilary Sweetman
Gus Cummins	Mary H. Morris	
Jim Dennison	Michael Munnely	
Ian Dermody	Joseph Murray	
William B. Devine	Liam Nolan	
Arran Dowling Hussey	Patricia O'Connor	
David Duncan	Maurice O'Donoghue	
Shaun Elder	Niamh O'Leary	
John C. Elliott	Martin O'Malley	
Michael Farry	Paul O'Reilly	
Geraldine Feeney	Tom Rigney	
Pat Finn	Patrick Rowan	
Anthony Flynn	John Shaw	
Corona Grennan	Nuala Skeffington	
Frank Guinane	Patricia Stafford	
Con Guiney	Breeda Tuite	
Tom Hardy	Robert Walsh	
Maureen Harewood	Joseph Whelan	
Eoin Dillon		
Keara Donnelly		
Thomas Woodbyrne		
Mary Henry Feehily		
Bill Holohan		

APPENDIX 3

PRTB Organisation Chart



For the purpose of assisting in the Enforcement of Determination Orders and Non compliant landlords, a number of legal Executives / Solicitors from the firm of Eversheds, have been working on site in the PRTB.

As at 30th November 2012

HEO *Higher Executive Officer*
EO *Executive Officer*

SO *Staff Officer*
CO *Clerical Officer*

Anne Marie Caulfield
Director

DISPUTE RESOLUTION SERVICE

Janette Fogarty
Assistant Director

TRIBUNALS

Michael Fahey
(HEO)*

Geraldine Norton
(EO)

Adrian McGrath
(CO)

Ciara Cronin
(CO)

DISPUTES

Joanne Moore
(HEO)

Iwona Piech
(HEO)

Pat McDonnell
(EO)

Ronan Conlan
(EO)

Robert Allen
(EO)

Ruth Cullen
(EO)

Carolyn O'Brien
(EO)

Gloria Gallagher
(EO)

Tom Coghlan
(CO)

Claire Diggin
(CO)

Ade Lawal
(CO)

The PRTB previously employed an average of 30 temporary staff from Adecco and La Crème employment agencies.

* Joined PRTB staff in 2012

As at 30th November 2012

HEO *Higher Executive Officer*

SO *Staff Officer*

EO *Executive Officer*

CO *Clerical Officer*

PRIVATE RESIDENTIAL TENANCIES BOARD
PO Box 11884, Dublin 2

Tel: +353-1-635 0600
Email: prtb@prtb.ie

Fax: +353-1-635 0601
Web: www.prtb.ie

Tuarascáil Bhliantúil agus Cuntais 2011



Sainítear sainordú an Bhoird um Thionóntachtaí Cónaithe Príobháideacha ag an Acht um Thionóntachtaí Cónaitheachta, 2004 (Alt 151), agus féadtar é a achoimriú mar seo a leanas:

- ▶ réiteach díospóidí idir tionóntaí agus tiarnaí talún;
- ▶ clárú critéar maidir le tionóntachtaí san earnáil phríobháideach chónaithe ar cíós;
- ▶ comhairle a sholáthar don Aire maidir le beartas a bhaineann leis an earnáil phríobháideach ar cíós;
- ▶ treoirlínte a fhorbairt agus a fhoilsiú maidir le dea-chleachtas acu siúd atá bainteach san earnáil phríobháideach ar cíós;
- ▶ bailiú agus soláthar faisnéise a bhaineann leis an earnáil phríobháideach ar cíós, lena n-áirítear faisnéis lena mbaineann na gnáthleibhéil chíosa;
- ▶ tabhairt faoi thaighde ar an earnáil phríobháideach ar cíós agus faoi mhonatóireacht a dhéanamh ar oibriú gnéithe éagsúla den earnáil sa chás go measann an Bord gur cuí amhlaidh a dhéanamh;
- ▶ athbhreithniú a dhéanamh ar an Acht agus ar aon achtú gaolmhar, agus moltaí a dhéanamh don Aire na leasuithe a dhéanamh ar an gcéanna;
- ▶ tabhairt faoi aon fheidhmeanna breise a bhronntar ar an mBord

Tá sé de shainordú ag an PRTB faoi láthair, tabhairt faoi na feidhmeanna seo laistigh den earnáil phríobháideach ar cíós amháin, agus tugtar faoi deara go bhféadfaí earnálacha eile den mhargadh foriomlán, ar nós Tithíocht Shóisialta agus Dheonach, agus feidhmeanna eile margaidh, ar nós Scéim um Choinneáil Éarlaise, a shannadh dóibh ag an Aire i gcomhréir leis an tírdhreach athraitheach polaitiúil agus reachtúil. Tá an PRTB tiomanta d'aon bhreisiúcháin den saghas sin a aistriú chuig a sainordú ar bhealach éifeachtach agus éifeachtúil agus nuair is gá, faoi réir na hacmhainní cuí a bheith acu.

Agus iad ag tabhairt faoina sainordú, tá an eagraíocht á dtreorú ag a ráitis Mhisin, Físe agus Luachanna.

Misean

Chun earnáil dea-rialaithe cónaithe cíosa a fhorbairt agus a choimeád in Éirinn do chomhthairbhe tiarnaí talún, tionóntaí agus an tsochaí mhór trí chlár ardchaighdeán náisiúnta tionóntachtaí a sholáthar, mar aon le meicníochtaí nua-aimseartha gairmiúla chun díospóidí tionóntachta a réiteach ar bhealach tráthúil, costéifeachtúil agus cothrom, mar aon le faisnéis agus comhairle a sholáthar

a chuireann barr feabhais ar an eolas agus ar an tuiscint ar an earnáil.

Fís

Earnáil tithíocht chíosá a fheidhmíonn go maith in Éirinn atá cothrom, inrochtana agus tairbhiúil do chách.

Luachanna

Tá an PRTB meáite ar shraith luachanna a léiriú atá mar bhonn agus taca don bhealach a oibríonn agus a idirghníomhaíonn siad lena bpáirtithe leasmhara agus a thacaíonn leis an mbealach sin. Baineann feidhm lárnach leis na luachanna a leanas maidir le comhlíonadh ár bhfíse, misin agus sainordaithe:

- ▶ Cothromaíocht agus cothroime do thiarnaí talún agus do thionóntachtaí
- ▶ Teagmháil réamhghníomhach chun na torthaí is mire agus is costéifeachtúla a bhaint amach
- ▶ Díriú ar chliaint agus ar cháilíocht
- ▶ Éifeachtúlacht agus gairmiúlacht
- ▶ Seirbhís ag a bhfuil luach ar airgead a chur ar fáil don tsochaí
- ▶ Oscailteacht agus freagrúlacht ar athrú
- ▶ Catalaíoch le haghaidh feabhais san earnáil chónaithe cíosa

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Tuarascáil Bhliantúil
agus Cuntais
2011



Ráiteas an Chathaoirligh



Eanáil atá ag dul i mbun Fáis:

Níor bhain a oiread tábhacht leis an Eanáil Phríobháideach ar Cíos riamh i dtéarmaí lena gcuireann siad le tithíocht in Éirinn agus síormhéadú ag teacht ar líon na ndaoine a bheartaíonn

chun áitreabh a fháil ar cíos. De réir shonraí Dhaonáireamh 2011 ón bPríomh-Oifig Staidrimh, tá nach mór 475,000 teaghlach ar cíos in Éirinn as nach mór 1.54 milliún teaghlach, a léiríonn 29% de líon foriomlán na dteaghlach sa tír. Is méadú 7% é seo ar an daonáireamh deireanach in 2002. Ina theannta sin, tá forbairt tagtha ar struchtúr an mhargaidh chíos, agus Údarás Áitiúla ag cuardach níos mó compháirtíochtaí nuálacha leis an Eanáil Phríobháideach ar Cíos chun réitigh thithíochta a sheachadadh ar ar fhreastail cláir thógála go dtí sin.

Tá tromlach na hearnála tithíochta ar cíos roinnte idir deighleoga Príobháideacha agus Údarás Áitiúil (thart ar 65% agus 30% faoi seach), agus is ionann Comhlachtaí Deonacha agus níos lú ná 5% den eanáil, de réir shonraí daonáirimh an CSO.

Cuimsíonn sainchúram an PRTB (faoi láthair) an Eanáil Phríobháideach ar Cíos amháin, nó thart ar 308,750 teaghlach. Áfach, ní bheadh ar gach ceann de na tionóntachtaí siúd clárú, mar shampla, scéimeanna "Seomra ar Cíos".

Tá sé ina thábhacht níos mó anois ná mar a bhí riamh go ndéantar an eanáil phríobháideach ar cíos a rialú go héifeachtach.

Acmhainní a Laghdú:

Anonn ó Dheontas Stáitchiste €5.7 milliún in 2007, táimid anois go hiomlán féinmhaoinitheach. Táimid ag oibriú i dtreo laghdú 53% ar ár bhfoireann (anuas go dtí 33 ball foirne) faoi dheireadh 2013, i gcomhréir leis an gCreat Rialaithe Fostaíochta. Tá Bord an PRTB buartha faoi chumas an Bhoird chun a sainchúram a chomhlíonadh i bhfianaise an chiorraithe seo, go háirithe nuair a chuirtear san áireamh an méadú 25% ar an éileamh méadaithe ar sheirbhísí Díospóide ó bhí 2008 ann, agus méadú 600% ar iarratais forfheidhmithe sa tréimhse chéanna.

An PRTB a Nuachóiriú:

In 2011, lean an PRTB ag oibriú ar líon tionscnaimh nuachóirithe lena chinntiú go mbeidh an eagraíocht slán amach anseo. Táimid síorairdeallach ar an ngá lena chinntiú go n-uasmhéadaíonn an PRTB táirgiúlacht na n-acmhainní ar a bhfuil fáil againn. Chuige sin, d'oibrigh an PRTB ar na tionscnaimh a leanas, a seoladh in 2012.

- ▶ Mórthionscadal TFC, an Córas Bainistíochta Tionóntachta (TMS). D'eascair iarratais ar Dhíospóidí agus ar Bhinsí ar líne as seo, mar aon le cásbhainistíocht leictreonach comhad, leithdháileadh leictreonach comhad ar Bhreithneoirí timpeall na tíre trí Tháirseach shlán.
- ▶ Clár píolótach Comhsheirbhísí leis na Coimisinéirí Ioncaim Is éard a d'eascair as seo go ndearna na Coimisinéirí Ioncaim breis agus 1,000 comhad cáis a scanadh don PRTB.
- ▶ D'eisigh an PRTB tairiscint thábhachtach do Sheachfhoinisíú Clárúchán agus fheidhmeanna an Ionaid Ghlaonna. Fógraíodh an tairiscint i dtosach i Nollaig 2011 agus, i ndiaidh próiseas Iomaíoch Plé soláthair, tá sé beartaithe chun conradh a bhronnadh i Lúnasa 2012.

Reachtaíocht Leasaithe:

Baineann ríthábhacht le hathbhreithniú agus simpliú an Achta um Thionóntachtaí Cónaithe, 2004, chun éifeachtúlachtaí breise oirbíochtúla a chruthú mar aon le próisis inmheánacha a chuíchóiriú. Ar an gcuma chéanna, is mian le mo chomhghleacaithe Boird agus liom féin bearnaí sa reachtaíocht a líonadh a ligeann do mhionlach tionóntaí chun Riaráistí a bhailiú dóibh féin mar aon le mionlach Tiarnaí Talún chun Éarlaisí tionóntaí a choimeád gan údar a thabhairt leis. Tá an Bord ag oibriú go dlúth leis an Roinn chuige sin. Áirítear leis seo mórphiosa taighde ar bhunú Scéim Cosanta Éarlaise in Éirinn, a thabharfar chun conclúide i bhFómhair 2012.

Forfheidhmiú:

Le linn 2011, chuaigh an PRTB sa tóir ar bhreis agus 15,000 tiarna talún neamhchláráithe. Leanamar ar aghaidh le 14 chiontú choiriúla a dhéanamh i leith tiarnaí talún ar theip orthu a dtionóntachtaí a chlárú i ndiaidh na fógraí a fháil. Anuas ar an gciontú, sheol an Chúirt fineálacha chucu idir €500 agus €4,000 agus mura n-íocann siad na fineálacha, gearrfar idir 5 agus 90 lá sa phríosún orthu, agus lorgaíonn an PRTB a gcuid costas, ar féidir leo bheith ionann agus €4,000.

Agus aird ar neamhchomhlíonadh le hOrduithe Cinnidh, ba cheart a thabhairt faoi deara gur faoi pháirtithe atá sé a n-imeachtaí féin forfheidhmithe a ghlacadh. Níl dualgas dlíthiúil ar an PRTB forfheidhmiú a dhéanamh. Déanann an PRTB forfheidhmiú, faoi chúinsí áirithe. In 2011, fuair an PRTB 54 breithiúnas i leith páirtithe neamhchomhlíontacha agus baineadh 25 comhaontú socraithe breise amach. Ina theannta sin, lorgaíonn an PRTB a gcostais dhlíthiúla, agus bíonn ar pháirtithe iad seo a íoc, sa mhullach ar théarmaí an ordaithe. Is gnách go gcláraítear breithiúnais a fhaightear sa Chúirt mar fniachas i leith páirtí neamhchomhlíontach. D'fhéadfadh na breithiúnais seo iarmhairtí dáiríre bheith acu do rátáil chreidmheasa, ionchais fostaíochta agus taistil an duine

sin amach anseo agus féadtar an méid sin a fhoilsiú in irisí áirithe trádála. Is faoin mBord atá sé chun seirbhísí an tsirriam a iarraidh chun an t-airgead atá dlite a aisghabháil.

Rinne an Bord athbhreithniú sonrath go leor ar ár mbeartas forfheidhmithe sa ráithe dheiridh de 2011, agus rinne siad breis acmhainní a leithdháileadh don limistéar seo. Chruthaigh seo tairbhí in 2012, agus rinneadh 147 cás a atreorú chuig ár nAturnaetha chun leanúint ar aghaidh le hionchúisimh sa chéad ráithe de 2012 amháin. Cé nach bhfuil na hacmhainní ag an PRTB chun forfheidhmiú a dhéanamh i ngach cás, saincheist thromchúiseach is ea neamhchomhlíonadh le hOrdú Cinnidh dóibh siúd a dhéantar a ionchúiseamh.

Aitheantas:

Ba mhian liom buíochas a ghlacadh le mo chomhghleacaithe uile ar Bhord an PRTB. Ba mhian liom fáilte a chur roimh Tricia Sheehy Skeffington, Tim Ryan agus Paula O'Reilly chuig an mBord agus chun buíochas a ghlacadh le Aidan Brennan as ucht a oibre le linn a théarma. Tá focal ar leith buíochais agus dea-chomhghairdeas tuillte ag an Seanadóir Aideen Hayden, a d'éirigh as an mBord i mBealtaine.

Ar deireadh, ba mhian liom buíochas a ghlacadh le foireann an PRTB as ucht a n-oibre leanúnaí le linn na bliana.

Orla Coyne

An Cathaoirleach

Achoimre Fheidhmeach 2011 an Stiúrthóra



Amhail a lua an Cathaoirleach ina ráiteas, dhírigh an PRTB in 2011 ar roinnt tionscadail mhórsála nuachóirithe a chur chun cinn. Is é an déchuspóir chun feabhas a chur ar an tseirbhís do chliant agus chun an PRTB a ullmhú le haghaidh

laghdúithe foirne breis agus 50%. Le linn 2011, chaith an fhoireann go leor dá gcuid ama le dearadh, tástáil agus tabhairt isteach gnéithe deiridh an Chórais Bainistíochta Tionóntachta a cuireadh beo ar an líne in Aibreán 2012. Féadfaidh an PRTB a thairiscint do chliant anois sraith iomlán de sheirbhísí ar líne, idir Clárú agus Breithiúnas/Idirghabháil agus Binsí. I dtaobh éifeachtúlachtaí inmheánacha, baineann seo 1.2 milliún earra poist/páipéir den chóras trí scanadh, bainistíocht leictreonach cásanna agus rochtain iargúlta trí thairseacha slána. Cuireann sé feabhas ar rianú, iniúchóireacht agus áiseanna tuairiscithe bainistíochta. Ina theannta sin, thugamar líon Tionscadail Chomhsheirbhísí chun críche le tacaíocht agus le cúnaimh ó na Coimisinéirí Ioncaim, an NTMA agus an LGMA. Tá fáil ar bhreis faisnéise ar ár dtionscadal TFC ar leathanach 41. In 2011, chomh maith, thug an PRTB faoi staidéar ar sheachfhoinse agus ina leith sin, d'eisíomar mórthairiscint i Nollaig, a bronnadh ar deireadh ar South Western i gCloch na Coillte. Rachaimid beo ar an líne ó Mheán Fómhair 2012 ar aghaidh. Cé go raibh tionchar ag gach ceann de na tionscadail seo ar am agus ar mhéideanna próiseála sa dara cuid de 2011, is dealraitheach dúinn cheana féin in 2012 na tairbhí a chruthaigh seo.

Fuaireamar 2,060 iarratas ar Bhreithiúnais/Idirghabháil in 2011 mar aon le 306 achomharc chuig an mBinse. Lean Coinneáil Éarlaise bheith ar an gcatagóir ba mhó de Dhíospóidí (39% de na cásanna) agus bhí treocht mhéadaitheach le sonrú ag Riaráistí Cíosa, arb ionann seo anois agus 32% de chásanna. B'ionann an t-am próiseála díospóidí laistigh den ghrúpa agus 10/12 mhí le haghaidh Breithiúnas/Idirghabhála agus ghlac díshealbhú/riaráistí cíosa agus ró-shealbhú nó iompar tromchúiseach frithshóisialta 5 mhí. Léiríonn seo meath ar 2010, inar ghlac sé 2 mhí, mar gheall go raibh leath den fhoireann Díospóide ag oibriú ar TMS don dara cuid den bhliain. Áfach, tá súil againn chun an t-am próiseála a laghdú go suntasach in 2012. Tá fáil ar bhreis faisnéise ar sheirbhísí Réiteach Díospóidí ó leathanach 21.

Chláraigh an PRTB 99,914 tionóntacht nua in 2012, agus tá ann anois 260,144 tionóntacht chláráithe (a léiríonn 182,800 Tiarna Talún agus 554,567 tionónta). Caithimid roinnt mhaith acmhainní chun Tiarnaí Talún neamhchláráithe a bhrath agus a ionchúiseamh. Cabhraíonn ceann amháin de na tionscadail TFC a thugamar chun críche in 2011 ár mBunachar Sonraí a chur i gcomparáid le Comhlachtaí eile den Earnáil Phoiblí, ar nós an Bhunachair Shonraí Forlíonadh Cíosa ón Roinn Coimirce Sóisialaí. Mar thoradh air ain, eisíodh Fógraí Forfheidhmithe do 10,900 Tiarna Talún agus d'éirigh linn Ciontuithe Coiriúla a dhéanamh i leith 14 thiarna talún ar theip orthu clárú, in ainneoin na bhfógraí seo. Chuir an PRTB a mbunachar sonraí ar fáil don Roinn Coimirce Sóisialaí, na Coimisinéirí Ioncaim agus don NPPR chun cabhrú le comhlíonadh níos fairsinge cánach agus le saincheisteanna braite calaoise.

