

SHARED OWNERSHIP SCHEME

EXPLANATORY MEMORANDUM

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SHARED OWNERSHIP SCHEME

1. WHAT IS SHARED OWNERSHIP?

Shared ownership is a scheme that facilitates access to full home ownership in two or more stages by persons who could not afford full ownership immediately. The applicant initially acquires a share (minimum 40%) in a house* and rents the remainder from the local authority, with an undertaking to acquire the remaining equity within a 25 year period.

2. WHO IS ELIGIBLE?

The following are eligible for consideration under the shared ownership scheme:

- (a) tenants and tenant purchasers of local authority houses who intend to return their houses to the authority on providing a private house for their own occupation under the scheme;
- (b) persons included by a local authority in its latest assessment of housing needs under section 9 of the Housing Act, 1988, or accepted for inclusion in the next such assessment;
- (c) tenants of one year's standing of houses provided by approved housing bodies under the Loan Subsidy Scheme who intend to return their houses to the approved body on providing a private house for their own occupation under the scheme;
- (d) persons in need of housing whose household income in the preceding tax year, does not exceed €50,000.00 in the case of a single applicant, or €75,000.00 for a joint application.

* "house" includes apartment, flat etc.

Local authority tenants, tenant purchasers or tenants of houses provided by approved housing bodies under the Loan Subsidy Scheme who avail of the Mortgage Allowance Scheme may not avail of the Shared Ownership Scheme as well.

3. HOW TO APPLY

The local authorities administering the scheme are County and City Councils, Drogheda, Sligo and Wexford Borough Councils and Athlone and Dundalk Town Councils. Application should be made to the authority in whose area the house which the applicant wishes to purchase is located. The local authority will then arrange an interview with the applicant in order to explain fully the shared ownership scheme and the commitments that he/she will be taking on under the scheme. The local authority, when it has determined the applicant's general eligibility, will issue a certificate of provisional approval which will establish entitlement to a shared ownership lease provided the selected house complies with the requirements of the authority and the terms of the scheme are otherwise met.

No commitment regarding the purchase of a house should be entered into until approval in principle has been received from the local authority.

4. WHAT KIND OF HOUSE MAY BE PURCHASED?

Under the Shared Ownership Scheme, a new or existing house may be purchased, or a new house built. It is the applicant's choice but the local authority must be satisfied that the house being acquired is reasonably priced, of suitable size and standard to cater for the applicant's needs and free from structural defects. An existing house must have hot and cold water systems, a fixed shower or bath and an indoor toilet. If it is a new house, the requirements as to the construction standards, floor

area etc. for new houses set out in the Department of the Environment and Local Government's Memorandum HAI/93 must be met.

5. WHAT HAPPENS WHEN AN APPROVED APPLICANT SELECTS A HOUSE?

The applicant must go back to the authority that issued the provisional approval and pay them a deposit of at least €1,270 that will go towards paying for the applicant's share of the house.

The authority will inspect the house and, if it is a new house, examine the plans and specifications. If they are satisfied that it meets the requirements as set out in paragraph 4 above, they will issue a certificate of final approval of eligibility under the scheme.

A local authority may, at their discretion, dispense with the €1,270 deposit where the applicant proposes to move his/her household from a built up area to a rural or village environment and;-

- (a) is a tenant/tenant purchaser of a local authority dwelling or a tenant of not less than one year of a unit provided under the Loan Subsidy Scheme who is surrendering that dwelling to the authority or approved housing body, or
- (b) has been included by a local authority in their most recent statutory assessment of housing need or accepted for inclusion in the next such assessment.

6. VALUATION REPORTS

If an authority carries out a valuation report on a house for the purposes of this scheme, it is obliged to provide a copy of the valuation report to the applicant with a note stating clearly what the purpose of the report is (i.e. to establish the adequacy of the value of the house offered as security for the loan). A fee may not be charged in respect of a valuation report if the loan application is refused.

