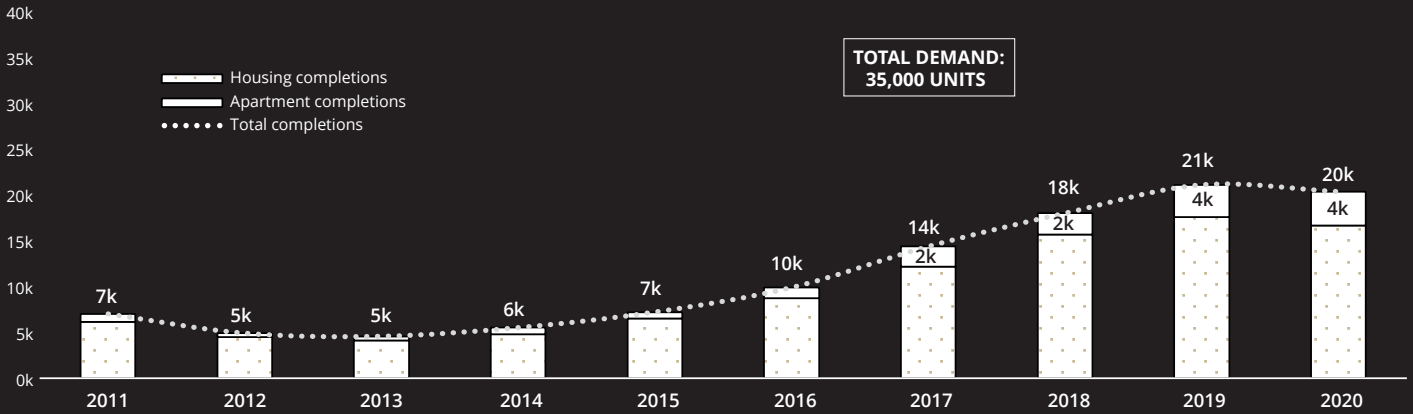
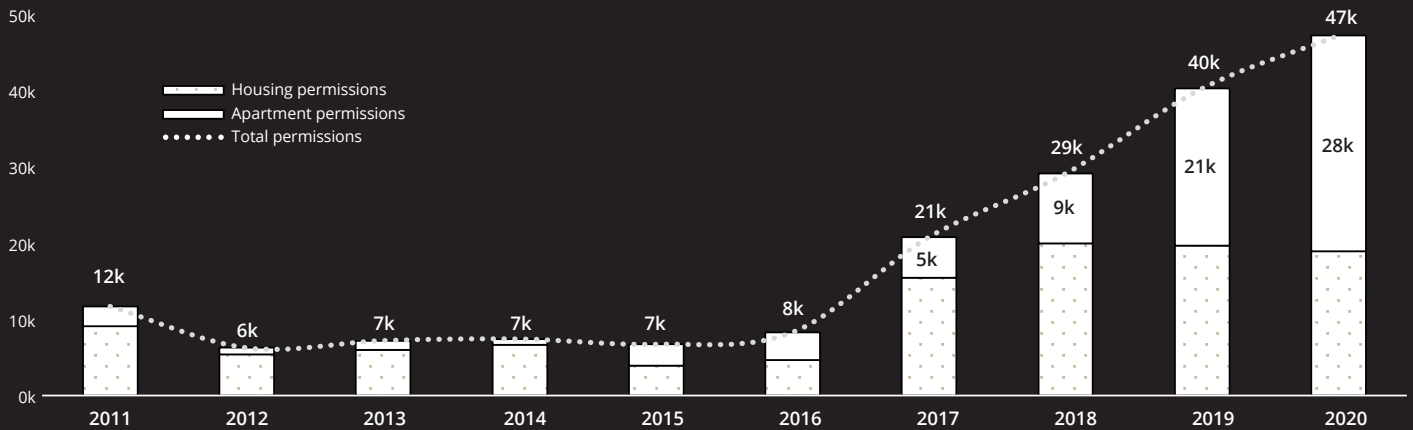