Sholáthraíomar ár mbunachar sonraí d'Údaráis Áitiúla chun cabhrú le himscrúduithe Caighdeán Íosta, agus d'íocamar €4.6 milliún in 2011 ónár dtáillí cláraithe chun a n-obair sa limistéar seo a chistiú.

Fuaireamar 584 iarratas chun Orduithe Cinnidh a fhorfheidhmiú agus d'éirigh linn 12 chiontú agus baineadh amach 65 réiteach le cabhair ón bhfoireann. Thug an bord faoi athbhreithniú bunúsach ar bheartais forfheidhmithe, agus, mar thoradh air sin, rinneadh 147 cás a atreorú chuig na Cúirteanna sa chéad leath de 2012.

Láimhseáil an PRTB 78,000 fiosrúchán gutháin in 2011 ar gach gné dár ngnó. Bhain an chuid ba mhó díobh siúd le Díospóidí féideartha agus le fiosrúcháin ghinearálta faoin Acht, agus tá sé ar intinn, dá bharr sin, uasghrádú mór a dhéanamh ar ár láithreán gréasáin faoi dheireadh 2012 chun cabhrú leis na glaoiteoirí siúd ar bhealach nach gcaitheann an oiread céanna acmhainní.

D'fhan an PRTB go hiomlán féinmhaoinitheach in 2011, don dara bliain as a chéile. Ó dheontas €5.7 milliún Stáitchiste is ea seo, a fuarthas in 2007. Ina theannta sin, chuireamar 20% dár n-ioncam táillí ioncaim ar leataobh le haghaidh imscrúduithe íosta an Údaráis Áitiúil. Laghdaíomar ár líon foirne ó 70 go dtí 50, faoi mar a cheanglaítear faoin gCreat Rialaithe Fostaíochta.

Is mian liom, mar fhocal scoir, buíochas a ghlacadh le foireann agus le lucht bainistíochta sinsearaí an PRTB as ucht a dtréanoibre, tiomantais agus solúbthachta le linn na bliana. Amhail is léir ó na staitisticí sa tuarascáil seo, d'éirigh leis an bhfoireann dul i ngleic le hualach deacair agus casta oibre, tar éis laghdú nach mór 29% a dhéanamh ar leibhéal foirne ach fós féin, d'éirigh leo líon tionscadal an-tábhachtach nuachóirithe a chur i bhfeidhm. Ina theannta sin, ba mhian liom buíochas a ghlacadh leis an gCathaoirleach, Orla Coyne agus le Baill an Bhoird as ucht a dtreorach agus a dtacaíochta taithíche. Ar deireadh, ba mhian liom buíochas a ghlacadh le Foireann Rannóg Tithíochta an DECLG, a bhfuil sár-chaidreamh oibre eadrainn in ainneoin na mbearta an-dúshlánach nach mór dúinn beirt a chur i bhfeidhm.

Anne Marie Caulfield

Stiúrthóir

An PRTB

Comhaltaí Boird an PRTB



Orla Coyne
Aturnae (Cathaoirleach)



Gene Feighery
Comhshaolai



Vincent P. Martin
Abhcóide sa Dlí



Finian Matthews
Státseirbhíseach ar Scor



Thomas J Reilly
Gairmí Réadmhaoine



Dr. Eoin O'Sullivan
Léachtóir i mBeartas Sóisialta, Coláiste na Tríonóide, Baile Átha Cliath



John Tiernan
Iar-Bhainisteoir Contae



Conn Murray
Bainisteoir Contae



Joseph Meehan
Státseirbhíseach, an Roinn Coimirce Sóisialaí

▶ Aidan Brennan

*Státseirbhíseach, an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil
(arna éirí as an mBord i bhFeabhra 2012)*

▶ Aideen Hayden

Aturnae (arna ceapadh sa Seanad i mBealtaine 2011)

An Bord agus a Struchtúir Rialachais



Baill an Bhoird

Ceapann an tAire Baill an Bhoird, mar dhaoine ag a bhfuil taithí i limistéar saineolais a bhaineann le feidhmeanna an Bhoird (Alt 153 den Acht). Tá an PRTB tiomanta do na caighdeáin rialachais chorparáidigh is airde a choimeád i gcomhlíonadh an Chóid Chleachtais um Rialachas Comhlachtaí Stáit. D'ullmhaigh an Bord Cóid Iompair Ghnó dá mBaill den Bhoird, Stiúrthóir agus Foireann agus dá mBreithneoirí agus dá nIdirghabhálaithe. Ina theannta sin, d'ullmhaigh siad Straitéisí Corparáideacha 3 bliana agus Pleananna Bliantúla Gnó.

Chas an Bord ar a chéile 45 uair le linn 2011, chun déileáil le hábhair lenar bhain Beartas agus Díospóidí. Sa mhullach air sin, b'ann do 22 cruinniú de 6 choiste an Bhoird. In 2011, íocadh táillí €256,443 ar an iomlán le baill an Bhoird faoi asbhaint cáin ÍMAT, as ar íocadh €105,185 maidir le freastal ar chruinnithe an bhoird (Coistí Beartas, Díospóidí) agus €153,918 le haghaidh oibre lenar bhain Binsí. Chun teacht ar mhiondealú ar Tháillí Binse le haghaidh Bhaill an Bhoird agus Baill Neamhbhoird DRC, féach Mír na mBinsí (leathanach 32).

Ina theannta sin, íocadh €17,024 le baill an bhoird as costais taistil agus chothabhála a tabhaíodh agus iad ag freastal ar chruinnithe agus ar Bhinsí i gcomhréir le treoirínite na Roinne Airgeadais.

B'ionann na táillí iníoctha in 2011 le haghaidh dualgas lenar bhain an Bord agus iad seo a leanas:

Gníomhaíocht	Táillí le héifeacht ón 1 Bealtaine 2009 i leith
Cruinnithe an Bhoird/Cruinnithe Coiste/Oiliúint	€196
Cruinnithe an Bhoird/Cruinnithe Coiste/Oiliúint - an Cathaoirleach	€217
Cruinnithe Díospóide	€348
Cruinnithe Díospóide/an Cathaoirleach	€543
Binsí	€387
Binsí/an Cathaoirleach	€603

Freastal Bhaill an Bhoird agus Luach Saothair Bhaill an Bhoird 2011

Leagtar amach thíos freastal Bhaill an Bhoird ar chruinnithe ar a rannpháirtíocht in obair eile lenar bhain an Bord i rith 2011, mar aon leis na táillí a fuarthas uathu don tréimhse an 1 Eanáir go dtí an 31 Nollaig 2011.

BALL AN BHOIRD	LÍON NA GCRUINNITHE AR AR FREASTALAÍODH IN 2011			Táillí a Fuarthas
	Beartas an Bhoird	Díospóidí Boird	Coistí agus Oiliúint	
Orla Coyne	12	28	13	€23,379.00
Aidan Brennan**	11	1	8	0
Gene Feighery	11	30	4	€13,530.00
Aideen Hayden	6	8	6	€5,568.00
Vincent P. Martin	11	25	2	€12,140.00
Finian Matthews	12	25	5	€13,488.00
Joseph Meehan**	9	0	6	0
Conn Murray**	6	4	3	0
An tOllamh Comhlach Eoin O'Sullivan	9	11	6	€196.00
Thomas J Reilly	12	31	14	€17,056.00
John Tiernan	12	28	11	€17,168.00
Líon Iomlán na gCruinnithe	13	32		€102,525.00

Is ollfhigiúirí na figiúirí thuas agus tá siad inchánaithe go hiomlán.

** Níor íocadh táillí leis na baill seo den bhord de bharr gur státseirbhísigh lánaimseartha phoiblí iad.

(íocadh táille €196 leis an Dr. Eoin O'Sullivan as ucht a rannpháirtíochta ag seimineár oiliúna)

Rialachas an PRTB: Gníomhaíocht agus Ballraíocht na gCoistí

I gcomhréir le hAlt 157 den Acht um Thionóntachtaí Cónaithe, 2004, bhunaigh an Bord líon coistí chun cabhrú le comhlíonadh a bhfreagrachtaí:

1. **Coiste Réiteach Díospóidí**
2. **Coiste Oideachais, Feasachta agus Taighde**
3. **Coiste Iniúchta**
4. **Coiste Airgeadais**
5. **Coiste Reachtúil**
6. **Coiste Alt 189**

1. Coiste Réiteach Díospóidí

Orla Coyne (Cathaoirleach)	
Aidan Brennan	Vincent P. Martin
Jim Bridgeman	Finian Matthews
Anne Colley	Fintan McNamara
Charles Corcoran	Ciaran McNamara
Gus Cummins	(go dtí Meitheamh 2010)
Keara Donnelly	Mary Morris
Tom Dunne	Henry Murdoch
John C. Elliott	Liam Nolan
Michael Farry	Liam O'Donnell
Gene Feighery	Cian Ó Lionáin
Geraldine Feeney	Dr. Eoin O'Sullivan
Paul Good	Dervla Quinn
Aideen Hayden	An tOllamh Bairbre Redmond
Mary Heaslip	Thomas J. Reilly
Bill Holohan	Pat Riney
Nesta Kelly	Tony Taaffe
John Lynch	John Tiernan

Beirtear an chumhacht faoi Alt 159 den Acht um Thionóntachtaí Cónaithe, 2004, ar Bhord an PRTB

chun Coiste Réiteach Díospóide a bhunú agus chun feidhmeanna a tharmhigean agus baill a cheapadh ar an gcoiste sin. Is iad Coiste Réiteach Díospóidí (DRC) an PRTB an painéal óna dtarraingítear baill na mBinsí Tionóntachta de thriúr daoine. Mar gheall nach féidir Cinní Binse a achomharc ach ar phointe dlí leis an Ard-Chúirt, tugann baill an DRC faoi fheidhm thábhachtach shamhailbhreithiúnaigh. Déanann an Binse, tar éis éisteacht a chur i gcrích cinneadh agus cuireann siad an Bord ar an eolas faoin gcinneadh sin, de bhun Alt 108(1) den Acht.

Ina dhiaidh sin, déanann an Bord, i gcomhréir le hAlt 121 den Acht, Ordú Cinnidh atá ina cheanglas dlíthiúil, a eisíonn siad, i dteannta Thuairisc an Bhinse, chuig na páirtithe lena mbaineann. Bhí 179 Binse den saghas sin ar bun le linn 2011. Bhí a gcruinniú bliantúil ag an gCoiste Réiteach Díospóidí an 6 Nollaig 2011.

2. Coiste Oideachais, Feasachta agus Taighde

Dr. Eoin O'Sullivan (Cathaoirleach)	
Orla Coyne	Aideen Hayden
Tom Dunne	Thomas J. Reilly
Gene Feighery	Áine Ryall

Bhunaigh an Bord Coiste Taighde i Meitheamh 2005. Déanann an Coiste Taighde cinneadh faoi cén taighde is gá don Bhord tabhairt faoi, agus, le faomhadh an Bhoird, socrúithe a dhéanamh chun tabhairt faoin taighde sin. In 2006, d'iontráil an tIonad Taighde Tithíochta, atá anois mar chuid den Ghníomhaireacht Tithíochta agus Pobal Inmharthana, i socrú comhpháirtíochta leis an PRB agus déanann siad bainistíocht ar líon tionscadail

leanúnacha taighde ar son an PRTB. In 2011, thug an Bord faoi thaighde ar chónascadh na hEarnála Sóisialta agus Deonáí isteach sa PRTB agus isteach i cibé acu ar cheart nó nár cheart gnéithe d'obair an PRTB a sheachfhoinsiú.

I Márta 2009, mar aitheantas ar an ngá le feasacht níos fearr phoiblí a chur chun cinn, bhunaigh an Bord Coiste Oideachais agus Feasachta agus ina dhiaidh sin, in Aibreán 2009, rinne an Bord an Coiste Oideachais agus Feasachta a chónascadh leis an gCoiste Taighde. Ar an iomlán, chas an Coiste Oideachais, Feasachta agus Taighde ar a chéile cúig huaire in 2011.

Ina theannta sin, bhí an Coiste Oideachais, Feasachta agus Taighde ina n-óstaigh ar líon cruinnithe le príomhpháirtithe leasmhara, ar nós an IPOA, IAVI, IPAV, IrishLandlord.com, Homeslocators, Threshold, Aontas na Mac Léinn in Éirinn agus an tSeirbhís Bhuiséadta agus Comhairle Airgid (MABS) le linn na bliana.

3. Coiste Iniúchta

Noel O'Connell (Cathaoirleach)	
Dermot Byrne	Cian Ó Lionáin
Fínan Matthews	Dr. Eoin O'Sullivan

Tá cúigear ball sa Choiste Iniúchta, baill den Bhord beirt acu agus baill sheachtracha iad triúr acu den PRTB. Tá cuntasóir cáilithe, an tUasal Noel O'Connell, ina chathaoirleach ar an gCoiste. Chas an Coiste Iniúchta ar a chéile 3 huaire in 2011.

Is í feidhm an Choiste Iniúchta chun comhairle agus moltaí a dhéanamh don Bhord agus don Bhainistíocht Shinsearach, ar aon ábhar lena mbaineann an fheidhm iniúchta inmheánaigh laistigh den PRTB amháil a mheasann an Coiste is gá nó is cuí.

Cabhraíonn an Coiste leis an mBord maidir lena bhfreagrachtaí aonair agus comhchoiteann dlíthiúla a chomhlíonadh, go príomha i limistéir mhaoiniú tuairiscithe agus rialaithe. Sa mhullach air sin, déanann siad breithniú ar cibé acu an bhfuil nó nach bhfuil próisis i bhfeidhm chun bainistíocht a dhéanamh ar rioscaí i gcomhréir le treoirlínte agus pleananna gnó eagraíochtúla. Rinneadh Plean Iniúchta Inmheánaigh 2010-2012 a chomhaontú, agus ón bplean sin, thug Crowleys DFK, Cuntasóirí Cairte faoi na hathbhreithnithe a leanas le linn 2011;

- ▶ Iniúchadh Ioncaim
- ▶ Iniúchadh ar Rialachas Corparáideach - Tuarascáil Leantach
- ▶ Iniúchadh ar Bhainistíocht Buiséid
- ▶ Iniúchadh ar Bhaincúireacht Leictreonach agus ar Íocaíocht Seiceanna

4. Coiste Airgeadais

Orla Coyne (Cathaoirleach)	Thomas J. Reilly
Aidan Brennan	Conn Murray
John Tiernan	Joseph Meehan

Is í feidhm an Coiste Airgeadais cabhrú leis an mBord maidir lena bhfreagrachtaí aonair agus comhchoiteann dlíthiúla a chomhlíonadh, go príomha i limistéir mhaoiniú tuairiscithe agus rialaithe. Déanann an Coiste breithniú ar airgeadas agus ar bheartais an Bhoird go sonrach; déanann siad athbhreithniú ar bhuiséid agus ar thuarascálacha míosúla (arna n-ullmhú ag Moore Stephens Nathans); tugann siad idir chomhairle agus mholadh don Bhord, Stiúrthóir agus don lucht bainistíochta sinsearach amháil is cuí, mar aon le breithniú a dhéanamh ar chuntais bhliantúla an Bhoird. Ina theannta sin, feidhmíonn an Coiste na feidhmeanna, freagrachtaí agus údaráis sin is féidir a shannadh nó a tharmligeann dóibh agus tuairiscíonn siad don Bhord ar gach ceann de na hábhair thuas. Thionóil an coiste 9 n-uaire in 2011.

5. An Coiste Reachtaíochta

Aideen Hayden (Cathaoirleach a fhad leis an 7 Nollaig 2011)	
Finian Matthews (Cathaoirleach ón 7 Nollaig 2011)	
Orla Coyne	Cian Ó Lionáin
Anne Colley	Thomas J. Reilly
Vincent P. Martin	John Tiernan

Fochoiste is iad an Coiste Reachtaíochta den Bhord a bunaíodh faoi fhorálacha Alt 157 den RTA agus cuireann siad cúnaimh agus comhairle ar fáil don Bhord ar oibríochtaí an Achta um Thionóntachtaí Cónaithe. Thionóil an Coiste 4 huairé in 2011.

6. Coiste Alt 189

Orla Coyne	Thomas J. Reilly
Finian Matthews	John Tiernan
Conn Murray	

Déanann Alt 189 den Acht um Thionóntachtaí Cónaithe forálacha don Bhord chun iarratas a dhéanamh ar an gCúirt Chuarda le haghaidh faoiseamh eatramhach nó idirbhreitheach sa chás go measann an Bord gur cuí amhlaidh a dhéanamh (mar shampla, i gcásanna iompair thromchúisigh nó díshealbhuithe dlíthiúla). Níor tionóladh an Coiste in 2011.

Clárú Tionóntachta

260,144 Thionóntachtaí ar an

Clár de chuid an BTCP ag deireadh 2011

Gníomhaíochtaí Cláráithe 2011

Léargas achomair ar Gníomhaíochtaí Cláráithe 2011...

Líon Iomlán na dTionóntachtaí a cláraíodh	260,144
Líon na dtiarnaí talún	182,800
Líon na dtionóntaí	554,567
Líon Iomlán na gcomhaontuithe nua tionóntachta a cláraíodh in 2011	99,914
Meánlíon na n-iarratas nua a fuarthas in aghaidh an lae	400
Líon na nglanna gutháin a d'fhreagair an Fhoireann Chláráithe in 2011 (Tacaíocht ar líne, fiosrúcháin faoin Act etc)	34,864
Fógraí Forfheidhmithe arna n-eisiúint i leith tiarnaí talún neamhchláráithe	10,900
Ciontuithe Coiriúla i leith Tiarnaí Talún neamhchláráithe	14
Cistí a íocadh le hÚdarás Áitiúla chun tabhairt faoi imscrúduithe ar íoschaighdeáin	€4.6m

Faoin Acht um Thionóntachtaí Cónaithe, 2004, ceanglaítear ar thiarnaí talún iarratas a dhéanamh ar an mBord chun tionóntachtaí a chlárú leis an PRTB laistigh de mhí amháin tar éis tús a chur leo. Cuirtear bac ar thiarnaí talún i dtionóntachtaí neamhchláráithe ó dhíospóid a atreorú chuig an PRTB. Ní dhéanann neamhchlárú difear do chearta tionóntaí agus beidh rochtain ag tionóntaí ar an tseirbhís réiteach díospóidí gan aird ar cibé acu an bhfuil an tionóntacht cláráithe nó nach bhfuil.