Authorities should advise borrowers to arrange for their own independent survey to establish the structural condition of the house they are purchasing.

7. HOW DOES THE APPLICANT PAY FOR HIS/HER SHARE?

The applicant's share in the ownership of the house will be paid for by:-

- (a) the deposit of at least €1,270 (where applicable); and,
- (b) a mortgage loan (see paragraph 8 following).

8. THE MORTGAGE

The applicant's share in the house will normally be funded by way of a mortgage loan from the local authority but cash may be contributed if the applicant is in a position to do so. Participants in the scheme should be warned that if they do not keep up payments on the mortgage, their homes are at risk and that interest may be charged by the authority on arrears on the mortgage loan. The mortgage interest rate may be adjusted upwards or downwards from time to time.

9. WHAT RENT HAS TO BE PAID?

Rent will be calculated at 4.3% (3.8% interest rate plus 0.5% administration charge) of the value of the share in the ownership held by the local authority. The rent is payable monthly to the local authority and will be increased annually by a fixed 4.5% on the 1st July. In all cases where rent is due, a minimum of €2 p.w. rent is payable, including those who qualify for subsidy - see paragraph 12.

10. WILL THERE BE TRANSACTION COSTS?

No stamp duty will be payable but some legal etc. fees will be payable by the applicant. All such fees will be clearly specified by the authority. They may be included in the overall cost of the house. Every effort will, however, be made by the local authority to keep these to a minimum. It is a matter for the applicant to choose whether to have independent legal advice on the transaction.

Any costs incurred by the authority arising from the legal investigation of title in relation to the making of the loan on or after 1 September 1997 must be paid by the authority and cannot be passed on in any way to the borrower.

11. HOW MUCH WILL IT COST MONTHLY/WEEKLY?

Examples of the calculation of the total outgoings (on both mortgage and rent) on a shared ownership house are shown in the Table 1 of this memorandum. In addition, applicants will be responsible for the maintenance, insurance and other ongoing costs related to the house.

12. SUBSIDY TOWARDS PAYMENT OF THE RENT

Households with a gross income not exceeding €28,000 in the preceding tax year will qualify for an annual subsidy towards the rent as follows:

<u>Household Income</u>	<u>Subsidy per annum</u>
€13,000 and under	€2,550
€13,001 to €15,500	€2,300
€15,501 to €18,000	€2,050
€18,001 to €20,500	€1,800
€20,501 to €23,000	€1,550
€23,001 to €25,500	€1,300
€25,501 to €28,000	€1,050
Over €28,000	Nil

"Household Income" is the total gross income of the purchaser and his/her spouse or of the joint purchasers.

The subsidy, in any case, will not reduce the rent payable below €2 per week. The subsidy payable will be reviewed with effect from 1st July each

year by reference to gross household income in the previous tax year. An applicant approved for subsidy in a particular band will be moved to a lower subsidy band where an increase in gross household income amounts to at least three times the difference between the subsidy in the previous band and the subsidy at the band to which the applicant is being moved.

13. WHEN AND HOW IS THE REMAINDER OF THE HOUSE PURCHASED?

A person occupying a house under the shared ownership scheme will have the right to buy out the local authority's share of the ownership and acquire full ownership at any time. Alternatively, this may be done by purchasing, from time to time, additional shares of the authority's equity. The amount and frequency of such purchases are a matter for determination by the local authority. The cost of purchasing an additional share or the redemption value of the outstanding share, for transactions commenced from 1st January, 2003, will be its initial cost adjusted annually to compensate for fluctuations in the interest rate vis a vis the cost of funds to the Housing Finance Agency. This means that indexation of the outstanding capital will no longer apply. Purchases of additional shares may be financed by raising a further mortgage loan or by cash payments.

Applicants will be required to buy out the full ownership within a 25 year period. However, there is no requirement to repay all capital outstanding on the mortgage within the 25 year period. In fact, the occupier could buy out the remaining equity when the original mortgage is paid off.

