



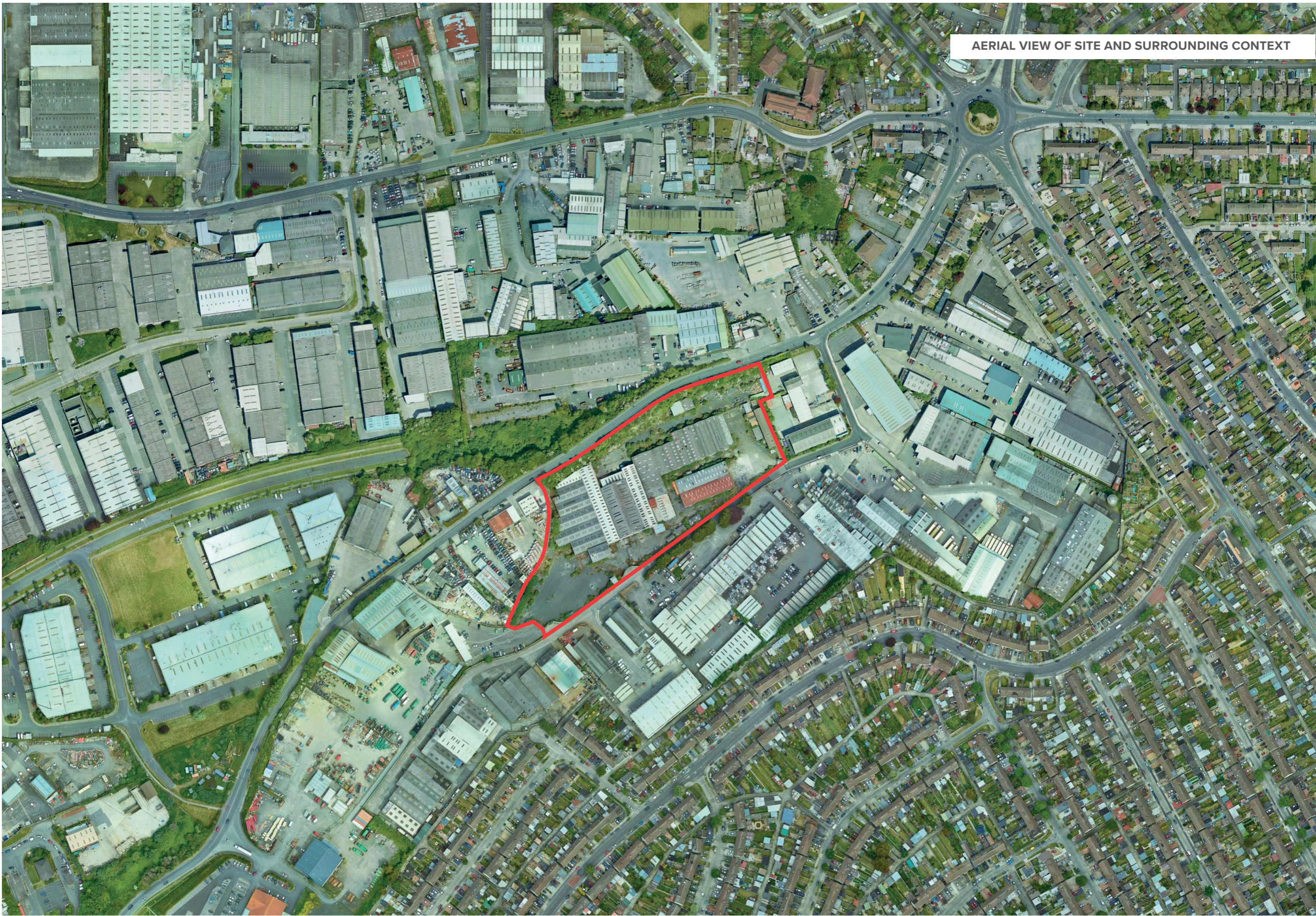
# Green Vale

## Greenhills

Housing Quality Assessment

14 March 2022

AERIAL VIEW OF SITE AND SURROUNDING CONTEXT



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# Development Team



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**Lohan & Donnelly Consulting Engineers**

# Introduction

## Introduction

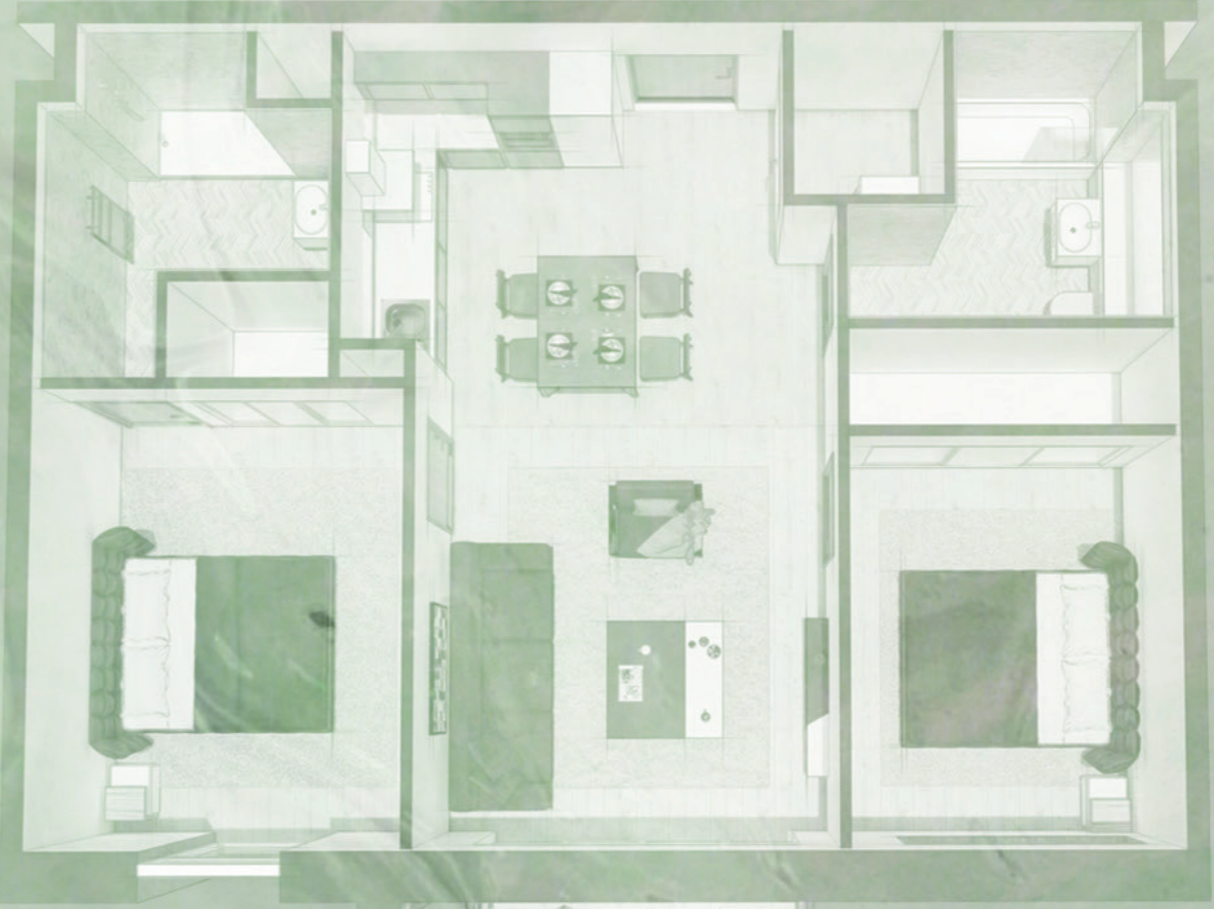
This document has been prepared by CW O'Brien Architects on behalf of Steeplefield Limited as part of a submission to An Bord Pleanála (ABP) in respect of a Strategic Housing Development located at the former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12.

This document assesses the residential element of proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

The proposal is for a high quality Build to Rent residential development located to the south west of the Walkinstown roundabout. It is envisioned that the high calibre Architectural scheme will significantly help improve the wider area through establishing a distinct new community development, to meet the increasing demand for quality homes and significantly enhanced public space. All of which will expedite the future development of local amenities helping to enhance the existing hub at Walkinstown roundabout. It is intended that this Housing Quality Assessment is read in conjunction with the documents and drawings supplied as part of this planning application.

The document includes a detailed breakdown of all the residential units within the development. Please see Appendix A for the full detailed Housing Quality Assessment Schedule.





# **1.0** Housing Quality Assessment



# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Executive Summary

This Housing Quality Assessment forms part of a planning submission for a proposed mixed use commercial and residential Build To Rent (BTR) development at the former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12.

The purpose of this document is to assess the residential element of the proposed development against the provisions of the Sustainable Urban Housing Standards for New Apartments and is intended to be read as a supplementary document to the Architectural Design Statement.

The design proposal forms the basis of a significant urban renewal scheme, which, in addition to providing professionally managed rental accommodation which meets the highest international standards, also achieves many other significant objectives:

- Important regeneration of Greenhills by providing residential units for the city centre and surrounding commercial area
- Build-To-Rent professionally designed apartments & associated amenities, which meet high standards of design and international standards.
- The provision of a significantly enhanced urban edge onto the southern roadway and onto the existing Greenhills road to the northern edge of the site where possible.
- New quality landscaped public open spaces and street which enhances the public realm and connectivity plus additional landscaped pedestrian and cycle routes through the site.
- Provides residential units which utilise existing public transport infrastructure which will help aid the city housing demand

- The provision children’s play areas integrated within the landscaped spaces and along the pedestrian routes - within the public realm and residents communal spaces.
- Provision of Commercial/Work Space Uses Creating Spaces for Employment and Services.
- A Crèche is also provided within the development with associated secure south facing external play space.

### Key Features

The development is designed to be compliant with the following:

1. Sustainable Urban Housing: Design Standards for New Apartments (2020)
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
4. South Dublin County Development Plan 2016-2022

Key deliverables on these Policies which the proposed scheme will deliver include the following:

1. Provision of high quality accommodation providing 633 residential apartments. This will aid in the city’s demand for housing within the city and wider area.
2. Provision of possible uses such as; cafe, restaurant, commercial units, will create active street frontages at ground level.
3. The external public realm and primary public open space will aid in connecting the surrounding public spaces/pedestrian routes/cycle routes in the area allowing easy access to existing bus and Luas public transport facilities and also, the formation of managed public landscaped spaces between them.

4. Provision of residential south facing communal courtyard gardens exploiting the sites orientation.
5. Provision of a 1.8m wide footpath and dedicated cycle route along the Southern side of the development creating enhanced public linkage connections.
6. Drop-off and parking provision on grade adjacent to the commercial units to the Southern edge and also within the site.
7. Provision of high quality public and communal landscaped spaces to provide external amenities and enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation:

- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)

- Design Manual for Urban Roads and Streets or ‘DMURS’ (2013)
- Childcare Facilities – Guidelines for Planning Authorities (2001);
- Smarter Travel - A New Transport Policy for Ireland (2009- 2020);

Considering the wider future redevelopment of the Greenhills lands and adjoining sites, this development proposes to accommodate a ‘best in class’ residential development designed to the Build To Rent (BTR) apartment guidelines and operate under a BTR model. This development will provide much needed residential apartment rental accommodation and employment generation through small-scale commercial and enterprise spaces which will complement the other uses within the area.







# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### The Project Summary

The proposed development will provide 633 residential units in total, designed to meet the residential standards for a Build To Rent (BTR) model in buildings that range in height from 5 to 12 storeys.

The proposed scheme will comprise of:

- 292 no. 1 bed apartments
- 25 no. 2 bed (3 person) apartments
- 255 no. 2 bed (4 person) apartments
- 61 no. 3 bed apartments

The proposed scheme will consist of residents support facilities (concierge, management facilities, laundry and waste management facilities) and resident services and amenities (lounges areas, work/study areas, media room, multi-functional use/games/dining area, meeting rooms, gym, rooftop terrace. The total internal communal amenity space is 1293sqm. The total external communal amenity space provided is 5196sqm.

The proposed development will also comprise of commercial spaces at ground level L00(primary site level) and L02(level with and opening onto the existing Greenhills road) totalling 1330sqm.

A crèche space comprising of 360sqm internal area.

Primary Public Open Space: 3380m<sup>2</sup> (12%)

Two undercroft parking levels and ongrade parking to provide a total of 1363 no. cycle spaces and 439 no. car parking spaces,

The total site area is 27,900m<sup>2</sup>

The total gross floor area proposed is 72,924m<sup>2</sup> (including undercroft spaces)

The total site coverage percentage is 52%

Provision of public space, shared external residential amenity, site landscaping, site services and all associated site development works are also included in the development.



# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Development Description

- (i) The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3 m – 9.9 m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.;
- (ii) the construction of a mixed-use Build-to-Rent residential and commercial development comprising 633 no. build-to-rent apartment units (292 no. one-beds, 280 no. two-beds and 61 no. three-beds), 1 no. childcare facility and 10 no. commercial units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows:
  - (a) Block A comprises 209 no. apartments (102 no. 1 bed-units, 106 no. 2 bed-units and 1 no. 3-bed units) measuring 5 - 10 storeys in height.
  - (b) Block B comprises 121 no. apartments (53 no. 1 bed-units, 45 no. 2 bed-units and 23 no. 3 bed-units) measuring 8 - 10 storeys in height.
  - (c) Block C comprises 130 no. apartments (38 no. 1-bed units, 71 no. 2-bed units and 21 no. 3-bed units) measuring 8 - 12 storeys in height.
  - (d) Block D comprises 173 no. apartments (99 no. 1 bed-units, 58 no. 2 bed-units and 16 no. 3 bed-units) measuring 6 - 10 storeys in height. All apartments will be provided with private balconies/terraces;
- (iii) provision of indoor communal residential amenity/management facilities including a co-working space, communal meeting room/ work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room/ work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room/ work space, reception area, management office with ancillary staff room and toilets, toilets, parcel room at ground floor of Block C;
- (iv) the construction of 1 no. childcare facility with dedicated outdoor play area located at ground floor of Block A;
- (v) the construction of 8 no. commercial units at ground floor level of Blocks A, B and D, and 2 no. commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has 3 no. units at ground floor comprising 79.46 sq.m., 90.23 sq.m., and 121.39 sq.m., Block B has 1 no. unit at ground floor comprising 127.03 sq.m., Block C has two units at second floor comprising 120.85 sq.m. and 125.45 sq.m., and Block D has 4 no. units at ground floor comprising 84.45 sq.m., 149.77 sq.m., 155.48 sq.m. and 275.59 sq.m.;
- (vi) the construction of 3 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;
- (vii) provision of 424 no. car parking spaces comprising 398 no. standard spaces, 21 no. mobility spaces and 5 no. car club spaces located at ground floor level car park located within Block A and accessed via the proposed entrance at Greenhills Road, a two-storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 no. commercial/ unloading/ drop-off on-street parking spaces at ground floor level (providing for an overall total of 439 car parking spaces). Provision of 4 no. dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;
- (viii) provision of 1363 no. bicycle parking spaces comprising 1035 no. residents' bicycle spaces, 5 no. accessible bicycle spaces and 7 no. cargo bicycle spaces in 9 no. bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 no. visitors' bicycle spaces located externally at ground floor level throughout the development;
- (ix) provision of outdoor communal amenity space (5,020 sq.m.) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 sq.m.); and inclusion of centrally located public open space (3,380 sq.m.) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space/public realm;
- (x) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development.

This application is accompanied by an Environmental Impact Assessment Report (EIAR).

# 1.0 Housing Quality Assessment

## 1.2 Policy Overview

### Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development. Qualitative aspects such as the overall design approach and communal facilities/ other uses and details of compliance with SPPR 7 and SPPR8 are covered in detail within the accompanying Architectural Design Statement.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

- Communal Facilities

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they apply over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2020) are relevant to departures from standards in the development plan. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead. Also, the guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended).

The schedule within this document should be read in conjunction with the apartment types drawings which are contained with the architectural drawing pack.

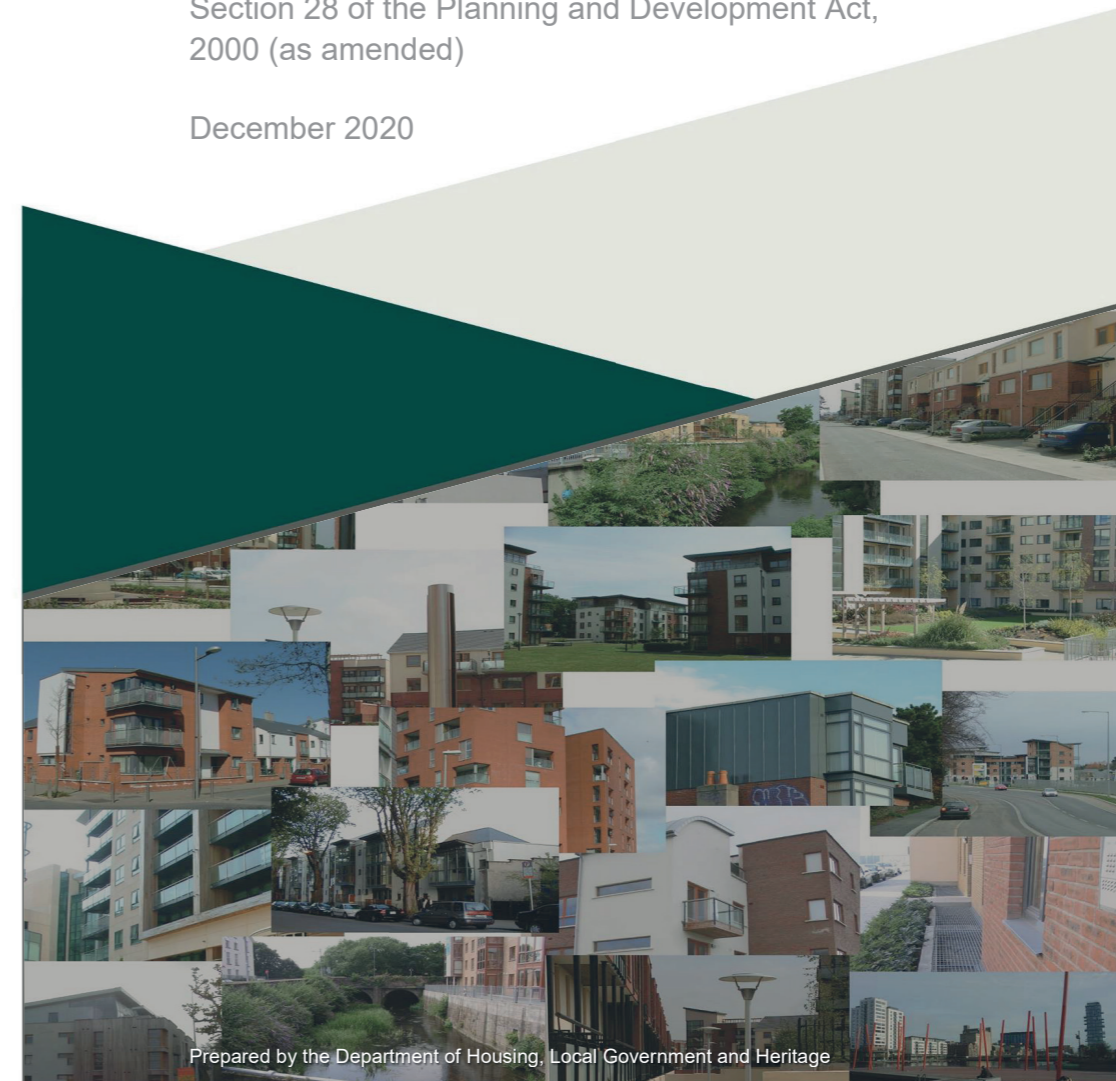


An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

### Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under  
Section 28 of the Planning and Development Act,  
2000 (as amended)

December 2020



Prepared by the Department of Housing, Local Government and Heritage



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

The following sets out the basis of compliance with: ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ (2020)

### Apartment Mix

Under the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ Specific Planning Policy Requirement no. 8 sets out specific requirements for proposals that qualify as Build-To-Rent (BTR) development, as follows:

#### SPPR 8

For proposals that qualify as specific BTR development in accordance with SPPR 7:

#### SPPR 7

- (i) No restrictions on dwelling mix and all other requirements of the guidelines shall apply unless specified otherwise.
- (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority.

APARTMENT MIX		
Area Type	Count	Partial
1 Bed	292	46%
2 Beds (3P)	25	4%
2 Beds (4P)	255	40%
3 beds	61	10%
<b>Total</b>	<b>633</b>	<b>100%</b>

Overall Residential Unit Mix

- (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services.
- (iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes.
- (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

A mix of unit types has been provided within the development including one bedroom, two bedroom (3person), two bedroom (4person) and three bedroom apartments, It is submitted that in providing a varied mix of unit types, the specifics of which may differ marginally from the Apartment Guidelines, that the principles inherent in the policies are fully maintained. Refer to the table below of the apartment types. Refer to the Housing Quality Assessment – Schedules for full details on the mix provided.

### Part V Residential

Preliminary discussions have taken place with South Dublin County Council and proposed Part V residential allocation within the development scheme is outlined below:

- 33no 1Bed Units
- 4no 2Bed (3 Person) Units
- 19no 2Bed (4 Person) Units
- 8 no 3Bed Units

Total No Part V Units Provided: 64no.

### Apartment Design and Floor Areas

All apartments have been designed to comply in full with the parameters set out in Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020), notwithstanding the provisions made in SPPR 7 and SPPR 8. Please note as outlined in the guidelines ‘Variation of up to 5% can be applied to room areas and widths subject to overall compliance with the required minimum overall apartment floor areas’, this variation has been applied to the subject areas as shown in the HQA schedules.

Given regard to the above, compliance is achieved throughout with the below minimum requirements.:

- Minimum overall apartment floor areas
- Minimum aggregate floor areas for living/ kitchen/ dining rooms
- Minimum widths for the main living room
- Minimum bedroom floor areas

- Minimum bedroom widths
- Minimum aggregate bedroom floor areas
- Minimum storage space requirements
- Minimum areas for private amenity spaces (private terraces)
- Minimum areas for communal amenity spaces.

Refer to Housing Quality Assessment Schedules for a full breakdown of apartment rooms/ areas.

Please refer to following architectural unit type drawings for full details on relevant areas and dimensions as above:

- PE18001-CWO-ZZ-ZZ-DR-A-002190
- PE18001-CWO-ZZ-ZZ-DR-A-002191
- PE18001-CWO-ZZ-ZZ-DR-A-002192
- PE18001-CWO-ZZ-ZZ-DR-A-002193
- PE18001-CWO-ZZ-ZZ-DR-A-002194
- PE18001-CWO-ZZ-ZZ-DR-A-002195
- PE18001-CWO-ZZ-ZZ-DR-A-002196
- PE18001-CWO-ZZ-ZZ-DR-A-002197



CGI 3 View from South East (Greenhills Industrial Estate Road)

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Aspect/Dual Aspect Ratios

In accordance with the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020), guidelines, it is policy requirement that apartment schemes on greenfield/brownfield sites deliver at least 50% of the units as dual aspect. Accordingly, 'It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e., on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design...'

The proposed site is a central and accessible location which is required to provide 33% Dual Aspect Units. This equates to a requirement for 209 units of the 633 applied for. The submitted design has provided for 291 Dual Aspect units which is 139% of the required amount.

An overall percentage of 47% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

ASPECT				
	BLOCK A	BLOCK B	BLOCK C	BLOCK D
Single Aspect Unit Count	120	64	57	101
Dual Aspect Unit Count	89	57	73	72
Total Unit Count	209	121	130	173
Dual Aspect Percentage	43%	47%	56%	42%
<b>Overall Dual Aspect Percentage</b>	<b>47%</b>			

Overall Dual Aspect Unit Count

### Sunlight / Daylight

3D Design Bureau have been commissioned to complete a daylight and sunlight assessment.

Daylight: All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights. The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard.

Shadow Analysis: The shadow analysis illustrates there is no negative impact on any of the surrounding areas.

Sunlight to the Amenity Spaces: The results show the external communal amenity spaces and public open space are quality spaces which receive in excess of the 2 hours of sunlight to 50% of the area as recommended by the BRE.

Please refer to architectural design statement section 12.2 Daylight / Sunlight Study and the accompanying sunlight/ daylighting report prepared by 3DDB for further information.

### Orientation

The aspect of all units has been carefully considered throughout the design development in order to maximise views and day/sunlight into the communal courtyards and apartment units. The apartment design guidelines 2018 set out the definition of north facing apartments are those units which face predominantly north, north-west or north-east and fall within a 45 degree angle of 0deg (i.e due north).

Windows facing outside of 45deg from due North are therefore considered to be West/East facing. The buildings within the proposed scheme have been designed to provide predominantly east/west facing apartments and large communal courtyards/public realm spaces which benefit from solar penetration. The scheme is also designed to ensure minimised north-facing units.

Where, due to various site constraints and desire to create an urban edge along the Grenhills road, there is a small percentage of single aspect units which are

oriented towards the North-West, they will benefit from the following compensatory measures:

- The units located within Block A and Block C achieve favourable views overlooking the Greenhills Road/landscaped public realm and in addition future Green spaces associated with the Calmount Road extension completion.
- Block C units benefit from angled facade treatment to offer enhanced direction of views.

All other units are dual aspect or orientated south/east/west. In general, units are orientated towards quality landscaped communal open spaces/ public



Building Orientation  
— East Facing Façades

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Floor to Ceiling Height

Sections 3.21, 3.22 and 3.23 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines (2020) give guidance on floor to ceiling heights and state that:

- A minimum floor to ceiling height of 2.4m is to be achieved generally
- Ground floor units are to achieve a minimum floor to ceiling height of 2.7m.

All Ground floor Level 00 apartments and commercial units located in Block A, B, C, D have a minimum floor to ceiling height of 2.7m.

All apartments and commercial units located above Level 00 have a minimum floor to ceiling height of 2.4m

As such it is noted that the proposed scheme is in full compliance with the above policy.

Refer to Housing Quality Assessment Schedules for a full breakdown of apartment floor to ceiling heights.

### Internal Storage

Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design sets out storage requirements for apartments based on the no. of bedroom/ occupancy.

- All of apartments within the proposal meet or exceed the storage requirements.
- The storage provided is additional to kitchen presses and minimum aggregate living/dining/ kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5m<sup>2</sup>.
- Further to the above there are dedicated storage rooms for post and parcel delivery located on the ground floor of Block A, B and C.

Refer to Housing Quality Assessment Schedules for a full breakdown of storage provision by unit.

### Lift and Stair Cores

SPPR 6 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines state that a maximum of 12 units per floor per core may be provided within apartment schemes, subject to overall compliance with building regulations.

#### SPPR 6:

*'A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.'*


There are a total of 15 cores provided across the scheme serving apartments as follows:

- The cores within the scheme serve a minimum of 2 no units per floor and a maximum of 9 units per floor.

Therefore, it is submitted that the above is in full compliance with the above policy.



TYPICAL 1 BEDROOM UNIT

- 59 sqm Overall Area
  - 3sqm dedicated storage
-  Dedicated storage space highlighted in Blue.

### Private Amenity Space

It is a policy requirement that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels . A minimum depth of 1.5 metres is required for balconies, in one usable length to meet the minimum floor area requirements. Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out private amenity space requirements for individual apartments based on the no. of bedrooms/ occupancy as follows:

- Studio: 4m<sup>2</sup>
- 1 Bed Apartment: 5m<sup>2</sup>
- 2 Bed (3 Person) Apartment: 6m<sup>2</sup>
- 2 Bed (4 Person) Apartment: 7m<sup>2</sup>
- 3 Bed Apartment: 9m<sup>2</sup>

All of the apartments within the proposed scheme have been provided with a private terrace or balcony which meets or exceeds the above area requirement. Private Amenity Space in the form of balconies of at least 1.5m deep are provided to each upper floor unit. These are adjoining and accessed from the main living space.