Táillí Cláráithe Tionóntachtaí

I gcás tionóntachtaí lena gcuirtear tús an 1 Eanáir 2011 nó tráth dá éis sin

- ▶ **€90** in aghaidh na tionóntachta, a fhad agus go bhfaigheann an PRTB an t-iarratas chun clárú a dhéanamh laistigh de mhí amháin ó dháta tosaigh na tionóntachta. Beidh táille dhéanach

€180 i gceist sa chás go bhfaigheann an PRTB iarratas chun clárú a dhéanamh breis agus mí amháin ó dháta tosaigh na tionóntachta.

- ▶ Maireann clárú fad na tionóntachta, faoi réir ceithre bliana ar a mhéid. Foráiltear faoi Chuid 4 den Acht um Thionóntachtaí Cónaithe, 2004, go gcuirfead tús le tionóntacht "Cuid 4 sa Bhreis" ar éag na gceithre bliana ó thús tionóntachta. Ciallaíonn seo nach mór tionóntachtaí a athchlárú nuair a mhair siad ceithre bliana.
- ▶ **€375** le haghaidh iltionóntachtaí (táille ilchodach) san fhoirgneamh céanna a chláraítear ag an tráth céanna ag an tiarna talún céanna laistigh de mhí amháin tar éis thosú an chéid tionóntachta.
- ▶ Níl aon táille le híoc nuair a dhéantar dhá íocaíocht maidir leis an tionóntacht chéanna leis an mBord um Thionóntachtaí Cónaithe Príobháideacha le 12 mhí anuas. Níl aon táille le híoc as nuashonrú sonraí tionóntachta atá cláráithe cheana féin.

Seirbhísí Cláraithe Ar Líne arna Seoladh

Sheol an PRTB a seirbhís ar líne i Samhain 2010. Féadtar tionóntachtaí a chlárú anois laistigh de chúpla nóiméad ag www.prtb.ie. Is ann do shraith ceisteanna coitianta agus leideanna áisiúla ar an láithreán gréasáin chun lámh chúnta a thabhairt do thiarnaí talún agus do ghníomhairí lena dtionóntachtaí a chlárú ar líne leis an PRTB.

Lean an feachtas poiblíochta a chur clárú ar líne chun cinn in 2011 agus rinneadh cor poist a eisiúint do bhreis agus 8,500 gníomhaire i mBealtaine 2011. Faoi dheireadh na bliana, tháinig méadú 39% ar ghlacadh cláraithe ar líne agus leanfaidh an PRTB le húsáid na seirbhíse seo a chur chun cinn agus s tiarnaí talún a spreagadh chun leas a bhaint aisti.

Forfheidhmiú Riachtanais Chláraithe agus Gníomhaíochta i leith Tiarnaí Talún neamhchláraithe

Téann an PRTB go gníomhach sa tóir ar thiarnaí talún de bharr neamhchlárú. Má theipeann orthu tionóntachtaí a chlárú, d'fhéadfaí iad a ionchúiseamh agus fineálacha a mhéid agus €4,000 a ghearradh orthu agus/nó príosúnacht sé mhí. Tugann baill foirne faoi fhaisnéis a fhaightear ó fhoinní éagsúla, lena n-áirítear an Roinn Coimirce Sóisialaí, na húdaráis áitiúla agus muintir an phobail. I gcomhréir le forálacha an Achta um Thionóntachtaí Cónaithe, 2004 iad na bearta faoina dtugann an PRTB, go háirithe, ailt 144 agus 145.

14 Thiarna Talún arna gciontú mar gheall gur theip orthu tionóntachtaí a chlárú

Tugadh isteach córais nua TFC go luath in 2011 le comparáidí bunachar sonraí a éascú le gníomhaireachtaí eile stáit agus le ranna eile chun tiarnaí talún neamhchláraithe a shainnithint ar mhaithe

le cuspóirí comhlíonta. Ina theannta sin, cabhraíonn bogearraí nua bainistíocht cáis chun cásanna atá á n-ionchúiseamh a bhainistiú.

Thug an PRTB faoi ghníomhaíocht ní ba dhéine i leith tiarnaí talún neamhchláraithe le cabhair ón gcóras nua agus le díriú ní ba mhó ar fhorfheidhmiú in 2011.

- ▶ Eisíodh 10,900 fógra forfheidhmithe agus
- ▶ Rinneadh 14 chiontú choiriúla sa Chúirt Dúiche i leith tiarnaí talún ar theip orthu a dtionóntachtaí a chlárú leis an PRTB in ainneoin go bhfuair siad fógraí agus rabhaidh reachtúla inar iarradh orthu amhlaidh a dhéanamh. I ngach cás, ghearr an chúirt fineálacha agus bhí ar na tiarnaí talún íoc as na costais dhlíthiúla.

An Rialtas agus an PRTB arna gCónascadh

Tá an PRTB tiomanta do Rialtas feabhsaithe cónasctha a bhaint amach. In 2011, rinneadh sonraí a mhalartú idir an PRTB agus comhlachtaí seachtracha éagsúla i gcomhréir leis an Acht um Thionóntachtaí Cónaithe, 2004 (arna leasú) agus le reachtaíocht eile ábhartha. Áirítear leis seo an Roinn Coimirce Sóisialaí, na Coimisinéirí Ioncaim, na hÚdaráis Áitiúla / LGMA (le haghaidh imscrúduithe tithíochta, an NPPR agus cuspóirí Táille Tís).

Gnéithe lena mbaineann Clárú Tionóntachtaí atá ar fáil don Phobal

Tá ar an PRTB clár tionóntachtaí a choimeád i gcomhréir leis an Acht um Thionóntachtaí Cónaithe, 2004 agus chun bunachar sonraí cothrom le dáta a chur ar fáil agus a choimeád ar mhaithe le cuspóirí faisnéise, déanta beartas agus staitistiúla. Sliocht ó chlárú tionóntachtaí is ea an clár foilsithe agus tá ann sonraí ón bhfoirm chláraithe a sholáthraítear don tiarna talún nó don ghníomhaire. Cuireamh an clár seoladh an áitribh ar cíós ar fáil; cur síos ar an áitreabh; an líon seomraí leapa agus spásanna leapa; mar aon le hachar an urláir.

Ní áirítear ar an gclár foilsithe aon fhaisnéis a bhféadfadh nochtadh aitheantas an tiarna talún nó an tionónta nó an chíosa atá le híoc eascairt ón gclár foilsithe.

Conas a sheiceáil an bhfuil réadmhaoin ar cíos cláraithe?

Chun an clár a sheiceáil, logáil ar láithreán gréasáin an PRTB ag www.prtb.ie. Téigh chun an gClár Foilsithe agus cliceáil ar an gcontae cui agus cuardaigh faoi sheoladh an áitribh atá ar cíos. Tá fáil ar an gclár i bhformáid PDF agus Excel. Déantar an clár foilsithe a nuashonrú ar an láithreán gréasáin ar bhonn míosúil. Má tá tú eolach ar áitreabh ar cíos nach bhfuil cláraithe, féadfaidh tú é seo a thuairisciú don PRTB, ar bhonn fíor-rúnda, ag Enforcement@prtb.ie

Cistiú Údarás Áitiúil an PRTB chun Íoschaighdeáin a fhorfheidhmiú

I gcomhréir le forálacha an Acht um Thionóntachtaí Cónaithe, 2004, cuirtear cistiú ar fáil do na hÚdaráis Áitiúla chun freastal ar chostas imscrúduithe ar chóiríocht phríobháideach ar cíos. De bhun

treoracha sonracha íocaíochta de chuid an Aire Comhshaoil, Pobail agus Rialtais Áitiúil, leithdháileadh an cúigiú cuid den ioncam ó tháillí cláraithe d'Údaráis Áitiúla in 2011. Choimeád an PRTB an fuilleach chun íoc as a gcostais féin oibríochta. Tá an t-airgead seo á choimeád ag an PRTB i gcáil mhuinéach agus b'ionann an tsuim a íocadh amach chuig údaráis áitiúla in 2011 agus ordú arna fháil ón DoECLG agus €4.6 milliún, agus b'ionann an suim iomlán a d'íoc an PRTB amach chuig Údaráis Áitiúla idir 2004 agus 2011 agus €23,219,000 agus an suim thuas san áireamh.

Tá fáil ar bhreis faisnéise ar rátaí imscrúdaithe an Údarás Áitiúil agus ar na híoschaighdeáin nua i gCóiríocht Phríobháideach ar Cíos ar láithreán gréasáin an DoECLG: www.environ.ie.

Tá fáil ar shonraí, freisin, ar chistí a fhorchúitítear do gach ceann de na húdaráis áitiúla ar an nasc a leanas:



<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/FileDownload,23156,en.xls>

Gníomhaíochtaí Réiteach

Díospóidí 2011



Breithnithe/Idirghabháil Bhinsí

Déanann an Bord um Thionóntachtaí Cónaithe Príobháideacha na Cúirteanna a ionadú i gcás thromlach na nDíospóidí idir Tiarnaí Talún agus Tionóntaí. Bíonn éisteachtaí ar bun i 7 láthair réigiúnacha ar fud na tíre. Ar táille mheasartha €25,

féadfaidh aon Tionónta agus aon Tiarna Talún cláraithe Díospóid a thabhairt a fhad leis an PRTB. Cuireann an PRTB Seirbhísí Breithnithe agus Idirghabhála ar fáil sa chéad ásc. Féadfaidh ceachtar páirtí an t-ábhar a achomharc le Binse triúir ar táille €100.

Léargas achomair ar Sheirbhísí Réiteach Díospóidí an PRTB 2011

Iarratais ar Sheirbhísí Breithnithe agus Idirghabhála	2,060
Iarratais ar Bhinsí	306
Líon na nglanna arna láimhseáil maidir le Díospóidí in 2011 (faisnéis ar chearta/fhreagrachtaí faoin Acht, cás a ghlacadh)	21,611
Faisnéis Ghinearálta ar an Acht	17,591
Seirbhísí ar líne, agus an córas bainistíochta cáis arna bhforbairt agus dtástáil	Beo in Aibreán 2012

Córas Bainistíochta Tionóntachta

Le linn 2011, bhí baint mhór ag baill foirne Réiteach Díospóidí le tástáil an Chórais nua Bainistíochta Tionóntachta (TMS) idir cheardlanna deartha agus tástáil fréamhshamhla. Is rí-dheas linn a fhógairt go ndeachaigh an córas nua beo in Aibreán 2012 agus cheana féin tá 30% dár n-iarratais á fháil againn ar líne.

A bhuíochas le cur i bhfeidhm an chórais seo, déanfar ár bpróisis a chuíchóiriú, agus é ina chuspóir éifeachtúlachtaí a chruthú as a mbainfidh na páirtithe cáis, na Breithneoirí/Idirghabhálaithe/baill de Bhinsí a éistean leis na cásanna, mar aon lenár bhfoireann tairbhe sa phróiseas réiteach díospóidí.

Déanann an córas nua soláthar do pháirtithe cáis agus do Bhreithneoirí/bhaill de Bhinsí chun idirghníomhú leis an PRTB trí thairseach nuafhorbartha. Beidh páirtithe cáis in ann iarratas ar dhíospóid agus ar achomharc a chur ar aghaidh níos éifeachtaí. Ina theannta sin, beidh siad in ann fianaise a uaslódáil, agus chun féachaint ar dhul chun cinn a gcomhaid cháis go leictreonach.

BREITHNITHE AGUS IDIRGHABHÁIL IN 2011 - Catagóirí agus Torthaí

Fuair an PRTB 2,060 iarratais ar Bhreithniú/Idirghabháil in 2011. B'ionann an miondealú geografach ar chásanna a fuarthas agus:

- ▶ Baile Átha Cliath..... 1,091
- ▶ Tír 969

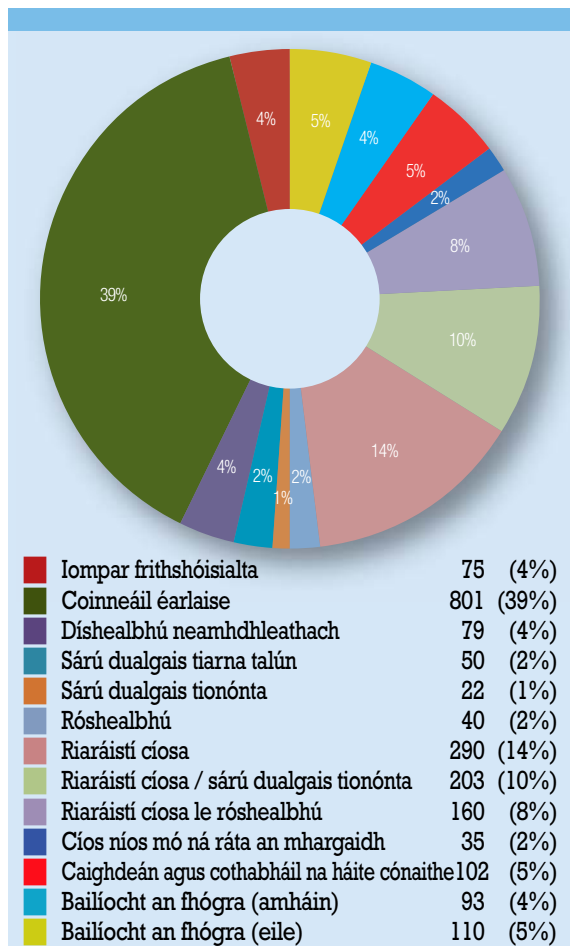
De réir cliant, b'ionann an miondealú agus:

- ▶ Tiarna Talún 782
- ▶ Tionónta 1,214
- ▶ Tríú Páirtí.....64

In 2011, ba iad na príomhchatagóirí díospóidí:

- ▶ Iarratais ar choinneáil éarlaise ag tionóntaí (801 cás nó 39% de na hiarratais uile)
- ▶ Iarratais ar riaráistí cíosa ag tiarnaí talún (653 cás nó 32% de na hiarratais uile)

Líon agus Céatadán na nIarratas Foriomlán de réir Saghas Díospóide



Catagóir Cáis	Iarratasóirí Tiarna Talún Líon na gCásanna	Iarratasóirí Tionónta Líon na gCásanna
Iompar Frithshóisialta	11	9
Coinneáil Éarlaise	2	799
Díshealbhú Neamhdhleathach	–	79
Sárú Dualgais Tiarna Talún	–	44
Sárú Dualgais Tionónta	21	–
Bainteach le Riaráistí Cíosa (lena n-áirítear Riaráistí Cíosa agus Róshealbhú, Riaráistí Cíosa agus sárú dualgais Tionónta)	650	3
Róshealbhú	40	
Cíos Níos Airde ná Ráta an Mhargaidh		35
Caighdeán agus Cothabháil na hÁite Cónaithe	33	67
Bailíocht an Fhógra Foirceanta	25	178
Iomlán na gCásanna	782	1214

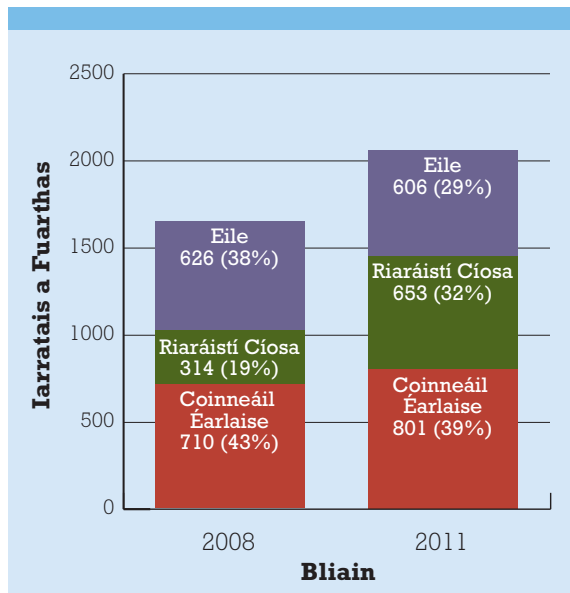
TREOCHTAÍ AR CHINEÁL NA NIARRATAS AR DHÍOSPÓIDÍ

Tá méadú 25% tagtha ar líon na gcásanna Díospóide ó bhí 2008 ann

Is é an limistéar is mó de mhéadú saincheist na **Riaráistí Cíosa**, ar ar tháinig méadú go dtí 32% de líon na gcásanna nó 653 Díospóid anuraidh. Luaitear go soiléir in Alt 86 den Acht nach mór do thionóntaí leanúint agus cíos a íoc, fiú nuair a bhíonn Díospóid ar bun le Tiarna Talún. D'fhéadfaí íocaíochtaí pionóis agus ionchúiseamh a ghearradh ar thionóntaí a ligeann do riaráistí cíosa bailiú, agus déanfaidh an PRTB gach breithiúnas a chlárú, a dhéanfaidh difear do rátálacha creidmheasa agus fostaíocht nó ionchais taistil amach anseo.

Áfach, is í **Coinneáil Éarlaise** an tsaincheist singil is mó de Dhíospóid a láimhseálann an PRTB. In 2011, bhain 39% de líon na gcásanna, nó 801 Díospóid le saincheist na Coinneála Éarlaise. Tá an tAcht an-soiléir go bhfuil Éarlais mar réadmhaoin de chuid an Tionónta nach féidir a choinneáil, faoi chúinsí áirithe, i.e. má tá cíos nó fónais le hióc, má dhéantar díobháil don réadmhaoin (a sháraíonn gnáthchaitheamh agus cuimilt) nó murar tugadh an fógra cuí.

Iarratais Díospóide: 2008 x 2011

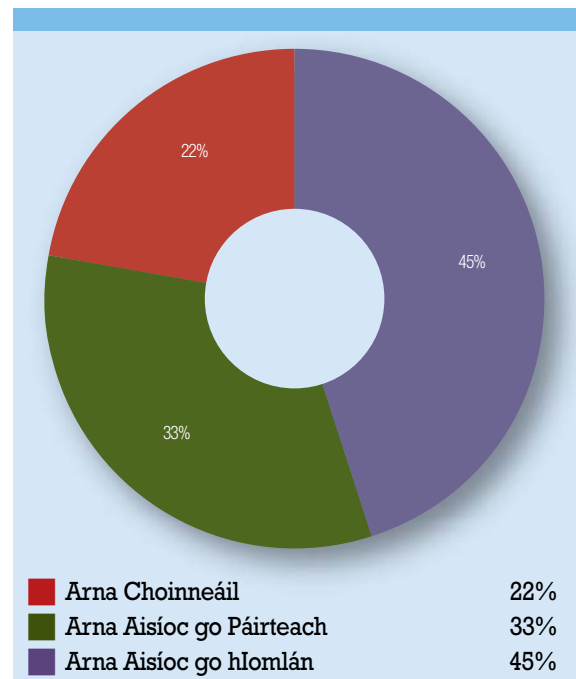


Éisteacht le 457 cás lenar bhain coinneáil éarlaise le linn 2011. Is amhail a leanas a bhí torthaí na mBreithneoirí i nDíospóidí lenar bhain coinneáil éarlaise:

- ▶ I 99 cás, nó 22% de líon na gcinntí díospóid éarlaise, bhí an Tiarna Talún i dteideal an Éarlais ina hiomláine a choinneáil.
- ▶ I 151 cás, nó 33% de líon na gcinntí díospóid éarlaise, bhí an Tionónta i dteideal aisíocaíocht pháirteach a fháil.
- ▶ I 207 cás, nó 45% de líon na gcinntí díospóid éarlaise, bhí an Tionónta i dteideal aisíocaíocht iomlán na hÉarlaise a fháil.