14. APPLICABLE DATE

These modifications will apply to all transactions commenced under the Shared Ownership Scheme from 1 January, 2003. **The previous method of calculating the rental element and purchase price of any additional shares will continue to apply for existing purchasers.**

TABLE 1: HOW THE OUTGOINGS ON MORTGAGE AND RENT ON A SHARED OWNERSHIP HOUSE ARE CALCULATED

Example of Shared Ownership Transaction

Cost of house (including legal fees etc.)	€150,000
Initial value of share owned by applicant (40%)	€ 60,000
deposit of	€1,500
mortgage loan (25 years)	€58,500
Value of share owned by local authority	€90,000

Outgoings for borrower:

Yearly repayment on a 25 year mortgage of €58,500 at 2.81% (interest rate of 1.55% plus 0.7% administration plus 0.5615% mortgage protection insurance)
= €3,390.

Yearly rent i.e. 4.64% (interest rate of 3.8% plus 0.5% administration plus 0.3369% mortgage protection insurance) of the local authority share (€90,000)

= €4,173*

*This element will increase by a fixed 4.84% (including 0.3369% mortgage protection insurance) each year on 1st. July

Total outgoings: €7,563 p.a. or €630 p.m. or €145 pw.

See notes on following page which relate to this table

NOTES ON TABLE 1

1. The amount of the rent will be increased by 4.84% with effect from 1st July each year.
2. The mortgage payments may go up or down depending on interest rates.
3. Income tax relief is available on the interest paid on the mortgage element - it is not reflected in the example.
4. Where the rent subsidy is payable, the outgoings shown above would be reduced depending on subsidy allowable.
7. All figures rounded to nearest €1.

TABLE 2: CALCULATION OF REDEMPTION VALUE

The purchase price of the outstanding equity will increase/decrease to compensate for fluctuations in the variable interest rate vis a vis the coupon rate e.g.

Capital outstanding: €90,000

Date advanced: 1 January, 2003

Rental charged: 3.8% increasing by a fixed 4.5% annually

Variable Interest rate: 3% (subject to fluctuation in line with market rates)

		A	B	C	D
Year	Opening Principal	Prevailing Interest Rate	Rental Paid	Interest Due	Capital Outstanding at end -year
2003	€90,000	3.00%	€3,420	€2,700	€89,280
2004	€89,280	3.20%	€3,574	€2,857	€88,563
2005	€88,563	4.50%	€3,735	€3,985	€88,814
2006	€88,814	5.10%	€3,903	€4,529	€89,440
2007	€89,440	5.50%	€4,078	€4,919	€90,281
2008	€90,281	6.00%	€4,262	€5,417	€91,436
2009	€91,436	6.50%	€4,454	€5,943	€92,926
2010	€92,926	7.00%	€4,654	€6,505	€94,776
2011	€94,776	7.00%	€4,864	€6,634	€96,547
2012	€96,547	6.50%	€5,082	€6,276	€97,740
2013	€97,740	6.50%	€5,311	€6,353	€98,782
2014	€98,782	7.00%	€5,550	€6,915	€100,147
2015	€100,147	6.50%	€5,800	€6,510	€100,856
2016	€100,856	6.00%	€6,061	€6,051	€100,847
2017	€100,847	6.20%	€6,334	€6,253	€100,766
2018	€100,766	6.00%	€6,619	€6,046	€100,193
2019	€100,193	6.50%	€6,917	€6,513	€99,789
2020	€99,789	6.00%	€7,228	€5,987	€98,549
2021	€98,549	6.50%	€7,553	€6,406	€97,401
2022	€97,401	6.00%	€7,893	€5,844	€95,353

Column A: Prevailing variable mortgage interest rate as notified by HFA exclusive of the administration charge of 0.7% and MPI of 0.598%.