Refer to Housing Quality Assessment Schedules for a full breakdown of private amenity space provision by apartment.

### Security Considerations

Section 3.40, 3.41 and 3.42 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines provides guidance for various security considerations which should be considered in the design of apartment buildings as follows:

- Natural surveillance of streets, open spaces, play spaces and surface bike/ car parking
- Clear definition of entry points, well-lit and overlooked
- Security of ground floor apartments/ access to internal and external communal spaces
- Privacy strip of planting.

### Site Layout

The site layout proposes to maximise the permeability and connectivity to and through the site prioritizing the quality of open space within the development. The design solution is to upgrade the adjoining footpaths and public realm improvements to the south of the site including cycle lane and appropriate landscape enhancements with space provided within the subject site for the future widening of road to the south.

The buildings have been set back along the southern boundary to allow for enhanced public realm along this frontage which includes; commercial/BTR amenity/ crèche use frontages to provide active street frontage and passive surveillance, pedestrian footpaths/ plaza rest spaces, dedicated cycle lane and also indented car parking spaces to serve the development. These public realm enhancements have been designed holistically within the overall landscape strategy to create safe, secure and enjoyable spaces for the public and residents.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

The proposal has the benefit of:

- Maximising natural surveillance of entry/ exit points and external social spaces and
- Ensuring apartments have excellent natural surveillance of the public realm
- The articulation and orientation of individual blocks maximise passive surveillance of the perimeter via the active “streets” or through overlooking from individual apartments
- Where apartments are located on the ground floor, they are provided with a privacy buffer zone of soft landscape planting e.g. hedging
- Tree and hedge planting helps create areas of seclusion and privacy for the residents
- Native hedging along the existing eastern and western boundaries and planting to any retaining structure is incorporated to provide natural corridors and attractive green screening.

### Access

The site layout proposes the construction of 3 no. vehicular/pedestrian entrances; a primary vehicle entrance from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and maintenance (access from existing private road to the south of the site).

The entrance to each block is located along the main access route or approached via the central or public open space, which both benefit from high levels of passive surveillance. The entrance to each block has been clearly articulated through facade expression with entrance lobby with integrated lighting.

The undercroft parking areas offer secure parking for cars, motor bikes and bicycles, as well as refuse storage and direct access to apartments via access controlled lift/ stair cores.

### Communal Facilities

Section 4.0 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out design considerations in relation to communal facilities and amenities as follows:

- Access and services
- Communal Facilities
- Refuse storage
- Communal Amenity Space
- Children’s Play
- Bike parking and storage
- Car parking

### Access and Services

The communal amenities and residents’ support facilities have been carefully located and distributed throughout the scheme to ensure they are readily accessible to all residents and actively permeate and punctuate the scheme, providing activity hubs in key locations. This is outlined in more detail in the section below. As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the areas.

### Communal Facilities

Section 4.5, 4.6 and 4.7 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines offer guidance in relation to communal facilities and amenities for apartment buildings. Specific BTR developments are subject to the requirements of SPPR 7 as follows:

“Specific Planning Policy Requirement 7 BTR development must be:

- (a) Described in the public notices associated with a planning application specifically as a ‘Build-To-Rent’ housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;
- (b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:
  - (i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.
  - (ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.”

A range of communal amenities and residents’ support facilities have been provided throughout the proposed development, in a carefully considered manner. The proposed scheme provides provision for the following internal communal amenity spaces.

- Gym & Yoga Studio
- Work/Meeting spaces
- Media Room
- Games Room
- Lounge areas
- Concierge and Reception
- Laundry Facilities
- Multi Functional Room with Kitchen facilities,

Please see the accompanying architectural design statement for full details.

### Refuse Storage

The provision of refuse storage areas are located in the ground floor of each block and accessible to each apartment by the respective stair/lift core. Separate bin storage areas for the commercial elements are proposed within each Block to avoid cross contamination. A bin staging area has been located next to the entrance of the block C undercroft car park, which is easily accessible by waste trucks to pull up and collect the bins.

The following considerations have been taken into account and will be provided in the provision of refuse storage facilities within the proposed development:

- Sufficient communal storage area to satisfy the three-bin system for collection of mixed dry recyclables, organic waste and residual waste
- The bin stores are designed to be well ventilated to minimise odours and potential nuisance from vermin/ flies etc.
- Suitable wastewater drainage points will be installed in the receptacle bin storage areas for cleaning and disinfecting purposes.

The refuse storage areas have been designed and coordinated with AWN Consulting. Please refer to the Operational Waste Management plan prepared by AWN Consultants for further details regarding the waste storage and collection strategy.

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Communal Amenity Space

Internal communal amenity spaces are located on the ground floor within Blocks A,B and C of the proposed development and will encourage interaction and a sense of community among the residents.

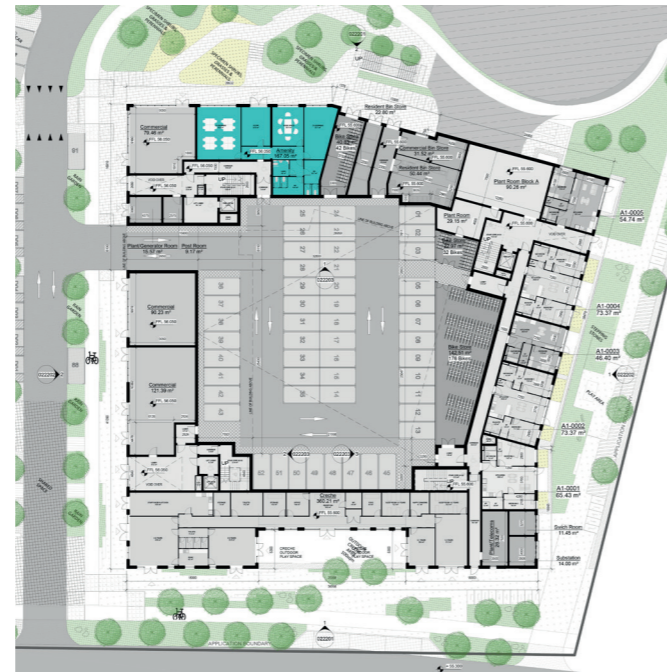
Block B being at the centre of the scheme is envisaged to become the heart of the BTR scheme and will provide much of the internal communal amenity spaces complimented by the adjacent outdoor plaza/open spaces which will instil a sense of community among the residents.

In accordance with Sections 4.10-4.12 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines the proposed scheme gives importance to providing well designed communal open amenity spaces. These spaces should be secure areas and allow for all types of mobility within the residential users such as children and the elderly. It is important that these spaces are provided with adequate daylight levels in order to function as usable spaces.

The proposed development contains a number of large open landscaped communal garden / courtyard spaces at podium level (Blocks A,B,C & D). The open communal space within the site are intended to provide high quality open space with varying character, connections and scale. The variety of landscape conditions will provide the residents with generous quality landscaped surroundings and invaluable moments of external delight. These large spaces are proposed to provide the residents with a number of active outdoor amenities such as, but not limited to the following:

- Child playground facilities;
- Open grass space;
- Landscaped Seating Areas
- Communal gardening space

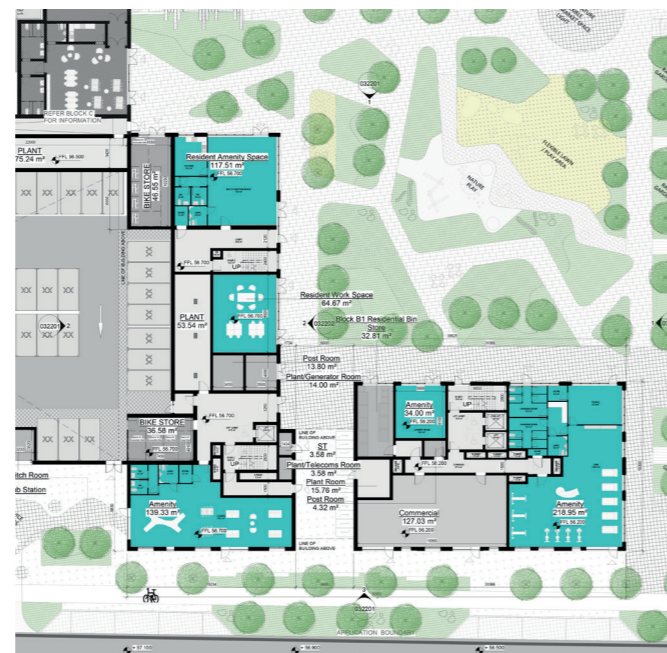
Please refer to the Architectural Design Statement and Landscape Design And Access Statement for further details.



Block A- Ground Floor Plan (L00)



Block C - Ground Floor Plan (L00)



Block B - Ground Floor Plan (L00)



Block A - Ground Floor Plan (L00)

- Dedicated areas highlighted in Turquoise- Communal Amenity Spaces
- Dedicated areas highlighted in Pink- Crèche

### Children's Play

Section 4.13 and 4.14 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out general requirements for children's play spaces within apartment schemes, noting design considerations such as safe access, security, passive surveillance, noise and residential amenity for other residents living within the scheme.

Taking the above factors into consideration, 5no. individual play spaces have designed and considered as part of the overall integrated landscape strategy. These have been distributed throughout the site and each of the courtyards has been provided with a play space.

Individual play spaces to cater for a variety of ages have generally been located in proximity to various blocks to allow for convenience for parents of younger children and a high degree of passive surveillance for parents of younger and older children. Provision has been made for seating areas in proximity to all play spaces, to encourage social interaction / supervision by parents. Please refer to the Landscape Design And Access Statement for further details.

It is also noted that the proposed development contains a dedicated childcare facility with an internal floor area of c.360m2 and an additional 100m2 of external play space. The proposed crèche is suitably sized in order to meet the demand of the development. The crèche is located within the southern elevation of Block A on the ground floor of the proposed development. A dedicated and secure play area has been allocated to the crèche for the children's use directly adjacent to the indoor facilities. The landscaped space will be protected, through various features including railings and screen planting, from the streetscape to the south. The crèche has been located to provide easy access for users on foot/bicycle and by car with car/drop off spaces being provided. Security/overlooking and orientation have also informed the design and location.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Car Parking

The development has a low-car-traffic street design and has been designed to promote activity with pedestrian and bicycle friendly elements.

A total of 439 no. car parking spaces are provided which includes:

- 21 no. disabled carparking spaces
- 5 no. Car-Share parking spaces
- 15 no. Indented Car parking spaces

In addition to the above there are 4 no. dedicated resident motorbike spaces provided in the undercroft car parking area

The majority of the car parking is located within podium undercroft areas which enhances the landscape and car-free zone on grade.

44 no. Electric Vehicle 'EV' charging points (10%) will be included within the scheme provided in various locations throughout the scheme. An additional 10% potential EV charging spaces are also identified for potential provision. Please refer to 'Proposed Roads Layout' Drawing no: 20189-LDE-07-00-DR-SC-1C03 prepared by Lohan Donnelly consulting engineers for further information.

### Bicycle Parking

A total of 1035 bicycle parking spaces are provided within the development for the residents. These bicycle parking spaces are covered and secure as required by the Sustainable Urban Housing - Design Standards for New Apartments (Dec 2020).

In addition to the above there are:

- 5 no. resident accessible cycle spaces provided.
- 7 no. resident cargo cycle spaces provided.

A total of 316 bicycle parking spaces are integrated within the landscape strategy for use by visitors to the development.



Car and Cycle Parking on Ground floor



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

The following assessment outlines the requirements of the development plan 'quality of residential development standards'. It is noted however:

- Both current and draft development plan is considered for clarity,
- The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2020) are relevant to departures from standards in the development plan. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead. Also, the guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended)".
- The broader assessment of compliance with the development plans and s28 guidelines is contained within the statement of consistency which accompanies this application,
- While full compliance with the s28 guidelines is achieved there is some departure from the development plan, and
- The application includes relevant justification for breach of the standards in the development plan in the material contravention statement included separately.

### South Dublin County Council Development Plan 2016-22

The South Dublin County Council (SDCC) development plan section 2.3.0 'Quality Of Residential Development' provides housing quality requirements for the proposed development.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) advise that residents are entitled to expect that new homes offer a high level of amenity, privacy, security and energy efficiency.

Standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Section 11.3.1 of the SDCC Development Plan. The SDCC standards are framed by the policies and objectives set out below.

**HOUSING (H) Policy 11 Residential Design and Layout**  
It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

**HOUSING (H) Policy 12 Public Open Space**  
It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

**HOUSING (H) Policy 13 Private and Semi-Private Open Space**  
It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

**HOUSING (H) Policy 14 Internal Residential Accommodation**  
It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

**HOUSING (H) Policy Policy 15 Privacy and Security**  
It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Qualitative aspects such as the overall design approach are covered in the accompanying Design Statement.

As noted above, the standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Section 11.3.1 of the SDCC

Development Plan. A breakdown of these requirements and a response in terms of the proposed scheme design is provided on the following pages.



Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

A VISION FOR  
SOUTH DUBLIN'S  
FUTURE

South Dublin County Council  
Development Plan  
2016 – 2022

Written Statement

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### (i) Mix of Dwelling Types

'The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types.... With the exception of student accommodation, proposals that include a high proportion of one bedroom dwellings (more than 10%) shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed use development proposals with a residential element (see Section 11.2.2 Design Statements) will be required to address the mix of dwelling types.'

The proposed unit mix is outlined below. Please refer to relevant justification in the material contravention statement prepared by Hughes Planning Consultants included separately.

