

The Price of Housing



Part II

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The Road to Taoiseach

Chapter 1

The Price of Housing



Rent & Housing. A bit like Hire Purchase

I have an idea, a proposal. When I come in as Taoiseach I intend to drive this proposal through.

It is to do with rent.



*The idea is this. If a person is renting, he is in effect over time **buying a share** in that property.*

Buying a share of ownership. Over time as he pays more and more rent he begins to own more and more of that property.

Think of it as analogous to ***Hire Purchase***.

If a person is renting a car the car is not his to keep no matter how much he pays to rent it or no matter how long he rents it for. But if he buys the car on Hire Purchase, over time he can own the car.



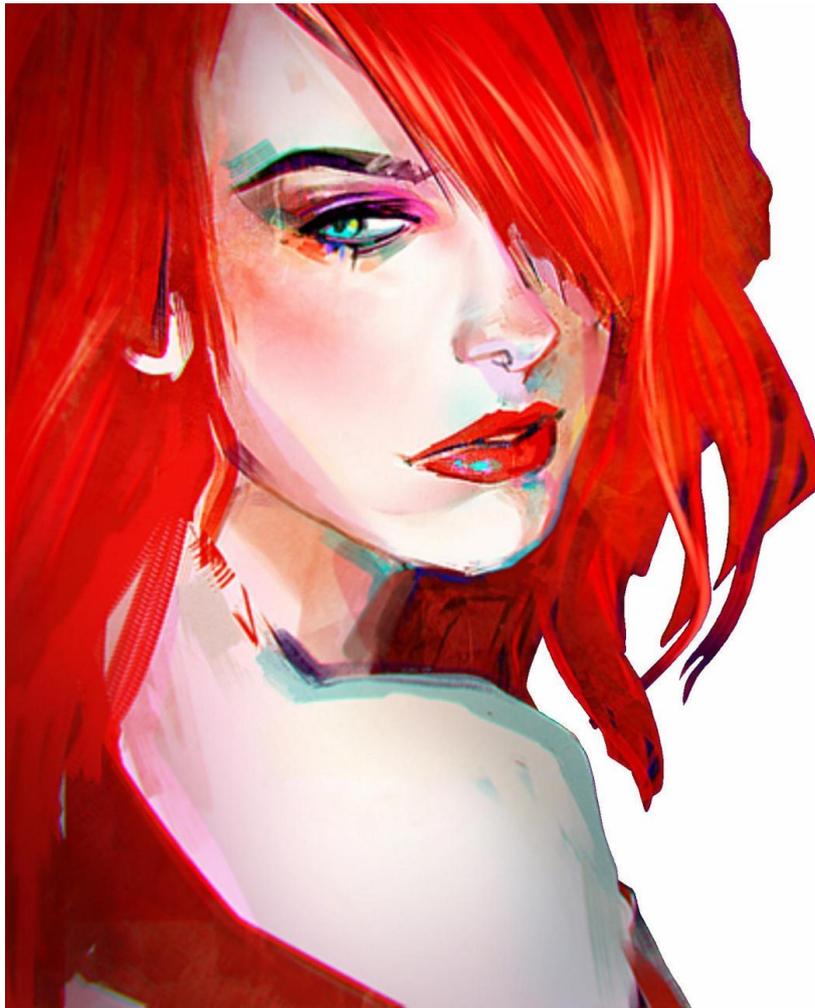
*One could think of the renter as being on a **Hire Purchase** scheme with the property*

The money he pays over years is taken into account, unlike now where that money gives him no ownership whatsoever.

If you understand the concept of **Hire Purchase** with a car, it is basically the same idea.

The concept is in essence the same and the model to implement it is also in essence the same. In principle.

But with a difference. With Hire Purchase on a car, the car is not yours to own until all payments have been made.

