

From: [REDACTED]

Sent: 08 July 2016 15:44

To: [REDACTED]

Subject: [REDACTED]

Hi [REDACTED] please feel free to forward it and I'm happy to take a call from anyone who wants to hear first hand the impact it is having on buyers. As a precaution it wasn't a bad idea, but the life length of the valuation could have been given more consideration. Ironically it may be putting pressure on banks to try and deliver decisions more quickly which may result in rejections that might not have happened on mature reflection, or acceptances that should have been given more consideration and might in time have been rejected.

[REDACTED]

Regards

[REDACTED]

[REDACTED] MRICS MSCSI

Craddock Estates Ltd

326 Clontarf Road

Dublin 3

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 08 July 2016 15:27

To: [REDACTED]

Subject: [REDACTED]

Hi John,

Many thanks for the email. With your permission I'd like to forward it on to colleagues dealing with the review of the impact and effectiveness of its macroprudential mortgage market measures.

Alternatively, details of how to make a submission in person can be found here:

<http://www.centralbank.ie/stability/MacroprudentialPol/Pages/LoantoValueLoantoIncome.aspx> [REDACTED]

[REDACTED]

Kind regards,

[REDACTED]

From: [REDACTED]

Sent: 08 July 2016 15:11

To: [REDACTED]

Subject: [REDACTED]

[REDACTED]

I regret I do not have the time to complete the survey due to pressure from clients who require updated valuations because of the Central bank guidelines on valuations expiring after 2 months.

This has been a disastrous decision as in almost every case the issuing bank cannot complete a transaction within 2 months forcing every buyer to obtain a new updated valuation. Aside from the burden of additional cost to the buyers it creates an unnecessary delay in closing of sales.

I suggest the guidelines be changed to 3 months which will allow the majority of sales to conclude on one valuation. This could be revised if you felt the market required it but would ease the burden for buyers and valuers alike. It will have no impact on the market and would earn the Central bank some "sensible" brownie points.

[REDACTED]

Regards

[REDACTED] MRICS MSCSI

Craddock Estates Ltd

326 Clontarf Road

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[REDACTED]