### (ii) Residential Density

'In general the number of dwellings to be provided on a site should be determined with reference to the Departmental Guidelines document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). As a general principle and to promote sustainable forms of development, higher residential densities will be promoted within walking distance of town and district centres and high

capacity public transport facilities. In accordance with Departmental Guidance, the residential density (net) of new development should generally be greater than 35 dwellings per hectare, save in exceptional circumstances. Local Area Plans, SDZ Planning Schemes and Framework Plans will set out density bands in growth areas.'

The subject site is in a central and accessible location within walking distance of a town/district centre. The proposed density is greater than 35 dwellings per hectare.

### (iii) Public Open Space/Children's Play

'The Planning Authority will require public open space to be provided as an integral part of the design of new residential and mixed use developments.... In areas that are designated Zoning Objective RES-N all new residential development shall be required to incorporate a minimum of 14% of the total site area as public open space; In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space.'

The proposed scheme provides 12% public open space which is over and above the 10% required.

'Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. Children's play areas include traditional playgrounds with formal play equipment and natural play spaces with natural features that promote informal children's play.'

The proposed scheme provides a number of play facilities for a variety of age groups. These are located in both the public and communal open spaces.

### (iv) Dwelling Standards

'The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.'

'All apartments must accord with or exceed the open space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015) and the minimum floor areas set out in Table 11.21. An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit.'

Private open space for apartments shall be provided in the form of patios, balconies or roof gardens, with patios and balconies forming an integral part of the scheme design. High quality communal open space should also be provided in schemes that include apartments. Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.'

'In houses and apartments (apartment/duplex units) the floor area of single bedrooms must be a minimum of 7.1 sq. metres; the floor area of a double bedroom must be a minimum of 11.4 sq. metres; and the floor area of the main bedroom should be at least 13 sq. metres.'

It is noted that these requirements for One, Two and Three Bedroom apartments are the same as those requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments (2020) except for the area required for the main bedroom to be 13sqm in the development plan.

The proposed scheme is designed to comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) requirements which apply over the standards in the development plan for the assessment of planning applications. The guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended)''.

APARTMENT MIX		
Area Type	Count	Partial
1 Bed	292	46%
2 Beds (3P)	25	4%
2 Beds (4P)	255	40%
3 beds	61	10%
<b>Total</b>	<b>633</b>	<b>100%</b>

Overall Residential Unit Mix

Table 11.21: Minimum Space Standards for Apartments

TYPE OF UNIT	APARTMENTS	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	STORAGE
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7sq.m	6 sq.m
Three Bedrooms	90 sq.m	9 sq.m	9 sq.m	9 sq.m

SDCC Development Plan Extract: Table 11.21 Minimum Space Standards for Apartments

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### (v) Privacy

*'Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy.'*

*'Dwellings with direct street frontage should generally include a privacy strip of at least 1 metre or a front garden.'*

The proposed scheme achieves a minimum separation distance of 22m between directly opposing above ground floor windows throughout with the exception of one location to the south of block A and the void between the end elevations of Block C/D as shown on the GA plans. In Block A the separation distance is reduced to 20.4m between the upper floor windows for a small number of end apartments, these apartments are south facing dual aspect kitchen/living rooms with a high proportion of windows/daylight. This slight adjustment in the facade articulates and visually indicates the end of the south facing courtyard which is reinforced by the change in facade material, increasing design quality. The separation between the end elevations of Blocks C/D is 17.18m with the bedroom windows on this elevation being opaque which provides quality light into the room while also maintaining privacy. Please refer to CW O'Brien architects Block GA Plans and GA site plan drawings for further detail.

Any ground floor level units or first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This private open space garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to the accompanying Parkhood landscape consultants Landscape Design and Access Statement for further detail.

### (vi) Dual Aspect

*'Dual aspect ratios in apartment schemes shall be provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015).'*

As previously outlined in this report, In accordance with the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020), guidelines, it is policy requirement that apartment schemes on greenfield/brownfield sites deliver at least 50% of the units as dual aspect. Accordingly, 'It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e., on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design...' The proposed site as a central and accessible location which is required to provide 33% Dual Aspect Units. This equates to a requirement for 209 units of the 633 applied for. The submitted design has provided for 291 Dual Aspect units which is 139% of the required amount.

An overall percentage of 47% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

### (vii) Access Cores and Communal Areas

*'Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level. Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum. Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.'*

The majority of ground level uses are Commercial and BTR Amenity spaces with direct access from street level. This encourages active frontages which engage with the public realm as outlined in the accompanying architectural design statement. Shared entrance lobbies are utilised in this Build To Rent scheme which provides direct access into the primary vertical circulation cores of each respective portion of the apartment block for example Block A1 or Block A2. The sub-division of the blocks ensures the number of units served by one entrance is kept to a minimum while also providing a design solution which satisfies efficient vertical movement through lift and stairs and also achieves building regulation and fire escape requirements. Shared entrances encourage engagement between the build to rent residents and encourages the formation of a community. Projecting external staircases have been avoided and the staircases are internal and incorporated into the architectural design of the building facades.

### (viii) Clothes Drying Facilities

*'Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.'*

The scheme will be provided with a communal laundry room facility located at the ground floor of Block B. This will be a shared amenity for use by all the residents. In addition to this the services provision will be provided for the installation of washer dryers for clothes within each apartment unit in the ventilated kitchen area.



CGI of the proposed development looking south

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Draft South Dublin County Council Development Plan 2022-28

We expect that the new county development plan may be adopted and in force at the time the Board is making a decision on this application. After this application is made, we will not have a further opportunity to address the Board on the adopted plan. For this reason, out of an abundance of caution, we propose to address the expected new plan by reference to the current draft. These remarks would only be relevant considerations for the Board, where the new plan is adopted and in force at the time the Board is making a decision on this application.

The Draft South Dublin County Council (SDCC) development plan 2022-28 chapter 13.4 'Residential Development' (read in conjunction with chapter 6 Housing and associated policies and objectives) outlines the draft housing quality requirements for proposed developments.

Although it is understood that this is a draft development plan which is not yet adopted, the following paragraphs outline the requirements of the draft plan and provides a response in terms of the proposed scheme.

### Mix of Dwelling Types - Unit Mix

*'Proposals for residential development shall provide a minimum of 30% 3-bedroom units unless it can be demonstrated that:*

- there are unique site constraints that would mitigate against such provision or*
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.'*

The proposed unit mix as on the previous pages provides 10% 3Bed units. Please refer to relevant justification in the material contravention statement prepared by Hughes Planning Consultants included separately.

### Apartments

*'All apartments shall comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1, and general contents of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines).*

*The contents of the Guidelines have been incorporated... and the minimum floor areas set out in Table 3.21 in line with SPPR 3 of the Apartment Guidelines. The requirements of other relevant development standards including, but not limited to: minimum floor areas and width for kitchens, floor to ceiling heights, bedrooms public open space, private and communal space, play space, safety and security, acoustic and privacy standards, must also be complied which are set out...(Table 3.21 of the draft development plan) and within the Apartment Guidelines.'*

The proposed scheme complies with the requirements of the SPPR standards set out in the Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines). Please see section 1.4 for full Housing Quality Assessment which demonstrates compliance of the proposed BTR scheme with the SPPR requirements.





# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Apartment Size Safeguards

*'In the interest of apartment sizes and promoting high quality schemes to ensure apartments are not built to a minimum standard, the following safeguards are a requirement of the Guidelines:*

*1. In private residential developments, 2-bedroom (3 persons) units cannot exceed 10% of all proposed apartment units,*

*2. The majority of apartments in any proposed scheme of 100 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. Any studio apartments must be included in the total but are not calculable as units that exceed the minimum by at least 10%.*

*3. The majority of apartments in any proposed scheme of 10-99 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. In such schemes, it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units, to allow for greater flexibility.'*

1. The proposed scheme proposes a total of 3.9% of 2-bedroom (3 person) units.

2. The s28 Sustainable Urban Housing: Design Standards for New Apartments (2020) guidelines apply instead of the standards in the development plan for the assessment of planning applications, and point 2 above therefore does not apply to the subject Build To Rent application.

3. The proposed scheme is above 10-99 units (it appears that the 'or more' in point 3 above is a typo in the draft plan). The s28 Sustainable Urban Housing: Design Standards for New Apartments (2020) guidelines apply instead of the standards in the development plan for the assessment of planning applications, and point 3 above therefore does not apply to the subject Build To Rent application.

### Private Space

*'The quantum of private open space for apartments shall accord with Table 3.21 (within the draft plan).*

- This space shall be provided in the form of patios/terraces, and balconies or roof gardens at upper levels and should be located to optimise solar orientation and designed to minimise overshadowing and overlooking.'*

The proposed private amenity space of the upper floor levels are provided in the form of balconies/ roof terraces and have been located to optimise solar orientation where possible and to minimise overshadowing and overlooking.

- 'Balconies shall not overhang onto the public path in the interest of safety and must be set back.'*

The proposed scheme is designed to provide separation between the proposed blocks from the existing public roads/footpaths. The scheme provides cantilever balconies which overhang the public realm within the site ownership boundary. Please refer to architectural drawings for further detail.

- 'Balconies should adjoin and have a functional relationship with the main living areas of the apartment.'*

All proposed balconies adjoin and have a functional relationship with the main living areas of the respective apartment.

- 'In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the standards under Table 3.21.'*

No glass-screened 'winter gardens' are proposed with the scheme. All balconies achieve the minimum 1.5m depth requirement, in one usable length.

- 'Where amenity space is proposed at ground level, it shall incorporate boundary treatments to ensure privacy.'*
- While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two.'*

Any ground floor level units or first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This private open space garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to the accompanying Parkhood landscape consultants Landscape Design And Access Statement report for further detail.

### Communal / Semi-Private Space

*'High quality communal open space should also be provided in schemes that include apartments.'*

- Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.*

Creating a high quality communal open space has been a primary consideration from concept stage. Orientation for sun/day light penetration, accessibility and maximising the potential of level changes throughout the site integrated within a holistic permeability and landscape strategy informed the final design. CW O'Brien architects worked closely with landscape consultants Parkhood to achieve public routes which provide permeability through the site for the public but also separation from the communal spaces for use by the residents. These separation elements are created through soft landscaping creating non-obtrusive screening/planting elements.

- Communal amenity space within apartment and/ or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block.*

Communal amenity space is provided as gardens within the courtyards of the apartment scheme.

- The communal open space should be visible from, and accessible to, the maximum number of units within the proposed scheme.*

The communal open space is visible from and accessible to the maximum number of units within the proposed scheme.

- Inaccessible, hidden or otherwise back land communal open space, and narrow linear strips of communal open space will not be acceptable.*

Please refer to the architectural design statement and the landscape design and access statement report which demonstrates the quality and areas provided for communal open space provision.

### Internal Storage

- 'Storage should be additional to kitchen presses and bedroom furniture.'*
- Hot press/boiler space will not count as general storage.*
- In providing the storage in accordance with Table 3.21 (of the draft plan), no individual storage room should exceed 3.5sq.m and storage shall be provided within the apartment unit.'*

The internal storage provided within the apartment units is in addition to the kitchen presses and bedroom furniture which is not 'built in storage'.

We have excluded an area within the storage of each apartment to be designated for plant space. This space is excluded from the dedicated storage provided within each unit as outlined in the Housing Quality Assessment schedules in section 1.4 of this document. Also please refer to CW O'Brien architects apartment type layout drawings for unit layout and storage areas provided.

No individual storage room exceeds 3.5sqm and the required storage is provided within the apartment unit.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Floor to Ceiling Height

*'In line with SPPR 5 of the Apartment Guidelines, ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.'*

The floor to ceiling height within the proposed scheme is 2.7m within ground floor level apartments and a minimum of 2.4m on upper floor levels.

### Lift and Stair Cores

*In line with SPPR 6 of the Apartment Guidelines, a maximum of 12 apartments per floor per core may be provided in apartment schemes.'*

The s28 Sustainable Urban Housing: Design Standards for New Apartments (2020) guidelines apply instead of the standards in the development plan for the assessment of planning applications, and SPPR 6 above is superseded by SPPR 8 for proposals that qualify as specific BTR developments in accordance with SPPR 7; therefore SPPR 6 does not apply to the subject Build To Rent application.

### Separation Distances and Block Layout

*'All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.'*

*Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy.*

- A minimum clearance distance of circa 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.*
- In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable.*
- In all instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development.'*

The proposed scheme achieves a minimum separation distance of 22m between directly opposing above ground floor windows throughout with the exception of one location to the south of block A and the void between the end elevations of Block C/D as shown on the GA plans. In Block A the separation distance is reduced to 20.4m between the upper floor windows for a small number of end apartments, these apartments are south facing dual aspect kitchen/living rooms with a high proportion of windows/daylight. This slight adjustment in

the facade articulates and visually indicates the end of the south facing courtyard which is reinforced by the change in facade material, increasing design quality.

The separation between the end elevations of Blocks C/D is 17.18m with the bedroom windows facing the void being opaque which provides quality light into the room but while also maintaining privacy. Please refer to the full daylight analysis report prepared by 3DDB which accompanies this application for daylight availability analysis. Please refer to CW O'Brien architects Block GA Plans and GA site plan drawings for further detail.

### Privacy and Security Considerations

- 'Apartment blocks and buildings should overlook the public realm.'*
- Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.'*
- Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.'*
- Dwellings with direct street frontage, or ground floor apartments should generally include a privacy strip of at least 1.5 metres in depth or a front garden.'*
- This should be influenced by the design, scale and orientation of the building and by the nature of the street or public area and if provided, should be subject to appropriate landscape design and boundary treatment.'*

The scheme has being designed from the outset to provide high quality public open space, communal open space, public realm and safe permeable routes through the site which are provided with passive surveillance form the adjoining buildings.

Entrances are indicated through the architectural language and incorporated into the architectural facade design. They will be well lit and overlooked by the adjoining dwellings/spaces.

Ground floor apartments are provided with a defensible private open space with separation from the adjoining public/communal open spaces through an overall landscape approach.

