

HOUSING QUALITY ASSESSMENT (HQA)

Rev.6 | 02/04/20254

Block 1

UNIT NO:	LEVEL	2 BED TOWN HOUSES	3 BED TOWN HOUSES	APTS			BED 1		BED 2		BED 3		LIV / DIN/ KIT		STORE		BALCONY		ASPECT		TOTAL GIFA (of apts)			
				1 BED	2 BED	3 BED	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	ASPECT	ORIENTATION	SPPR	ACTUAL		
LEVEL 01																								
1-1	01 02		X				13.0 m²	13.2 m²	11.4 m²	12.5 m²	7.1 m²	7.3 m²	34 m²	42.8 m²	9 m²	7.8 m² 4.8 m²	7.0 m²	22.5 m²	D	NW / SW	90sqm	108.0 m²		
1-2	01 02	X					13.0 m²	15.4 m²	11.4 m²	14.2 m²			28 m²	43.3 m²	6 m²	8.9 m² 11.2 m²	9.0 m²	15.5 m²	S	NW	73.0	116.0 m²		
1-3	01 02	X					13.0 m²	13.1 m²	11.4 m²	12.6 m²			28 m²	38.8 m²	6 m²	5.9 m² 7.6 m²	9.0 m²	22.5 m²	S	NW	73.0	102.0 m²		
1-4	01 02	X					13.0 m²	13.1 m²	11.4 m²	12.6 m²			28 m²	38.8 m²	6 m²	5.9 m² 7.6 m²	9.0 m²	22.5 m²	S	NW	73.0	102.0 m²		
1-5	01 02	X					13.0 m²	15.4 m²	11.4 m²	14.2 m²			28 m²	43.3 m²	6 m²	8.9 m² 11.2 m²	9.0 m²	15.5 m²	S	NW	73.0	116.0 m²		
1-6	01 02		X				13.0 m²	13.2 m²	11.4 m²	12.5 m²	7.1 m²	7.3 m²	34 m²	42.8 m²	9 m²	7.8 m² 4.8 m²	7.0 m²	22.5 m²	D	NW / SW	90sqm	108.0 m²		
1-7	01				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
1-8	01			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5.0 m²	6.7 m²	S		45.0 m²	49.5 m²		
1-9	01			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5.0 m²	6.7 m²	S		45.0 m²	49.5 m²		
1-10	01				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
LEVEL 02																								
1-11	02				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	NE/SE	73.0 m²	75.6 m²		
1-12	02			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S		45.0 m²	49.5 m²		
1-13	02			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S		45.0 m²	49.5 m²		
1-14	02				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
LEVEL 03																								
1-15	03				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
1-16	03			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
1-17	03			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
1-18	03				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
1-19	03				X		13.0 m²	14.7 m²	11.4 m²	14.5 m²			30.0 m²	30.1 m²	6 m²	10.3 m²	7 m²	7.1 m²	D	NW/SW	73.0 m²	84.8 m²		
1-20	03				X		13.0 m²	15.1 m²	11.4 m²	14.5 m²			30.0 m²	30.2 m²	6 m²	6.9 m²	7 m²	7.1 m²	S	NW	73.0 m²	82.0 m²		
1-21	03				X		13.0 m²	15.1 m²	11.4 m²	14.5 m²			30.0 m²	30.2 m²	6 m²	6.9 m²	7 m²	7.1 m²	S	NW	73.0 m²	82.0 m²		
1-22	03				X		13.0 m²	14.7 m²	11.4 m²	14.5 m²			30.0 m²	30.1 m²	6 m²	10.3 m²	7 m²	7.1 m²	D	NE/SE	73.0 m²	84.8 m²		
LEVEL 04																								
1-23	04				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
1-24	04			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
1-25	04			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
1-26	04				X		13.0 m²	13.1 m²	11.4 m²	11.4 m²			30.0 m²	30.3 m²	6 m²	6.1 m²	7.0 m²	8.4 m²	D	SW/SE	73.0 m²	75.6 m²		
1-27	04				X		13.0 m²	13.1 m²	11.4 m²	12.1 m²			30.0 m²	30.1 m²	6 m²	7.3 m²	7 m²	7.7 m²	D	NW/SW	73.0 m²	78.0 m²		
1-28	04				X		13.0 m²	13.2 m²	11.4 m²	12.0 m²			30.0 m²	30.0 m²	6 m²	7.0 m²	7 m²	7.8 m²	S	NW	73.0 m²	75.1 m²		
1-29	04				X		13.0 m²	13.2 m²	11.4 m²	12.0 m²			30.0 m²	30.0 m²	6 m²	7.0 m²	7 m²	7.8 m²	S	NW	73.0 m²	75.1 m²		
1-30	04				X		13.0 m²	13.1 m²	11.4 m²	12.1 m²			30.0 m²	30.1 m²	6 m²	7.3 m²	7 m²	7.7 m²	D	NW/NE	73.0 m²	78.0 m²		
TOTAL UNITS		4	2	8	16	0																	2292.6 m²	

