

Impact of Dublin City Council

# Apartment Development Design Standards

on apartment viability



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This report was produced by the Society of Chartered Surveyors Ireland (SCSI) in conjunction with Walsh Associates



**walsh**associates



# Executive Summary

The purpose of this report is to examine the implications of the proposed amendments by Dublin City Council to the design standards for apartment developments, in particular, the requirement that 85% of apartments in a development are dual aspect.

For this study we took an existing scheme which obtained planning permission in 2006 under the current design proposals and redesigned it in line with the proposed amendments.

The dual aspect requirement fundamentally changed the apartment design with subsequent increases in costs, most

notably the increase in floor area, reduced number of units and the requirement for additional stair cores. The stair cores of an apartment complex are the access routes and the non-revenue earning parts of a development. The more cores in a development the more expensive the development. A core contains stairs, fire rated corridors, lifts, fire alarms, lighting and emergency lighting, smoke controls, access doors and controls. The increase in cores has a subsequent knock on effect on the running costs of the development after completion as it needs to be maintained and lighting provided for access at all times.

## Key Findings

The development chosen for review has planning permission for 128 apartments over a basement car park. The 128 apartments were serviced off 6 access cores. Under the proposed amendments it was found that the number of apartments reduced from 128 to 105 and an additional staircase was required to access all the units. Other findings were as follows:

Increased cost per apartment	25.79%
Decrease in density	-17.97%
Increase in apartment size (incl circulation)	43.04%
Land value decreased	-17.97%
Loss in Part V units	4.60
Loss in financial contributions	€299,000

Set out is a comparative cost study of the 2 schemes. In summary, the superstructure of an apartment complex increases from €89,000 to €112,000 (25%) . In addition to the above there are a number of costs including basement car parking, site development works, preliminaries and insurance that will remain common for both schemes.

Apart from the building costs "Other Costs" have to be considered, these include, planning contributions, statutory fees and charges, Part V, legal and sales costs, land and finance costs. The average cost of an apartment following the "dual aspect proposal" is close to €300,000 per unit. Apartment costs have significantly increased in recent years with the implication of a number of revisions to the design standards including:

- Part L standards which require A rated apartments with renewable energy. It is very difficult to achieve these design standards
- Increase in size of "private open space" has significant structural design implications
- Social & Affordable provisions
- Increased flooding avoidance provisions
- BCAR which has significantly increased fees and administration costs

The scheme chosen for this example is not constructed as it is within an area where current sales for a 2 bedroom apartment are €175,000. This high density scheme or others like it are not going to be constructed for the foreseeable future without significant sales value increases. The implication of the dual aspect requirement is that costs will be pushed further beyond what is sustainable.

## 2.0 Summary of Costs

Project Details	Standards 2007 -2011			Standards 2011 -2017		
Number of Cores	6			7		
Gross Internal Floor Area	9,462			11,103		
Number of Apartments	128			105		

  

Elemental Breakdown	Total Cost	Cost/Apt	Cost/m <sup>2</sup>	Total Cost	Cost/Apt	Cost/m <sup>2</sup>
<b>Superstructures</b>						
External Walls & Finishes €	€705,759	€5,514	€75	€828,141	€7,887	€75
Internal Walls €	€823,386	€6,433	€87	€966,165	€9,202	€87
Floor Structure €	€705,759	€5,514	€75	€828,141	€7,887	€75
Stairs and Balustrades €	€195,000	€1,523	€21	€227,500	€2,167	€20
Concrete Frame €	€352,880	€2,757	€37	€414,071	€3,944	€37
Roof Structure €	€133,050	€1,039	€14	€157,433	€1,499	€14
External Wall Completions €	€600,395	€4,691	€63	€704,506	€6,710	€63
Internal Wall Completions €	€869,744	€6,795	€92	€713,462	€6,795	€64
External Balconies €	€492,308	€3,846	€52	€403,846	€3,846	€36
Roof Completions €	€60,000	€469	€6	€70,000	€667	€6
Internal Wall Finishes €	€1,117,452	€8,730	€118	€1,311,224	€12,488	€118
Floor Finishes €	€112,500	€879	€12	€131,250	€1,250	€12
Stairs Finishes €	€90,000	€703	€10	€105,000	€1,000	€9
Ceiling Finishes €	€352,880	€2,757	€37	€414,071	€3,944	€37
Roof Finishes €	€212,880	€1,663	€22	€251,892	€2,399	€23
Furniture & Fittings €	€984,615	€7,692	€104	€807,692	€7,692	€73
Sanitary Ware €	€410,256	€3,205	€43	€336,538	€3,205	€30
<b>Mechanical Installations (incl CHP)</b>						
Central Plant	€412,869	€3,226	€44	€484,463	€4,614	€44
Heating Distribution €	€351,000	€2,742	€37	€409,500	€3,900	€37
Heating Apartments €	€256,000	€2,000	€27	€210,000	€2,000	€19
Water Services Distribution €	€315,900	€2,468	€33	€368,550	€3,510	€33
Water Services Apartments €	€384,000	€3,000	€41	€315,000	€3,000	€28
Soils & Wastes €	€192,000	€1,500	€20	€157,500	€1,500	€14
Dry Risers €	€157,950	€1,234	€17	€184,275	€1,755	€17
<b>Electrical Installations</b>						
Main Board & Distribution €	€225,000	€1,758	€24	€262,500	€2,500	€24

