

Housing Quality Assessment

PROJECT: **PPP SHB 5 - Basin View Flats**
 JOB NO.: **2771**
 DATE: **2nd October 2024**
 DOC. REF.: **SHB5-BVF-SH-COA-AR-P3-5006-Housing_Quality_Assessment**
 STATUS: **P3**
 REVISION: **2**

Revisions	By / Date	Description
1	NB/14.06.2024	Pre-Part 8 Submission
2	NB/02.10.2024	Part 8 Submission
3		

	REQUIREMENT	PROPOSED	COMPLIANCE
NUMBER OF APARTMENTS			
TOTAL	N / A	171	N/A
APARTMENT AREAS			
1 Bedroom	45 sq.m min	58.38 sq.m (average)	✓
2 Bedroom (4p)	73 sq.m min	81.08 sq.m (average)	✓
3 Bedroom	90 sq.m min	97.12 sq.m (average)	✓
4 Bedroom	110 sq.m min	120.6 sq.m (average)	✓
TOTAL GROSS FLOOR AREA (SQM)	N / A	12346.5	N/A
UNIT MIX			
1 Bedroom	50% max.	83 Apartments 49.12%	✓
2 Bedroom (4p)	N / A	71 Apartments 40.94%	N/A
3 Bedroom	N / A	13 Apartments 7.60%	N/A
4 Bedroom	N / A	4 Apartments 2.34%	N/A
APARTMENT / CORE RATIO			
		Up to 9 per core	✓
ORIENTATION			
North facing single aspect units	Acceptable in some circumstances	None	✓
DUAL ASPECT RATIO			
% Dual Aspect Dwellings	33% min. for Central Accessible and/or Accessible Location	73.7%	✓
PARKING PROVISION			
Bicycle Parking	Long Term - 1 per Bedroom Short Term - 1 per two apartments	284no. Long Term spaces 98 no. Short Term spaces	✓
Car Parking	0.5 per dwelling max (Development Plan Zone 1. Apartment Guidelines 2018 seek reduction in parking)	51 car parking spaces for residents, 0.30 per dwelling. (Proximity to transport networks) and 2 car parking spaces for Creche and 2 car parking spaces for Community/Cultural/Arts	✓
AMENITY SPACE PROVISION			
Communal Amenity Space	Per 4 bed: 11 sq.m, Per 3 bed: 9 sq.m, per 2 bed 4p: 7 sq.m, per 1 bed 5 sq.m, per studio 4 sq.m. Total Required: 1073 sq.m	2748 sq.m provided	✓
Public Open Space	10-15% of net site area	3767 sq.m provided (23.5% of net site area)	✓
COMMUNITY CULTURAL AND ARTS			
Community Cultural Space	5% of net internal area (12363 sq.m) Required: 618.15 sq.m + 2.5% of Forbes Lane Required: 180 sq.m Total Required: 798.15 sq.m	516 sq. m. provided internally , 130 sq. m. externally on Block B Ground Floor and 468 sq.m provided Amphitheater additional to POS Total Provided: 1114 sq.m (9%)	✓
CRECHE PROVISION			
Childcare Facility	20 places required every 75 units (excluding Studio and 1 Bed units)	40 children places (294 sq. m. floor area) provided.	✓
Creche Open Space		54sq. m. provided	✓