HOUSING QUALITY ASSESSMENT (HQA)

Project Ref: 6284
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Block 2

UNIT NO:	LEVEL	2 BED TOWN HOUSES	3 BED TOWN HOUSES	APTS			BED 1		BED 2		BED 3		LIV / DIN/ KIT		STORE		BALCONY		ASPECT		TOTAL GIFA (of apts)			
				1 BED	2 BED	3 BED	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	ASPECT	ORIENTATION	SPPR	ACTUAL		
LEVEL 01																								
2-1	01 02		X				13.0 m²	13.2 m²	11.4 m²	12.5 m²	7.1 m²	7.3 m²	34 m²	42.8 m²	9 m²	7.8 m² 4.8 m²	7.0 m²	22.5 m²	D	NW / SW	90sqm	108.0 m²		
2-2	01 02	X					13.0 m²	15.4 m²	11.4 m²	14.2 m²			28 m²	43.3 m²	6 m²	8.9 m² 11.2 m²	9.0 m²	15.5 m²	S	NW	73.0	116.0 m²		
2-3	01 02	X					13.0 m²	13.1 m²	11.4 m²	12.6 m²			28 m²	38.8 m²	6 m²	5.9 m² 7.6 m²	9.0 m²	22.2 m²	S	NW	73.0	102.0 m²		
2-4	01 02	X					13.0 m²	13.1 m²	11.4 m²	12.6 m²			28 m²	38.8 m²	6 m²	5.9 m² 7.6 m²	9.0 m²	22.2 m²	S	NW	73.0	102.0 m²		
2-5	01 02	X					13.0 m²	15.4 m²	11.4 m²	14.2 m²			28 m²	43.3 m²	6 m²	8.9 m² 11.2 m²	9.0 m²	15.5 m²	S	NW	73.0	116.0 m²		
2-6	01 02		X			X	13.0 m²	13.2 m²	11.4 m²	12.5 m²	7.1 m²	7.3 m²	34 m²	42.8 m²	9 m²	7.8 m² 4.8 m²	7.0 m²	22.5 m²	D	NE / NW	90sqm	108.0 m²		
2-7	01					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	NE/SE	90.0 m²	98.3 m²		
2-8	01			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-9	01			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-10	01					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	SE/SW	90.0 m²	98.3 m²		
LEVEL 02																								
2-11	02					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	NE/SE	90.0 m²	98.3 m²		
2-12	02			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-13	02			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-14	02					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	SW/SE	90.0 m²	98.3 m²		
LEVEL 03																								
2-15	03					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	NE/SE	90.0 m²	98.3 m²		
2-16	03			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-17	03			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-18	03					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	SW/SE	90.0 m²	98.3 m²		
2-19	03				X		13.0 m²	14.7 m²	11.4 m²	14.5 m²			30.0 m²	30.1 m²	6 m²	10.3 m²	7 m²	7.1 m²	D	NW/SW	73.0 m²	84.8 m²		
2-20	03				X		13.0 m²	15.1 m²	11.4 m²	14.5 m²			30.0 m²	30.2 m²	6 m²	6.9 m²	7 m²	7.1 m²	S	NW	73.0 m²	82.0 m²		
2-21	03				X		13.0 m²	15.1 m²	11.4 m²	14.5 m²			30.0 m²	30.2 m²	6 m²	6.9 m²	7 m²	7.1 m²	S	NW	73.0 m²	82.0 m²		
2-22	03				X		13.0 m²	14.7 m²	11.4 m²	14.5 m²			30.0 m²	30.1 m²	6 m²	10.3 m²	7 m²	7.1 m²	D	NW/NE	73.0 m²	84.8 m²		
LEVEL 04																								
2-23	04					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	NE/SE	90.0 m²	98.3 m²		
2-24	04			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-25	04			X			11.4 m²	13.3 m²					23 m²	23.5 m²	3 m²	3.1 m²	5 m²	6.7 m²	S	SouthEast	45.0 m²	49.5 m²		
2-26	04					X	13.0 m²	13.4 m²	11.4 m²	12.8 m²	7.1 m²	8.1 m²	34.0 m²	34.2 m²	9 m²	9.0 m²	9.0 m²	13.0 m²	D	SW/SE	90.0 m²	98.3 m²		
2-27	04				X		13.0 m²	13.1 m²	11.4 m²	12.1 m²			30.0 m²	30.1 m²	6 m²	7.3 m²	7 m²	7.7 m²	D	NW/SW	73.0 m²	78.0 m²		
2-28	04				X		13.0 m²	13.2 m²	11.4 m²	12.0 m²			30.0 m²	30.0 m²	6 m²	7.0 m²	7 m²	7.8 m²	S	NW	73.0 m²	75.1 m²		
2-29	04				X		13.0 m²	13.2 m²	11.4 m²	12.0 m²			30.0 m²	30.0 m²	6 m²	7.0 m²	7 m²	7.8 m²	S	NW	73.0 m²	75.1 m²		
2-30	04				X		13.0 m²	13.1 m²	11.4 m²	12.1 m²			30.0 m²	30.1 m²	6 m²	7.3 m²	7 m²	7.7 m²	D	NW/NE	73.0 m²	78.0 m²		
TOTAL UNITS		4	2	8	8	8																	2474.2 m²	