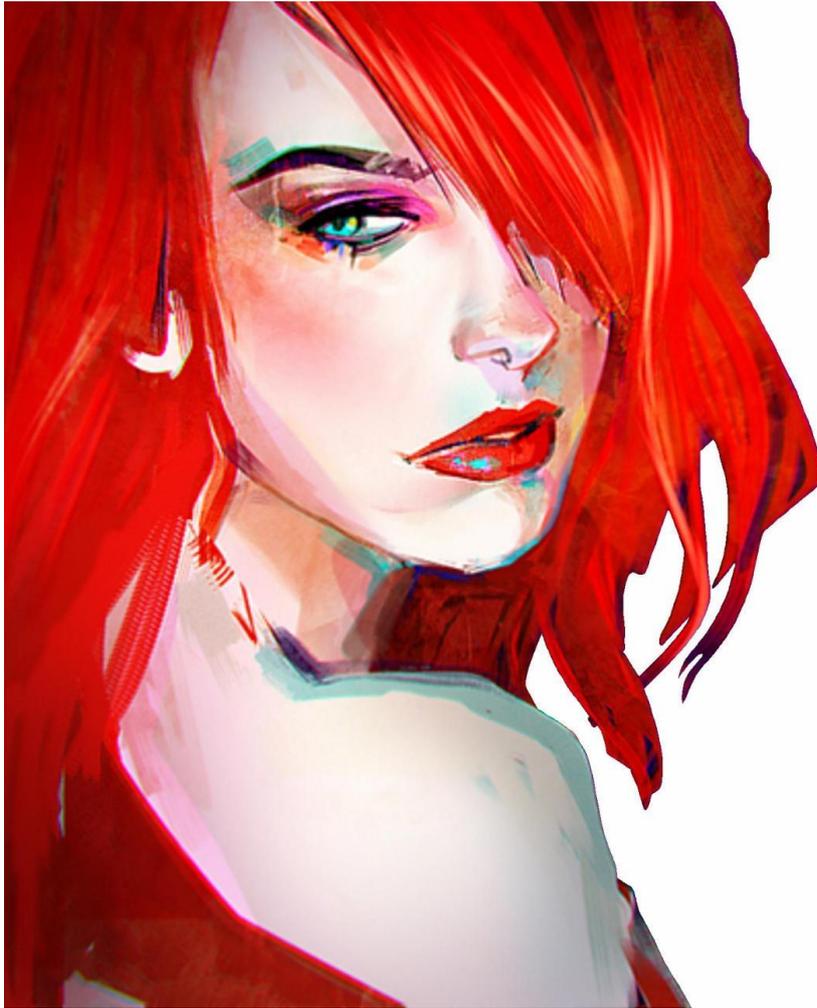


It is a little different here. With renting a property, as money is paid in rent over time shares in the property are accrued.

For example, let us imagine that a renter rents a house for three years and then moves on elsewhere. He would not own that house that he has lived in for three years but he would own *a share* of that house.

Like owning shares in a company. If a person owns shares in a company that person does not own that company. Not unless he owns all 100 % of the shares. Rather he owns *a part* of that company. The more shares he owns, the greater the part of that company that he owns.

If you understand the concept of Hire Purchase and the concept of Shares in a company, then you have the essence of the idea.



Will people like this idea?

Property developers might not. But the people who *live* in those houses, who spend year after year working so that they can live in those houses, they will like the idea I think

And they are the people that we need to focus on.

As for property developers, that section needs a major overhaul.



The main area that I have been working on these past eight months is not aerospace. It is housing. And construction.

My aerospace designs are ready to go. I have had years to work out the kinks. Years to develop the engines. I am ready to go. I keep my hand in, tinkering with a few ideas here and there. But basically I am ready to go. Which has freed me up to focus on another passion. Construction. Building. Housing. When I come in as Taoiseach, this one is in my top two on the list of priorities. Right after the Space Industry, which I intend for Ireland to drive.

Let us come back now to the discussion on housing and rent.



If a person has shares in a property, how does he cash in those shares?

For example, if he had lived in that house for three years and moved on, how could he cash in his shares?

He could do it in the same way he could cash in his shares if he had shares in a company. The principle is the same.

As to how this could work in practice, I am giving an overview of the idea for now. With what I have given here there is enough for governments around the world to make this viable. I have given enough for them to practically implement it, if the will to do it is there.