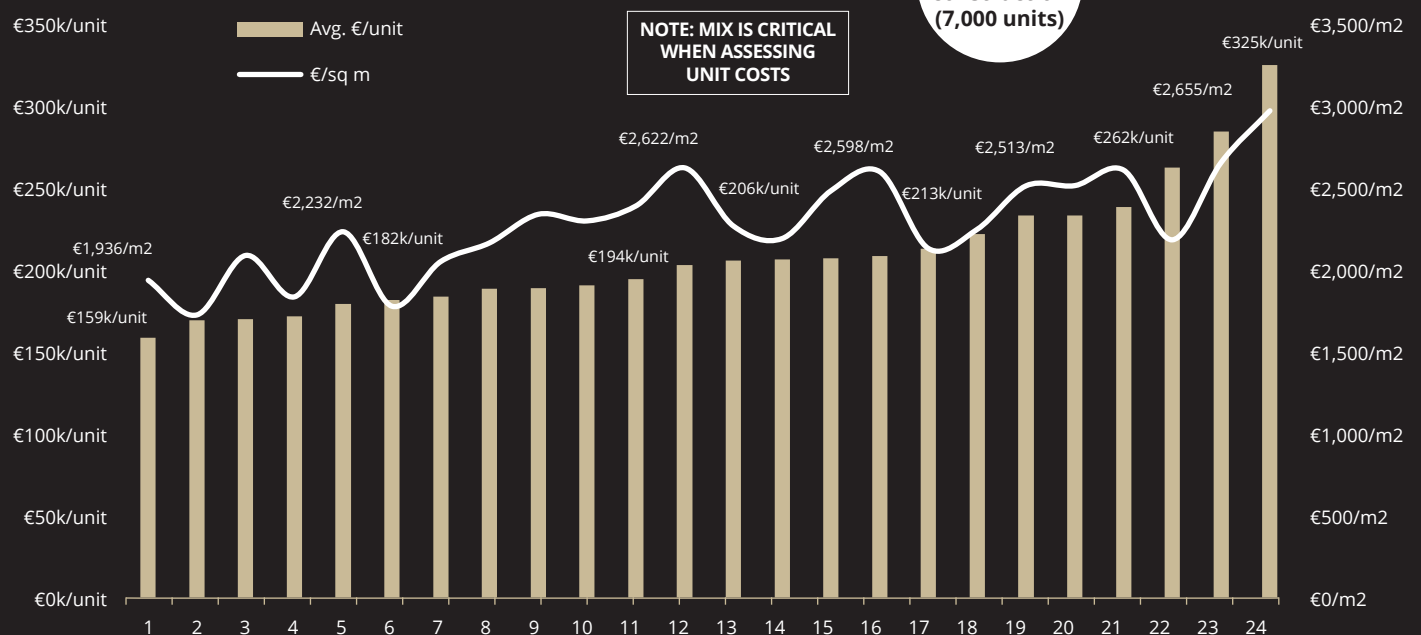
NEW HOUSING UNITS



PLANNING PERMISSIONS



CONSTRUCTION COST (APT COSTS ONLY)



Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes.

Mitchell | McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude VAT | Tender Inflation from January 2021 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Site Works | Sprinklers | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Brexit | Covid-19 | Basement | External Works

MIX AND SIZE

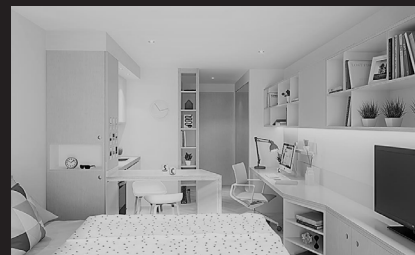
BUILD TO SELL



BUILD TO RENT (BTR)