HOUSING QUALITY ASSESSMENT (HQA)

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Rev: Date:

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Block 3

UNIT NO:	LEVEL	2 BED TOWN HOUSES	3 BED TOWN HOUSES	APTS			BED 1		BED 2			BED 3		LIV / DIN/ KIT		STORE		BALCONY		ASPECT		TOTAL GIFA (of apts)					
				1 BED	2 BED	3 BED	SPPR	ACTUAL	SPPR		ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	ASPECT	ORIENTATION	SPPR	ACTUAL				
LEVEL 01																											
3-1	01			X			11.4	m²	13.3	m²				23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²		
3-2	01				X		13.0	m²	15.1	m²	11.4	m²	12.4	m²		30.0	m²	31.3	m²	6.0	m²	6.6	m²	73.0	m²		
3-3	01			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-4	01					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-5	01					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-6	01			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
LEVEL 02																											
3-7	02			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-8	02				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.3	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-9	02				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.1	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-10	02				X		13.0	m²	15.1	m²	11.4	m²	12.4	m²		30.0	m²	31.3	m²	6.0	m²	6.6	m²	7.0	m²	80.4	m²
3-11	02			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-12	02					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-13	02					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-14	02			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
LEVEL 03																											
3-15	03			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-16	03				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.3	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-17	03				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.1	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-18	03				X		13.0	m²	15.1	m²	11.4	m²	12.4	m²		30.0	m²	31.3	m²	6.0	m²	6.6	m²	7.0	m²	80.4	m²
3-19	03			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-20	03					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-21	03					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-22	03			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
LEVEL 4																											
3-23	04			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-24	04				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.3	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-25	04				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.1	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-26	04				X		13.0	m²	15.1	m²	11.4	m²	12.4	m²		30.0	m²	31.3	m²	6.0	m²	6.6	m²	7.0	m²	80.4	m²
3-27	04			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-28	04					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	6.0	m²	99.6	m²	
3-29	04					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-30	04			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
LEVEL 5																											
3-31	05			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-32	05				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.3	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-33	05				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.1	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-34	05				X		13.0	m²	15.1	m²	11.4	m²	12.4	m²		30.0	m²	31.3	m²	6.0	m²	6.6	m²	7.0	m²	80.4	m²
3-35	05			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-36	05					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-37	05					X	13.0	m²	13.2	m²	11.4	m²	12.5	m²	7.1	m²	8.1	m²	34.0	m²	34.2	m²	9.0	m²	99.6	m²	
3-38	05			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
LEVEL 6																											
3-39	06			X			11.4	m²	13.3	m²					23.0	m²	23.5	m²	3.0	m²	3.1	m²	5.0	m²	49.5	m²	
3-40	06				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.3	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²
3-41	06				X		13.0	m²	13.4	m²	11.4	m²	12.1	m²		30.0	m²	35.1	m²	6.0	m²	6.0	m²	7.0	m²	81.0	m²