Column B: Opening balance X by percentage rate i.e. cost of funds to the HFA - 3.8% (exclusive of the administration charge of 0.5%) X fixed 4.5% annually thereafter.

Column C: Opening balance X A

Column D: Opening balance - **B + C** (as notified by 06/03)

Note:

Where the interest due (Column C) is less than the rental paid (Column B), including rental subsidy where applicable, the amount in Column B should be decreased so that any rental subsidy is not being used to reduce the outstanding capital amount (Column D) i.e. rental subsidy is not offset against the outstanding capital.

SCÉIM CHOMH-ÚINÉIREACHTA

MEAMRAM MÍNIÚCHÁIN

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SCÉIM CHOMH-ÚINÉIREACHTA

1. CAD É AN RUD É CHOMH-ÚINÉIREACHT?

Scéim é an chomh-úinéireacht a éascaíonn rochtain ar úinéireacht iomlán in dhá chéim nó níos mó ag daoine nárbh acmhainn dóibh úinéireacht iomlán láithreach. Ar dtús gabhann an t-iarrthóir seilbh ar scair tí* (íosmhéid 40%) agus tógann sé an chuid eile ar cíós ón údarás áitiúil le gealladh go bhfaigheadh sé an chuid eile den ghnáth-scair laistigh de thréimhse 25 bliain.

2. CÉ TA I DTEIDEAL?

tá na daoine seo a leanas i dteideal bheith san áireamh faoin scéim chomh-úinéireachta:

- (a) tionóntaí agus tionóntaí ceannaithe tithe údaráis áitiúla go bhfuil i gceist acu a dtithe a thabhairt ar ais don údarás ar sholáthar tigh príobháideach chun a seilbhe féin faoin scéim dóibh.
- (b) daoine atá san áireamh ag an údarás áitiúil ina mheasúnú deiridh den riachtanais tithíochta de réir rannóg 9 den Acht Tithíochta, 1988 nó a bhí glactha le bheith curtha isteach faoin chéad mheasúnú eile dá short;
- (c) tionóntaí atá i dtithe ar feadh bliana soláthraithe ag foras tithíochta de réir Scéim Fhóirdheontas lasachta go bhfuil i gceist acu a dtithe a thabhairt ar ais don bhforas molta iar tigh a sholáthar dá seilbhe féin faoin scéim.
- (d) daoine go bhfuil tigh de dhíth orthu nach bhfuil a n-ioncam teaghlaigh don bhliain chánach roimhe sin, níos mó na €50,000 i gcás duine amháin nó €75,000 i gcás beirt.

****tigh** tá árasán, seomra cónaithe & araile sa áireamh**

Níl cead ag Tionóntaí údarás áitiúil nó ag tionóntaí tithe soláthraithe ag forais tithíochta faofa faoin Scéim Chomh-úinéireachta a bhaineann úsáid as an Scéim Liúntas Morgáiste, úsáid a bhaint as an Scéim chomh-úinéireachta, chomh maith.

3. CONAS CUR ISTEACH AIR

Siad na h-údaráis áitiúla ata ag riaradh na scéime ná Comhairlí Contae agus Baile, Comhairle Bhuirg Droichead Átha, Shligigh agus Loch Garman agus Comhairle Bhaile Átha Luain agus Dún Dealgan. Ba cheart iarratas a dhéanamh chuig an údarás ina bhfuil an tigh gur mian leis an iarrthóir a cheannach ina cheantar. Ansin eagróidh an t-údarás agallamh leis an iarrthóir chun a mhíniú dó ina iomlán scéim na chomh-úinéireachta agus chun na gealltanais a bheidh á dtógáil aige/aice air/uirthi féin faoin scéim. Eiseoidh an t-údarás áitiúil teastas faofa ginearálta, nuair a dhéanfaidh sé amach cáilitheacht ghinearálta an iarrthóra, a chruthóidh cáilitheacht do léas chomh-úinéireachta an fhaid is a réitíonn an tigh le riachtanais an údaráis agus téarmaí na scéime.