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Elemental Breakdown	Total Cost	Cost/Apt	Cost/m <sup>2</sup>	Total Cost	Cost/Apt	Cost/m <sup>2</sup>
Fire Alarm €	€90,000 €	€703 €	€10 €	€105,000 €	€1,000 €	€9
Emergency lighting €	€90,000 €	€703 €	€10 €	€105,000 €	€1,000 €	€9
CCTV €	€45,000 €	€352 €	€5 €	€52,500 €	€500 €	€5
Apartment Electrical €	€352,880 €	€2,757 €	€37 €	€289,472 €	€2,757 €	€26
Lift Installations €	€310,000 €	€2,422 €	€33 €	€150,000 €	€1,429 €	€14
<b>Sub Total Superstructure €</b>	<b>€11,401,464 €</b>	<b>€89,074 €</b>	<b>€1,205 €</b>	<b>€11,764,692 €</b>	<b>€112,045 €</b>	<b>€1,060</b>
<i>Increased Cost per apartment</i>				<i>25.79%</i>		
<b>Other Costs</b>						
Renewable Energy €	€256,000 €	€2,000 €	€27 €	€210,000 €	€2,000 €	€19
Basement €	€4,480,000 €	€35,000 €	€473 €	€4,480,000 €	€42,667 €	€404
Site Development Works €	€1,920,000 €	€15,000 €	€203 €	€1,920,000 €	€18,286 €	€173
Preliminaries and Insurance €	€1,536,000 €	€12,000 €	€162 €	€1,536,000 €	€14,629 €	€138
Project Contingency €	€200,000 €	€1,563 €	€21 €	€200,000 €	€1,905 €	€18
Professional Fees €	€1,583,477 €	€12,371 €	€167 €	€1,608,855 €	€15,322 €	€145
Investigation / testing etc €	€25,000 €	€195 €	€3 €	€25,000 €	€238 €	€2
Fire Cert & Planning Charges €	€15,000 €	€117 €	€2 €	€15,000 €	€143 €	€1
Planning Contributions €	€1,664,000 €	€13,000 €	€176 €	€1,365,000 €	€13,000 €	€123
Part V €	€640,000 €	€5,000 €	€68 €	€525,000 €	€5,000 €	€47
Finance €	€711,628 €	€5,000 €	€75 €	€709,486 €	€6,757 €	€64
Sales and Marketing €	€192,000 €	€1,500 €	€20 €	€157,500 €	€1,500 €	€14
Sales and legal costs €	€768,000 €	€6,000 €	€81 €	€630,000 €	€6,000 €	€57
Land Costs €	€3,200,000 €	€25,000 €	€338	€2,625,000 €	€25,000 €	€236
Profit Margin 15% €	€4,288,885 €	€33,507 €	€453 €	€4,165,730 €	€39,674 €	€375
<b>Total Development Costs (Excl. VAT ) €</b>	<b>€32,881,454 €</b>	<b>€256,886 €</b>	<b>€3,475 €</b>	<b>€31,937,263 €</b>	<b>€304,164 €</b>	<b>€2,876</b>
Vat @13.5% €	€4,438,996 €	€34,680 €	€469 €	€4,311,531 €	€41,062 €	€388
<b>Total Development Costs (incl. VAT ) €</b>	<b>€37,320,451 €</b>	<b>€291,566 €</b>	<b>€3,944 €</b>	<b>€36,248,794 €</b>	<b>€345,227 €</b>	<b>€3,265</b>







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