Rinneadh breis damáistí a dhámhachtain i leith tiarnaí talún i 125 de na cásanna um choinneáil éarlaise lenar éist breithneoirí an PRTB in 2011.

Cinntiúcháin 2011 ar Dhíospóidí um Choinneáil Éarlaise



Painéal 2011 Breithneoirí agus Idirghabhálaithe an PRTB

Ceapadh Idirghabhálaithe agus Breithneoirí an PRTB ar feadh téarma trí bliana i ndiaidh iomaíocht oscailte arna heagrú ag an tSeirbhís um Cheapacháin Phoiblí i Nollaig 2010.

Íoctar buntáille €660 sa lá le Breithneoirí agus Idirghabhálaithe chun éisteacht le 3 éisteacht nó chun 5 Mheasúnú Pháipéarbhunaithe a dhéanamh. Shínigh na Breithneoirí agus na hIdirghabhálaithe go léir Comhaontú Leibhéal na Seirbhíse.

Kevin Baneham
Angela Becker
Deirdre Bignell

Colm Keating
Paddy Keogh
Michelle Kelleher

Daniela Bills-Everett	Cynthia Lennon
Frank Brady	Dairine MacFadden
Monica Brennan	Rachel McCrossan
Sarah Brophy	Catherine McGuigan
Eoin Byrne	Barry Mc Cormack
Helen Connaughton	Tracey McGee
John Conran	Roderick Maguire
David Duncan	Gerard Nicholas Murphy
James Egan	Jack Nicholas
Aisling Fair	Simon Noone
Niall Farrell	Helen-Claire O'Hanlon
Corona Grennan	Marissa O Keeffe
Cathy Hamilton	Suzy Quirke
Mervyn Hickey	Ciaran Smith
Healy Hynes	Emma Travers
John Keane	Brian Whelan
John Keaney	

BINSÍ TIONÓNTACHTA 2011

Déanfar díospóid a atreorú chuig Binse Tionóntachta (i) má dhéanann aon duine de na páirtithe achomharc ar chinneadh Breithneora laistigh de 21 lá, nó (ii) sa chás nach n-éiríonn le hIdirghabháil agus nach n-iarrann aon duine de na páirtithe ar atreorú chuig Binse Tionóntachta. I gcásanna eisceachtúla, féadfaidh an PRTB díospóid a atreorú go díreach chuig an mBinse sa chás gur dealraitheach gurb ann do ghar-riosca díobhála don áit chónaithe nó díobhála do dhuine de na páirtithe.

Tá triúr daoine i ngach Binse Tionóntachta. Baill iad gach duine den triúr de Choiste Réiteach Díospóidí an Bhoird. Éisteacht úrnua is ea Binse le fíricí an cháis nó, le toiliú an dá pháirtí, d'fhéadfadh sé bheith teoranta do shaincheist shonrach. Tá binsí níos foirmiúla ná éisteachtaí breithnithe ina n-iarrtar ar na páirtithe glacadh le mionn nó le dearbhú sula dtugann siad fianaise. Bíonn luathscríbhneoir i láthair

agus bíonn a n-éisteachtaí ar bun ag an mBinse Tionóntachta go poiblí agus bíonn feidhmeanna garbhreithiúnacha acu. Foilsítear Tuarascálacha Binse ar láithreán gréasáin an PRTB, www.prtb.ie

Forléargas ar Staitisticí Binse 2011

In 2011, fuarthas 306 achomharc leis an mBinse Tionóntachta; b'achomhairc 71 (23%) díobh seo ó chásanna Breithnithe Páipéarbhunaithe, bhí 229 (75%) i gceist ó chásanna Breithnithe ó Bhéil agus 6 (2%) ó Idirghabháil. Ina theannta sin, tugadh 14 achomharc anonn ó 2010. Ar an iomlán, cuireadh 320 achomharc faoi bhráid an Bhoird lena mbreithniú in 2011; deonaíodh 276 (86%) agus diúltaíodh 44 (14%). Dhiúltaigh an Bord achomhairc de bharr go raibh siad déanach nó gur theip orthu an táille riachtanach a sheoladh ar aghaidh. Rinneadh 34 achomharc a astarraingt roimh an éisteacht. Tionóladh 179 Binse in 2011. Léiríonn seo laghdú 47% ar líon na n-éisteachtaí Binse ó 2010 go dtí 2011; tá sé seo de dheasca chur i bhfeidhm an chórais nua TMS agus laghdú ar líon na foirne. B'ann do mheántréimhse feithimh 3 mhí ón tráth a deonaíodh an t-achomharc go dtí dáta na héisteachta in 2011.

Miondealú na gCásanna Binse lenar Éisteadh in 2011 de réir Pháirtí an Achomharcóra agus Láithreach

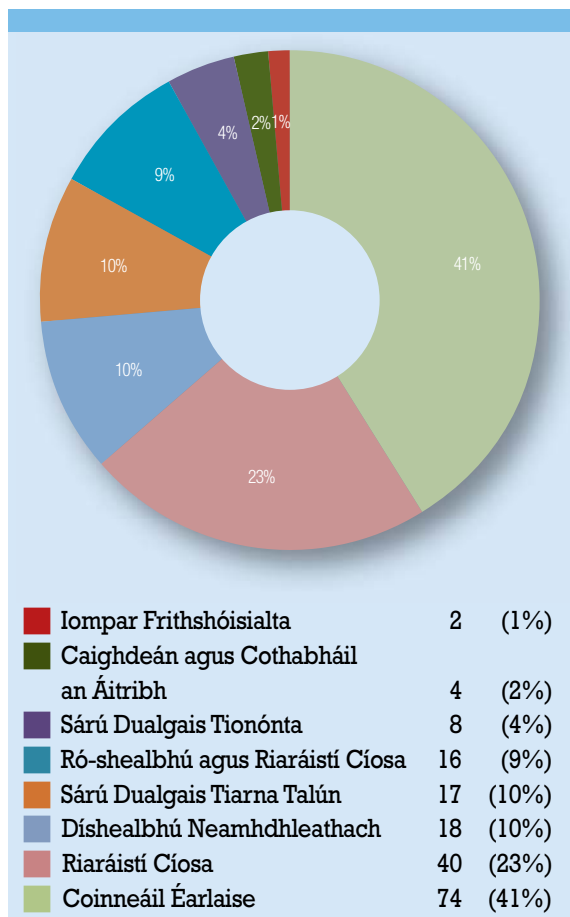
Ó thiarnaí talún a bhí 50% (90 cás) a tháinig os comhair Binse Tionóntachta in 2011, bhí 46% (83 cás) ag tionóntaí, 2% (3 chás) ag tríú páirtithe agus bhí 2% (3 chás) ina bhfrithachomhairc, a chiallaíonn gur sheol an dá pháirtí i gcás díospóide iarratas ar achomharc isteach.

Bhain 104 (58%) de na 179 Binse Tionóntachta in 2011 le ceantar Bhaile Átha Cliath, agus bhain 75 (42%) de na Binsí Tionóntachta leis an gcuid eile den tír.

CÁSANNA BINSE IN 2011 - CATAGÓIRÍ AGUS TORTHAÍ

Tuhtar sa chairt thíos miondealú ar na Binsí a tionóladh de réir shaghas na díospóide. Leanann coinneáil éarlaise bheith mar an gcatagóir is mó d'achomharc os comhair binse tionóntachta agus éisteachd le 74 (41%) cás den saghas díospóide seo in 2011. Ina theannta sin, is saghas coitianta díospóide riaráistí cíosa agus bhí siad ina gcúis le 40 (23%) de na 179 cás ar éisteachd leo.

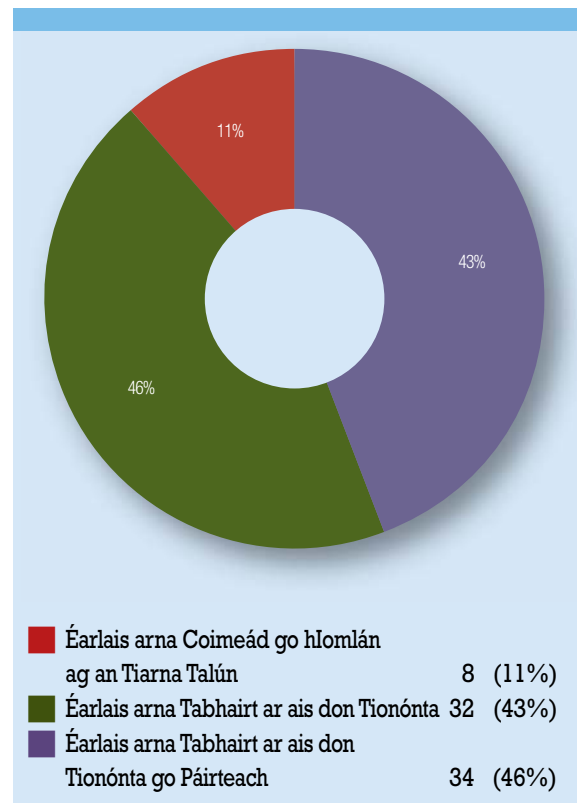
Cásanna Binse de réir Shaghas na Díospóide



Is soiléir ón gcart gurb í coinneáil éarlaise an príomhshaghas díospóide a dhéantar a achomharc chuig Binse Tionóntachta (sonraítear seo thíos), agus riaráistí cíosa ina dhiaidh sin.

D'fhan cásanna um choinneáil éarlaise mar an gcatagóir singil ba mhó achomhairc os comhair Binse Tionóntachta, a léiríonn 74 (41%) de na 179 éisteacht Bhinse in 2011. I 66 (89%) de na cásanna seo, rinne an Binse an cinneadh gur cheart tiarnaí talún cuid den éarlais nó an éarlais iomlán a aisíoc lena dtionóntaí. In 8 (11%) de na 74 cás um choinneáil éarlaise lenar éist binse, rinneadh an cinneadh go gcoinneodh an tiarna talún an éarlais ina hiomláine. Is gnách go n-iarrann tionóntaí go n-aisíoctar éarlaisí go pras chun tionóntacht eile a fháil agus d'fhéadfadh sé bheith ina údar neamháisiúlachta agus ualach airgeadais do Thionónta. Ceadáítear faoi Alt 115 den Acht do bhaill den Bhinse damáistí a dhámhachtain i leith tiarna talún a choimeádann an éarlais gan údar.

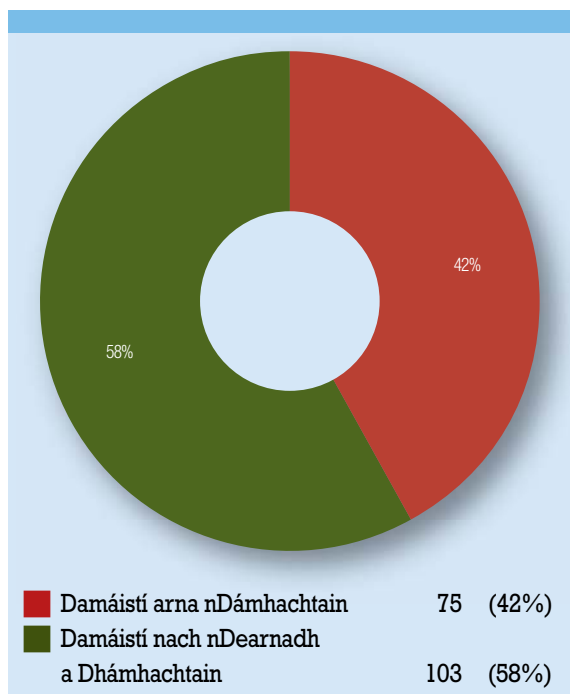
Cinntí Binse ar Choinneáil Éarlaise



CÁSANNA BINSE IN 2011 - DÁMHACHTAIN DAMÁISTÍ

Faoi mar a shonraítear sa chairt thíos, rinneadh damáistí a dhámhachtain i 42% de na cásanna a atreoraíodh chuig Binse Tionóntachta.

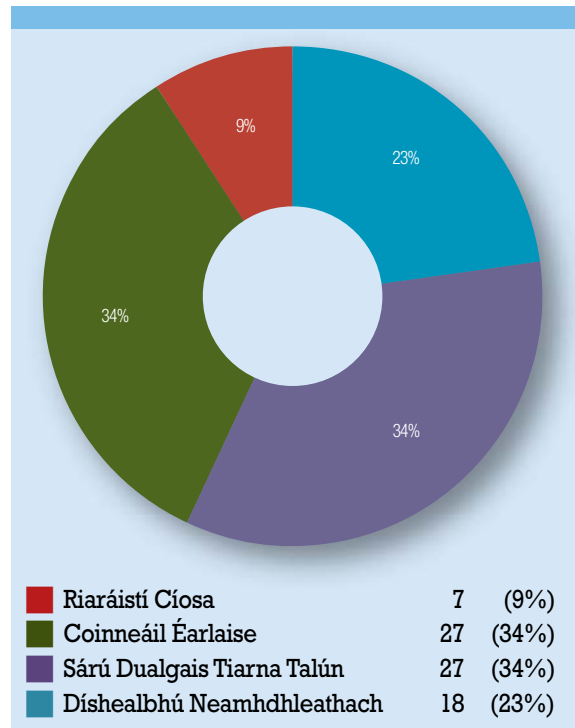
% na gcásanna ina ndearnadh damáistí a dhámhachtain



Damáistí le haghaidh coinneáil éarlaise agus sárú dualgais tiarna talún

As na cásanna a atreoraíodh chuig Binse, sa chás go ndearnadh damáistí a dhámhachtain, mar gheall ar na catagóirí um choinneáil éarlaise agus sárú dualgais a bhí 68% de na cásanna. Rinneadh damáistí idir €100 agus €1,200 a dhámhachtain i gcásanna um choinneáil éarlaise, agus idir €200 agus €5,000 a bhí na damáistí a rinneadh a dhámhachtain le haghaidh sárú dualgais tiarna talún.

Miondealú na gcúiseanna le dámhachtain na ndamáistí



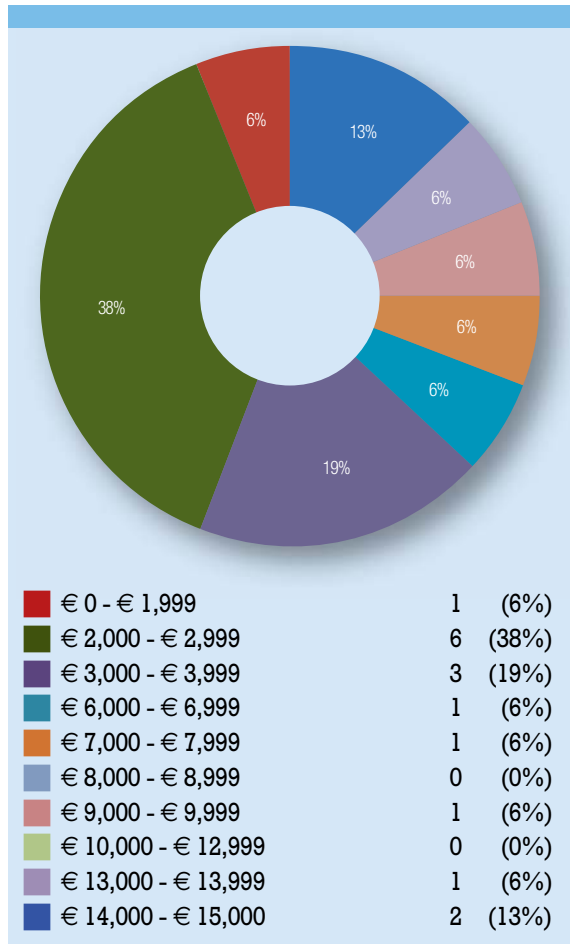
Damáistí le haghaidh riaráistí cíosa

Amhail an chairt thuas, rinneadh 9% den dámhachtain fhoriomlán i gcásanna lenar bhain riaráistí cíosa. Idir €400 agus €20,000 a bhí dámhachtain damáistí i leith tionóntaí.

Damáistí le haghaidh díshealbhú neamhdhleathach

Is é Díshealbhú Neamhdhleathach an 3ú catagóir is coitianta de shaghas díospóide éisteacht Bhinse, agus bhí sé ina údar le 18 (10%) de na 179 éisteacht bhinse in 2011. I dtromlach na gcásanna, rinneadh dámhachtainí le tionóntaí i leith an tiarna talún idir €2,000 agus €3,000, faoi mar a léirítear sa chairt thíos.

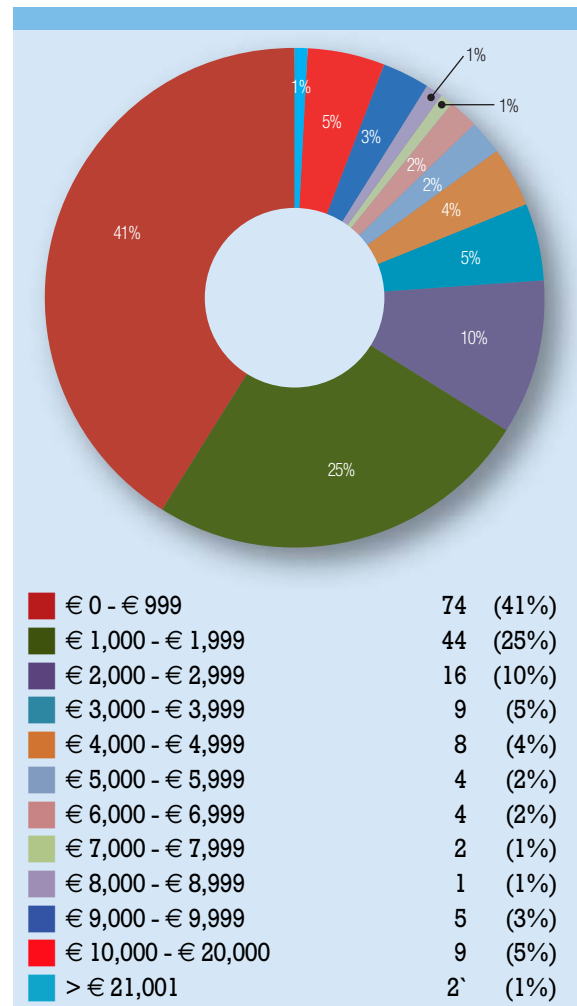
Deonú le haghaidh Díshealbhú Neamhdhleathach



Dámhachtainí airgid do pháirtithe cáis de réir an Ordaithe Cinnidh

I dtromlach na nOrduithe Cinneadh Binse a rinne an Bord in 2011, níor sháraigh na suimeanna airgid a bhronn na Binsí €1,000. I 44 (25%) de na horduithe a rinneadh in 2011, rinneadh dámhachtainí idir €1,000 agus €2,000. In dhá Ordú Cinnidh ó Bhinse de shaghas na díospóide, riaráistí cíosa agus róshealbhú, b'ionann na torthaí i ndáil le cíosa a bhí dlite i leith tionónta agus €41,600 agus €60,000 faoi seach.