Ní chóir aon ghealltanais i dtaobh cheannach tí go dtí go bhfuil cead i bprionsabal faighte ón údarás áitiúil.

4. CÉN SORT TÍ GUR FÉIDIR A CHEANNACH?

Faoin Scéim Chomh-Úinéireachta is féidir tigh nua nó tigh atá ann cheana a cheannach, nó tigh nua a thógáil. Sé rogha an iarrthóra é ach caithfidh an t-údarás bheith sásta go bhfuil an tigh atá a cheannach ar phraghas réasúnta, de mhéid agus de chaighdeán oiriúnach chun riachtanais an iarrthóra a shásamh agus saor ó mháchail ina struchtúr. Ní foláir córais uisce te agus fuar, cith fholcadh socraithe agus leithreas taobh istigh a bheith ag tigh atá ann cheana. Más tigh nua atá ann caithfidh sé cloí leis na caighdeáin i leith tógála, spás urláir agus araile do thithe nua atá leagtha amach i Meamram HAI/93 de chuid An Roinn

Chomhshaoil agus Rialtais Áitiúil.

5. CAD A THARLAÍONN NUAIR A ROGHNAÍONN IARRTHÓIR FAOFA TIGH?

Caithfidh an t-iarrthóir dul ar ais go dtí an údarás a d'eisigh an faomhadh sealadach dó agus éarlais de €1,270 ar a laghad dhíol a chabhróidh le díol as a scair tí.

Scrúdóidh an t-údarás an tigh agus más tigh nua é a phleananna agus a chuid sonraíochta. Má cheapann siad go sásaíonn sé na riachtanais mar atá leagtha amach in Alt a 4 thuas eiseoidh said teastas deiridh cáilitheachta faoin scéim.

Is féidir le h-údarás áitiúil an éarlais de €1,270 a chur ar ceal nuair a bhíonn i gceist ag an iarrthóir a theaghlach/teaghlach a aistriú ó cheantar tithíochta go dtí ceantar tuaithe nó sráidbhaile agus:-

- (a) atá ina thionónta/tionónta atá ag ceannach tí de chuid an údaráis áitiúil nó mar thionónta de fhaid nach bhfuil níos lú ná bliain ar aonad atá á sholáthar faoin Scéim Fóirdheonú Iasachta atá ag tabhairt suas an tí sin don údarás nó don bhforas tithíochta faofa.
- (b) agus san áireamh ag an údarás áitiúil ina mheasúnú is déanaí reachtúil de riachtanas tithíochta chun a bheith faoi iamh ins an gcéad mheasúnú eile.

6. TUAIRISCÍ LUACHÁLA

má dhéanann údarás tuairisc luachála ar thigh ar son aidhmeanna na scéime seo, tá de dhualgas air cóip den dtuairisc luachála a sholáthar don iarrthóir agus ag léiriú dó aidhm na tuairisce (eadhon chun luach an tí a mheas atá a thabhairt mar urrús ar an iasacht). Ní ghearrfar táille i dtaobh tuairisc luachála má dhiúltaítear iarratas na h-iasachta.

Ba cheart do údaráis a mholadh do iasachtaithe a suirbhé neamhspleách féin a eagrú chun caighdeán struchtúr an tí a fháil amach atá á cheannach acu.

7. CONAS A DHÍOLANN AN T-IARRTHÓIR AS A CHUÍD?

Díolfar scair úinéireacht iarrthóra an tí ag:-

- (a) éarlais de ar a laghad €1270 (más cuí); agus
- (b) iasacht mhorgáiste (féach ar alt a 8 ar lean.)