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GENERAL													LIVING				BEDROOMS								STORAGE								EXTERNAL			COMPLIES?				
Apartment Number	Block	Floor Level	Apartment Type	Description	Bed Spaces	Aspect	Orientation	Gross Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	10% in Excess of Min Areas	Universal Design	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Bedroom 4 Area (sq. m.)	Bedroom 4 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	Communal Amenity Space (sq. m.)		
001	Block A	Ground Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
002	Block A	Ground Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.3	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	26.8	24.4	1.3	1.6	2.6	0.8	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
003	Block A	Ground Floor	A-2B4P-33	2 Bed	4	Dual	North + South	78.5	73.0	Yes	No	4.8	3.6	30.0	30.0	13.0	3.5	11.4	2.8	-	-	-	-	24.4	24.4	1.6	2.4	2.2	-	-	-	-	6.2	6.0	7.4	7.0	7.0	✓		
004	Block A	First Floor	A-2B4P-34	2 Bed	4	Dual	North + South	87.3	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	25.5	24.4	0.8	1.4	2.4	1.5	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓	
005	Block A	First Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	32.3	31.5	1.5	2.1	2.6	1.8	1.0	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓
006	Block A	First Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
007	Block A	First Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
008	Block A	First Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
009	Block A	First Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.4	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	26.8	24.4	1.3	1.6	2.6	0.8	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
010	Block A	First Floor	A-1B2P-13	1 Bed	2	Single	West	53.5	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	13.2	11.4	0.8	2.2	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
011	Block A	First Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
012	Block A	First Floor	A-2B4P-33	2 Bed	4	Dual	North + South	78.5	73.0	Yes	No	4.8	3.6	30.0	30.0	13.0	3.5	12.6	2.8	-	-	-	-	25.6	24.4	1.6	2.4	2.2	-	-	-	-	6.2	6.0	7.4	7.0	7.0	✓		
013	Block A	Second Floor	A-2B4P-34	2 Bed	4	Dual	North + South	85.7	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	25.5	24.4	0.8	1.4	2.4	1.5	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓	
014	Block A	Second Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	32.3	31.5	1.5	2.1	2.6	1.8	1.0	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓
015	Block A	Second Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
016	Block A	Second Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
017	Block A	Second Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
018	Block A	Second Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.3	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	26.8	24.4	1.3	1.6	2.6	0.8	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
019	Block A	Second Floor	A-1B2P-13	1 Bed	2	Single	West	53.6	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	13.2	11.4	0.8	2.2	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
020	Block A	Second Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
021	Block A	Second Floor	A-2B4P-33	2 Bed	4	Dual	North + South	78.5	73.0	Yes	No	4.8	3.6	30.0	30.0	13.0	3.5	12.6	2.8	-	-	-	-	25.6	24.4	1.6	2.4	2.2	-	-	-	-	6.2	6.0	7.4	7.0	7.0	✓		
022	Block A	Third Floor	A-2B4P-34	2 Bed	4	Dual	North + South	85.7	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	25.5	24.4	0.8	1.4	2.4	1.5	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓	
023	Block A	Third Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	32.3	31.5	1.5	2.1	2.6	1.8	1.0	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓
024	Block A	Third Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
025	Block A	Third Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
026	Block A	Third Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
027	Block A	Third Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.3	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	26.8	24.4	1.3	1.6	2.6	0.8	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
028	Block A	Third Floor	A-1B2P-13	1 Bed	2	Single	West	53.6	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	13.2	11.4	0.8	2.2	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
029	Block A	Third Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
030	Block A	Third Floor	A-2B4P-33	2 Bed	4	Dual	North + South	78.5	73.0	Yes	No	4.8	3.6	30.0	30.0	13.0	3.5	12.6	2.8	-	-	-	-	25.6	24.4	1.6	2.4	2.2	-	-	-	-	6.2	6.0	7.4	7.0	7.0	✓		
031	Block A	Fourth Floor	A-1B2P-2	1 Bed	2	Single	East	53.3	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
032	Block A	Fourth Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
033	Block A	Fourth Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
034	Block A	Fourth Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.4	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	26.8	24.4	1.3	1.6	2.6	0.8	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
035	Block A	Fourth Floor	A-1B2P-13	1 Bed	2	Single	West	53.6	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	13.2	11.4	0.8	2.2	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
036	Block A	Fourth Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
037	Block A	Fourth Floor	A-2B4P-33	2 Bed	4	Dual	North + South	78.5	73.0	Yes	No	4.8	3.6	30.0	30.0	13.0	3.5	12.6	2.8	-	-	-	-	25.6	24.4	1.6	2.4	2.2	-	-	-	-	6.2	6.0	7.4	7.0	7.0	✓		
038	Block A	Fifth Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
039	Block A	Fifth Floor	A-1B2P-1	1 Bed	2	Single	West	50.																																