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3-42	06				X		13.0	m ²	15.1 m ²	11.4 m ²	12.4 m ²		30.0 m ²	31.3 m ²	6.0 m ²	6.6 m ²	7.0 m ²	8.4 m ²	S	East	73.0 m ²	80.4 m ²	
3-43	06			X			11.4	m ²	13.3 m ²				23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	East	45.0 m ²	49.5 m ²	
3-44	06					X	13.0	m ²	13.2 m ²	11.4 m ²	12.5 m ²	7.1 m ²	8.1 m ²	34.0 m ²	34.2 m ²	6.0 m ²	9.1 m ²	7.0 m ²	9.0 m ²	D	South/East	90.0 m ²	99.6 m ²
3-45	06					X	13.0	m ²	13.2 m ²	11.4 m ²	12.5 m ²	7.1 m ²	8.1 m ²	34.0 m ²	34.2 m ²	9.0 m ²	9.1 m ²	9.0 m ²	10.2 m ²	D	SW/NW	90.0 m ²	99.6 m ²
3-46	06			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	West	45.0 m ²	49.5 m ²
LEVEL 7																							
3-47	07			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	West	45.0 m ²	49.5 m ²
3-48	07				X		13.0	m ²	13.4 m ²	11.4 m ²	12.1 m ²			30.0 m ²	30.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	7.8 m ²	D	North/West	73.0 m ²	77.1 m ²
3-49	07				X		13.0	m ²	13.4 m ²	11.4 m ²	12.1 m ²			30.0 m ²	30.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	9.8 m ²	D	North/East	73.0 m ²	76.8 m ²
3-50	07				X		13.0	m ²	15.1 m ²	11.4 m ²	12.4 m ²			30.0 m ²	31.3 m ²	6.0 m ²	6.6 m ²	7.0 m ²	8.4 m ²	S	East	73.0 m ²	80.4 m ²
3-51	07			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	East	45.0 m ²	49.5 m ²
3-52	07					X	13.0	m ²	13.2 m ²	11.4 m ²	12.5 m ²	7.1 m ²	8.1 m ²	34.0 m ²	34.2 m ²	6.0 m ²	9.1 m ²	7.0 m ²	9.0 m ²	D	South/East	90.0 m ²	99.6 m ²
3-53	07					X	13.0	m ²	13.2 m ²	11.4 m ²	12.5 m ²	7.1 m ²	8.1 m ²	34.0 m ²	34.2 m ²	9.0 m ²	9.1 m ²	9.0 m ²	10.2 m ²	D	SW/NW	90.0 m ²	99.6 m ²
3-54	07			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	West	45.0 m ²	49.5 m ²
LEVEL 8																							
3-55	08			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	West	45.0 m ²	49.5 m ²
3-56	08				X		13.0	m ²	13.4 m ²	11.4 m ²	12.1 m ²			30.0 m ²	30.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	13.8 m ²	D	North/West	73.0 m ²	77.1 m ²
3-57	08				X		13.0	m ²	13.4 m ²	11.4 m ²	12.1 m ²			30.0 m ²	30.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	8.5 m ²	D	North/East	73.0 m ²	77.1 m ²
3-58	08				X		13.0	m ²	15.1 m ²	11.4 m ²	12.4 m ²			30.0 m ²	31.3 m ²	6.0 m ²	6.6 m ²	7.0 m ²	8.4 m ²	S	East	73.0 m ²	80.4 m ²
3-59	08			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	East	45.0 m ²	49.5 m ²
3-60	08					X	13.0	m ²	14.9 m ²	11.4 m ²	12.3 m ²	7.1 m ²	9.3 m ²	34.0 m ²	34.2 m ²	9.0 m ²	10.1 m ²	9.0 m ²	89.7 m ²	D	W/S/E	90.0 m ²	105.6 m ²
3-61	08			X			11.4	m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.0 m ²	S	West	45.0 m ²	49.5 m ²
TOTAL UNITS		0	0	24	22	15																4449.3 m ²	