I will flesh out some more details as the documents progress, but the basic idea is now released.

If you understand what I have written in this chapter then you have the essence of it. Which is enough for governments to implement it.

In Ireland a government agency would be set up to facilitate this



*It is very important that this be a government agency and
not some business or third party.
But a **government agency.***

The service would be provided, and this is very important, provided *free of charge*. That is why people pay their taxes. For government services. (Although I have another proposal for taxes which I will talk about later. You see in Golden Age people don't pay taxes. I have another system that I have been working on to replace taxes. I believe that it is a much better system. However that is in Golden Age, which we have missed. Still, something from the idea might be used.)



It works as follows

When a person moves into a house or property that he is renting he contacts the government agency. No lawyers are involved – this is very important because they are *not needed* for this. They would bring no benefit and they would only put obstacles and barriers in place where none are necessary.

The person renting contacts the government agency and gives them his PPS number. That's the number in Ireland. It is his social services number or whatever it may be called in each country. The number that he uses when paying his taxes or for social services. Paperwork would be kept negligible to almost non-existent. If I set this up I guarantee you it would be very free from paperwork, clear of legal time-wasting and it would be so simple a person could set it up in half an hour. Maybe an hour.



The renter gives his PPS or equivalent social services number to the government agency along with the banking details of the landlord's account where rent is to be paid into and details on the property

Such as the address and the name of the landlord. That's about it. I can't think of much else that would be required, so that's the paperwork out of the way.

The renter then pays the rent not directly to the landlord but rather to the government agency and the government agency passes that on directly into the landlord's account. Without delay. No fee is taken by the government agency. That is very important – it is to be a *government service*. That is why people pay taxes. No delay is incurred. Passing through the government agency is simply a way of allowing the government to record exactly how much rent has been paid to that property over time.



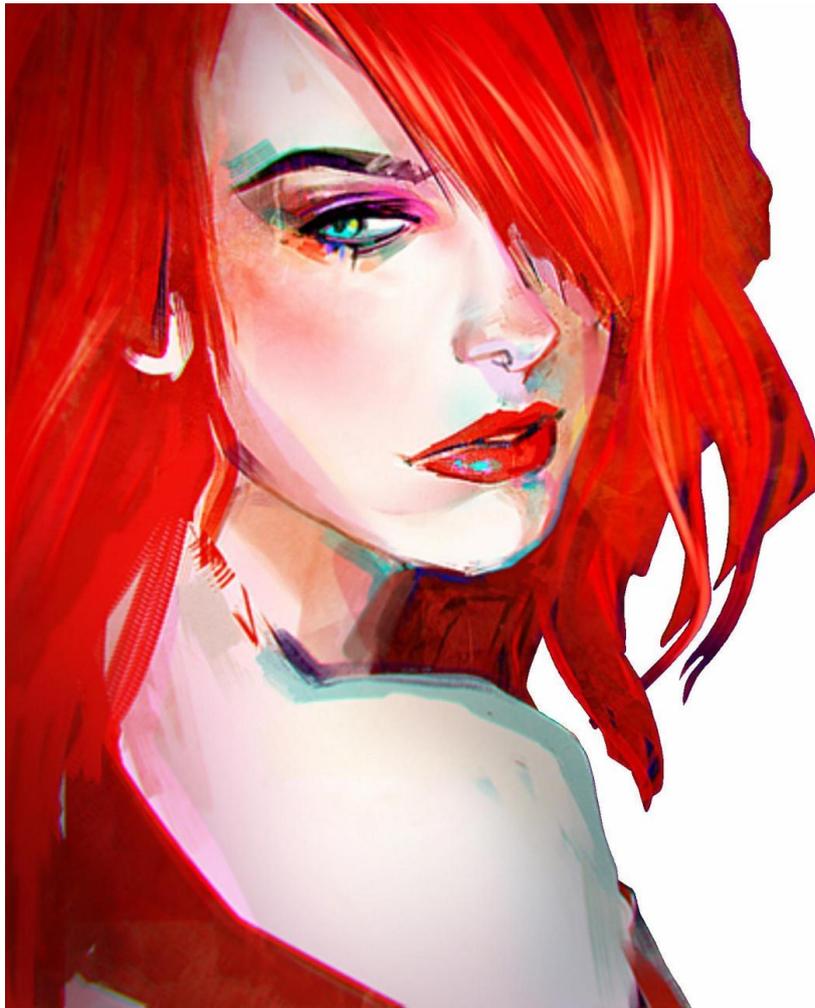
That rent money accruing over time entitles the renter to a share of the property

In effect he is buying ownership or a part of ownership over time.