Miondealú na gCásanna i datobh Luach Airgeadaíochta de réir an Ordaithe Cinnidh

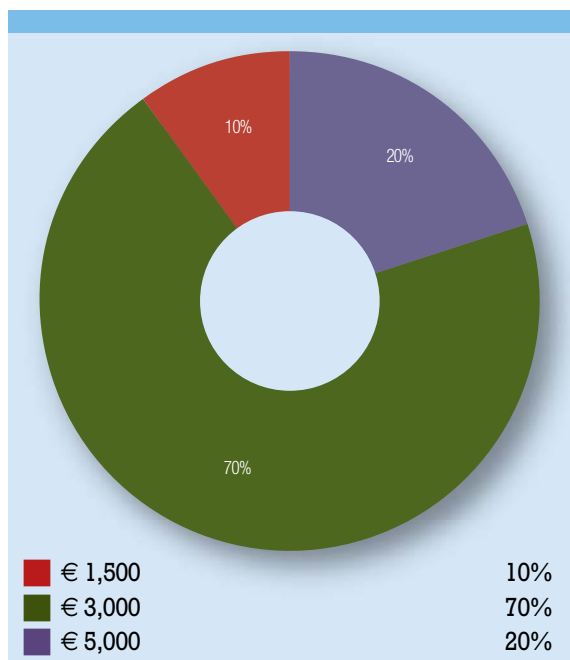


Costais a rinneadh a dhámhachtain don PRTB

Tá sé de chumhacht ag an mBinse, de bhun Alt 115(2) (i) d'Acht 2004, a ordú go n-íocfaidh páirtí amháin nó níos mó de na páirtithe as na costais nó as na caiteachais uile a thabhaíonn an Binse nó as cuid díobh. Áirítear le samplaí de Bhinsí inar féidir costais a dhámhachtain, i measc nithe eile, nuair nach ann d'aon chomhoibriú ag páirtí leis an díospóid, nó níos dóchúlú ná sin, nuair a theipeann ar an achomharcóir/iarratasóir bheith i láthair gan fhógra

nó gan údar maith agus nár sholáthair sé/sí aighneacht i scríbhinn dá c(h)ás achomhairc don Bhinse. Ina theannta sin, d'fhéadfadh an Binse a mheas gur tionóladh an éisteacht mar thoradh ar mhí-úsáid an phróisis réiteach díospóidí. In 10 (5%) de na 179 Binse Tionóntachta a tionóladh in 2011, rinneadh costais a dhámhachtain don PRTB mar ranníocaíocht i dtreo chostais an Bhinse. Idir €1,500 agus €5,000 a bhí na costais seo agus b'ionann iad agus €3,277.78 ar an meán. I dtromlach na gcásanna seo, níor fhreastail an t-achomharcóir ar an éisteacht agus níor soláthraíodh údar maith mar gheall ar a neamhláithreach. Áfach, b'ann do chásanna nár fhreastail an t-achomharcóir, a ngníomhaire nó a n-ionadaí ar an éisteacht, ach rinneadh costais a dhámhachtain don PRTB. Mar shampla, sa chás gur fhreastail achomharcóir an Bhinse Tionóntachta ach nach raibh aon eolas aige/aici faoin díospóid agus nár chuir siad aon fhianaise i láthair chun cabhrú leis an mbinse déileáil leis an iarratas ar achomharc.

Dámhachtainí leis an PRTB

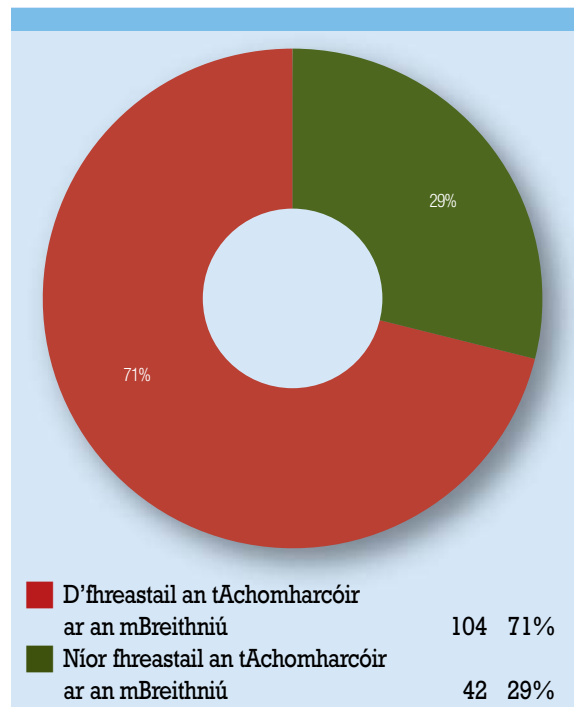


(in 5% de na cásanna, rinneadh costais a dhámhachtain i leith páirtí)

Freastal ar an bPróiseas Réiteach Díospóidí agus cáipéisíocht tacaíochta a chur ar aghaidh

Léiríonn an chart thíos nár fhreastail an tAchoharcóir ar an éisteacht bhreithnithe in 29% (42 as 146) de na héisteachtaí Binse Tionóntachta a bhí ar siúl in 2011.

Freastal Pháirtí an Achomharcóra ag Éisteacht Bhreithnithe



Spreagtar páirtithe chun páirt a ghlacadh agus chun freastal ar éisteacht bhreithiúnais nó ar phróiseas idirghabhála. Ina theannta sin, bítear ag súil leis go n-ullmhaíonn páirtithe don chás agus go gcuirfidh siad aon cháipéisíocht tacaíochta ar aghaidh maidir leis an díospóid. Éistfidh an Breithneoir nó an Binse leis an díospóid agus déanfaidh siad cinneadh bunaithe ar an bhfianaise a bheirtear dóibh. Toisc thábhachtach agus ullmhúchán á dhéanamh le haghaidh cáis iad firici na díospóide a eagrú ar ord

díreach agus cróineolaíoch, d'fhonn an cás a chur i láthair ar bhealach soiléir agus intuigthe. Bheadh sé ina chúnaimh don Bhinse dá ndéanfaí an cháipéisíocht a chuirtear ar aghaidh mar fhianaise a chatagóiriú go soiléir agus dá gceanglófaí nóta cumhdaigh ina leagtar amach ábhair na fianaise.

Déanfar gach aighneacht fianaise lena mbaineann an cás a chóipeáil trasna chuig an bpáirtí eile. Níor cheart cáipéisíocht nach mbaineann leis an tionóntacht atá faoi chaibidil a chur ar aghaidh.

**Ballraíocht den Bhinse,
Rannpháirtíocht ar Bhinsí
agus Táillí Arna nÍoc**



Ballraíocht Den Bhinse, Rannpháirtíocht Ar Bhinsí Agus Táillí Arna nÍoc

Is éard atá i ngach Binse beirt bhall agus Cathaoirleach, a dhéanfar iad uile a tharraingt ó bhallraíocht an Choiste Réiteach Díospóidí.

Léirítear sa tábla thíos freastal Bhaill an Choiste Réiteach Díospóidí ag Binsí le linn 2011.

Ball	Cathaoirleach	Ball	Iomlán	Táillí Iomlána arna bhFáil
Aidan Brennan	0	2	2	0
Aideen Hayden	11	8	19	€ 19,935
Anne Colley	11	9	20	€ 18,126
Anne Leech	0	17	17	€ 8,901
Bairbre Redmond	5	7	12	€ 11,061
Bill Holohan *				€ 5,508
Charles Corcoran	3	11	14	€ 13,680
Cian O'Lionáin	0	2	2	€0
Ciara Doyle	3	11	14	€ 9,810
Claire Millrine	2	15	17	€ 9,765
Dervla Quinn	5	15	20	€ 18,675
Eoin O'Sullivan	14	4	18	€ 19,980
Finian Matthews	10	10	20	€ 22,518
Fintan McNamara	7	9	16	€ 16,056
Gene Feighery	8	9	17	€ 16,488
Geraldine Feeney	6	11	17	€ 17,127
Gus Cummins	5	12	17	€ 17,775
Henry Murdoch	9	9	18	€ 21,906
James Bridgeman	4	11	15	€ 13,383
John Lynch	4	12	16	€ 10,584
John Tiernan	11	5	16	€ 18,513
Keara Donnelly *				€ 4,734
Kieran Buckley	2	15	17	€ 9,720
Liam Nolan	2	13	15	€ 14,283
Liam O'Donnell *				€ 2,709
Louise Moloney	1	12	13	€ 7,740
Mary Doyle	1	16	17	€ 8,172
Mary H. Morris	0	9	9	€ 6,579
Mary Heaslip	3	12	15	€ 13,185
Maurice O Donoghue	1	17	18	€ 12,474
Michael Farry	2	14	16	€ 12,519
Michael Irvine	4	16	20	€ 7,443
Nesta Kelly	6	17	23	€ 16,911
Orla Coyne	12	6	18	€ 22,734
Patrick Riney *				€ 2,754
Paul Good *				€ 1,980
Thomas J. Reilly	6	9	15	€ 15,453
Tom Dunne	9	6	15	€ 13,347
Tony Taffee *				€ 3,915
Vincent P. Martin	12	7	19	€ 18,297
Iomlán				€ 484,740

* táillí arna n-íoc leis na Baill seo in 2011 de bharr freastail ar Bhinsí in 2010

Forfheidhmiú Orduithe Cinnidh an PRTB 2011



Forfheidhmiú PRTB Orduithe Cinnidh 2011

Leagtar amach freastal Bhaill an Choiste Réitigh Dhíospóide ag Binsí i rith 2011 ar leathanach 32, mar aon leis na táillí a fuarthas uathu le linn na tréimhse ón 1 Eanáir go dtí an 31 Nollaig 2011.

Is ionann na táillí iomlána sa tábla agus na táillí cruinne a íocadh in 2011 faoi asbhaint ÍMAT. Áirítear leis na hiocaíochtaí seo gníomhaíochtaí na bliana seo caite agus ní áiríonn siad táillí iníoctha ag deireadh na bliana. Léiríonn na táillí a luaitear i Ráitis Airgeadais 2011 táillí atá iníoctha nó a íocadh d'obair faoinar tugadh le linn na bliana.

Luaitear san Acht um Thionóntachtaí Cónaithe, 2004 go bhféadfar mainneachtain chun cloí le hOrdú Cinnidh (OC) a dhéanann an PRTB a fhorfheidhmiú ag ionchúiseamh coiriúil nó imeachtaí sibhialta nó an dá rud. Impleachtaí tromchúiseacha iad seo do pháirtí nach gcloíonn le hOrdú an PRTB.

Ní féidir ach leis an PRTB tús a chur le **hionchúisimh choiriúla**, agus tugtar iad a fhad leis an gCúirt Dúiche. Féadfaidh na pionóis mar gheall ar Chiontú Coiriúil bheith tromchúiseach, agus féadfaidh fineáil a mhéid agus €4,000 agus/nó tréimhse phríosúnachta a fhad le sé mhí, móide fineáil bhreise €250 sa lá a ghearradh as ucht neamhchomhlíonadh leanúnach. Sa mhullach ar ionchúiseamh coiriúil, nuair is gá don pháirtí neamhchomhlíontach suim airgid a íoc, tá sé mar bheartas ag an PRTB Ordú Cúitimh a lorg a mhéid agus uasteorainn na Cúirte Dúiche (i.e. nach mór €6,350).

Ar an taobh eile den phingin, tugtar **imeachtaí sibhialta** os comhair na Cúirte Cuarda. Is faoi pháirtí i gcás atá sé chun dul i mbun imeachtaí sibhialta. Áfach, iarann go leor cliant ar an PRTB na hOrduithe Cinnidh a fhorfheidhmiú ar a son. Ina leith

seo, forálann Alt 124 den Acht go bhféadfaidh an PRTB nó páirtí eile (i.e. an páirtí a lorgaíonn forfheidhmiú an Ordaithe Cinnidh) iarratas a dhéanamh ar an gCúirt Chuarda ar Ordú a ordaíonn an páirtí neamhchomhlíontach chun Ordú Cinnidh an PRTB a chomhlíonadh.

I gceachtar saghas imeachta dlíthiúil, tá sé mar bheartas an PRTB a lorg chun gach costas riaracháin agus dlíthiúil a thabhaítear a aisghabháil, agus is gnách, go ginearálta, go mbíonn na Cúirteanna ar son go mór aisghabháil costas.

Iarratais ar Fhorfheidhmiú Orduithe Cinnidh

2007	2008	2009	2010	2011
63	100	307	577	589

Faoin Acht, is ionann forfheidhmiú agus cumhacht dhiscréideach agus feidhmíonn an PRTB an chumhacht seo agus aird ar na cúinsí lena mbaineann gach cás agus i gcomhthéacs an cháis dheacair airgeadais inar ghá dóibh feidhmiú, ar nós comhlachtaí eile den Earnáil Phoiblí. Is gníomhaireacht fhéinmhaoinitheach iad an PRTB agus ní mór dóibh oibriú laistigh dá mbuiséad.

Mar gheall gur bunaíodh an Bord chun cásanna a ghlacadh lasmuigh de na Cúirteanna, bíonn siad ag iarraidh forfheidhmiú a bhaint amach i dtosach trí mhéain neamhbhreithiúnacha. Amhail a luaitear thuas, agus ar aon dul le comhlachtaí eile Breithiúnacha/Garbhreithiúnacha, níl aon dualgas dlíthiúil ar an PRTB forfheidhmiú a dhéanamh.

Déanann Baill an Bhoird cinntí faoi cibé acu an leanfaidh siad nó nach leanfaidh siad forfheidhmiú dlíthiúil ar bhonn cás ar chás, agus aird ar an rath dóchúil a bheidh orthu toradh fabhrach a bhaint

amach don té iarrtha; arb ionann toradh fabhrach go ndíscaoiltear an t-airgead nár íocadh go fóill. Is iad na critéir dá dtagraíonn Baill an Bhoird agus an cinneadh sin á dhéanamh acu:

- ▶ Saghas na Díospóide (i.e. coinneáil éarlaise, díshealbhú neamhdhleathach, róshealbhú, riaráistí cíosa etc.)
- ▶ Iompar roimhe seo an tiarna talún/an tionónta (i.e. ciontóirí athuair)
- ▶ Cásanna lena mbaineann maitheas 'theicniúil' (i.e. nach ann d'aon saincheistanna ar dócha go mbainfidh siad den chás i gCúirt)
- ▶ Uirill a dhéanann an PRTB don pháirtí neamhchomhlíontach agus don duine a lorgaíonn comhlíonadh
- ▶ Leathadh geografach
- ▶ Cás, i dtuairim an Bhoird, is ceart a fhorfheidhmiú mar gheall ar a fhíricí ar leith

Theastóidh cistiú suntasach Státhchiste mar gheall ar an gcostas a bheadh ar gach iarratas a thabhairt os comhair Cúirte. Áfach, sa chéad ráithe de 2012 amháin, rinne an PRTB 147 cás a atreorú go dtí ár gComhairleoirí Dlí, Eversheds, lena bhforfheidhmiú.

Féadfaidh imeachtaí dlíthiúla bheith fadálach agus costasach ach go dtí seo, bhí an-rath go deo ar an PRTB agus orduithe breithiúnais a bhaint amach ina gcuid imeachtaí. Agus an méid sin ráite, ní chinntiú ann féin é dul chun na Cúirte go mbainfear forfheidhmiú rathúil amach, agus sa mhullach air sin, cúiteamh airgeadais. Le linn na haimsire seo ina bhfuil go leor fiachas pearsanta ann, is ann do riosca nach beag nach n-íocfar an t-airgead dlite fiú i ndiaidh imeachtaí rathúla cúirte. In go leor cásanna, is í an rogha is fearr sceideal íocaíochtaí a chomhaontú.

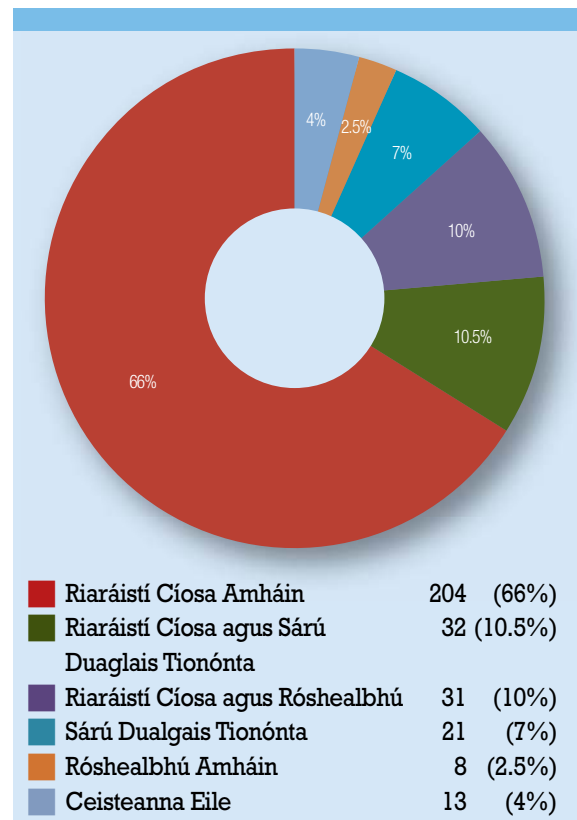
Tugann an PRTB faoi shaincheist an neamhchomhlíonta le hOrduithe Cinnidh ar bhonn an-tromchúiseach agus rinne siad 300 cás idir 2010 agus an chéad ráithe de 2011 a atreorú chuig a gcomhairleoirí dlí ar mhaithe le himeachtaí dlí. Tá go leor de na cásanna seo ag céimeanna éagsúla sa phróiseas agus baineadh amach breithiúnais agus/no réitigh.

Iarratais Nua Forfheidhmithe arna bhFáil in 2011

Ar an iomlán, fuarthas **589** iarratas nua forfheidhmithe in 2011. Sháraigh an t-iomlán seo iomlán na bliana seo caite ag 28, ar méadú 5% é seo i mbliain amháin.