Any ground floor level units or first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to Parkhood landscape consultants Landscape Design And Access Statement report and drawings for further information.

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Dual Aspect

*'Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and/or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR 4 of the Apartment Guidelines....'*

The s28 Sustainable Urban Housing: Design Standards for New Apartments (2020) guidelines apply instead of the standards in the draft development plan and current development plan. The broader assessment of compliance with the development plans and s28 guidelines is contained within the statement of consistency which accompanies this application, Full compliance with the s28 guidelines is achieved.

An overall percentage of 47% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

### Sunlight / Daylight

*'Residential Developments shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guideline to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. and/or any updated guidance.*

- A daylight analysis will be required for all proposed developments of 30+ units or in any other case where the layout or design could unduly impact on residential amenity.
- The impact of any development on existing habitable rooms should also be considered.

*It is for the proposer of residential applications to demonstrate that the development can satisfy the standards set out above in relation to potential impacts on the quality and usability of spaces including public open spaces and communal spaces. This can potentially be achieved through appropriate heights and orientation of adjoining blocks to allow for adequate levels of sunlight to reach communal amenity space throughout the year.'*

3D Design Bureau has been commissioned to complete a daylight and sunlight assessment.

**Daylight:** All buildings receive adequate daylight and sunlight. All habitable rooms are naturally ventilated and lit and living rooms. The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard.

**Shadow Analysis:** The shadow analysis illustrates there is no negative impact on any of the surrounding areas.

**Sunlight to the Amenity Spaces:** The results show the external communal amenity spaces and public open space are quality spaces which receive in excess of the 2 hours of sunlight to 50% of the area as recommended by the BRE.

Please refer to architectural design statement section 12.2 Daylight / Sunlight Study and the accompanying sunlight/ daylighting report prepared by 3DDB for further information.

### Access Cores and Communal Areas

- 'Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level.
- Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum.



Artists Impression of the proposed development looking south towards the L02 Commercial Frontage Onto Greenhills Road.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

- *Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.'*

The majority of ground level uses are Commercial and BTR Amenity spaces with direct access from street level. This encourages active frontages which engage with the public realm as outlined in the accompanying architectural design statement. Shared entrance lobbies are utilised in this Build To Rent scheme which provides direct access into the primary vertical circulation cores of each respective portion of the apartment block for example Block A1 or Block A2. The sub-division of the blocks ensures the number of units served by one entrance is kept to a minimum while also providing a design solution which satisfies efficient vertical movement through lift and stairs and also achieves fire escape requirements. Shared entrances encourage engagement between the build to rent residents and encourages the formation of a community. Projecting external staircases have been avoided and the staircases are internal and incorporated into the architectural design of the building façades.

### Clothes Drying Facilities

*'Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.'*

The scheme will be provided with a communal laundry room facility located at the ground floor of Block B. This will be a shared amenity for use by all the residents. In addition to this the services provision will be provided for the installation of washer dryers for clothes within each apartment unit in the ventilated kitchen area.

### Building Lifecycle Report and Management Companies

*'Ensuring the consideration of the long-term running costs and the eventual manner of compliance of the proposals with the Multi-Unit Developments Act, 2011 (MUD Act) should be considered. The MUD Act sets out*

*the legal requirements regarding the management of apartments developments.*

*As such, planning applications for apartment developments shall include a building lifecycle report. The contents of this, in line with the Sustainable Urban Housing: Design Standards for New Apartments (2020) includes...'*

This application is accompanied by Building Life Cycle Report document which sets out to address the requirements of Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments.

The report is broken into two sections as follows:

#### Section 01:

An assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application

#### Section 02:

Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

Please refer to the accompanying Building Lifecycle Report prepared by Homan O'Brien consultant engineers for further information.

### Build-to-Rent / Shared Living Accommodation

*'Build-to-Rent (BTR) accommodation consists of purpose-built, long-term rental apartment accommodation that incorporates dedicated residential amenities and facilities.'*

*All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out under the of the Apartment Guidelines.'*

The proposed scheme has been designed in compliance with SPPR 7 and SPPR 8 as set out under the Sustainable Urban Housing: Design Standards for New Apartment Guidelines (2020) as demonstrated by the application documents.



CGI 7 View looking towards Block C with the communal amenity space located between Block B and Block D illustrated in the foreground

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### A BLOCK

**GREENHILLS ROAD, WALKINSTOWN, DUBLIN 12**  
**Housing Quality Assessment – Schedule – Block A**

Required Minimum Floor Areas and Standards										
Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Amenity Min. Area	Total Store Min. Area
1 Bed 2 Person	2	45	21.85	3.3	10.83	2.8			5	3
2 Bed 3 Person	3	63	26.6	3.6	12.35	2.8	6.74	2.1	6	5
2 Bed 4 Person	4	73	28.5	3.6	12.35	2.8	10.83	2.8	7	6
3 Beds 5 Person	5	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9
3 Beds 6 Person	6	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9

00-GROUND FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0001	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.43	63	29.8	26.6	3.7	3.6	14.7	12.35	2.8	2.8	9	6.74	2.1	2.1					23.7	19.09	12.7	6	5	5	Single	2700	BTR
A1-0002	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	13.6	7	6.2	6	Single	2700	BTR
A1-0003	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8									11.5	10.83	9.5	5	3	3	Single	2700	BTR
A1-0004	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	15.3	7	6.2	6	Single	2700	BTR
A1-0005	1-Bed Apartment	2	1 Bed	54.74	45	33.3	21.85	4.15	3.3	12.5	10.83	3	2.8									12.5	10.83	7.2	5	3	3	Dual	2700	BTR

01-FIRST FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0101	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A1-0102	1-Bed Apartment	2	1 Bed	46.58	45	25.5	21.85	3.3	3.3	11.7	10.83	2.96	2.8									11.7	10.83	5	5	3.1	3	Single	2400	BTR
A1-0103	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0104	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8									11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0105	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0106	2-Bed Apartment	4	2 Bed 4 Person	79.03	73	29.1	28.5	3.85	3.6	12.4	12.35	2.8	2.8	11.9	10.83	2.8	2.8					24.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0107	2-Bed Apartment	4	2 Bed 4 Person	73.40	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Dual	2400	BTR
A1-0108	2-Bed Apartment	4	2 Bed 4 Person	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7.3	7	6.1	6	Dual	2400	BTR
A1-0109	2-Bed Apartment	4	2 Bed 4 Person	72.50	73	30.2	28.5	4.44	3.6	13.9	12.35	3.7	2.8	11.4	10.83	2.85	2.8					25.3	23.18	7.3	7	6.1	6	Dual	2400	BTR
A1-0110	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8									11.5	10.83	5.1	5	3	3	Single	2400	BTR
A1-0111	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8									11.5	10.83	5.1	5	3	3	Single	2400	BTR
A1-0112	2-Bed Apartment	4	2 Bed 4 Person	73.45	73	29.6	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.6	10.83	3	2.8					24.2	23.18	7.1	7	6.5	6	Single	2400	BTR
A1-0113	2-Bed Apartment	4	2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0101	2-Bed Apartment	4	2 Bed 4 Person	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7.3	7	6.1	6	Dual	2400	BTR
A2-0102	1-Bed Apartment	2	1 Bed	48.54	45	28.1	21.85	3.59	3.3	11.5	10.83	3	2.8									11.5	10.83	5.1	5	3	3	Dual	2400	BTR
A2-0103	1-Bed Apartment	2	1 Bed	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8									11.6	10.83	5.1	5	3.2	3	Dual	2400	BTR
A2-0104	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7.3	7	6.2	6	Single	2400	BTR
A2-0105	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8									11.5	10.83	5.1	5	3	3	Single	2400	BTR
A2-0106	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7.3	6	5.2	5	Single	2400	BTR
A2-0107	2-Bed Apartment	4	2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0108	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0109	3-Bed Apartment	6	3 Bed	107.73	90	37.4	32.3	5.16	3.8	14.2	12.35	3	2.8	11.5	10.83	3.2	2.8	11.5	11.4	3.2	2.8	37.2	34.58	9	9	9.4	9	Single	2400	BTR
A2-0110	1-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0111	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0112	2-Bed Apartment	4	2 Bed 4 Person	78.26	73	30.3	28.5	5.2	3.6	12.8	12.35	2.8	2.8	11.7	10.83	3.26	2.8					24.5	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0113	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.1	6	Single	2400	BTR
A2-0114	1-Bed Apartment	2	1 Bed	59.21	45	38.7	21.85	5.05	3.3	11.5	10.83	3	2.8									11.5	10.83	5	5	3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK A

02-SECOND FLOOR																													
APARTMENT NUMBER	DESCRIPTION	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0201	2-Bed Apartment	4 2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A1-0202	1-Bed Apartment	2 1 Bed	46.58	45	25.5	21.85	3.3	3.3	11.7	10.83	2.96	2.8		0		0					11.7	10.83	5	5	3.1	3	Single	2400	BTR
A1-0203	2-Bed Apartment	4 2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0204	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0205	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0206	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0207	2-Bed Apartment	4 2 Bed 4 Person	79.03	73	29.1	28.5	3.85	3.6	12.4	12.35	2.8	2.8	11.9	10.83	2.8	2.8					24.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0208	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0209	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A1-0210	2-Bed Apartment	4 2 Bed 4 Person	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0211	2-Bed Apartment	4 2 Bed 4 Person	72.50	73	30.2	28.5	4.44	3.6	13.9	12.35	3.7	2.8	11.4	10.83	2.85	2.8					25.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0212	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0213	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0214	2-Bed Apartment	4 2 Bed 4 Person	73.45	73	29.6	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.6	10.83	3	2.8					24.2	23.18	7	7	6.5	6	Single	2400	BTR
A1-0215	2-Bed Apartment	4 2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0201	2-Bed Apartment	4 2 Bed 4 Person	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0202	1-Bed Apartment	2 1 Bed	48.54	45	28.1	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A2-0203	1-Bed Apartment	2 1 Bed	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8		0		0					11.6	10.83	5	5	3.2	3	Dual	2400	BTR
A2-0204	2-Bed Apartment	4 2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0205	1-Bed Apartment	2 1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0206	2-Bed Apartment (3P)	3 2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.2	5	Single	2400	BTR
A2-0207	2-Bed Apartment	4 2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0208	2-Bed Apartment	4 2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0209	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0210	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0211	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0212	2-Bed Apartment	4 2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0213	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0214	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0215	2-Bed Apartment	4 2 Bed 4 Person	78.26	73	30.3	28.5	5.2	3.6	12.8	12.35	2.8	2.8	11.7	10.83	3.26	2.8					24.5	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0216	2-Bed Apartment	4 2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.1	6	Single	2400	BTR
A2-0217	1-Bed Apartment	2 1 Bed	59.21	45	38.7	21.85	5.05	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

03-THIRD FLOOR																													
APARTMENT NUMBER	DESCRIPTION	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0301	2-Bed Apartment	4 2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A1-0302	1-Bed Apartment	2 1 Bed	46.58	45	25.5	21.85	3.3	3.3	11.7	10.83	2.96	2.8		0		0					11.7	10.83	5	5	3.1	3	Single	2400	BTR
A1-0303	2-Bed Apartment	4 2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0304	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0305	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0306	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0307	2-Bed Apartment	4 2 Bed 4 Person	79.03	73	29.1	28.5	3.85	3.6	12.4	12.35	2.8	2.8	11.9	10.83	2.8	2.8					24.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0308	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0309	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A1-0310	2-Bed Apartment	4 2 Bed 4 Person	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0311	2-Bed Apartment	4 2 Bed 4 Person	72.50	73	30.2	28.5	4.44	3.6	13.9	12.35	3.7	2.8	11.4	10.83	2.85	2.8					25.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0312	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0313	1-Bed Apartment	2 1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0314	2-Bed Apartment	4 2 Bed 4 Person	73.45	73	29.6	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.6	10.83	3	2.8					24.2	23.18	7	7	6.5	6	Single	2400	BTR
A1-0315	2-Bed Apartment	4 2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0301	2-Bed Apartment	4 2 Bed 4 Person	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0302	1-Bed Apartment	2 1 Bed	48.54	45	27.7	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	1							

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK A

04-FOURTH FLOOR																													
APARTMENT NUMBER	DESCRIPTION	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0401	2-Bed Apartment	4	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A1-0402	1-Bed Apartment	2	46.58	45	25.5	21.85	3.3	3.3	11.7	10.83	2.96	2.8		0		0					11.7	10.83	5	5	3.1	3	Single	2400	BTR
A1-0403	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0404	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0405	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0406	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0407	2-Bed Apartment	4	79.03	73	29.1	28.5	3.85	3.6	12.4	12.35	2.8	2.8	11.9	10.83	2.8	2.8					24.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0408	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0409	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A1-0410	2-Bed Apartment	4	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0411	2-Bed Apartment	4	72.50	73	30.2	28.5	4.44	3.6	13.9	12.35	3.7	2.8	11.4	10.83	2.85	2.8					25.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0412	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0413	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0414	2-Bed Apartment	4	73.45	73	29.6	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.6	10.83	3	2.8					24.2	23.18	7	7	6.5	6	Single	2400	BTR
A1-0415	2-Bed Apartment	4	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0401	2-Bed Apartment	4	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0402	1-Bed Apartment	2	48.54	45	27.7	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A2-0403	1-Bed Apartment	2	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8		0		0					11.6	10.83	5	5	3.2	3	Dual	2400	BTR
A2-0404	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0405	1-Bed Apartment	2	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0406	2-Bed Apartment (3P)	3	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.2	5	Single	2400	BTR
A2-0407	2-Bed Apartment	4	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0408	2-Bed Apartment	4	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0409	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0410	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0411	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0412	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0413	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	7	5	3	3	Single	2400	BTR
A2-0414	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0415	2-Bed Apartment	4	78.26	73	30.3	28.5	5.2	3.6	12.8	12.35	2.8	2.8	11.7	10.83	3.26	2.8					24.5	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0416	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.1	6	Single	2400	BTR
A2-0417	1-Bed Apartment	2	59.21	45	38.2	21.85	5.05	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