8. AN MORGÁISTE

Sa ghnáth-shlí beidh scair an iarrthóra san tigh maoinithe ag iasacht mhorgáiste ón údarás áitiúil ach is féidir airgead tirim a bheith tugtha má tá an t-iarrthóir in ann é a dhéanamh. Ba chóir a mheabhrú do dhaoine páirteach san scéim mura leanann siad le íocaíochtaí an mhorgáiste go bhfuil a dtithe i mbaol agus go bhféadfadh ús a bheith curtha ag an údarás ar riaráistí na h-iasachta morgáiste. D'fhéadfadh ráta úis an mhorgáiste a bheith íslithe nó ardaithe ó am go h-am.

9. CÉN CÍOS ATÁ LE DÍOL?

Déanfar an cíos a ríomh ag 4.3% (3.8% an ráta úis móide 0.5 costais riaracháin) de luach an scair úinéireachta i lámha an údaráis áitiúil. Díolfar an cíos ar bhonn míosúla leis an údarás áitiúil agus ardófar é go bliantúil ag ráta seasta de 4.5% ar an gcead lá de lúl. I ngach cás go bhfuil cíos in-díolta, tá íosmhéid de €2 sa tseachtain in-díolta, agus iad san i dteideal fóirdheontais san áireamh – féach ar alt 12.

10. AN MBEIDH COSTAIS IDIRBHEART

Ní dhíolfar aon dleacht stampála ach beidh táillí áirithe dlí & araile in-íochta ag an iarrthóir. Beidh na táillí seo uile luaite go soiléir ag an údarás. D'fhéadfaidís a bheith faoi iamh i gcostas iomlán an tí. Déanfaidh an t-údarás áitiúil gach iarracht na costais seo a coimeád ar an íosmhéid. Baineann sé leis an iarrthóir an bhfuil comhairle neamhspleách dlí aige ar an idirbheart.

Aon chostais a bhíonn ar an údarás as iniúchadh dlíthiúil faoin dteideal i dtaobh an iasacht a thabhairt, air nó i ndiaidh 1 Meán Fómhair 1997, níorbh fholáir don údarás iad a dhíol agus níor chóir iad a chur ar an iasachtaí in aon slí.

11. CAD A CHOSNÓIDH SÉ GO MÍOSÚIL/SEACHTAINIÚIL?

Tá samplaí de ríomh na n-eisíocaíochtaí iomlána (ar mhorgáiste agus ar chíos) ar thigh chomh-úinéireachta le feiceáil ar Tábla a 1 ar leathanach a 8 den mheamram seo. Ina theannta san beidh iarrthóirí freagrach as cothabháil, árachas agus costais leanúnacha eile bainteach leis an dtigh.

12. FÓIRDHEONTAS AR DHÍOLACHÁN AN CHÍOSA

:Beidh teaghlaigh le ioncam comhlán gan a bheith níos mó ná €28,000 don bhliain chánach roimhe sin i dteideal fhóirdheontais bliantúil i coinne an chíosa mar seo a leanas:

<u>Ioncam Teaghlaigh</u>	<u>Fóirdheontas per annum</u>
€13,000 & níos lú	€2,550
€13,001 to €15,500	€2,300
€15,501 to €18,000	€2,050
€18,001 to €20,500	€1,800
€20,501 to €23,000	€1,550
€23,001 to €25,500	€1,300
€25,501 to €28,000	€1,050
Sa bhreis ar €28,000	Nil

Sé atá i gceist le “Ioncam Teaghlaigh” ioncam comhlán an cheannaitheora agus a c(h)eile nó na gcomh-cheannaitheoirí.

Ní ísleoidh an fóirdheontas an cíos in-íoctha faoi bhun €2 sa tseachtain, ar aon chuma. Beidh athbhreithniú déanta ar an bhfóirdheontas in-íoctha le h-éifeacht ón 1ú Iúil gach bliain le tagairt do ioncam comhlán teaghlaigh na bliana cánach roimhe sin. Ísleofar iarrthóir atá faofa do fhóirdheontas i mbanda faoi leith chuig banda fóirdheontais níos ísle sa chás gurab ionann an méadú ina ioncam comhlán teaghlaigh agus trí oiread an difríocht, ar a laghad, idir an fhóirdheontas ag an mbanda roimhe sin agus an banda go bhfuil an t-iarrthóir ag athrú chuige.

