

THE DUBLIN SOLICITORS BAR ASSOCIATION
CONTINUING PROFESSIONAL DEVELOPMENT SEMINAR

PROPERTY COMMITTEE

Commercial Lease Risk: Navigating Caselaw, Rent Reviews & Dilapidations in Commercial Property

30th September 2025

VIA WEBINAR

12.30pm to 2.30pm

Recent Landlord and Tenant caselaw with a focus on Management Companies and issues arising with commercial leases (e.g. no sinking fund set up).

- Mema Byrne BL

Renewal of commercial leases and outline of key considerations for practitioners in negotiations and drafting. Topical issues arising in recent dealings with rent reviews for both landlords and tenants - Brian Gaffney of Murphy Mulhall.

Repair covenants in FRI Leases and Dilapidations - Val O'Brien

CHAIR- Áine Gleeson

SPEAKERS

Mema Byrne BL is a practicing barrister, lecturer, and author of *Landlord and Tenant the Commercial Sector* (Roundhall, 2014). She has a wide civil practice with a focus on Commercial Disputes, Property Law, Probate Law, Local Government Law, Administrative and Tort/Personal Injuries Law. Mema is also an elected member of the Bar Council of Ireland, a Chairperson on the Mental Health Commission, a member of the Criminal Injuries Compensation Tribunal, an Adjudicator/Mediator for the Residential Tenancies Board, and a member of the Valuations Tribunal.

Brian Gaffney - Director, Murphy Mulhall having joined the firm in 2015 and graduated from Bolton Street in 2005 with a degree in Property Economics and has nearly 20 years' experience across all sectors of the Irish commercial property market. He has a specific expertise in investment property in particular sales, lettings and valuations of retail, office and mixed-use properties and has been involved in a variety of high-profile investment deals for private clients, high-net-worth individuals, and institutional clients. Another focus is Professional services where he carries out Red Book valuations for a wide range of clients including Banks, Mezzanine and Alternative lenders. He also has an extensive track record in lease renewals and rent reviews, representing both landlords and tenants across many office and industrial deals. Brian is a member of the (SCSI) and RICS and is also an RICS Registered Valuer. He is also a member of the SCSI Commercial Agency Group.

Val O'Brien is a professional member of the SCSI and the Royal Institute of Chartered Surveyors in the UK. Val is past chairman of the Building Surveying division within the Society of Chartered Surveyors Ireland and currently active member on the Building Survey Committee. Val ran the building surveying department for Lisney Chartered Surveyors in Dublin for 10 years following which he set up his own practice in 1997 and now employs 13 staff. He specialises in defect analysis, pre-purchase building surveys and Dilapidations.

CHAIR

Áine is a Partner in AMOSS LLP. Áine sits on the DSBA Council and has chaired the DSBA Property Law Committee for the past 3 years. She is also a member of the Law Society of Ireland Associate Faculty, lecturing and tutoring on the Professional Practice Course for Trainee Solicitors in Blackhall Place together with the Law Society's Certificate in Conveyancing and Diploma in Commercial Property.

Conference Information

Date: 30th September 2025
Time: 12.30pm to 2.30pm
Location: **VIA WEBINAR**

Fees: € 130.00 Member
€ 240.00 Non-Member

CPD: 2 Hours Group Study

Conference Registration Form (Property)

Please complete the registration form below and send this with your payment to:-

Anna Healy, Dublin Solicitors Bar Association, Unit 206, The Capel Building, Mary's Abbey, Dublin 7. Dx 200206 Capel Building

Surname _____

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CONFIRMATIONS

Booking confirmations will be issued to all delegates by e-mail or fax prior to the seminar. Please present your booking confirmation at the seminar registration desk.

CANCELLATIONS

Cancellations must be received in writing. For cancellations received 5 working days or less prior to the event, the attendance fee is non refundable.

DISCLAIMER

It may be necessary, for reasons beyond the control of the conference organisers, to alter the content and timing of the program or the identity of the speakers.

For Additional Information contact:-

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