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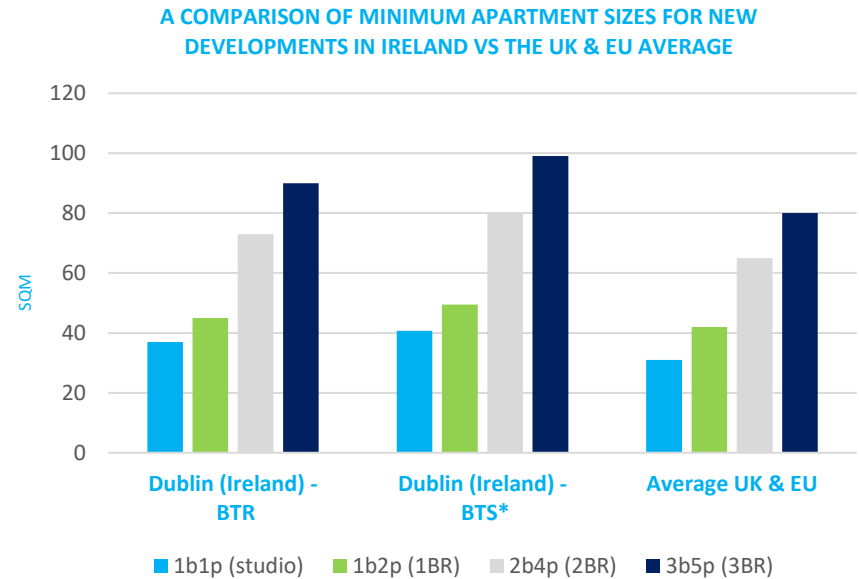
## IRELAND APARTMENT SIZES AMONG LARGEST IN EUROPE

New research on new apartment sizes throughout Europe shows that Ireland ranks as having among the largest. The research was carried out by Hines Ireland in June 2020 and assesses codes for the UK, France, Denmark, Germany, Italy, Netherlands, Belgium and Spain. Ireland emerges as being 11%-19% larger than the European average.

Typical two bedroom apartments in Ireland range from 73-80 sq.m compared to just 46.5 sq.m in Milan, 47.5 sq.m in Madrid, 55 sq.m in Paris, 63 sq.m in Brussels, 65 sq.m in Amsterdam, 69.7 sq.m in Copenhagen, 70 sq.m in London, 75 sq.m in Berlin and Munich. Three bedroom apartments in Ireland are a minimum of 90 sq.m compared to 57.5 sq.m in Madrid, 58 sq.m in Milan, 70 sq.m in Amsterdam, 78 sq.m in Brussels, 80 sq.m in Paris, 86 sq.m in London, 86.1 sq.m in Copenhagen, 90 sq.m in Berlin and Munich.

The conclusion of the new research is that the regulation of apartment design is highly nuanced across geographies and standards are complex, influenced by historical, political, technical and geographic differences inherent to a location. While direct comparisons are interpretative, there is no evidence to suggest the minimum standards in Ireland are less than generous by European standards.

## A COMPARISON OF MINIMUM APARTMENT SIZES FOR NEW DEVELOPMENTS IN IRELAND, THE UK AND SELECT EUROPEAN COUNTRIES



MIN. SIZE OF APT. SQM	DUBLIN (IRELAND)		AVERAGE UK & EU	% DIFFERENCE IRISH BTR STANDARDS TO AVE UK & EU	% DIFFERENCE IRISH BTS STANDARDS TO AVE UK & EU	LONDON (UK)	PARIS (FRANCE)	COPENHAGEN (DENMARK)	BERLIN (GERMANY)	MUNICH (GERMANY)	MILAN (ITALY)	AMSTERDAM (NETHERLANDS)	BRUSSELS (BELGIUM)	MADRID (SPAIN)
	BTR	BTS*												
<b>1b1p (studio)</b>	37	40.7	31	116%	124%	37	25	N/A	25	25	28	30	32	38
<b>1b2p (1BR)</b>	45	49.5	42	106%	115%	50	35	41	45	45	34.5	40	52	39.5
<b>2b4p (2BR)</b>	73	80.3	65	111%	119%	70	55	69.7	75	75	46.5	65	63	47.5
<b>3b5p (3BR)</b>	90	99	80	112%	120%	86	80	86.1	90	90	58	70	78	57.5

Compiled by Hines Europe - Country Teams (June 2020)

\* NB In Ireland, there is a different minimum size standard for Build to Rent (BTR) and Build to Sell (BTS). The BTR minimum sizes are included above. For BTS, in schemes of 10 or more apartments, the floor area of 50% of the Build to Sell apartments must be 10% above the minimum standards. For simplicity, the table above shows the 10% increase for all apartment types.