13. CATHAIN AGUS CONAS A DHÍOLTAR AS FUÍLLEACH AN TÍ

Beidh cead ag duine atá i seilbh tí faoi scéim na chomh-úinéireachta scair úinéireachta an údaráis áitiúil a cheannach amach agus úinéireacht iomlán a ghabháil chuige féin ag aon am. Mar rogha slí, is feidir é seo a dhéanamh trí

scaireanna breise de ghnáth-scaireanna an údaráis a cheannach ó am go ham. Tá méid agus minicíocht cheannach dá leithéid ag braith ar chinneadh an údaráis áitiúil. Beidh costas ceannaithe scaire breise nó costas ceannaithe amach na scaireanna eile, do idirbhearta tosaithe ón 1ú Eanáir 2003, mar an costas ar thosach athruithe go bliantúil chun cúiteamh a fháil ar athruithe ar ráta úis vis a vis costas airgid don Ghníomhaireacht Airgid Tithíochta. Ciallaíonn san nach mbaineann innéacsú leis an gcaipiteal amuigh a thuilleadh. Is féidir ceannach na scaireanna breise a bheith maoinithe trí iasacht mhorgáiste eile a ardú nó trí íocaíochtaí airgid.

Beidh de dhualgas ar an iarrthóir an úinéireacht iomlán a cheannach amach laistigh de thréimhse 25 bliain. Níl aon dualgas, áfach, an caipiteal uile atá iníochta ar an morgáiste a bheith díolta laistigh den dtréimhse 25 bliain. I ndáiríre, d'fhéadfadh an sealbhóir an scair fhágtha a cheannach nuair a hion an chéad mhorgáiste díolta.

14. AN DÁTA CHUIGE SIN

Beidh na h-athruithe sin i bhfeidhm i gcás na n-idirbhearta uile tosaithe faoin Scéim Chomh-Úinéireachta ón 1ú Eanáir, 2003. **Beidh an seanmhodh a bhí i bhfeidhm faoi ríomh an ghné chíosá agus luach ceannaithe aon scaireanna breise fós ann do na ceannaitheoirí mar a bhí.**

TÁBLA 1: CONAS A RÍOMHTAR EISIÓCAÍOCHTAÍ AGUS MORGÁISTE AR THIGH CHOMH-ÚINÉIREACHTA?

Sampla de idirbheart chomh-úinéireachta

Costas an tí (le táillí dlí &rl.)	€150,000
Luach tosaithe na scaire gur leis iarrthóir í (40%)	€60,000
Éarlais de Íasacht mhorgáiste (25 bliain)	€1,500 €58,500
Luach na scaire gur leis an t-údarás	€90,000

Eisíocaíochtaí don íasachtaí:

Aisíocaíochtaí bliantúla ar mhorgáiste 25 bliain de €58,500 ag 2.81% (ráta úis de 1.55% móide 0.7% riarachán móide 0.5615% árachas cosanta morgáiste
= €3,390.

Cíos bliantúil eadhon 4.64% (ráta úis de 3.8% móide 0.5% riaradh móide 0.3369% árachas cosanta morgáiste) de scair an údaráis áitiúil (€90,000)
= €4,173.*

* Beidh an gné seo méadaithe faoi 4.84% (0.3369% árachas cosanta morgáiste san áireamh) gach bliain ar an 1ú Iúil

Eisíocaíochtaí iomlána: €7,563 p.a. nó €630 p.m. nó €145p. s.