If things go ahead and I set this up in Ireland, there will be no need for lawyers in this process.

Involving lawyers in this process would only create unnecessary obstacles to renters. It would create problems for no discernible purpose.

It would of course need to be legally recognised by the government that the monies paid over time by the renter now entitle him to a share of ownership in the property. But that would be transparent to the renter in the process I set up.

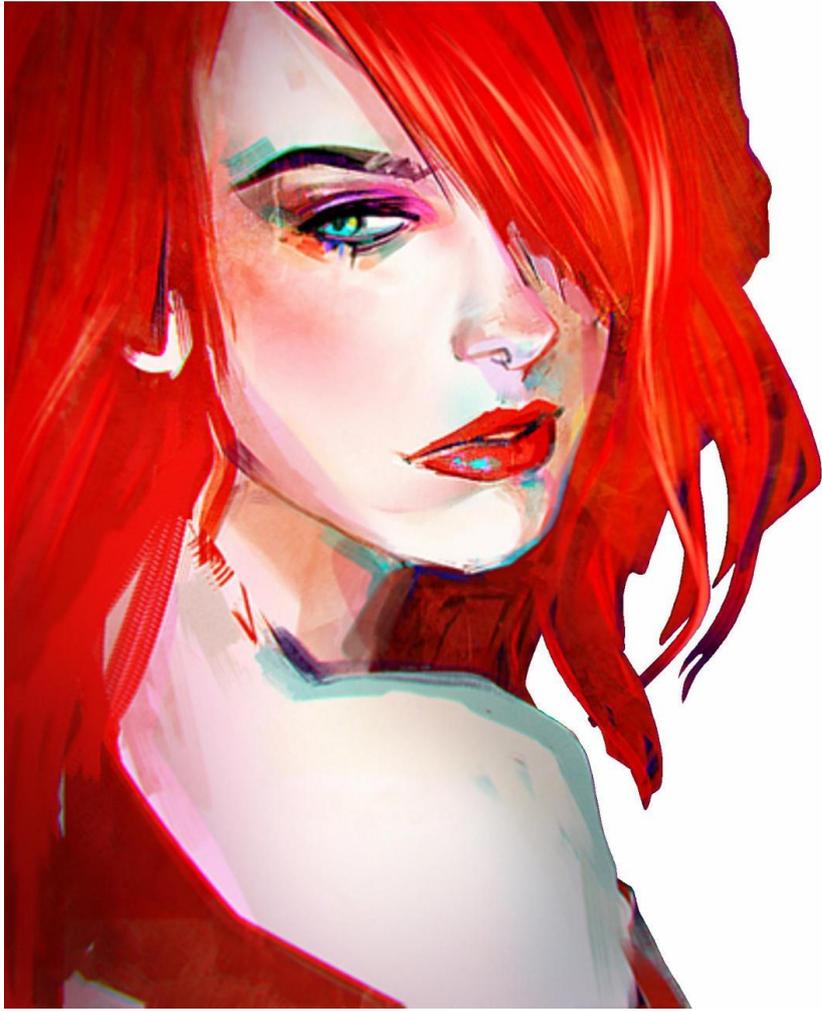


Those shares are handled by the government and the renter can see this at any time

But he would not have to go through any legal process to get them. Once he pays money to the landlord those shares would then accrue over time.

If a person rented for long enough, could he in time own the property?

Yes, this could happen. It may not be as efficient as if he had bought the property himself up front with a loan. But yes, under this scheme in time it would be possible for a renter to buy ownership.



Just like Hire Purchase

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End of Part II