Through discussions with Hines Project Teams in each country, Hines projects tend to deliver quality units consistently above the minimum standards. Internationally, teams tend to converge on agreed average minimum unit sizes of 40SQM for 1B1P, 50SQM for 1B2P, 70SQM for 2B4P and 90SQM for 3B5P. This research was done by Hines in conjunction with the Hines teams developing apartments in each of the cities noted. The Hines teams noted that social and affordable units are often developed to these minimum standards in some cities to save on costs. However as Hines develops apartments for the private market, the space standards used by Hines are generally above the minimum and indeed typically very close to the Irish standards.

Source: Hines Real Estate

COUNTRY	WEBLINK TO SOURCE
DUBLIN (IRELAND)	<a href="https://www.gov.ie/en/publication/15f0b-design-standards-for-new-apartments-dsfna-2018/">https://www.gov.ie/en/publication/15f0b-design-standards-for-new-apartments-dsfna-2018/</a> .
LONDON (UK)	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf</a> .
PARIS (FRANCE)	<a href="https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000006896335&amp;cidTexte=LEGITEXT000006074096">https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000006896335&amp;cidTexte=LEGITEXT000006074096</a> .
COPENHAGEN (DENMARK)	<a href="https://kp19.kk.dk/artikel/boligstoerrelser">https://kp19.kk.dk/artikel/boligstoerrelser</a> .
BERLIN (GERMANY)	<a href="https://www.bundestag.de/resource/blob/526488/a00597c5cfec573345433ca31afddece/WD-7-102-17-pdf-data.pdf">https://www.bundestag.de/resource/blob/526488/a00597c5cfec573345433ca31afddece/WD-7-102-17-pdf-data.pdf</a> .
MUNICH (GERMANY)	<a href="https://www.bundestag.de/resource/blob/526488/a00597c5cfec573345433ca31afddece/WD-7-102-17-pdf-data.pdf">https://www.bundestag.de/resource/blob/526488/a00597c5cfec573345433ca31afddece/WD-7-102-17-pdf-data.pdf</a> .
MILAN (ITALY)	<a href="https://www.comune.milano.it/documents/20126/3813098/Regolamento+Edilizio+-++Approvato+con+deliberazione+del+Consiglio+Comunale+n.+27+del+2+Ottobre+2014+e+successive+modificazioni+ed+integrazioni.pdf/02e04741-4c68-35ca-4155-eccffd7fc6e4?t=1558544993206">https://www.comune.milano.it/documents/20126/3813098/Regolamento+Edilizio+-++Approvato+con+deliberazione+del+Consiglio+Comunale+n.+27+del+2+Ottobre+2014+e+successive+modificazioni+ed+integrazioni.pdf/02e04741-4c68-35ca-4155-eccffd7fc6e4?t=1558544993206</a> .
AMSTERDAM (NETHERLANDS)	<a href="https://rijksoverheid.bouwbesluit.com/Inhoud/docs/wet/bb2003_nvt/artikelsgewijs/hfd4/afd4-5">https://rijksoverheid.bouwbesluit.com/Inhoud/docs/wet/bb2003_nvt/artikelsgewijs/hfd4/afd4-5</a> .
BRUSSELS (BELGIUM)	<a href="https://stedenbouw.irisnet.be/pdf/RRU_Titre_2_NL.pdf">https://stedenbouw.irisnet.be/pdf/RRU_Titre_2_NL.pdf</a> .
MADRID (SPAIN)	<a href="https://transparencia.madrid.es/portales/transparencia/es/Medio-ambiente-y-urbanismo/Urbanismo/Planeamiento-urbanistico/Compendio-2019-de-las-Normas-Urbanisticas-del-Plan-General-de-Ordenacion-Urbana-de-Madrid-de-1997-actualizado-16-12-2019-/?vgnnextfmt=default&amp;vgnnextoid=8099016e7ddd510VgnVCM1000001d4a900aRCRD&amp;vgnnextchannel=eae9508929a56510VgnVCM1000008a4a900aRCRD">https://transparencia.madrid.es/portales/transparencia/es/Medio-ambiente-y-urbanismo/Urbanismo/Planeamiento-urbanistico/Compendio-2019-de-las-Normas-Urbanisticas-del-Plan-General-de-Ordenacion-Urbana-de-Madrid-de-1997-actualizado-16-12-2019-/?vgnnextfmt=default&amp;vgnnextoid=8099016e7ddd510VgnVCM1000001d4a900aRCRD&amp;vgnnextchannel=eae9508929a56510VgnVCM1000008a4a900aRCRD</a>