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												Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Bedroom 4 Area (sq. m.)	Bedroom 4 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)		DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	Communal Amenity Space (sq. m.)				
065	Block B	First Floor	A-1B2P-14	1 Bed	2	Single	West	51.5	45.0	Yes	No	3.6	3.3	23.4	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2	3.0	5.0	5.0	5.0	✓			
066	Block B	First Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓			
067	Block B	First Floor	A-2B4P-2	2 Bed	4	Dual	South + West	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓			
068	Block B	First Floor	A-1B2P-13	1 Bed	2	Single	West	53.6	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓			
069	Block B	First Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.3	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓		
070	Block B	First Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓		
071	Block B	First Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
072	Block B	First Floor	A-1B2P-2	1 Bed	2	Single	West	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓		
073	Block B	First Floor	A-3B5P-1	3 Bed	5	Dual	North + West	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓		
074	Block B	First Floor	A-2B4P-34	2 Bed	4	Dual	South + North	87.3	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓		
075	Block B	Second Floor	A-2B4P-34	2 Bed	4	Dual	South + North	87.3	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓		
076	Block B	Second Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓		
077	Block B	Second Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓		
078	Block B	Second Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓		
079	Block B	Second Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
080	Block B	Second Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
081	Block B	Second Floor	A-1B2P-14	1 Bed	2	Single	West	51.5	45.0	Yes	No	3.6	3.3	23.4	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2	3.0	5.0	5.0	5.0	✓		
082	Block B	Second Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
083	Block B	Second Floor	A-3B5P-8	3 Bed	5	Dual	South + North	101.9	90.0	Yes	Yes	4.3	3.8	34.1	34.0	14.0	3.6	11.9	2.7	8.2	2.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.8	9.0	12.0	9.0	9.0	✓	
084	Block B	Second Floor	A-3B5P-8	3 Bed	5	Dual	South + North	101.9	90.0	Yes	Yes	4.3	3.8	34.1	34.0	14.0	3.6	11.9	2.7	8.2	2.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.8	9.0	12.0	9.0	9.0	✓	
085	Block B	Second Floor	A-2B4P-2	2 Bed	4	Dual	South + West	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
086	Block B	Second Floor	A-1B2P-13	1 Bed	2	Single	West	53.6	45.0	Yes	No	3.6	3.3	24.6	23.0	13.2	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
087	Block B	Second Floor	A-2B4P-9	2 Bed	4	Dual	East + West	82.3	73.0	Yes	No	4.1	3.6	31.0	30.0	15.0	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.1	7.0	7.0	✓	
088	Block B	Second Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
089	Block B	Second Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
090	Block B	Second Floor	A-1B2P-2	1 Bed	2	Single	West	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
091	Block B	Second Floor	A-3B5P-1	3 Bed	5	Dual	North + West	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓	
092	Block B	Second Floor	A-2B4P-34	2 Bed	4	Dual	South + North	87.3	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓	
093	Block B	Third Floor	A-2B4P-34	2 Bed	4	Dual	South + North	87.3	73.0	Yes	No	3.7	3.6	31.5	30.0	13.1	3.0	12.4	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.2	6.0	7.2	7.0	7.0	✓	
094	Block B	Third Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓	
095	Block B	Third Floor	A-1B2P-2	1 Bed	2	Single	East	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	3.0	11.9	5.0	5.0	✓	
096	Block B	Third Floor	A-1B2P-1	1 Bed	2	Single	West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
097	Block B	Third Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
098	Block B	Third Floor	A-2B4P-4	2 Bed	4	Dual	East + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
099	Block B	Third Floor	A-1B2P-14	1 Bed	2	Single	West	51.5	45.0	Yes	No	3.6	3.3	23.4	23.0	11.8	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2	3.0	5.0	5.0	5.0	✓	
100	Block B	Third Floor	A-2B4P-2	2 Bed	4	Dual	South + East	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
101	Block B	Third Floor	A-3B5P-8	3 Bed	5	Dual	South + North	101.9	90.0	Yes	Yes	4.3	3.8	34.1	34.0	14.0	3.6	11.9	2.7	8.2	2.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.8	9.0	12.0	9.0	9.0	✓
102	Block B	Third Floor	A-3B5P-8	3 Bed	5	Dual	South + North	101.9	90.0	Yes	Yes	4.3	3.8	34.1	34.0	14.0	3.6	11.9	2.7	8.2	2.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.8	9.0	12.0	9.0	9.0	✓
103	Block B	Third Floor	A-2B4P-2	2 Bed	4	Dual	South + West	81.0	73.0	Yes	Yes	4.2	3.6	30.0	3																												

