



## Build to Sell


- Traditional model



## Build To Rent (BTR)

**NOTE: AS OF 21<sup>ST</sup> DEC 2022, BUILD TO RENT IS NO LONGER PERMITTED AS A CATEGORY UNDER PLANNING.**

- BTR is seen as a way of life
- Brand orientated
- Service and Rental
- Professionally Managed
- Central Services
- Occupants = Customers not Tenants...
- Institutional Investment



## Shared Accommodation/ Co-Living

**NOTE: NEW SCHEMES BANNED SINCE NOV 2020**

- Cluster Living
- Similar to Student Model
- Dept. of Housing open to other formats/models
- Significant opportunity for varied offer
- Requirement to demonstrate need

**BUILD TO SELL**



**BUILD TO RENT (BTR)**



**SHARED ACCOMMODATION**



<b>Dual Aspect</b>	> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban																																
<b>Apartments Core</b>	≤12					No Restriction					No Restriction																																
	<b>Urban:</b> Minimal <b>Suburban</b> 1 Car/Unit + 1 Space/3-4 Units (Visitor)					Minimal					Minimal																																
	1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)																																
<b>Floor To Ceiling</b>	>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)	>2.40m (Upper)																															
	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed</b>	Flexible																																
<b>Storage</b>	3m <sup>2</sup>	3m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	9m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	9m <sup>2</sup>																																	
<b>Communal Amenity</b>	4m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>	4m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>	Flexible																																
<b>Minimum Apartment Sizes</b>	<table border="1"> <tr><td>3B</td><td>90m<sup>2*</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2*</sup></td></tr> <tr><td>2B(3P)</td><td>63m<sup>2*</sup></td></tr> <tr><td>1B</td><td>45m<sup>2*</sup></td></tr> <tr><td>Studio</td><td>37m<sup>2*</sup></td></tr> </table>					3B	90m <sup>2*</sup>	2B(4P)	73m <sup>2*</sup>	2B(3P)	63m <sup>2*</sup>	1B	45m <sup>2*</sup>	Studio	37m <sup>2*</sup>	<table border="1"> <tr><td>3B</td><td>90m<sup>2*</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2*</sup></td></tr> <tr><td>2B(3P)</td><td>63m<sup>2*</sup></td></tr> <tr><td>1B</td><td>45m<sup>2*</sup></td></tr> <tr><td>Studio</td><td>37m<sup>2*</sup></td></tr> </table>					3B	90m <sup>2*</sup>	2B(4P)	73m <sup>2*</sup>	2B(3P)	63m <sup>2*</sup>	1B	45m <sup>2*</sup>	Studio	37m <sup>2*</sup>	<table border="1"> <tr><td>12m<sup>2</sup> (1P)</td><td>12m<sup>2</sup></td><td>12m<sup>2</sup></td><td rowspan="2">Beds 1-3 8m<sup>2</sup>/person</td></tr> <tr><td colspan="3"> </td></tr> <tr><td>18m<sup>2</sup> (2P)</td><td>12m<sup>2</sup></td><td>12m<sup>2</sup></td><td>Beds 4-6 4m<sup>2</sup>/person</td></tr> </table>		12m <sup>2</sup> (1P)	12m <sup>2</sup>	12m <sup>2</sup>	Beds 1-3 8m <sup>2</sup> /person				18m <sup>2</sup> (2P)	12m <sup>2</sup>	12m <sup>2</sup>	Beds 4-6 4m <sup>2</sup> /person
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<i>*Majority of units need to be 10% larger than minimum (Only applies to Build to Sell)</i>																																											
<b>Mix</b>	<p>← ≤25% → Studio</p> <p>← ≤50% → Studio/1B</p> <p>← &lt;10% → 2B(3p)</p> <p>← Flexible 2B/3B</p>					No Restriction					<p>2-6 </p> <p>≤ 8 </p>																																
<b>Width of living/ dining room**</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed</b>	Flexible																																
	4m	3.3m	3.6m	3.6m	3.8m	4m	3.3m	3.6m	3.6m	3.8m																																	
<b>Aggregate floor area of living/ dining/kitchen area**</b>	30m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>	30m <sup>2</sup>	34m <sup>2</sup>	30m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>	30m <sup>2</sup>	34m <sup>2</sup>	Flexible																																
<b>Bedroom Min Width**</b>	<b>Studio</b>	<b>Single</b>	<b>Double</b>	<b>Twin</b>	<b>Studio</b>	<b>Single</b>	<b>Double</b>	<b>Twin</b>				Flexible																															
	4m	2.1m	2.8m	2.8m	4m	2.1m	2.8m	2.8m																																			
<b>Bedroom Min Floor Area**</b>	30m <sup>2</sup>	7.1m <sup>2</sup>	11.4m <sup>2</sup>	13m <sup>2</sup>	30m <sup>2</sup>	7.1m <sup>2</sup>	11.4m <sup>2</sup>	13m <sup>2</sup>				Flexible																															

\*\*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas



These requirements are set down in the **Sustainable Urban Housing: Design Standards for New Apartments Guidelines For Planning Authorities** (Click to follow on soft copy)



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