Féach ar na nótaí ar na leathanaigh seo a leanas a bhaineann leis an dtábla seo

NÓTAÍ AR AN DTÁBLA 1

1. Beidh méid an chíosa méadaithe faoi 4.84% le h-éifeacht ón 1ú Iúil gach bliain.
2. d' Fhéadfadh íocaíochtaí morgáiste méadú nó ísliú ag braith ar rátaí úis.
3. Tá faoiseamh cánach le fáil ar an ús díolta ar ghné an mhorgáiste – níl sé le feiceáil ins an sampla.
4. Nuair a díoltar an fóirdheontas cíosa bheadh na h-eisíocaíochtaí ata á dtaispeáint thuas íslithe ag braith ar an bhfóirdheontas ceadaithe.
7. Tá na figiúirí uile go dtí an €1 is cóngaraí.

TÁBLA a 2: RÍOMH AN LUACH AISGHABHÁLA

Beidh praghas ceannaithe gnáth-scaire gan íoc ag méadú/íslíú chun chúiteamh as an ráta úis athraitheach vis a vis an ráta cúpón m.sh.

Caipiteal gan díol: €90,000

Dáta tugtha: 1ú Eanáir, 2003

Costas cíosa: 3.8% ag méadú 4.5% seasta go bliantúil

Ráta úis athraitheach: 3% (athraitheach ar aon dul le rátaí an mhargaidh)

	A	B	C	D	
Bliain	Bun airgead Oscailte	Ráta úis faoi láthair	Cíos díolta	Ús Le díol	Caipiteal Le díol Ag deireadh bliana
2003	€90,000	3.00%	€3,420	€2,700	€89,280
2004	€89,280	3.20%	€3,574	€2,857	€88,563
2005	€88,563	4.50%	€3,735	€3,985	€88,814
2006	€88,814	5.10%	€3,903	€4,529	€89,440
2007	€89,440	5.50%	€4,078	€4,919	€90,281
2008	€90,281	6.00%	€4,262	€5,417	€91,436
2009	€91,436	6.50%	€4,454	€5,943	€92,926
2010	€92,926	7.00%	€4,654	€6,505	€94,776
2011	€94,776	7.00%	€4,864	€6,634	€96,547
2012	€96,547	6.50%	€5,082	€6,276	€97,740
2013	€97,740	6.50%	€5,311	€6,353	€98,782
2014	€98,782	7.00%	€5,550	€6,915	€100,147
2015	€100,147	6.50%	€5,800	€6,510	€100,856
2016	€100,856	6.00%	€6,061	€6,051	€100,847
2017	€100,847	6.20%	€6,334	€6,253	€100,766
2018	€100,766	6.00%	€6,619	€6,046	€100,193
2019	€100,193	6.50%	€6,917	€6,513	€99,789
2020	€99,789	6.00%	€7,228	€5,987	€98,549
2021	€98,549	6.50%	€7,553	€6,406	€97,401
2022	€97,401	6.00%	€7,893	€5,844	€95,353

Colún A: An ráta úis morgáiste athraitheach faoi láthair mar atá fógartha ag an HFA gan an táille riartha de 0.7 agus an ACM de 0.598%

Colún B: Bun airgead oscailte X ráta céatadán eadhon costas an chiste don HFA – 3.8%(gan an táille riartha san áireamh de 0.5%)

Colún C: Bun airgead oscailte X A

Colún D: Bun airgead – **B + C** (mar ar insíodh ag 06/03)

Nóta:

Nuair a bhíonn an t-ús le díol (Colún C) níos ísle ná an cíos díolta, leis an bhfóirdheontas cíosa nuair is cuí ba chóir don mhéid i gColún B a íslíú i dtreo is nach mbeadh fóirdheontas cíosa á úsáid chun an méid caipitil (Colún D) atá le díol a íslíú eadhon nach n-úsáidtear fóirdheontas cíosa á fhritháireamh i gcoinne an chaipitil gan íoc.