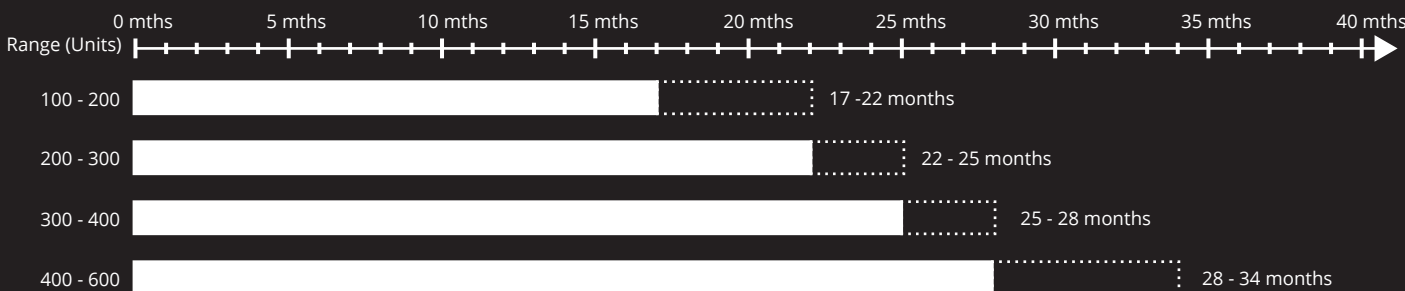
SHARED ACCOMMODATION



<p>Minimum Apartment Sizes</p> <p><i>*Majority of units need to be 10% larger than minimum (Only applies to Build to Sell)</i></p>	<table border="1"> <tr><td>3B</td><td>90m^{2*}</td></tr> <tr><td>2B(4P)</td><td>73m^{2*}</td></tr> <tr><td>2B(3P)</td><td>63m^{2*}</td></tr> <tr><td>1B</td><td>45m^{2*}</td></tr> <tr><td>Studio</td><td>37m^{2*}</td></tr> </table>	3B	90m ^{2*}	2B(4P)	73m ^{2*}	2B(3P)	63m ^{2*}	1B	45m ^{2*}	Studio	37m ^{2*}	<table border="1"> <tr><td>3B</td><td>90m^{2*}</td></tr> <tr><td>2B(4P)</td><td>73m^{2*}</td></tr> <tr><td>2B(3P)</td><td>63m^{2*}</td></tr> <tr><td>1B</td><td>45m^{2*}</td></tr> <tr><td>Studio</td><td>37m^{2*}</td></tr> </table>	3B	90m ^{2*}	2B(4P)	73m ^{2*}	2B(3P)	63m ^{2*}	1B	45m ^{2*}	Studio	37m ^{2*}	<table border="1"> <tr> <td>12m² (1P)</td> <td>12m²</td> <td>12m²</td> <td rowspan="2">Beds 1-3 8m²/person</td> </tr> <tr> <td colspan="3">[Blank]</td> </tr> <tr> <td>18m² (2P)</td> <td>12m²</td> <td>12m²</td> <td>Beds 4-6 4m²/person</td> </tr> </table>	12m ² (1P)	12m ²	12m ²	Beds 1-3 8m ² /person	[Blank]			18m ² (2P)	12m ²	12m ²	Beds 4-6 4m ² /person
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[Blank]																																		
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<p>Mix</p>	<p>← ≤25% Studio ← ≤50% Studio/1B ← <10% 2B(3p) ← Flexible 2B/3B</p>	<p>No Restriction</p>	<p>2-6 ≤ 8 </p>																															



APARTMENTS



THINGS TO WATCH

- Design Efficiency
- Viability of Build to Sell (BTS) schemes
- Build to Sell (BTS) Vs. Build to Rent (BTR) guidelines
- Amenity Space Requirements
- Rent Pressure Zones
- Parking requirements
- Part V
- S.49 Levies
- Inflation
- Supply chain constraints
- Brexit
- Apartment mix
- Acoustic and thermal envelope
- BREEAM rating for apartments
- The Global ESG Benchmark for Real Assets (GRESB)
- Traditional vs panel system facades
- Dual aspect requirements



RECENT DEVELOPMENTS

- Modular Construction
- Scarcity of Tier 1 contractors for large schemes
- Judicial reviews on planning permissions
- Unit Mix - move away from 3 beds
- Minister for Housing ban on Co-living
- SCSI The Real Costs of New Apartment Delivery (Jan 21)



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