Sáraíonn an líon iarratas a fuarthas ó **thiarnaí talún (309)** iad siúd a fuarthas ó **Thionóntaí (268)** agus ní bhfuarthas ach 8 n-iarratas ó thríú páirtithe agus 4 iarratas inmheánacha ar airgead atá le híoc don PRTB mar thoradh ar pháirtithe a rinne a gcás a achomharc le Binse agus ansin gur theip orthu freastal ar an mBinse gan údar maith. Níorbh ionann seo agus an treocht i mblianta roimhe seo, inar sháraigh iarratais ag tionóntaí ar éarlaisí líon na n-iarratas ar riaráistí cíosa ag tiarnaí talún. Bheadh an dealramh air gurb iad riaráistí cíosa an tsaincheist atá ag dul i méid.

Iarratais Nua Forfheidhmithe arna bhFáil in 2011 arna gcatagóiriú de réir Saghas Díospóide

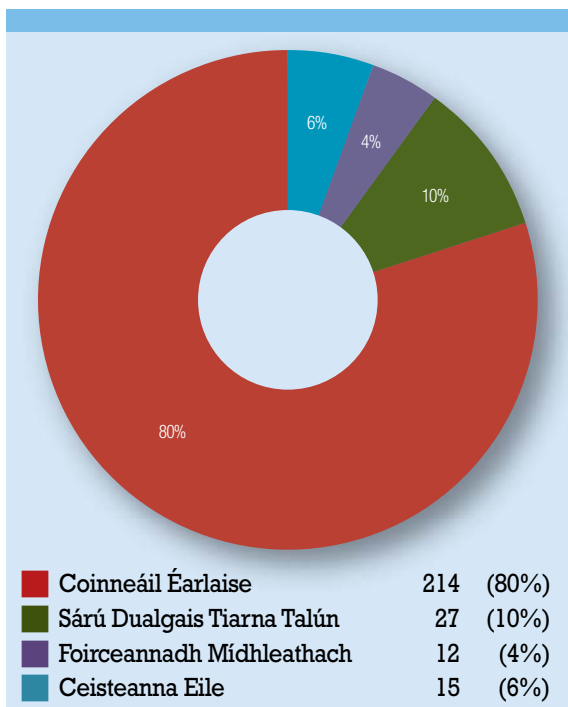


Is léir ó na 309 iarratas ó thiarnaí talún gur bhain na príomhfhadhbanna a bhí acu le riaráistí cíosa. Féadfar iarratais ó thiarnaí talún a mhiondealú ina saghas díospóide mar seo a leanas:

Iarratais Forfheidhmithe nua a fuarthas in 2011 catagóirithe de réir Shaghas na Díospóide

Ó na 268 iarratas a fuarthas ó thionóntaí, ba í coinneáil éarlaise an phríomhdheacracht. Féadfar iarratais ó thionóntaí a mhiondealú ina saghas díospóide mar seo a leanas:

Iarratais Forfheidhmithe Tionónta a fuarthas in 2011 de réir Shaghas na Díospóide



Fuarthas 8 n-iarratas ó thríú páirtithe. Baineann iad seo, go príomha le Tiarna Talún ar theip orthu dualgais tionóntaí a fhorfheidhmiú.

Cásanna Forfheidhmithe a tugadh anonn go 2011 ó bhlianta roimhe seo

Sa mhullach ar na 589 iarratas nua forfheidhmithe a fuarthas in 2011, dhéileáil rannóg Forfheidhmithe an PRTB le 342 cás a bhí ar siúl go fóill ag deireadh 2010.

Torthaí Rathúla

Baineadh amach comhlíonadh nó réiteach tar éis idirghabháil tosaigh ó Aonad Forfheidhmithe an PRTB gan gá bheith le himeachtaí dlíthiúla i 65 de na hiarratais iomlána a fuarthas in 2011.

Níorbh bhailí do 54 de na hiarratais (iarradh ar fhorfheidhmiú roimh éag na tréimhse comhlíonta) agus aistarraingíodh 10 n-iarratas/rinneadh an páirtí dul i mbun imeachtaí. Theastaigh breis gníomhaíochta ó na 460 iarratas eile.

Torthaí Cúirte

Cheadaigh an Bord 81 cás le haghaidh gníomhaíocht forfheidhmithe in 2011, 61 le haghaidh gníomhaíocht shibhialta sa Chúirt Chuarda agus 20 le haghaidh imeachtaí coiriúla sa Chúirt Dúiche.

Ar an iomlán, baineadh amach 54 Ordú Cúirte in 2011, 42 Ordú sa Chúirt Chuarda agus 12 Ordú sa Chúirt Dúiche.

Orduithe na Cúirte Dúiche

D'éirigh leo 12 chiontú a dhéanamh in 2011. Gearradh fineálacha i dtromlach na gcásanna a bhí idir €800 agus €1,500 ar a mhéid. Íocadh costais, ina theannta sin, i bhfabhar an PRTB a bhí idir €1,475 agus €1,723.

Orduithe na Cúirte Chuarda

I nach mór gach Ordú Cúirt Chuarda, rinneadh ordú costas, ar a mbeadh cáin le gearradh mainneachtain comhaontaithe, a dhámhachtain. Theastaigh seirbhísí an tSirriam in 4 chás chun seilbh fholamh a aisghabháil agus rinneadh go leor eile a scaradh ar fógra go raibh an Sirriam páirteach.

Breithiúnais a Chlárú

Chuir an PRTB tús le breithiúnais a chlárú in 2011. Foilsítear na breithiúnais seo in Irisí Trádála a d'fhéadfadh difear ollmhór a dhéanamh do rátáil chreidmheasa duine. In 2011, cláraíodh 11 bhreithiúnas den chineál sin agus tá níos mó ar bun go fóill. Tá sé mar bheartas ag an PRTB, i gcás gach cás neamhchomhlíonta amach anseo, chun na breithiúnais a fhaightear a chlárú sa chás go dteipeann ar an bpáirtí an fiachas a ghlanadh.

An Straitéis Teicneolaíocht Faisnéise agus Cumarsáide



Faisnéise agus Cumarsáide Straitéis Teicneolaíocht

Rinneadh dul chun cinn suntasach i dtabhairt isteach straitéis trí bliana TFC an PRTB le linn 2011. Áiríodh leis seo tabhairt isteach bogearraí chun tiarnaí talún neamhchláráithe a shainaithint agus chun Comhaid an Cháis Chúirte a bhainistiú ina leith go leictreonach. Bhí an-rath ar an tionscadal ar leith seo, mar gheall gur shainaithin sé neamhchomhlíonadh an-suntasach riachtanais dhlíthiúla chláráithe i measc Tiarnaí Talún a raibh Forlíonadh Cíos a fháil ag a dtionóntaí.

Rinneadh trí fhréamhshamhail agus go leor tástála ar mhórtionscadal chun an Rannóg Díospóidí a ríomhairiú, lenar áiríodh tabhairt isteach iarratais Díospóide ar líne, bainistíocht leictreonach cásanna, rochtain shlán iargúlta ar chomhad cáis ag Breithneoirí etc. Cuireadh seo beo ar an líne idir an dá linn. Leagtar amach thíos na tionscadaí éagsúla ag a raibh páirt inár Straitéis TFC, mar aon leis na dátaí a cuireadh beo iad.

- ▶ Aisghabháil Tubaiste agus Balla Dóiteáin Tionscalchaighdeánach is Fearr (Beo in Iúil 2010)
- ▶ Áiseanna cláráithe agus íocaíochtaí ar líne (beo i Samhain 2010)
- ▶ Cíoradh uathobritheach bunachair shonraí eile den earnáil phoiblí, e.g. bunachar sonraí Fhorlíonadh Cíos na Roinne Coimirce Sóisialaí (beo i mBealtaine 2011)

- ▶ Bainistíocht leictreonach cásanna le haghaidh cásanna cúirte lenar bhain forfheidhmiú cláráithe (beo i mBealtaine 2011)
- ▶ Iarratais ar líne ar iarratais ar sheirbhísí Díospóidí agus Binsí (beo anois - Aibreán 2012)
- ▶ Bainistíocht leictreonach comhad/cásanna le haghaidh Díospóidí agus Binsí, lena n-áirítear rochtain pháirteach shlán iargúlta le haghaidh Breithneoirí/Idirghabhálaithe/Bail den DRC (Beo in Iúil 2012)
- ▶ Tionscadal leis an Post chun gach earra poist a "rianú agus a thraiceáil" go leictreonach sa chás go dteastaíonn cruthúnas seirbhíse (beo in Iúil 2012)
- ▶ Bainistíocht leictreonach cásanna le haghaidh cásanna cúirte lenar bhain forfheidhmiú Orduithe Cinnidh (beo i Meán Fómhair 2012)

Is suntasach iad na tairbhí féideartha don PRTB agus dár gcliaint i dtéarmaí éifeachtúlachtaí feabhsaithe. I dtaobh aon tionscnamh eile RíomhRialtais, braitheann seo go hiomlán ar ghlacadh a uasmhéadú agus beidh an PRTB ag díriú air sin in 2012.

Soláthar agus Tairiscintí a Lorgaíodh agus a Bronnadh



Soláthar agus Tairiscintí a Lorgaíodh agus a Bronnadh

Is í tairiscint iomaíoch an gnáthnós imeachta a úsáideann an PRTB sa phróiseas soláthair.

Bhí an aird cheart ag gach tairiscint a eisíodh ar na tairseacha luacha do chur i bhfeidhm rialacha an tsoláthair.

Dearbhaíonn an PRTB comhlíonadh na nósanna imeachta soláthair maidir le tairiscint iomaíoch. Áirítear leis seo, cloí le treoirlínte náisiúnta agus leis na Treoracha ábhartha ón AE, ag a bhfuil fórsa an dlí sa Stát seo.

Féadfaidh aon duine ar mian leis nó léi bheith fostaithe ag an mBord mar shainchomhairleoir nó mar chomhairleoir fógra a thabhairt don Bhord i scríbhinn agus áireofar le haon fhógra don chuspóir sin, critéir faoi cháilíochtaí agus taithí an duine sin. Leanann an PRTB ceanglais um sholáthar poiblí nuair a bhíonn tairiscintí nó cuótaí á lorg. Le linn 2011, d'fhaomh an Bord nó an Stiúrthóir líon príomhsheirbhísí, faoi mar a dtugtar breac-chuntas air thíos:

- ▶ Seirbhísí Dlíthiúla - Eversheds - Nollaig 2010/2011
- ▶ Seirbhís Ateangaireachta agus Aistriúcháin - Word Perfect - 2011
- ▶ Seirbhísí luathscríbhneoireachta - Gwen Malone - 2010/2011
- ▶ Sainchomhairleoirí chun Tairiscint um Sheachfhoinsiú a dhréachtadh - Achilles - Samhain 2011
- ▶ Anailísí Gnó - Samhain 2011

Tuarascáil agus Ráitis Airgeadais

don bhliain dar críoch an 31 Nollaig 2011



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Baill an Bhoird um Thionóntachtaí Cónaithe Príobháideacha

Orla Coyne	Aturnae (Cathaoirleach)
Aidan Brennan	Státseirbhíseach, an Roinn Comhshaoil, Pobail agus Rialtas Áitiúil
Gene Feighery	Comhshaolaí
Vincent P. Martin	Abhcóide sa Dlí
Finian Matthews	Státseirbhíseach ar Scor
Dr. Eoin O'Sullivan	Léachtóir i gColáiste na Tríonóide, Baile Átha Cliath
Thomas J Reilly	Gairmí Réadmhaoine
John Tiernan	Iarbhainisteoir Contae
Conn Murray	Bainisteoir Contae
Joseph Meehan	Státseirbhíseach, an Roinn Coimirce Sóisialaí

Comhaltaí an Bhoird a d'éirigh as i 2011

Aideen Hayden	Aturnae
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An tArd-Reachtair Cuntas agus Ciste

Tuarascáil le cur faoi bhráid Thithe an Oireachtais

An Bord um Thiontachaí Cónaithe Príobháideacha

Tá iniúchadh déanta agam ar ráitis airgeadais an Bhoird um Thiontachaí Cónaithe Príobháideacha don bhliain dar críoch an 31 Nollaig 2011 faoi Acht na dTiontachaí Cónaithe Príobháideacha, 2004. Áirítear i measc na ráiteas airgeadais a ullmhaíodh faoi na beartais chuntasaíochta a leagtar amach iontu, an Ráiteas um Beartais Chuntasaíochta, an Cuntas Ioncaim agus Caiteachais, Cuntas na nGnóthachan agus na gCaillteanas Aitheanta Iomlán, an Clár Comhardaithe, an Ráiteas um Shreabhadh Airgid agus na nótaí lena mbaineann. Dlí infheidhme agus Cleachtas Cuntasaíochta ag a bhfuil Glacadh Ginearálta in Éirinn a cuireadh chun feidhme atá sa chreatlach um thuirisciú airgeadais.

Freagrachtaí Ball den Bhord

Tá an Bord freagrach as ullmhú na ráiteas airgeadais, lena chinntiú go léirítear iontu seasamh fíor agus cóir ar staid ghnóthaí an Bhoird agus ar a n-ioncam agus a gcaiteachas, agus le rialtacht idirbheartaíochtaí a chinntiú.

Freagrachtaí an Ard-Reachtair Cuntas agus Ciste

Táimse freagrach as iniúchadh a dhéanamh ar na ráitis airgeadais agus tuairisc a dhéanamh orthu de réir an dlí infheidhme.

Tugaimse faoi m'iniúchadh trí thagairt a dhéanamh do na breithniúcháin speisialta lena mbaineann comhlachtaí Stáit i ndáil lena mbainistiú agus lena n-oibriú.

Tugaimse faoi m'iniúchadh de réir na gCaihteán idirnáisiúnta Iniúchta (an RA agus Éire) mar aon le Caihteán Eitice an Bhoird Chleachtas Iniúchta le haghaidh Iniúcháirí a chomhlíonadh.

Scóip Iniúchadh na Ráiteas Airgeadais

Is éard a bhaineann le hiniúchadh fianaise a fháil faoi shuimeanna agus nochtadh sna ráitis airgeadais, ar leor iad lena chinntiú go réasúnta nach ann d'aon mhíríteas ábhartha sna ráitis airgeadais, bíodh calaóis nó earráid is cúis leis. Áirítear leis seo measúnú ar an méid a leanas:

- ▶ cibé acu an bhfuil nó nach bhfuil na beartais chuntasaíochta oiriúnach do chúinsí an Bhoird, agus cibé acu ar cuireadh nó nár cuireadh chun feidhme iad agus cibé acu ar nochtáíodh nó nár nochtáíodh iad go cuí
- ▶ réasúntacht na meastachán suntasach cuntasaíochta a rinneadh in ullmhú na ráiteas airgeadais, agus
- ▶ cur i láthair iomlán na ráiteas airgeadais.

Ina theannta sin, tugaim faoi fhianaise a fháil faoi rialtacht na n-idirbheartaíochtaí airgeadais i gcúrsa an iniúchta.

Sa mhullach air sin, déanaim an fhaisnéis uile airgeadais agus neamhairgeadais a léamh sa Tuarascáil Bhliantúil le haon mhírreachtáí ábhartha leis na ráitis airgeadais ar a ndearnadh iniúchadh a shainiú. Má thugaim aon mhírreachtáí nó mhírreachtáí dealraitheacha ábhartha faoi deara, déanaim breithniú ar a n-impleachtaí i leith mo thuarascála.

Maoiniú Pinsin Iarchurtha

Gan mo thuairim, ach tarraingím aird ar Nóta 11 (c) a leagann amach an bonn ar a aithníonn an Bord an tsócmhainn mhaoinithe iarchurtha pinsin.

Tuairim faoi na Ráitis Airgeadais

I mo thuairim, léirítear sna ráitis airgeadais, a ullmhaíodh i gceart de réir an Chleachtais Chuntasaíochta a bhfuil Glacadh Ginearálta leis in Éirinn, seasamh fíor agus cóir ar staid ghnóthaí an Bhoird amháin an 31 Nollaig 2011 agus ar a gcuid ioncaim agus caiteachais le haghaidh na bliana a chríochnaigh um an dtaca sin.

Rinne an Bord um Thionóntachtaí Cónaithe Príobháideacha leabhair chúil chuntais a choimeád, i mo thuairim. Tá na ráitis airgeadais i gcomhréir leis na leabhair chuntais.

Ábhar ar a dtuairiscím trí Eisceacht

Tuairiscím trí eisceacht sna cásanna a leanas:

- ▶ ní bhfuair mé an fhaisnéis agus na míniúcháin uile a theastaigh uaim do m'iniúchadh, nó
- ▶ thug mé faoi deara le linn m'iniúchta aon ásc ábhartha nár caitheadh airgead chun na gcuspóirí a beartaíodh nó sa chás nach raibh na hidirbheartaíochtaí de réir na n-údarás a bhí á rialú, nó
- ▶ níl an fhaisnéis a tugadh i dTuarascáil Bhliantúil an Bhoird don bhliain a n-ullmhaítear na ráitis airgeadais di comhsheasmhach leis na ráitis airgeadais, nó
- ▶ ní léirítear sa Ráiteas ar Rialú Inmheánach Airgeadais comhlíonadh an Bhoird an Chóid Cleachtais le haghaidh Rialachas Comhlachtaí Stáit, nó
- ▶ tugaim faoi deara ábhair eile ábhartha lena mbaineann an bealach inar tugadh faoi ghnó poiblí.

Níl aon rud le tuairisciú agam i ndáil leis na hábhair sin a dhéantar a thuairisciú trí eisceacht.



Andrew Harkness

Don agus thar ceann An tArd-Reachtair Cuntas agus Ciste
An 21 Nollaig 2012

Ráiteas ar Fhreagrachtaí

Ceanglaítear faoi Alt 178 den Acht um Thionóntachtaí Cónaithe, 2004, go n-ullmhaíonn an Stiúrthóir na Ráitis Airgeadais, i cibé foirme a shonróidh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil agus i gcomhréir le prionsabail chuntasaíochta lena bhfuil glacadh ginearálta. Ní mór do na Ráitis Airgeadais bheith faofa ag an mBord.

Agus na ráitis airgeadais siúd á n-ullmhú, tá ar an Stiúrthóir agus ar an mBord an méid a leanas a dhéanamh:

- ▶ Beartais oiriúnacha chuntasaíochta a roghnú agus iad a chur i bhfeidhm go comhsheasmhach ansin;
- ▶ Breithiúnais agus meastacháin a dhéanamh atá réasúnta agus stuama;
- ▶ A lua cibé acu ar leanadh nó nár leanadh caighdeáin infheidhme chuntasaíochta, faoi réir aon imeachtaí ábhartha arna nochtadh agus míniú sna ráitis airgeadais;
- ▶ Na ráitis airgeadais a ullmhú ar bhonn gnóthas leantach mura cuí a bheith ag súil leis go leanfaidh an Bord i mbun oibriú.