05-FIFTH FLOOR																													
APARTMENT NUMBER	DESCRIPTION	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0501	1-Bed Apartment	2	46.58	45	25.5	21.85	3.3	3.3	11.7	10.83	2.96	2.8		0		0					11.7	10.83	5	5	3.1	3	Dual	2400	BTR
A1-0502	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A1-0503	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0504	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	7	5	3	3	Single	2400	BTR
A1-0505	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0506	2-Bed Apartment	4	79.03	73	29.1	28.5	3.85	3.6	12.4	12.35	2.8	2.8	11.9	10.83	2.8	2.8					24.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0507	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0508	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A1-0509	2-Bed Apartment	4	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0510	2-Bed Apartment	4	72.50	73	30.2	28.5	4.44	3.6	13.9	12.35	3.7	2.8	11.4	10.83	2.85	2.8					25.3	23.18	7	7	6.1	6	Dual	2400	BTR
A1-0511	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0512	1-Bed Apartment	2	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A1-0513	2-Bed Apartment	4	73.45	73	29.6	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.6	10.83	3	2.8					24.2	23.18	7	7	6.5	6	Single	2400	BTR
A2-0501	2-Bed Apartment	4	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0502	1-Bed Apartment	2	48.54	45	28.1	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A2-0503	1-Bed Apartment	2	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8		0		0					11.6	10.83	5	5	3.2	3	Dual	2400	BTR
A2-0504	2-Bed Apartment	4	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0505	1-Bed Apartment	2	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83							

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK A

06-SIXTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION		BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A1-0601	2-Bed Apartment	4	2 Bed 4 Person	84.01	73	30	28.5	5.45	3.6	12.1	12.35	3.35	2.8	11.4	10.83	3.1	2.8					23.5	23.18	20.6	7	7.1	6	Dual	2488	BTR
A1-0602	2-Bed Apartment	4	2 Bed 4 Person	80.89	73	30.2	28.5	5.25	3.6	12.4	12.35	3.35	2.8	11.2	10.83	3.35	2.8					23.6	23.18	21.4	7	6.2	6	Single	2489	BTR
A1-0603	2-Bed Apartment	4	2 Bed 4 Person	82.15	73	30.1	28.5	5.45	3.6	12.5	12.35	3.2	2.8	12.1	10.83	3.35	2.8					24.6	23.18	36.4	7	6.7	6	Dual	2490	BTR
A1-0604	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	30.7	26.6	5	3.6	14.6	12.35	3.2	2.8	7.7	6.74	2.2	2.1					22.3	19.09	23.8	6	5.1	5	Single	2491	BTR
A1-0605	2-Bed Apartment	4	2 Bed 4 Person	78.30	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2492	BTR
A1-0606	1-Bed Apartment	2	1 Bed	55.12	45	30	21.85	2.85	3.3	11.4	10.83	2.85	2.8		0		0					11.4	10.83	7	5	5.1	3	Single	2493	BTR
A1-0607	2-Bed Apartment	4	2 Bed 4 Person	82.87	73	30.3	28.5	5.15	3.6	12.6	12.35	3.25	2.8	11.4	10.83	3.25	2.8					24	23.18	25.3	7	8	6	Single	2494	BTR
A1-0608	1-Bed Apartment	2	1 Bed	50.75	45	29.2	21.85	4.6	3.3	12.2	10.83	3.05	2.8		0		0					12.2	10.83	17.9	5	3.1	3	Single	2495	BTR
A2-0601	2-Bed Apartment	4	2 Bed 4 Person	83.44	73	30	28.5	4.45	3.6	12.6	12.35	2.85	2.8	11.4	10.83	3	2.8					24	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0602	1-Bed Apartment	2	1 Bed	48.54	45	28.1	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A2-0603	1-Bed Apartment	2	1 Bed	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8		0		0					11.6	10.83	5	5	3.2	3	Dual	2400	BTR
A2-0604	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0605	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0606	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.2	5	Single	2400	BTR
A2-0607	2-Bed Apartment	4	2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0608	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0609	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0610	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0611	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0612	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0613	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	7	5	3	3	Single	2400	BTR
A2-0614	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0615	2-Bed Apartment	4	2 Bed 4 Person	78.26	73	30.3	28.5	5.2	3.6	12.8	12.35	2.8	2.8	11.7	10.83	3.26	2.8					24.5	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0616	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.1	6	Single	2400	BTR
A2-0617	1-Bed Apartment	2	1 Bed	59.21	45	38.7	21.85	5.05	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

07-SEVENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION		BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A2-0701	1-Bed Apartment	2	1 Bed	48.54	45	28.1	21.85	3.59	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
A2-0702	1-Bed Apartment	2	1 Bed	45.13	45	24.1	21.85	3.9	3.3	11.6	10.83	3.25	2.8		0		0					11.6	10.83	5	5	3.2	3	Dual	2400	BTR
A2-0703	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0704	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0705	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.2	5	Single	2400	BTR
A2-0706	2-Bed Apartment	4	2 Bed 4 Person	78.40	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0707	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0708	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0709	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0710	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0711	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Single	2400	BTR
A2-0712	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	7	5	3	3	Single	2400	BTR
A2-0713	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0714	2-Bed Apartment	4	2 Bed 4 Person	78.26	73	30.3	28.5	5.2	3.6	12.8	12.35	2.8	2.8	11.7	10.83	3.26	2.8					24.5	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0715	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	29.8	28.5	3.77	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.1	6	Single	2400	BTR
A2-0716	1-Bed Apartment	2	1 Bed	59.21	45	38.7	21.85	5.05	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK A

08-EIGHTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION		BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A2-0801	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.4	5	Dual	2400	BTR
A2-0802	2-Bed Apartment	4	2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.3	12.35	3	2.8	11.4	10.83	3.27	2.8					23.7	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0803	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0804	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0805	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

09-NINTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION		BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
A2-0901	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.50	63	29.1	26.6	3.77	3.6	12.7	12.35	2.95	2.8	7	6.74	2.4	2.1					19.7	19.09	7	6	5.4	5	Dual	2400	BTR
A2-0902	2-Bed Apartment	4	2 Bed 4 Person	78.42	73	30	28.5	4.8	3.6	12.4	12.35	3	2.8	11.4	10.83	3.27	2.8					23.8	23.18	7	7	6.1	6	Dual	2400	BTR
A2-0903	2-Bed Apartment	4	2 Bed 4 Person	73.01	73	29.8	28.5	3.77	3.6	12.5	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.2	6	Dual	2400	BTR
A2-0904	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
A2-0905	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK B

**GREENHILLS ROAD, WALKINSTOWN, DUBLIN 12**  
**Housing Quality Assessment – Schedule – Block B**

A

**Required Minimum Floor Areas and Standards**

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Amenity Min. Area	Total Store Min. Area
1 Bed 2 Person	2	45	21.85	3.3	10.83	2.8			5	3
2 Bed 3 Person	3	63	26.6	3.6	12.35	2.8	6.74	2.1	6	5
2 Bed 4 Person	4	73	28.5	3.6	12.35	2.8	10.83	2.8	7	6
3 Beds 5 Person	5	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9
3 Beds 6 Person	6	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9

**01-FIRST FLOOR**

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0101	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0102	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0103	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0104	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0105	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0101	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0102	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0103	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0104	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.2	7	6.1	6	Single	2400	BTR
B2-0105	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83		2.8		0		0					11.5	10.83	5.1	5	3	3	Single	2400	BTR
B2-0106	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83		2.8		0		0					11.5	10.83	5.1	5	3	3	Single	2400	BTR
B2-0107	2-Bed Apartment	4	2 Bed 4 Person	74.53	73	31.3	28.5	3.96	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.2	7	6.1	6	Dual	2400	BTR
B2-0108	3-Bed Apartment	6	3 Bed	98.19	90	34.4	32.3	3.8	3.8	13.2	12.35	2.8	2.8	11.4	10.83	3.12	2.8	7.8	6.74	2.1	2.1	32.4	29.92	9	9	9	9	Dual	2400	BTR
B2-0109	1-Bed Apartment	2	1 Bed	45.68	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0110	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR

**02-SECOND FLOOR**

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0201	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0202	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0203	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0204	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0205	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0201	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0202	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0203	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0204	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0205	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0206	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0207	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0208	2-Bed Apartment	4	2 Bed 4 Person	74.53	73	31.3	28.5	3.96	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
B2-0209	3-Bed Apartment	6	3 Bed	98.19	90	34.4	32.3	3.8	3.8	13.2	12.35	2.8	2.8	11.4	10.83	3.12	2.8	7.8	6.74	2.68	2.1	32.4	29.92	9	9	9	9	Dual	2400	BTR
B2-0210	1-Bed Apartment	2	1 Bed	45.68	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0211	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	3.2	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK B

03-THIRD FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0301	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0302	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0303	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0304	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0305	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0301	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0302	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0303	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0304	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0305	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0306	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0307	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0308	2-Bed Apartment	4	2 Bed 4 Person	74.53	73	31.3	28.5	3.96	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
B2-0309	3-Bed Apartment	6	3 Bed	98.19	90	34.4	32.3	3.8	3.8	13.2	12.35	2.8	2.8	11.4	10.83	3.12	2.8	7.8	6.74	2.68	2.1	32.4	29.92	9	9	9	9	Dual	2400	BTR
B2-0310	1-Bed Apartment	2	1 Bed	45.68	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0311	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	3.2	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR

04-FOURTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0401	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0402	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0403	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0404	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0405	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0401	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0402	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0403	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0404	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0405	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0406	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0407	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0408	2-Bed Apartment	4	2 Bed 4 Person	74.53	73	31.3	28.5	3.96	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
B2-0409	3-Bed Apartment	6	3 Bed	98.19	90	34.4	32.3	3.8	3.8	13.2	12.35	2.8	2.8	11.4	10.83	3.12	2.8	7.8	6.74	2.68	2.1	32.4	29.92	9	9	9	9	Dual	2400	BTR
B2-0410	1-Bed Apartment	2	1 Bed	45.68	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0411	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	3.2	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK B

05-FIFTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0501	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0502	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0503	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0504	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0505	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0501	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0502	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0503	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0504	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0505	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0506	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0507	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0508	2-Bed Apartment	4	2 Bed 4 Person	74.53	73	31.3	28.5	3.96	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
B2-0509	3-Bed Apartment	6	3 Bed	98.19	90	34.4	32.3	3.8	3.8	13.2	12.35	2.8	2.8	11.4	10.83	3.12	2.8	7.8	6.74	2.68	2.1	32.4	29.92	9	9	9	9	Dual	2400	BTR
B2-0510	1-Bed Apartment	2	1 Bed	45.68	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0511	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	3.2	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR

06-SIXTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0601	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0602	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0603	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0604	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0605	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0601	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0602	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0603	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0604	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0605	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0606	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0607	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0608	1-Bed Apartment	2	1 Bed	49.08	45	26.1	21.85	4.14	3.3	13.5	10.83	3.6	2.8									13.5	10.83	19.1	5	3	3	Dual	2400	BTR
B2-0609	2-Bed Apartment (3P)	3	2 Bed 3 Person	66.64	63	27.9	26.6	3.67	3.6	12.8	12.35	2.8	2.8	7	6.74	2.4	2.1					19.8	19.09	22.5	6	5.9	5	Dual	2400	BTR
B2-0610	1-Bed Apartment	2	1 Bed	45.55	45	22.6	21.85	3.47	3.3	13.5	10.83	3.6	2.8									13.5	10.83	10.3	5	3	3	Single	2400	BTR
B2-0611	1-Bed Apartment	2	1 Bed	45.55	45	22.6	21.85	3.47	3.3	13.5	10.83	3.6	2.8		0		0					13.5	10.83	10.6	5	3	3	Single	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK B

07-SEVENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0701	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0702	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0703	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0704	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0705	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Single	2400	BTR
B2-0701	2-Bed Apartment	4	2 Bed 4 Person	80.04	73	30.4	28.5	4.4	3.6	14	12.35	3.05	2.8	11.4	10.83	3.05	2.8					25.4	23.18	7	7	6	6	Dual	2400	BTR
B2-0702	1-Bed Apartment	2	1 Bed	47.15	45	24.4	21.85	3.69	3.3	13.1	10.83	3.49	2.8		0		0					13.1	10.83	5	5	3.1	3	Single	2400	BTR
B2-0703	2-Bed Apartment	4	2 Bed 4 Person	80.18	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.2	10.83	3.32	2.8					27.3	23.18	9	7	6	6	Dual	2400	BTR
B2-0704	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0705	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0706	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0707	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
B2-0708	1-Bed Apartment	2	1 Bed	49.08	45	26.1	21.85	4.14	3.3	13.5	10.83	3.6	2.8									13.5	10.83	7	5	3	3	Dual	2400	BTR
B2-0709	2-Bed Apartment (3P)	3	2 Bed 3 Person	66.64	63	27.9	26.6	3.67	3.6	12.8	12.35	2.8	2.8	7	6.74	2.4	2.1					19.8	19.09	7	6	5.9	5	Dual	2400	BTR
B2-0710	1-Bed Apartment	2	1 Bed	45.55	45	22.6	21.85	3.47	3.3	13.5	10.83	3.6	2.8									13.5	10.83	5	5	3	3	Single	2400	BTR
B2-0711	1-Bed Apartment	2	1 Bed	45.55	45	22.6	21.85	3.47	3.3	13.5	10.83	3.6	2.8		0		0					13.5	10.83	5	5	3	3	Single	2400	BTR

08-EIGHTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0801	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0802	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0803	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0804	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0805	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR

09-NINTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
B1-0901	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR
B1-0902	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0903	3-Bed Apartment	6	3 Bed	108.46	90	36.3	32.3	5.72	3.8	13.2	12.35	2.97	2.8	12.5	10.83	2.8	2.8	11.4	10.83	3.22	2.8	37.1	34.01	9	9	9.4	9	Dual	2400	BTR
B1-0904	1-Bed Apartment	2	1 Bed	54.20	45	32.2	21.85	3.75	3.3	12.7	10.83	2.8	2.8		0		0					12.7	10.83	5	5	3	3	Single	2400	BTR
B1-0905	2-Bed Apartment	4	2 Bed 4 Person	84.97	73	30.8	28.5	4.16	3.6	14.4	12.35	2.85	2.8	11.5	10.83	2.8	2.8					25.9	23.18	7	7	6.1	6	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK C

**GREENHILLS ROAD, WALKINSTOWN, DUBLIN 12**  
**Housing Quality Assessment – Schedule – Block C**

**Required Minimum Floor Areas and Standards**

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Amenity Min. Area	Total Store Min. Area
1 Bed 2 Person	2	45	21.85	3.3	10.83	2.8			5	3
2 Bed 3 Person	3	63	26.6	3.6	12.35	2.8	6.74	2.1	6	5
2 Bed 4 Person	4	73	28.5	3.6	12.35	2.8	10.83	2.8	7	6
3 Beds 5 Person	5	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9
3 Beds 6 Person	6	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9

**00-GROUND FLOOR**

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0001	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.5	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2700	BTR
C1-0002	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	8.8	5	3	3	Dual	2700	BTR

**01-FIRST FLOOR**

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0101	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0102	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0103	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	3	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0104	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0105	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0101	1-Bed Apartment	2	1 Bed	84.41	45	30	21.85	4.85	3.3	13.3	10.83	3.2	2.8		0		0					13.3	10.83	7	5	6.2	3	Dual	2400	BTR
C2-0102	2-Bed Apartment	4	2 Bed 4 Person	74.90	73	30.8	28.5	3.82	3.6	13.7	12.35	3.05	2.8	11.9	10.83	2.9	2.8					25.6	23.18	7.9	7	7.6	6	Single	2400	BTR
C2-0103	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7.2	7	6.1	6	Single	2400	BTR
C2-0104	2-Bed Apartment (3P)	3	2 Bed 3 Person	73.03	63	30.7	26.6	3.6	3.6	12.84	12.35	3.05	2.8	8.4	6.74	2.15	2.1					21.24	19.09	8.1	6	7.9	5	Single	2400	BTR
C2-0105	1-Bed Apartment	2	1 Bed	57.49	45	36.4	21.85	5.15	3.3	12.2	10.83	3.05	2.8		0		0					10.83	10.83	36.5	5	3	3	Single	2400	BTR

**02-SECOND FLOOR**

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0201	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0202	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0203	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	3	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0204	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0205	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0201	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0202	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0203	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0204	1-Bed Apartment	2	1 Bed	48.57	45	28	21.85	4.14	3.3	11.6	10.83	3.1	2.8		0		0					11.6	10.83	5.1	5	3	3	Dual	2400	BTR
C2-0205	1-Bed Apartment	2	1 Bed	46.4	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.1	5	3	3	Single	2400	BTR
C2-0206	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	8.1	7	6.1	6	Single	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK C

03-THIRD FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0301	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0302	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0303	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0304	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0305	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0301	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0302	2-Bed Apartment (3P)	3	2 Bed 3 Person	78.13	63	30.3	26.6	3.9	3.6	13.1	12.35	3	2.8	8.7	6.74	2.8	2.1					21.8	19.09	7	6	6.5	5	Dual	2400	BTR
C2-0303	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0304	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0305	1-Bed Apartment	2	1 Bed	48.57	45	28	21.85	4.14	3.3	11.6	10.83	3	2.8		0		0					11.6	10.83	5	5	3	3	Dual	2400	BTR
C2-0306	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0307	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.1	6	Single	2400	BTR
C2-0308	2-Bed Apartment	4	2 Bed 4 Person	84.86	73	30.1	28.5	4.75	3.6	13.1	12.35	2.8	2.8	11.5	10.83	3.2	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0309	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.6	23.18	7	7	6.2	6	Single	2400	BTR
C2-0310	3-Bed Apartment	5	3 Bed	101.71	90	37.9	32.3	4.79	3.8	14.1	12.35	2.9	2.8	11.6	10.83	3	2.8	7.4	6.74	2.2	2.1	33.1	29.92	9	9	9.62	9	Dual	2400	BTR

04-FOURTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0401	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0402	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0403	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0404	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0405	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0401	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0402	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0403	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0404	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.20	63	28.1	26.6	3.9	3.6	15.5	12.35	3	2.8	7.4	6.74	2.4	2.1					22.9	19.09	7	6	5	5	Single	2400	BTR
C2-0405	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0406	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0407	1-Bed Apartment	2	1 Bed	48.60	45	28	21.85	4.14	3.3	11.6	10.83	3.1	2.8		0		0					11.6	10.83	5	5	3	3	Dual	2400	BTR
C2-0408	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0409	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.1	6	Single	2400	BTR
C2-0410	2-Bed Apartment	4	2 Bed 4 Person	84.86	73	30.1	28.5	4.75	3.6	13.1	12.35	2.8	2.8	11.5	10.83	3.2	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0411	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0412	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0413	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0414	1-Bed Apartment	2	1 Bed	48.99	45	28.2	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK C

05-FIFTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0501	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0502	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0503	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0504	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0505	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0501	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0502	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0503	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0504	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.20	63	28.1	26.6	3.9	3.6	15.5	12.35	3	2.8	7.4	6.74	2.4	2.1					22.9	19.09	7	6	5	5	Single	2400	BTR
C2-0505	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0506	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0507	1-Bed Apartment	2	1 Bed	48.60	45	28	21.85	4.14	3.3	11.6	10.83	3.1	2.8		0		0					11.6	10.83	5	5	3	3	Dual	2400	BTR
C2-0508	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0509	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.1	6	Single	2400	BTR
C2-0510	2-Bed Apartment	4	2 Bed 4 Person	84.86	73	30.1	28.5	4.75	3.6	13.1	12.35	2.8	2.8	11.5	10.83	3.2	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0511	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0512	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0513	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0514	1-Bed Apartment	2	1 Bed	48.99	45	28.2	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR

06-SIXTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0601	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0602	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0603	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0604	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0605	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0601	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0602	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0603	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0604	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.20	63	28.1	26.6	3.9	3.6	15.5	12.35	3	2.8	7.4	6.74	2.4	2.1					22.9	19.09	7	6	5	5	Single	2400	BTR
C2-0605	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0606	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0607	1-Bed Apartment	2	1 Bed	48.60	45	28	21.85	4.14	3.3	11.6	10.83	3.1	2.8		0		0					11.6	10.83	5	5	3	3	Dual	2400	BTR
C2-0608	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0609	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.1	6	Single	2400	BTR
C2-0610	2-Bed Apartment	4	2 Bed 4 Person	84.86	73	30.1	28.5	4.75	3.6	13.1	12.35	2.8	2.8	11.5	10.83	3.2	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0611	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7.2	7	6.2	6	Single	2400	BTR
C2-0612	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0613	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0614	1-Bed Apartment	2	1 Bed	48.99	45	28.2	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK C

07-SEVENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0701	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0702	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0703	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0704	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0705	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0701	2-Bed Apartment	4	2 Bed 4 Person	84.41	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR
C2-0702	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0703	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0704	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.20	63	28.1	26.6	3.9	3.6	15.5	12.35	3	2.8	7.4	6.74	2.4	2.1					22.9	19.09	7	6	5	5	Single	2400	BTR
C2-0705	2-Bed Apartment	4	2 Bed 4 Person	73.29	73	29.4	28.5	4	3.6	13	12.35	2.8	2.8	11.4	10.83	3.35	2.8					24.4	23.18	7	7	6.1	6	Single	2400	BTR
C2-0706	2-Bed Apartment	4	2 Bed 4 Person	73.03	73	29.5	28.5	4	3.6	13.2	12.35	3.3	2.8	11.4	10.83	3	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0707	1-Bed Apartment	2	1 Bed	48.60	45	28	21.85	4.14	3.3	11.6	10.83	3.1	2.8		0		0					11.6	10.83	5	5	3	3	Dual	2400	BTR
C2-0708	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
C2-0709	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30	28.5	3.8	3.6	12.5	12.35	3.17	2.8	11.7	10.83	2.95	2.8					24.2	23.18	7	7	6.1	6	Single	2400	BTR
C2-0710	2-Bed Apartment	4	2 Bed 4 Person	84.86	73	30.1	28.5	4.75	3.6	13.1	12.35	2.8	2.8	11.5	10.83	3.2	2.8					24.6	23.18	7	7	6	6	Dual	2400	BTR
C2-0711	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0712	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0713	2-Bed Apartment	4	2 Bed 4 Person	78.36	73	31.3	28.5	3.77	3.6	15.1	12.35	2.95	2.8	12.6	10.83	3.2	2.8					27.7	23.18	7	7	6.2	6	Single	2400	BTR
C2-0714	1-Bed Apartment	2	1 Bed	48.99	45	28.2	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR

08-EIGHTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0801	3-Bed Apartment	6	3 Bed	109.27	90	34.1	32.3	5.55	3.8	13.8	12.35	3.15	2.8	13.4	10.83	3.05	2.8	12.3	10.83	2.8	2.8	39.5	34.01	9	9	9	9	Dual	2400	BTR
C1-0802	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0803	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0804	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0805	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR
C2-0801	2-Bed Apartment	4	2 Bed 4 Person	84.26	73	30	28.5	4.85	3.6	13.3	12.35	3.2	2.8	11.4	10.83	2.8	2.8					24.7	23.18	7	7	6.2	6	Dual	2400	BTR

09-NINTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-0901	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-0902	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-0903	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-0904	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR

10-TENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-1001	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-1002	2-Bed Apartment	4	2 Bed 4 Person	73.74	73	30	28.5	3.7	3.6	12.6	12.35	2.8	2.8	11.9	10.83	2.95	2.8					24.5	23.18	7	7	6	6	Single	2400	BTR
C1-1003	2-Bed Apartment	4	2 Bed 4 Person	78.73	73	30.4	28.5	4.85	3.6	12.35	12.35	3.4	2.8	11.2	10.83	3.35	2.8					23.55	23.18	7	7	6	6	Dual	2400	BTR
C1-1004	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR

11-ELEVENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
C1-1101	1-Bed Apartment	2	1 Bed	46.67	45	25.9	21.85	3.3	3.3	11.8	10.83	3	2.8		0		0					11.8	10.83	5	5	3	3	Dual	2400	BTR
C1-1102	3-Bed Apartment	6	3 Bed	104.31	90	34.9	32.3	3.92	3.8	13.1	12.35	3.02	2.8	11.4	10.83	3	2.8	11.4	10.83	3.32	2.8	35.9	34.01	9.7	9	9	9	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK D

#### GREENHILLS ROAD, WALKINSTOWN, DUBLIN 12 Housing Quality Assessment – Schedule – Block D

##### Required Minimum Floor Areas and Standards

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Amenity Min. Area	Total Store Min. Area
1 Bed 2 Person	2	45	21.85	3.3	10.83	2.8			5	3
2 Bed 3 Person	3	63	26.6	3.6	12.35	2.8	6.74	2.1	6	5
2 Bed 4 Person	4	73	28.5	3.6	12.35	2.8	10.83	2.8	7	6
3 Beds 5 Person	5	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9
3 Beds 6 Person	6	90	32.3	3.8	12.35	2.8	10.83	2.8	9	9

##### 01-FIRST FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0101	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.3	5	3	3	Single	2400	BTR
D1-0102	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0103	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0104	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0105	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0106	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0107	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0108	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D2-0101	1-Bed Apartment	2	1 Bed	73.29	45	32.8	21.85	4.95	3.3	18.7	10.83	2.8	2.8		0		0					18.7	10.83	9.3	5	5.7	3	Single	2400	PART V
D2-0102	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0103	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.5	7	6.1	6	Single	2400	PART V
D2-0104	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0105	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0106	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.4	7	6.1	6	Single	2400	PART V
D2-0107	2-Bed Apartment	4	2 Bed 4 Person	82.96	73	30.2	28.5	5.2	3.6	13.2	12.35	3.35	2.8	11.3	10.83	3.2	2.8					24.5	23.18	7	7	6.2	6	Dual	2400	PART V

##### 02-SECOND FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0201	3-Bed Apartment	6	3 Bed	103.81	90	34.1	32.3	4.8	3.8	12.5	12.35	2.85	2.8	12.5	10.83	3.2	2.8	11.4	10.83	3.2	2.8	36.4	34.01	9.3	9	9.3	9	Dual	2400	BTR
D1-0202	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.3	5	3	3	Single	2400	BTR
D1-0203	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0204	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0205	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0206	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0207	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0208	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0209	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0210	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.2	7	6.1	6	Dual	2400	BTR
D1-0211	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.2	7	6.1	6	Single	2400	BTR
D1-0212	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.1	5	3	3	Single	2400	BTR
D1-0213	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.35	2.8		0		0					13.6	10.83	6.5	5	3.3	3	Dual	2400	BTR
D2-0201	3-Bed Apartment	6	3 Bed	102.18	90	34	32.3	5.15	3.8	12.6	12.35	3.55	2.8	11.6	10.83	3.25	2.8	11.4	10.83	3	2.8	35.6	34.01	9.3	9	9.1	9	Dual	2400	PART V
D2-0202	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0203	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.4	7	6.1	6	Single	2400	PART V
D2-0204	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0205	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0206	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.4	7	6.1	6	Single	2400	PART V
D2-0207	2-Bed Apartment	4	2 Bed 4 Person	82.96	73	30.2	28.5	5.2	3.6	13.2	12.35	3.35	2.8	11.3	10.83	3.2	2.8					24.5	23.18	7	7	6.2	6	Dual	2400	PART V
D2-0208	3-Bed Apartment	6	3 Bed	109.16	90	35	32.3	3.85	3.8	13.2	12.35	3	2.8	12.1	10.83	2.8	2.8	12.1	10.83	2.8	2.8	37.4	34.01	9	9	9.4	9	Dual	2400	PART V
D2-0209	2-Bed Apartment	4	2 Bed 4 Person	75.69	73	30.5	28.5	5.61	3.6	13.8	12.35	2.9	2.8	13.4	10.83	2.8	2.8					27.2	23.18	8.6	7	6	6	Dual	2400	PART V
D2-0210	1-Bed Apartment	2	1 Bed	48.57	45	26.4	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7.2	5	3	3	Single	2400	PART V
D2-0211	1-Bed Apartment	2	1 Bed	50.40	45	28.2	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7.2	5	3	3	Dual	2400	PART V
D2-0212	1-Bed Apartment	2	1 Bed	50.40	45	28.2	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7.2	5	3	3	Dual	2400	PART V
D2-0213	1-Bed Apartment	2	1 Bed	48.57	45	26.4	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7.2	5	3	3	Single	2400	PART V
D2-0214	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.97	63	29.8	26.6	5.2	3.6	13.4	12.35	2.8	2.8	8.5	6.74	2.9	2.1					21.9	19.09	8.6	6	5.2	5	Dual	2400	PART V





# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK D

05-FIFTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0501	3-Bed Apartment	6	3 Bed	103.81	90	34.1	32.3	4.8	3.8	12.5	12.35	2.85	2.8	12.5	10.83	3.2	2.8	11.4	10.83	3.2	2.8	36.4	34.01	9.3	9	9.3	9	Dual	2400	BTR
D1-0502	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.3	5	3	3	Single	2400	BTR
D1-0503	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0504	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0505	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0505	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0507	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0508	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0509	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0510	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
D1-0511	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0512	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0513	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.35	2.8		0		0					13.6	10.83	5	5	3.3	3	Dual	2400	BTR
D2-0501	3-Bed Apartment	6	3 Bed	102.18	90	34	32.3	5.15	3.8	12.6	12.35	3.55	2.8	11.6	10.83	3.25	2.8	11.4	10.83	3	2.8	35.6	34.01	9.3	9	9.1	9	Dual	2400	PART V
D2-0502	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0503	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.5	7	6.1	6	Single	2400	PART V
D2-0504	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0505	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	PART V
D2-0506	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7.4	7	6.1	6	Single	2400	PART V
D2-0507	2-Bed Apartment	4	2 Bed 4 Person	82.96	73	30.2	28.5	5.2	3.6	13.2	12.35	3.35	2.8	11.3	10.83	3.2	2.8					24.5	23.18	7	7	6.2	6	Dual	2400	PART V
D2-0508	3-Bed Apartment	6	3 Bed	109.16	90	35	32.3	3.85	3.8	13.2	12.35	3	2.8	12.1	10.83	2.8	2.8	12.1	10.83	2.8	2.8	37.4	34.01	9	9	9.4	9	Dual	2400	PART V
D2-0509	2-Bed Apartment	4	2 Bed 4 Person	75.69	73	30.5	28.5	5.61	3.6	13.8	12.35	2.9	2.8	13.4	10.83	2.8	2.8					27.2	23.18	7	7	6	6	Dual	2400	PART V
D2-0510	1-Bed Apartment	2	1 Bed	48.57	45	26.4	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7	5	3	3	Single	2400	PART V
D2-0511	1-Bed Apartment	2	1 Bed	50.40	45	28.2	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7	5	3	3	Dual	2400	PART V
D2-0512	1-Bed Apartment	2	1 Bed	50.40	45	28.2	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7	5	3	3	Dual	2400	PART V
D2-0513	1-Bed Apartment	2	1 Bed	48.57	45	26.4	21.85	3.3	3.3	13.2	10.83	2.9	2.8		0		0					13.2	10.83	7	5	3	3	Single	2400	PART V
D2-0514	2-Bed Apartment (3P)	3	2 Bed 3 Person	68.97	63	29.8	26.6	5.2	3.6	13.4	12.35	2.8	2.8	8.5	6.74	2.9	2.1					21.9	19.09	7	6	5.2	5	Dual	2400	PART V

06-SIXTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0601	3-Bed Apartment	6	3 Bed	103.81	90	34.1	32.3	4.8	3.8	12.5	12.35	2.85	2.8	12.5	10.83	3.2	2.8	11.4	10.83	3.2	2.8	36.4	34.01	9.3	9	9.3	9	Dual	2400	BTR
D1-0602	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.3	5	3	3	Single	2400	BTR
D1-0603	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0604	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0605	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0606	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0607	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0608	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0609	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0610	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
D1-0611	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0612	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0613	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.35	2.8		0		0					13.6	10.83	5	5	3.3	3	Dual	2400	BTR
D2-0601	2-Bed Apartment	4	2 Bed 4 Person	83.19	73	30.6	28.5	5.15	3.6	13.2	12.35	3.1	2.8	11.5	10.83	3.25	2.8					24.7	23.18	9.3	7	6.9	6	Dual	2400	BTR
D2-0602	3-Bed Apartment	6	3 Bed	100.55	90	34	32.3	5.2	3.8	13.1	12.35	2.95	2.8	11.4	10.83	2.85	2.8	11.4	10.83	2.85	2.8	35.9	34.01	31.1	9	9.1	9	Single	2400	BTR
D2-0603	2-Bed Apartment	4	2 Bed 4 Person	73.57	73	32.2	28.5	5.2	3.6	12.4	12.35	3.25	2.8	11.9	10.83	2.9	2.8					24.3	23.18	10.5	7	6.1	6	Single	2400	BTR
D2-0604	3-Bed Apartment	6	3 Bed	96.26	90	34	32.3	4.37	3.8	12.7	12.35	2.8	2.8	11.4	10.83	3.02	2.8	12	10.83	2.81	2.8	36.1	34.01	27.2	9	9.1	9	Dual	2400	BTR
D2-0605	1-Bed Apartment	2	1 Bed	53.22	45	30.1	21.85	4.44	3.3	13.2	10.83	3	2.8		0		0					13.2	10.83	24.3	5	3	3	Single	2400	BTR
D2-0606	1-Bed Apartment	2	1 Bed	51.66	45	29.6	21.85	4.14	3.3	11.4	10.83	2.8	2.8		0		0					11.4	10.83	7	5	3.2	3	Dual	2400	BTR
D2-0607	1-Bed Apartment	2	1 Bed	45.08	45	23.7	21.85	3.62	3.3	11.4	10.83	3.05	2.8		0		0					11.4	10.83	7	5	3.1	3	Dual	2400	PART V

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### BLOCK D

07-SEVENTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0701	3-Bed Apartment	6	3 Bed	103.81	90	34.1	32.3	4.8	3.8	12.5	12.35	2.85	2.8	12.5	10.83	3.2	2.8	11.4	10.83	3.2	2.8	36.4	34.01	9.3	9	9.3	9	Dual	2400	BTR
D1-0702	1-Bed Apartment	2	1 Bed	46.03	45	25.6	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5.3	5	3	3	Single	2400	BTR
D1-0703	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0704	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0705	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0706	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0707	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0708	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0709	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0710	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Dual	2400	BTR
D1-0711	2-Bed Apartment	4	2 Bed 4 Person	73.37	73	30.1	28.5	3.8	3.6	12.6	12.35	3.2	2.8	11.5	10.83	2.92	2.8					24.1	23.18	7	7	6.1	6	Single	2400	BTR
D1-0712	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0713	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.35	2.8		0		0					13.6	10.83	5	5	3.3	3	Dual	2400	BTR
D2-0701	2-Bed Apartment	4	2 Bed 4 Person	83.19	73	30.6	28.5	5.15	3.6	13.2	12.35	3.1	2.8	11.5	10.83	3.25	2.8					24.7	23.18	9.3	7	6.9	6	Dual	2400	BTR
D2-0702	2-Bed Apartment (3P)	3	2 Bed 3 Person	62.59	63	29.3	26.6	4.24	3.6	12.3	12.35	2.85	2.8	8.4	6.74	2.7	2.1					20.7	19.09	7	6	5.1	5	Single	2400	BTR
D2-0703	2-Bed Apartment (3P)	3	2 Bed 3 Person	62.66	63	29.3	26.6	4.24	3.6	12	12.35	2.8	2.8	8.4	6.74	2.7	2.1					20.4	19.09	7	6	5.1	5	Dual	2400	BTR
D2-0704	1-Bed Apartment	2	1 Bed	51.66	45	29.6	21.85	4.14	3.3	11.4	10.83	2.8	2.8		0		0					11.4	10.83	7	5	3.2	3	Dual	2400	BTR
D2-0705	1-Bed Apartment	2	1 Bed	45.08	45	23.7	21.85	3.62	3.3	11.4	10.83	3.05	2.8		0		0					11.4	10.83	7	5	3.1	3	Dual	2400	BTR

1086.35

08-EIGHTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0801	2-Bed Apartment	4	2 Bed 4 Person	76.63	73	33	28.5	4.22	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Dual	2400	BTR
D1-0802	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0803	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0804	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
D1-0805	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
D1-0806	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.3	2.8		0		0					13.6	10.83	5	5	3.3	3	Dual	2400	BTR

09-NINTH FLOOR																														
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)	Type
D1-0901	2-Bed Apartment	4	2 Bed 4 Person	76.63	73	33	28.5	4.22	3.6	12.6	12.35	3.2	2.8	11.7	10.83	2.95	2.8					24.3	23.18	7	7	6.2	6	Dual	2400	BTR
D1-0902	2-Bed Apartment	4	2 Bed 4 Person	83.45	73	30	28.5	5.3	3.6	15.1	12.35	3.4	2.8	12.1	10.83	3.2	2.8					27.2	23.18	7	7	6	6	Dual	2400	BTR
D1-0903	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Single	2400	BTR
D1-0904	1-Bed Apartment	2	1 Bed	46.40	45	25.9	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
D1-0905	1-Bed Apartment	2	1 Bed	45.77	45	25.2	21.85	3.3	3.3	11.5	10.83	3	2.8		0		0					11.5	10.83	5	5	3	3	Dual	2400	BTR
D1-0906	1-Bed Apartment	2	1 Bed	50.00	45	26.9	21.85	4.31	3.3	13.6	10.83	3.3	2.8		0		0					13.6	10.83	5	5	3.3	3	Dual	2400	BTR

# 1.0 Housing Quality Assessment

## 1.5 Schedule of Accommodation



### Greenhills Road, Walkinstown, Dublin 12

Floor:	1 Bed Apt.	2 Bed (3P) Apt.	2 Bed (4P) Apt.	3 Bed Apt.	No. Apts. Per Floor	Nett Resi Area (m2):	G.I.A (m2):
Ground Floor:	3	1	2	1	7	469 m <sup>2</sup>	6,113 m <sup>2</sup>
First Floor:	26	2	33	6	67	4,592 m <sup>2</sup>	7,069 m <sup>2</sup>
Second Floor:	42	2	34	8	86	5,566 m <sup>2</sup>	7,527 m <sup>2</sup>
Third Floor:	42	3	36	9	90	5,909 m <sup>2</sup>	7,564 m <sup>2</sup>
Fourth Floor:	45	3	38	8	94	6,096 m <sup>2</sup>	7,789 m <sup>2</sup>
Fifth Floor:	45	3	36	8	92	5,945 m <sup>2</sup>	7,608 m <sup>2</sup>
Sixth Floor:	37	4	32	7	80	5,271 m <sup>2</sup>	6,851 m <sup>2</sup>
Seventh Floor:	34	5	25	5	69	4,414 m <sup>2</sup>	5,724 m <sup>2</sup>
Eighth Floor:	8	1	9	4	22	1,597 m <sup>2</sup>	2,110 m <sup>2</sup>
Ninth Floor:	8	1	8	3	20	1,403 m <sup>2</sup>	1,844 m <sup>2</sup>
Tenth Floor:	1	0	2	1	4	303 m <sup>2</sup>	412 m <sup>2</sup>
Eleventh Floor:	1	0	0	1	2	151 m <sup>2</sup>	231 m <sup>2</sup>

Apartment Type Totals:	292	25	255	61	Total No. Apts:	633	* Residential G.I.A of Development m2:	58,051 m <sup>2</sup>	*Including Internal Amenity space. Excluding commercial, creche & plant
	46.1%	3.9%	40.3%	10%			Resi Nett of Development m2:	41,716 m <sup>2</sup>	

External Communal Space required m2:	3,944 m <sup>2</sup>	External Communal Space (Level 11) m2:	176 m <sup>2</sup>	External Communal Space (Podium) m2:	5,020 m <sup>2</sup>	Total External Communal Space m2:	5,196 m <sup>2</sup>
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PRS Internal Amenity Space	1,293 m <sup>2</sup>	Creche m2:	360 m <sup>2</sup>	Commercial Space m2:	1,330 m <sup>2</sup>	Plant / Other Areas m2:	1,101 m <sup>2</sup>
		Ext. Creche Play Area m2:	100 m <sup>2</sup>				

Parking Spaces Provided (Excluding Disabled):	398	Disabled Parking Spaces:	21
Go Car Spaces	5	Commercial/ Unloading/ Resident Parking	15
<b>Total</b>	<b>439</b>		

Residents' Bicycle Spaces (Required):	1035	Visitors' Bicycle Spaces (Required):	316
Residents' Bicycle Spaces (Provided):	1035	Visitors' Bicycle Spaces (Provided):	316
Accessible Bicycle Spaces (Provided)	5	Cargo Bicycle Spaces (Provided)	7
<b>Total</b>	<b>1363</b>		

Ground Floor Area (including under podium)	14,447 m <sup>2</sup>	Site Coverage	52%
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Dual Aspect	47%
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	m <sup>2</sup>	ac	ha		Ownership Site Area
Application Site Area	27900.00	6.89	2.79		
Density *	-	91.8	226.9	Plot Ratio**	2.61

G.I.A of Development m2:	Excluding Podium Area	Under Podium Area	Total
	60,842 m <sup>2</sup>	12,082 m <sup>2</sup>	72,924 m <sup>2</sup>