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UNIT NO:	LEVEL	2 BED TOWN HOUSES	3 BED TOWN HOUSES	APTS			BED 1		BED 2		BED 3		LIV / DIN/ KIT		STORE		BALCONY		ASPECT		TOTAL GIFA (of apts)	
				1 BED	2 BED	3 BED	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	SPPR	ACTUAL	ASPECT	ORIENTATION	SPPR	ACTUAL

4-1	01				X	13.0 m ²	13.2 m ²	11.4 m ²	13.2 m ²		30.0 m ²	31.3 m ²	6.0 m ²	6.7 m ²	7.0 m ²	7.0 m ²	S	East	73.0 m ²	77.0 m ²		
4-2	01				X	13.0 m ²	14.4 m ²	11.4 m ²	13.2 m ²		30.0 m ²	34.8 m ²	6.0 m ²	9.9 m ²	7.0 m ²	10.0 m ²	D	South/East	73.0 m ²	90.3 m ²		
4-3	01			X		11.4 m ²	13.3 m ²				23.0 m ²	27.4 m ²	3.0 m ²	3.1 m ²	5.0 m ²	7.0 m ²	S	South	45.0 m ²	53.6 m ²		
4-4	01				X	13.0 m ²	15.1 m ²	11.4 m ²	12.4 m ²		30.0 m ²	33.5 m ²	6.0 m ²	6.3 m ²	7.0 m ²	7.0 m ²	S	South	73.0 m ²	81.6 m ²		
4-5	01				X	13.0 m ²	13.2 m ²	11.4 m ²	11.8 m ²		30.0 m ²	30.7 m ²	6.0 m ²	6.2 m ²	7.0 m ²	9.2 m ²	D	South/West	73.0 m ²	77.1 m ²		
4-6	01					X	13.0 m ²	14.5 m ²	7.1 m ²	12.3 m ²	11.4 m ²	9.1 m ²	34.0 m ²	34.9 m ²	9.0 m ²	9.0 m ²	9.0 m ²	12.0 m ²	D	NE/NW	90.0 m ²	102.2 m ²
4-7	01				X	13.0 m ²	13.2 m ²	11.4 m ²	11.4 m ²		30.0 m ²	30.0 m ²	6.0 m ²	6.0 m ²	7.0 m ²	6.9 m ²	S	North	73.0 m ²	77.9 m ²		
4-8	01				X	13.0 m ²	12.8 m ²	11.4 m ²	12.1 m ²		30.0 m ²	37.0 m ²	6.0 m ²	9.4 m ²	7.0 m ²	7.0 m ²	S	North	73.0 m ²	91.5 m ²		
4-9	01					X	13.0 m ²	13.6 m ²	11.4 m ²	11.9 m ²	11.5 m ²	7.3 m ²	34.0 m ²	34.1 m ²	9.0 m ²	9.0 m ²	9.0 m ²	11.0 m ²	D	NE/NW	90.0 m ²	98.9 m ²
4-10	01			X		11.4 m ²	13.3 m ²				23.0 m ²	28.9 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.7 m ²	S	East	45.0 m ²	59.2 m ²		
4-11	01			X		11.4 m ²	13.3 m ²				23.0 m ²	23.5 m ²	3.0 m ²	3.0 m ²	5.0 m ²	6.3 m ²	S	East	45.0 m ²	49.5 m ²		