Housing Quality Assessment

PROJECT: **PPP SHB 5 - Basin View Flats**
 JOB NO.: **2771**
 DATE: **2nd October 2024**
 DOC. REF.: **SHB5-BVF-SH-COA-AR-P3-5006-Housing_Quality_Assessment**
 STATUS: **P3**
 REVISION: **2**

Revisions	By / Date	Description
1	NB/14.06.2024	Pre-Part 8 Submission
2	NB/02.10.2024	Part 8 Submission
3		

GENERAL												LIVING				BEDROOMS								STORAGE								EXTERNAL			COMPLIES?						
Apartment Number	Block	Floor Level	Apartment Type	Description	Bed Spaces	Aspect	Orientation	Gross Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	10% in Excess of Min Areas	Universal Design	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Bedroom 4 Area (sq. m.)	Bedroom 4 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	Communal Amenity Space (sq. m.)			
132	Block C	Ground Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.0	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
133	Block C	Ground Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
134	Block C	Ground Floor	A-1B2P-15	1 Bed	2	Dual	South + North	68.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
135	Block C	Ground Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.6	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
136	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.1	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
137	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.4	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
138	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.0	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
139	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
140	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	68.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
141	Block C	First Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.6	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
142	Block C	First Floor	A-2B4P-4	2 Bed	4	Dual	South + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
143	Block C	First Floor	A-1B2P-1	1 Bed	2	Dual	North + West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
144	Block C	First Floor	A-1B2P-1	1 Bed	2	Dual	North + East	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
145	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.1	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
146	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.4	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
147	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.0	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
148	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
149	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	68.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
150	Block C	Second Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.6	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
151	Block C	Second Floor	A-2B4P-4	2 Bed	4	Dual	South + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
152	Block C	Second Floor	A-1B2P-1	1 Bed	2	Dual	North + West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
153	Block C	Second Floor	A-1B2P-1	1 Bed	2	Dual	North + East	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
154	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.1	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
155	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.4	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
156	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.0	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
157	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
158	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	68.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
159	Block C	Third Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.6	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
160	Block C	Third Floor	A-2B4P-4	2 Bed	4	Dual	South + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
161	Block C	Third Floor	A-1B2P-1	1 Bed	2	Dual	North + West	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
162	Block C	Third Floor	A-1B2P-1	1 Bed	2	Dual	North + East	50.4	45.0	Yes	No	3.6	3.3	23.0	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓
163	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.1	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
164	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.4	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
165	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.0	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
166	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	69.8	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
167	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	68.78	45	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.689	-	-	-	-	-	-	-	13.3	11.4	3.251	1.92	-	-	-	-	-	-	-	5.2	3	5.8	5.0	5.0	✓
168	Block C	Fourth Floor	A-1B2P-15	1 Bed	2	Dual	South + North	70.6	45.0	Yes	Yes	3.7	3.3	33.2	23.0	13.3	3.7	-	-	-	-	-	-	-	13.3	11.4	3.3	1.9	-	-	-	-	-	-	-	5.2	3.0	5.8	5.0	5.0	✓
169	Block C	Fourth Floor	A-2B4P-4	2 Bed	4	Dual	South + West	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-</																				