

AFFORDABLE HOUSING AT SHANGANAGH CASTLE ESTATE, SHANKILL–DÚN LAOGHAIRE–RATHDOWN COUNTY COUNCIL IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY

21 No. 2-bed and 30 No. 3-bed houses at Shanganagh, Shankill, Dublin 18 are being made available for sale in partnership with Dún Laoghaire–Rathdown County Council and The Land Development Agency under affordable dwelling purchase arrangements. This will be carried out under the Affordable Housing Act 2021 and associated Regulations. The scheme will be aimed at first-time buyers (although some exceptions apply).

Property Type	Number of Units	Unit Sizes (m ²)	Minimum Sale Price (€)	Approximate % Reduction from Market Value	Market Value
2 Bed House	21	92-94	€334,600	30%	€478,000
3 Bed House	22	104-106	€349,300	30%	€499,000
3 Bed Semi Detached	6	116-126	€374,500	30%	€535,000
3 Bed Terrace	2	142-159	€385,000	30%	€550,000

*The purchasers will enter an affordable dwelling purchase agreement with Dún Laoghaire–Rathdown County Council. Under this agreement the Council will take a percentage equity share in the dwelling, equal to the difference between the market value of the dwelling and the price paid by the purchaser. The Council may not seek realization of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time either through one lump sum, or a series of payments to the Council.

In order for the Council to fully assess and process your application, you will need to submit a maximum mortgage Approval in Principle (AIP) letter from one of the Pillar banks or a Local Authority Home Loan (LAHL) letter. If you have not already applied for an AIP or LAHL, you will need to commence this process now. Please note the Pillar Banks are: Bank of Ireland (BOI), Allied Irish Bank (AIB), Permanent TSB, Haven Mortgages and EBS.

In order to be eligible to apply for the scheme, applicants must satisfy the below criteria:

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
- To apply for a 2-bedroom house, typically gross household income for the preceding 12 months should be below €96,795. *Some exceptions apply. (Minimum 10% Equity Stake).
- To apply for a 3-bedroom terrace house, typically gross household income for the preceding 12 months should be below €101,048. *Some exceptions apply. (Minimum 10% Equity stake).
- To apply for a 3-bedroom semi detached house, typically gross household income for the preceding 12 months should be below €108,338. *Some exceptions apply. (Minimum 10% Equity stake).
- To apply for a 3-bedroom terrace house (larger units), typically gross household income for the preceding 12 months should be below €111,375. *Some exceptions apply. (Minimum 10% Equity stake).
- Each person included in the application must have the right to reside indefinitely in the State.
- The affordable home must be the household's normal place of residence.

*Please note that these income limits are indicative only. Please refer to our Shanganagh Castle FAQs at <https://www.dlrcoco.ie/housing/purchase-home/affordable-home-purchase-scheme> to view the exceptions to the limits.

Applications initially will be prioritized based on **time and date of application**. Scheme of priorities will also be taken into account. In addition to this, 30% of the homes will only be available to applicants who have been, or are currently, a resident in the administrative area of Dún Laoghaire–Rathdown County Council for a minimum period of 8 years. Applications will be accepted via an online application portal. Applications may be made starting from **12:00 pm on Wednesday October 9th, 2024 until 17:00 pm on Thursday October 31st, 2024**. A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available at <https://www.dlrcoco.ie/housing/purchase-home/affordable-home-purchase-scheme>