

## 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



Dual Aspect	> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban	
Apartments Core	≤12					No Restriction					No Restriction	
	Urban: Minimal Suburban 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)	
Floor To Ceiling	>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)	>2.40m (Upper)
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible	
Storage	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²		
Communal Amenity	4m²	5m²	6m²	7m²	9m²	4m²	5m²	6m²	7m²	9m²	Flexible	
Minimum Apartment Sizes  *Majority of units need to be 10% larger than minimum  (Only applies to Build to Sell)												
Mix						No Restriction						
Width of living/ dining room**	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible	
	4m	3.3m	3.6m	3.6m	3.8m	4m	3.3 m	3.6m	3.6m	3.8m		
Aggregate floor area of living/ dining/kitchen area**	30m²	23m²	28m²	30m²	34m²	30m²	23m²	28m²	30m²	34m²	Flexible	
Bedroom Min Width**	Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m		Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m		Flexible	
Bedroom Min Floor Area**	30m²	7.1m²	11.4m²	13m²		30m²	7.1m²	11.4m²	13m²		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)



Paul Mitchell  
 Director  
 086 834 5444

[pmitchell@mitchellmcdermott.com](mailto:pmitchell@mitchellmcdermott.com)