Tá an Stiúrthóir, faoi stiúir an Bhoird, freagrach as leabhair chuí chuntais a choimeád ina nochtar le cruinneas réasúnta ag aon tráth, staid airgeadais an Bhoird agus a chuireann ar a gcumas a chinntiú go gcloíonn na ráitis airgeadais le hAlt 178 den Acht. Tá an Bord freagrach as a chinntiú go dtugtar faoi ghnó an Bhoird ar bhealach ceart agus rialta agus as gach dá sócmhainní a chosaint atá faoina rialú oibríochta agus as bearta réasúnta a ghlacadh, dá bhrí sin, chun calaois agus neamhrialtachtaí eile a chosc agus a bhrath.

Anne Marie Caulfield

Stiúrthóir

Orla Coyne

Cathaoirleach

Ráiteas ar Rialú Inmheánach Airgeadais

Freagracht as an gcóras Rialaithe Inmheánaigh Airgeadais

Ar son bhaill an Bhoird um Thionóntachtaí Cónaithe Príobháideacha, aithním ár bhfreagracht as a chinntiú go gcoimeádtar agus go bhfeidhmítear córas éifeachtach rialaithe inmheánaigh airgeadais.

Ní féidir leis an gcóras ach cinntiú réasúnta, seachas iomlán, a sholáthar go gcosnaítear na sócmhainní, go n-údaráítear na hidirbheartaíochtaí agus go gcuirtear i dtaifead i gceart iad, agus go gcuirtear cosc ar aon neamhrialtachtaí nó earráid ábhartha nó go ndéanfaí iad a bhrath i dtréimhse thráthúil. Agus breithniú á dhéanamh ar éifeachtacht na rialuithe inmheánacha airgeadais, bíonn aird ag an mBord agus ar a gCoiste Iniúchta, i measc rudaí eile, ar cheanglais an Chóid Chleachtais um Rialachas Comhlachtaí Stáit.

Príomhnósanna Imeachta Rialaithe

Ghlac an Bord um Thionóntachtaí Cónaithe Príobháideacha Bearta le timpeallacht chúil rialaithe a chinntiú tríd an méid a leanas:

- ▶ a chinntiú go gcomhlíonann an Bord a ndualgais Airgeadais faoin Acht;
- ▶ a chinntiú go gcuirtear sócmhainní agus dliteanais an Bhoird i gcuntas i gceart;
- ▶ freagrachtaí bainistíochta a shainiú go soiléir;
- ▶ nósanna imeachta foirmiúla a bhunú chun mórtheipeanna rialaithe a thuairisciú agus chun gníomhartha cúil ceartaithe a chinntiú;
- ▶ fochoistí oiriúnacha an Bhoird a bhunú chun díriú níos mó ar limistéir shonracha.

Chomhaontaigh baill an Bhoird go bhfuil Stiúrthóir agus foireann an Bhoird (faoi réir tarmligeán ag an Stiúrthóir) freagracht as ábhair oibríochtúla.

Tá an córas rialaithe inmheánaigh airgeadais laistigh den Bhord um Thionóntachtaí Cónaithe Príobháideacha bunaithe ar chreatlach d'fhaisnéis mhíosúil bhainistíochta, nósanna imeachta riaracháin (lena n-áirítear leithdheighilt dualgas agus teorainneacha údaraithe), mar aon le córas tarmligthe agus freagrachta. Áirítear leis go háirithe:

- ▶ córas cuimsitheach buiséadta ag a bhfuil buiséad bliantúil, ar a ndéantar athbhreithniú agus lena gcomhaontaítear leis an bhFeidhmeannas agus leis an mBord;
- ▶ athbhreithniú rialta ag an bhFeidhmeannas agus an Bord ar thuarascálacha tréimhsiúla agus bliantúla airgeadais a thugann le fios feidhmíocht airgeadais i leith spriocanna;
- ▶ treoirínte soláthair, tairisceana agus infheistíochta caipitiúla a shainítear go soiléir.

Cuireann an Coiste Iniúchta, an fhoireann Bainistíochta Feidhmeannaigh, atá freagrach as an gcreatlach rialaithe airgeadais a fhorbairt agus a choimeád, agus tuairimí a nochtfaidh an tArd-Reachtair Cuntas agus Ciste ina litir bhainistíochta nó i dtuarascálacha eile faisnéis ar fáil do mhonatóireacht agus d'athbhreithniú an Bhoird ar éifeachtacht an chórais rialaithe inmheánaigh airgeadais.

Lean an Bord lena n-obair chun méid agus dóchúlacht na rioscaí gnó in 2011 a dheimhniú, agus leanfaidh an obair seo ar aghaidh in 2012.

Athbhreithniú Bliantúil ar Rialú

Dearbhaím gur thug an Bord faoi athbhreithniú ar éifeachtacht an rialaithe inmheánaigh maidir leis an mbliain dar críoch an 31 Nollaig 2011.

Orla Coyne

Cathaoirleach

Ráiteas ar Bheartais Chuntasaíochta

Is amhail a leanas na mórbeartais chuntasaíochta arna nglacadh sna ráitis airgeadais seo:

1. Ginearálta

Is iad feidhmeanna ginearálta an Bhoird:

- ▶ oibriú córas náisiúnta cláraithe do gach tionóntacht chónaithe príobháideach a thagann faoi chuimsiú shainchúram an Achtá um Thionóntachtaí Príobháideacha, 2004;
- ▶ oibriú seirbhís réiteach díospóidí, agus;
- ▶ faisnéis a sholáthar, tabhairt faoi thaighde agus comhairle beartais a chur ar an Aire maidir leis an earnáil príobháideach ar cíos;
- ▶ tacaíocht riaracháin agus rúnaíochta a sholáthar do na Binsí (áirítear na costais bhainteacha sna costais riaracháin).

2. Bonn na Cuntasaíochta

Ullmhaíodh na ráitis airgeadais faoin mbonn fabhráithe cuntasaíochta i gcomhréir leis na bprionsabail chuntasaíochta lena bhfuil glacadh ginearálta agus faoi choinbhinsiún an chostais stairiúil. Is i bhfoirm atá na ráitis arna faomhadh ag an Aire Comhshaoil, Pobail agus Rialtais Áitiúil. Luaitear na cuntais in Euro.

3. Ioncam

Cistiú an Stáit

Léiríonn cistiú an Stáit airgead tirim a fuarthas sa bhliain ón Roinn Comhshaoil, Pobail agus Rialtas Áitiúil.

Táillí Cláraithe agus Díospóidí

Aithnítear táillí maidir le clárú agus díospóidí ag an bpointe a fhaightear iarratas.

Ioncam Eile

Léiríonn ioncam eile ús a fhabhraíonn ar nótaí státchiste atá á choimeád faoi láthair ag Gníomhaireacht Bainistíochta an Chisteáin Náisiúnta mar aon le héarlaisí atá á gcoimeád ag institiúidí eile airgeadais, mar aon le haon chostais dlí a aisghabháiltear sa bhliain.

4. Sócmhainní Seasta Inláimhsithe

Luaitear sócmhainní seasta inláimhsithe ar costas lúide dímheas carntha.

Luaitear dímheas ar bhonn líne dhíreach ar rátaí a mheastar chun costas na sócmhainní a dhíscríobh thar a saolré ionchasach úsáid, mar seo a leanas:-

Feabhsúcháin Léasachta	5%	Líne Dhíreach
Troscán agus Feistis	10%	Líne Dhíreach
Trealamh Oifige	20%	Líne Dhíreach
Trealamh Ríomhaireachta agus forbairt bogearraí.	20%	Líne Dhíreach

5. Airgeadra Iasachta

Aistrítear idirbheartaíochtaí a ainmnítear in airgeadra iasachta isteach in Euro ar na gnáthrátaí malartaithe ag dáta na hidirbheartaíochta. Gearrtar aon difríocht a eascraíonn ar aistriú idir na dátaí idirbheartaíochta agus na dátaí íocaíochta ar an gCuntas Ioncaim agus Caiteachais.

6. Cuntas Caipitil

Léiríonn an cuntas caipitil an tsuim ioncaim gan amúchadh a úsáideadh chun maoiniú a chur ar fáil do shócmhainní seasta.

7. Pinsin Foirne

Oibríonn an Bord um Thionóntachtaí Cónaithe Príobháideacha (PRTB) scéim pinsin sochair shainithe a chistítear gach bliain ar bhonn íoc mar a úsáidtear ó airgead atá ar fáil acu. Thug Ionstraim Reachtúil (I.R. Uimhir 625 de 2011) éifeacht le Scéim Aoisliúntais an PRTB agus d'fhaomh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil í le toiliú an Aire Caiteachais Phoiblí agus Athchóirithe i Samhain 2011 (le héifeacht ón 1 Meán Fómhair 2004).

Léiríonn costais phinsin sochair phinsin arna dtuilleamh ag fostaithe sa tréimhse agus léirítear iad glan ó ranníocaíochtaí pinsin foirne agus láimhseáiltear iad amhail bheith iníochta leis an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil. Aithnítear suim a chomhfhreagraíonn don mhuirear pinsin mar ioncam sa mhéid go bhfuil sí inghnóthaithe agus seach-churtha nuair is gá, ag deontais a fhaightear sa bhliain chun íocaíochtaí pinsin a dhíscaoileadh.

Léirítear gnóthachain agus cailleanais achtúireacha a eascraíonn ar dhliteanais scéime sa Ráiteas ar Ghnóthachain agus Cailleanais Iomlána Aitheanta agus aithnítear coigeartú comhfhreagrach sa tsuim inghnóthaithe ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

Léiríonn dliteanais phinsin luach reatha na n-íocaíochtaí pinsin amach anseo arna dtuilleamh ag an bhfoireann go nuige seo. Léiríonn cistiú iarchurtha pinsin an tsócmhainn chomhfhreagrach atá le haisghabháil i dtréimhsí amach anseo ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

An Cuntas Ioncaim agus Caiteachais

don bhliain dar críoch an 31 Nollaig 2011

	Nótaí	An Bhliain dar críoch an 31 Nollaig 2011 €	An Bhliain dar críoch an 31 Nollaig 2010 €
Ioncam			
Cistiú Stáit	1	0	6,477
Cistiú Pinsin Iarchurtha	11c	205,000	205,000
Táillí Cláraithe	2	9,575,244	8,363,247
Suimeanna atá dlite le hÚdaráis Áitiúla	7	(1,915,049)	(2,591,008)
Táillí Díospóide		62,660	65,755
Ioncam Eile	3	173,458	252,262
Aistriú (chuig)/ón gCuntas Caipitil	8	(279,863)	(717,302)
		7,821,450	5,584,431
Caiteachas			
Costais Foirne	4a	(2,919,276)	(3,363,944)
Costais Riaracháin	4b	(3,939,621)	(4,212,027)
Dímheas	5	(365,564)	(213,042)
Brabús ar dhiúscairt sócmhainní seasta		0	246
		(7,224,461)	(7,788,767)
Barrachas/(Easnamh) don bhliain	9	596,989	(2,204,336)

Tá an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 mar chuid de na Ráitis Airgeadais seo.

Baineann an t-ioncam agus an caiteachas don bhliain dar críoch an 31 Nollaig 2011 le gníomhaíochtaí leanúnacha.

Anne Marie Caulfield
Stiúrthóir

Orla Coyne
Cathaoirleach

Ráiteas ar Ghnóthachain agus Cailteanais Iomlána Aitheanta

don bhliain dar críoch an 31 Nollaig 2011

Nótaí	An Bhliain dar críoch an 31 Nollaig 2011 €	An Bhliain dar críoch an 31 Nollaig 2010 €
Barrachas/(Easnamh) don bhliain	596,989	(2,204,336)
(Cailteanas)/gnóthachan ar an scéim pinsin ó thaithí		
Dliteanais	115,000	65,000
Athruithe ar thiomhdí faoi luach reatha na ndliteanas scéim pinsin	–	–
Gnóthachan/(cailteanas) achtúireach aitheanta	115,000	65,000
Coigeartú ar chistiú pinsin iarchurtha	(115,000)	(65,000)
Gnóthachan/(cailteanas) iomlán aitheanta don bhliain	596,989	(2,204,336)

Anne Marie Caulfield
Stiúrthóir

Orla Coyne
Cathaoirleach

Clár Comhardaithe

amhail an 31 Nollaig 2011

	Nótaí	An 31 Nollaig 2011 €	An 31 Nollaig 2010 €
Sócmhainní Seasta			
Sócmhainní Inláimhsithe	5	3,020,551	2,740,688
Sócmhainní Reatha			
Féichiúnaithe	6	66,311	42,138
Airgead sa Bhanc		6,115,544	8,955,760
		6,181,855	8,997,898
Creidiúnaithe			
Suimeanna a bheidh dlite laistigh de bhliain amháin	7	(3,769,115)	(7,182,147)
Glansócmhainní Reatha		2,412,740	1,815,751
Sócmhainní Iomlána Lúide Dliteanais Reatha			
Roimh Phinsin		5,433,291	4,556,439
Cistiú Pinsin Iarchurtha	11	(880,000)	(790,000)
Dliteanais scéim pinsin	11	880,000	790,000
Sócmhainní Iomlána Lúide Dliteanais Reatha		5,433,291	4,556,439
Arna Mhaoiniú Ag			
Barrachas Carntha	9	2,412,740	1,815,751
Cuntas Caipitil	8	3,020,551	2,740,688
		5,433,291	4,556,439

Tá an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 mar chuid de na Ráitis Airgeadais seo.

Anne Marie Caulfield
Stiúrthóir

Orla Coyne
Cathaoirleach

Ráiteas ar Shreabhadh Airgid

don bhliain dar críoch an 31 Nollaig 2011

	Nótaí	An Bhliain dar críoch an 31 Nollaig 2011 €	An Bhliain dar críoch an 31 Nollaig 2011 €
Réiteach an bharrachais oibríochta go dtí glan-insreabhadh airgid ó ghníomhaíochtaí oibríucháin			
Barrachas/(easnamh) oibríucháin don bhliain	9	596,989	(2,204,336)
Dímheas	5	365,564	213,042
Ús arna Thuilleamh	3	(140,868)	(236,720)
Brabús ar dhiúscairt sócmhainní seasta		–	(246)
Aistriú chuig an gCuntas Caipitil	8	279,863	717,302
(Méadú)/Laghdú ar fhéichiúnaithe	6	(24,173)	20,314
Laghdú ar chreidiúnaithe	7	(3,413,032)	(3,214,653)
Glan-eis-sreabhadh airgid ó ghníomhaíochtaí oibríucháin		(2,335,568)	(4,705,297)
Ráiteas ar Shreabhadh Airgid			
Glan-eis-sreabhadh airgid ó ghníomhaíochtaí oibríucháin		(2,335,568)	(4,705,297)
Torthaí ar Infheistíocht agus ar Sheirbhísíú Airgeadais			
Ús a Fuarthas	3	140,779	236,720
Glanchaiteachas Caipitiúil			
Íocaíochtaí chun sócmhainní seasta			
inláimhsithe a cheannach	8	(645,427)	(939,175)
Fáltais ó dhiúscairt sócmhainní seasta	8	–	9,077
Laghdú ar airgead		(2,840,216)	(5,398,675)
Réiteach Glansreabhadh Airgid go dtí Gluaiseacht sna Glanchistí			
Glanchistí amhail an 1 Eanáir		8,955,760	14,354,435
Glanchistí amhail an 31 Nollaig		6,115,544	8,955,760
Laghdú ar airgead		(2,840,216)	(5,398,675)

Tá an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 mar chuid de na Ráitís Airgeadais seo.

Nótaí

(mar chuid de na ráitis airgeadais)

1. CISTIÚ STÁIT

Oibríonn an PRTB ar bhonn féinmhaoinithe ón 1 Eanáir 2010. Cuireadh cistiú Stáit ar fáil in 2010 trí Oifig an Aire Comhshaoil, Pobail agus Rialtais Áitiúil agus b'ionann é agus €6,477 maidir le hoiliúint míchumais agus suim iarmharach ó Chuntas Bainc an Bhinse Cíosa nuair a aistríodh freagrachtaí riaracháin go dtí an PRTB.

2. IONCAM Ó THÁILLÍ CLÁRAITHE

B'ionann táillí a fuarthas ó thiarnaí talún mar íocaíocht cláraithe a dtionóntachtaí agus €9,575,244 (2010 - €8,363,247).

Amhail treoir ón Aire, a rinneadh faoi Alt 176(5) den Acht um Thionóntachtaí Cónaithe, 2004, déileáiltear le hioncam ó tháillí cláraithe a fhaigheann an PRTB ar an mbealach a leanas:

Le hÚdarás Áitiúla:

- ▶ 20% sa bhliain, arbh ionann sin agus €1,915,049

É sin a choimeádann an PRTB chun íoc as a gcostais riaracháin:

- ▶ 80% sa bhliain, arbh ionann sin agus €7,660,195

3. IONCAM EILE

	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Ioncam úis	140,779	236,720
Costais dlí arna n-aisghabháil	32,679	15,542
	173,458	252,262

4a. COSTAIS FOIRNE

	An Bhliain dar críoch an 31 Nollaig 2011 €	An Bhliain dar críoch an 31 Nollaig 2011 €
Foireann ar Iasacht agus Foireann an PRTB	1,619,663	1,769,746
Foireann Ghníomhaireachta	869,429	1,118,861
Costais Phinsin	335,225	351,923
Oiliúint na Foirne agus Sealbhóirí Oifige	12,736	44,488
Costais Leasa Shóisialaigh	82,223	78,926
	2,919,276	3,363,944

Líonta foirne:

B'ionann an líon foirne a bhí fostaithe ag an mBord sa bhliain agus 25 (2010:25). Rinneadh 11 bhall foirne sa bhreis air sin a thabhairt ar iasacht don Bhord ag an roinn Comhshaoil, Pobail agus Rialtais Áitiúil (2010: 13), beirt ag Comhairle Cathrach Bhaile Átha Cliath (2010: 2), duine amháin ag an bPríomh-Oifig Staidrimh (2010: 1) agus duine amháin ón mBord Seirbhísí Ríomhaire Rialtais Áitiúil (2010:1).

Tobhach Pinsin:

Baineadh tobhach pinsin €39,483 agus íocadh é leis an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil (2010: €38,974).

4b. CAITEACHAS RIARACHÁIN

	An Bhliain dar críoch an 31 Nollaig 2011 €	An Bhliain dar críoch an 31 Nollaig 2010 €
Táillí Bhaill an Bhoird	113,175	97,481
Táillí Baill Bhinse	395,931	763,587
Táillí Breithneoirí agus Idirghabhálaithe	384,666	371,906
Binse Cíosá (Nóta *)	5,943	14,409
Taisteal agus Cothabháil	32,218	38,165
Táillí Dlí agus Gairmithe	1,410,445	1,047,618
Táillí Iniúchta	11,614	11,609
Cuntasaíocht	95,934	81,492
Costais Luathscríbhneoireachta	87,663	250,784
Costais Chruinnithe	9,113	10,849
Soláthairtí Oifige	110,328	94,528
Postas agus Costais Dáilte	207,983	260,668
Costais Phriontála agus Aistriúchán	188,137	229,639
Costais Ghutháin	27,108	19,587
Faisnéis agus Oideachas Poiblí	15,038	104,356
Costais agus Cothabháil Ríomhairí	244,534	175,906
Costais Bhunaíochta	508,367	509,323
Seirbhísí Glantacháin	23,627	23,030
Staidéir Thaighde	43,381	76,363
Íocaíocht Dhéanach in Idirbheartaíochtaí Tráchtála	1,275	2,355
Ilghnéitheach	23,141	28,372
	3,939,621	4,212,027

Nóta*: Áirítear leo seo táillí Bhaill na mBinsí Cíosá agus costais taistil agus chothabhála.

5. SÓCMHAINNÍ SEASTA INLÁIMHSITHE

	Trealamh Ríomhaire €	Feabhsúcháin Léasachta €	Troscán & Feistis €	Oifig Trealamh €	Iomlán €
COSTAS					
Iarmhéid Tosaigh	1,450,282	1,746,933	200,925	83,833	3,481,973
Breisiúcháin	642,090	-	3,337	-	645,427
Diúscairtí	-	-	-	-	-
Amhail an 31 Nollaig 2011	2,092,372	1,746,933	204,262	83,833	4,127,400
DÍMHEAS					
Iarmhéid Tosaigh	352,368	255,787	57,361	75,769	741,285
Muirear don bhliain	253,153	87,347	20,329	4,735	365,564
Dímheas ar dhiúscairtí	-	-	-	-	-
Amhail an 31 Nollaig 2011	605,521	343,134	77,690	80,504	1,106,849
GLANLUACH LEABHAR					
Amhail an 31 Nollaig 2011	1,486,851	1,403,799	126,572	3,329	3,020,551
Amhail an 31 Nollaig 2010	1,097,914	1,491,146	143,564	8,064	2,740,688

6. FÉICHIÚNAITHE

Suimeanna a bheidh dlite laistigh de bhliain amháin	An 31 Nollaig 2011 €	An 31 Nollaig 2010 €
Costais réamhíoctha	35,215	32,140
Costais Fabhráithe Dlí arna nAisghabháil	1,500	0
Ús infhaighte	13,436	3,486
Rialú Glanphá	6,988	1,124
Asbhaintí Deonacha	4,415	76
Féichiúnaithe Éagsúla	4,757	5,312
	66,311	42,138

7. CREIDIÚNAITHE

Suimeanna a bheidh dlite laistigh de bhliain amháin	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Creidiúnaithe agus Fabhrú	894,917	1,622,997
Suimeanna atá dlite le hÚdaráis Áitiúla	2,874,198	5,559,150
	3,769,115	7,182,147

Anailís ar shuimeanna atá dlite le húdaráis áitiúla:

Leagtar amach sa tábla thíos táillí a fuarthas sa bhliain ábhartha airgeadais agus na suimeanna a íocadh leis na húdaráis áirithe áitiúla chun tabhairt faoina bhfeidhmeanna faoi na Rialacháin um Chaighdeán Tithíochta agus Leabhar Cíos;

	31 December 2011	31 December 2010
	€	€
Iarmhéid Tosaigh	5,559,150	9,374,608
Táillí a leithdháiltear ar údaráis áitiúla sa bhliain	1,915,049	2,591,008
Táillí a íoctar amach sa bhliain	(4,600,001)	(6,406,466)
Suimeanna atá dlite le húdaráis áitiúla	2,874,198	5,559,150

Beidh na suimeanna atá le híoc le húdaráis áirithe áitiúla i gcomhréir leis na critéir a shocraíonn an tAire Comhshaoil, Pobail agus Rialtais Áitiúil agus a bheidh faoina stiúir.

8. CUNTAS CAIPITIL

	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Iarmhéid Tosaigh	2,740,688	2,023,386
Aistriú (chuig)/ón gCuntas Ioncaim agus Caiteachais		
Cistiú chun Sócmhainní a cheannach	645,427	939,175
Amúchadh ar aon dul le dímheas sócmhainní	(365,564)	(213,042)
Scaoileadh diúscairt Sócmhainní Seasta	–	(8,831)
	279,863	717,302
Iarmhéid Deiridh amhail an 31 Nollaig	3,020,551	2,740,688

9. BARRACHAS / (EASNAMH) CARNTHA

	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Iarmhéid Tosaigh	1,815,751	4,020,087
(Easnamh) / Barrachas don bhliain	596,989	(2,204,336)
Iarmhéid Deiridh amhail an 31 Nollaig	2,412,740	1,815,751

10. CÓIRÍOCHT

I nDeireadh Fómhair 2007, shínigh an Bord um Thionóntachtaí Cónaithe Príobháideacha comhaontú léasachta 20 bliain maidir lena n-áitreabh ag Teach Dhroichead Uí Chonaill, Sráid D'Olier, Baile Átha Cliath 2. Cuimsítear sa léas clásal scoir ag deireadh bhliain 5. B'ionann an ceangaltas bliantúil faoin léas seo ag tráth dheireadh na bliana agus €264,424

11. AOISLIÚNTAS

a) Anailís ar chostais iomlána phinsin arna ngearradh ar Chaiteachas

	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Costas reatha seirbhíse	160,000	170,000
Ús ar dhliteanais scéim pinsin	45,000	35,000
Ranníocaíochtaí fostaithe	(33,921)	(31,476)
	171,079	173,524
Aoisliúntas (foireann Roinne)	164,146	178,399
	335,225	351,923

b) Gluaiseacht ar ghlandliteanas pinsin le linn na bliana airgeadais

	An 31 Nollaig 2011	An 31 Nollaig 2010
	€	€
Glandliteanas pinsin amhail an 1 Eanáir	(790,000)	(650,000)
Costas reatha seirbhíse	(160,000)	(170,000)
Costas seirbhíse roimhe seo	–	–
Costais úis	(45,000)	(35,000)
Gnóthachan/(caillteanas) achtúireach	115,000	65,000
Dímheas ag deireadh na bliana	(880,000)	(790,000)

c) Cistiú Iarchurtha le haghaidh Pinsean

D'fhaomh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil Scéim Aoisliúntais an PRTB le toiliú an Aire Caiteachais Phoiblí agus Athchóirithe i Samhain 2011 (le héifeacht ón 1 Meán Fómhair 2004). Aithníonn an PRTB suimeanna atá ag an PRTB ar an Stát do dhliteanas neamhchistithe iarchurtha le haghaidh pinsean a eascraíonn ón scéim fhaofa aoisliúntais seo ar bhonn na sraithe toimhdí a shonraítear in (e) mar aon le líon imeachtaí roimhe seo. I measc na n-imeachtaí seo tá an bonn reachtúil le bunú na scéim aoisliúntais, agus an beartas agus an cleachtas atá i bhfeidhm faoi láthair maidir le pinsin seirbhíse poiblí a chistiú, lena n-áirítear ranníocaíochtaí ag fostaithe, agus más gá, an próiseas bliantúil meastachán.

B'ionann a leanas an Glanchistiú Iarchurtha le haghaidh Pinsean a aithnítear sa Chuntas Ioncaim agus Caiteachais:

	2011	2010
	€	€
Cistiú inghnóthaithe maidir le pinsean na bliana reatha	205,000	205,000
Deontas Stáit a úsáideadh chun pinsin a íoc	–	–
	205,000	205,000

B'ionann an tsócmhainn chistithe iarchurtha le haghaidh pinsean amhail an 31 Nollaig 2011 agus €880,000 (2010: €790,000).

d) Stair na ndualgas sochair shainithe

	2011	2010
	€	€
Dualgais Sochair Shainithe	880,000	790,000
Gnóthachain ó thaithí ar Shuim na nDlíteanas Scéime	115,000	65,000
Céatadán na nDlíteanas Scéime	13%	8%

Is ionann an caillteanas carnach achtúireach aitheanta sa Ráiteas ar Ghnóthachain agus Caillteanais Iomlána Aitheanta agus €191,000 (2010: €306,000).

e) Cur Síos Ginearálta ar an Scéim

Amhail an 31 Nollaig 2011, d'fhostaigh an PRTB 40 ball foirne (2010: 42), agus ba státseirbhísigh 11 díobh ar iasacht ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil, bhí beirt ar iasacht ó Chomhairle Cathrach Bhaile Átha Cliath, bhí duine amháin ar iasacht ón bPríomh-Oifig Staidrimh, bhí duine amháin ar iasacht ón mBord Seirbhísí Ríomhaire Rialtais Áitiúil agus ba 25 díobh baill foirne an PRTB.

Cuimsítear Státseirbhísigh ar iasacht ag socruithe pinsin Seirbhíse Sibhialta. Scéimeanna sochair shainithe iad Scéimeanna Aoisliúntais Seirbhíse Sibhialta nach gceistítear agus a dhéanann an Roinn Airgeadais a riar. Níl aon táille i gceist sna ráitis airgeadais as aon dliteanais bhreise aoisliúntais a d'fhéadfadh eascairt maidir leis an bhfoireann seo.

Beidh Scéim aoisliúntais sochair shainithe, arna faomhadh ag an Aire Comhshaoil, Pobail agus Rialtais Áitiúil, le toiliú ón Aire Caiteachais Phoiblí agus Athchóirithe, ar a dtugtar Scéim Aoisliúntais an Bhoird um Thionóntachtaí Cónaithe Príobháideacha 2011 i bhfeidhm i measc fhoireann an PRTB. Maoínítear sochair ar bhonn "íoc mar a úsáidtear". Ní sháraíonn teidlíochtaí pinsin na foirne na teidlíochtaí caighdeánacha atá i scéim shamhlach aoisliúntais sochair shainithe na hearnála poiblí.

Bunaíodh an luacháil a úsáidtear le haghaidh nochtadh FRS 17 ar luacháil ata go hiomlán achtúireach faoinar thug achtúire cáilithe neamhspleách chun ceanglais FRS 17 a chur san áireamh d'fhonn measúnú a dhéanamh ar dhliteanais scéime amhail an 31 Nollaig 2011.

Ba iad na toimhdí airgeadais a úsáideadh chun dliteanais scéime a ríomh:

	An 31 Nollaig 2011	An 31 Nollaig 2010
Ráta lascaine	5.5%	5.5%
Toimhde um méadú tuarastail	4.0%	4.0%
Toimhde um méadú pinsin	4.0%	4.0%
Boilsciú praghais	2.0%	2.0%

12. ÍOCAÍOCHTAÍ DÉANACHA IN IDIRBHEARTAÍOCHTAÍ TRÁCHTÁLA

Tá an Bord ar an airdeall ar a gcuid freagrachtaí faoi na Rialacháin um Íocaíochtaí Déanacha in Idirbheartaíochtaí Tráchtála, 2002, agus bhunaigh siad nósanna imeachta agus próisis chúil lena chinntiú go ndéantar gach íocaíocht i gcomhréir leis na Rialacháin. Is ionann dliteanas an Bhoird don bhliain dar críoch an 31 Nollaig 2011, tar éis a ríofa, agus €1,275 (2010: €2,355).

13. DLITEANAIS THEAGMHASACHA

Bhí ag an mBord 1,051 cás réiteach díospóide ag fanacht lena n-éisteacht amhail an 31 Nollaig 2011. De bharr gurb athraitheach go mór costas an phróisis réiteach díospóide ó chás go cás, ní áirítear aon soláthar do na cásanna seo gan réiteach a cláraíodh roimh an 31 Nollaig 2011 sna Ráitis Airgeadais. Sa mhullach air sin, tá thart ar 55 cás ag céimeanna éagsúla d'imeachtaí forfheidhmithe trí na cúirteanna, agus ní fios go fóill cé mhéid a chosnóidh siad agus ní ann d'aon soláthar dóibh sna Ráitis Airgeadais.

14. LEAS BHAILL AN BHOIRD

Ghlac an Bord le nósanna imeachta i gcomhréir leis na treoirlínte arna n-eisiúint ag an Roinn Airgeadais maidir le nochtadh leasa ag Baill an Bhoird agus cloíodh leis na nósanna imeachta seo sa bhliain. Níorbh ann d'aon idirbheartaíochtaí sa tréimhse maidir le gníomhaíochtaí an Bhoird inar bhain Baill an Bhoird aon leas tairbhiúil.

15. LUACH SAOTHAIR NA STIÚRTHÓIRÍ AGUS BHAILL AN BHOIRD

Luach Saothair an Stiúrthóra

Tuarastal an Stiúrthóra €92,352

Tá an Stiúrthóir fostaithe faoi shocrú iasachta ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil a íocann a tuarastal. Íocadh na suimeanna thuas leis an Roinn mar aisíocaíocht tuarastail. Ní bhfuair an Stiúrthóir aon bhónais nó sochar tairbhe in 2011. Ní sháraíonn teidlíochtaí pinsin an Stiúrthóra na teidlíochtaí caighdeánacha a shonraítear sa scéim eiseamláireach aoisliúntais sochair shainithe den earnáil phoiblí.

Ball an Bhoird	Táillí
	€
Orla Coyne, Cathaoirleach	23,379
Gene Feighery	13,530
Aideen Hayden	5,568
Vincent P Martin	12,140
Finian Matthews	13,488
Dr. Eoin O'Sullivan	196
Thomas J Reilly	17,056
John Tiernan	17,168
Iomlán	102,525

Tagraíonn na figiúirí thuas do na híocaíochtaí féin a rinneadh le Baill an Bhoird le linn 2011. Mar thoradh ar a gcineál, baineann roinnt de na híocaíochtaí seo le cruinnithe ar ar freastalaíodh in 2010. Ríomhtar an figiúr a áirítear le 4b le haghaidh Táillí Bhaill an Bhoird ar bhonn fabhráithe do gach cruinniú ar ar freastalaíodh i rith 2011, gan aird ar cathain a rinneadh na híocaíochtaí.

Anuas air sin, níor íocadh táillí le Baill an Bhoird atá ina seirbhísigh lánaimseartha phoiblí chomh maith.

Ina theannta sin, rinneadh €17,024 de chostais taistil agus chothabhála a aisíoc le baill an bhoird as ucht freastail ar chruinnithe agus ar Bhinsí. Íocadh iad seo i gcomhréir le treoirlínte na Roinne Airgeadais.

16. FAOMHADH NA RÁITEAS AIRGEADAIS

D'fhaomh an Bord na Ráitis Airgeadais an 28 Márta 2012.

Aguisíní



AGUISÍN 1

Próiseas Réiteach Díospóide



AGUISÍN 2

2011 Painéal Moltóirí agus Idirghabhálaithe
PRTB

Moltóirí	Moltóirí	Idirghabhálaithe
Seamus Bane	James Howley	Anne Carroll
Kevin Baneham	John Hyland	Peter Cunningham
Joe Behan	Padraic Ingoldsby	Martin Durack
Bridget Birmingham	Phil Kealy	Barney Kiernan
Ronan Browne	Nesta Kelly	John McArdle
James Burke	Richard Kennedy	Brenda Moran
Patrick Burke	Darren Lehane	Derek Nolan
John Callaghan	Thomas Mannix	Brigette O'Brien
Emmett Carty	Joseph May	Audrey O'Carroll
Charles Corcoran	Michael McNamara	Helena O'Gorman
Michael Coughlan	Francis Meenan	Yvette O'Malley
James Coyne	Claire Millrine	Hilary Sweetman
Gus Cummins	Mary H. Morris	
Jim Dennison	Michael Munnelly	
Ian Dermody	Joseph Murray	
William B. Devine	Liam Nolan	
Arran Dowling Hussey	Patricia O'Connor	
David Duncan	Maurice O'Donoghue	
Shaun Elder	Niamh O'Leary	
John C. Elliott	Martin O'Malley	
Michael Farry	Paul O'Reilly	
Geraldine Feeney	Tom Rigney	
Pat Finn	Patrick Rowan	
Anthony Flynn	John Shaw	
Corona Grennan	Nuala Skeffington	
Frank Guinane	Patricia Stafford	
Con Guiney	Breeda Tuite	
Tom Hardy	Robert Walsh	
Maureen Harewood	Joseph Whelan	
Eoin Dillon		
Keara Donnelly		
Thomas Woodbyrne		
Mary Henry Feehily		
Bill Holohan		

AGUISÍN 3

PRTB Cairt Eagraíochta

Anne Marie Caulfield
Stiúrthóir

Próiseáil Clárúcháin agus Innéacs Cíosa	Fordheidhmiú Orduithe Cinntiúcháin agus Clárúcháin	Seirbhísí Corparáideacha/Acmhainní Daonna/Airgeadas/TFC		
Carmel Diskin Stiúrthóir Cúnta	Kathryn Ward Stiúrthóir Cúnta	Padraig McGoldrick Stiúrthóir Cúnta		
Deirdre Adamson (HEO)	Rosaleen Keane (HEO)	Seirbhísí Corparáideacha/AD	Airgeadas/Párolla	TFC
Treasa Woods (EO)	Catriona Gilheany (HEO)*	Annmarie Quinn (HEO)	Pat Healy (HEO)	Brinsley Sheridan (HEO)
Bart Counihan (SO)	Paul Staunton E.O.	Mairead Delamere (EO)	Ann Morris (EO)	David White (EO)
Raphael Keegan (CO)	Gillian MacGann E.O.		Michail Panteris (CO)	Sonia Darwish (EO)
Linda Creighton (CO)				
Alan O'Brien (CO)				

Ar mhaithe le cúnaimh a thabhairt i bhForfheidhmiú Orduithe Cinntiúcháin agus tiarnaí talún Neamhchomhlíontacha, bhí líon Feidhmeannaigh dlí/Aturnaetha ó Eversheds ag oibriú ar an suíomh sa PRTB.

Amhail an 30 Samhain 2012

HEO *Ardoifigeach Feidhmiúcháin*

EO *Oifigeach Feidhmiúcháin*

SO *Oifigeach Foirne*

CO *Oifigeach Cléireachais*

Anne Marie Caulfield
Stiúrthóir

SEIRBHÍS RÉITITHE DÍOSPÓIDE

Janette Fogarty
Stiúrthóir Cúnta

BINSÍ

Michael Fahey
(HEO)*

Geraldine Norton
(EO)

Adrian McGrath
(CO)

Ciara Cronin
(CO)

DÍOSPÓIDÍ

Joanne Moore
(HEO)

Iwona Piech
(HEO)

Pat McDonnell
(EO)

Ronan Conlan
(EO)

Robert Allen
(EO)

Ruth Cullen
(EO)

Carolyn O'Brien
(EO)

Gloria Gallagher
(EO)

Tom Coghlan
(CO)

Claire Diggin
(CO)

Ade Lawal
(CO)

D'fhostaigh an PRTB 30 ball foirne sealadach, ar an meán roimhe seo ó ghníomhaireachtaí fostaíochta Adecco agus La Crème.

* Tar éis teacht isteach i measc fhoireann an PRTB in 2012

Amhail an 30 Samhain 2012

HEO *Ardoifigeach Feidhmiúcháin*

EO *Oifigeach Feidhmiúcháin*

SO *Oifigeach Foirne*

CO *Oifigeach Cléireachais*

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