4-12	02				X		13.0 m ²	13.2 m ²	11.4 m ²	13.2 m ²		30.0 m ²	31.3 m ²	6.0 m ²	6.7 m ²	7.0 m ²	7.0 m ²	S	East	73.0 m ²	77.0 m ²	
4-13	02				X		13.0 m ²	14.4 m ²	11.4 m ²	13.2 m ²		30.0 m ²	34.8 m ²	6.0 m ²	9.9 m ²	7.0 m ²	10.0 m ²	D	South/East	73.0 m ²	90.3 m ²	
4-14	02			X			11.4 m ²	13.3 m ²				23.0 m ²	27.4 m ²	3.0 m ²	3.1 m ²	5.0 m ²	7.0 m ²	S	South	45.0 m ²	53.6 m ²	
4-15	02				X		13.0 m ²	15.1 m ²	11.4 m ²	12.4 m ²		30.0 m ²	33.5 m ²	6.0 m ²	6.3 m ²	7.0 m ²	7.0 m ²	S	South	73.0 m ²	81.6 m ²	
4-16	02				X		13.0 m ²	13.2 m ²	11.4 m ²	11.8 m ²		30.0 m ²	30.7 m ²	6.0 m ²	6.2 m ²	7.0 m ²	9.2 m ²	D	South/West	73.0 m ²	77.1 m ²	
4-17	02					X	13.0 m ²	14.5 m ²	7.1 m ²	12.3 m ²	11.4 m ²	9.1 m ²	34.0 m ²	34.9 m ²	9.0 m ²	9.0 m ²	9.0 m ²	12.0 m ²	D	NE/NW	90.0 m ²	102.2 m ²
4-18	02				X		13.0 m ²	13.2 m ²	11.4 m ²	11.4 m ²		30.0 m ²	30.0 m ²	6.0 m ²	6.0 m ²	7.0 m ²	6.9 m ²	S	North	73.0 m ²	77.9 m ²	
4-19	02				X		13.0 m ²	12.8 m ²	11.4 m ²	12.1 m ²		30.0 m ²	37.0 m ²	6.0 m ²	9.4 m ²	7.0 m ²	7.0 m ²	S	North	73.0 m ²	91.5 m ²	
4-20	02					X	13.0 m ²	13.6 m ²	11.4 m ²	11.9 m ²	11.5 m ²	7.3 m ²	34.0 m ²	34.1 m ²	9.0 m ²	9.0 m ²	9.0 m ²	11.0 m ²	D	NE/NW	90.0 m ²	98.9 m ²
4-21	02			X			11.4 m ²	13.3 m ²					23.0 m ²	28.9 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.7 m ²	S	East	45.0 m ²	59.2 m ²
4-22	02			X			11.4 m ²	13.3 m ²					23.0 m ²	23.5 m ²	3.0 m ²	3.0 m ²	5.0 m ²	6.3 m ²	S	East	45.0 m ²	49.5 m ²

4-23	03				X		13.0 m ²	13.2 m ²	11.4 m ²	13.2 m ²		30.0 m ²	31.3 m ²	6.0 m ²	6.7 m ²	7.0 m ²	7.0 m ²	S	East	73.0 m ²	77.0 m ²
4-24	03				X		13.0 m ²	14.4 m ²	11.4 m ²	13.2 m ²		30.0 m ²	34.8 m ²	6.0 m ²	9.9 m ²	7.0 m ²	10.0 m ²	D	South/East	73.0 m ²	90.3 m ²
4-25	03			X			11.4 m ²	13.3 m ²				23.0 m ²	27.4 m ²	3.0 m ²	3.1 m ²	5.0 m ²	7.0 m ²	S	South	45.0 m ²	53.6 m ²
4-26	03				X		13.0 m ²	15.1 m ²	11.4 m ²	12.4 m ²		30.0 m ²	33.5 m ²	6.0 m ²	6.3 m ²	7.0 m ²	7.0 m ²	S	South	73.0 m ²	81.6 m ²
4-27	03				X		13.0 m ²	13.2 m ²	11.4 m ²	11.8 m ²		30.0 m ²	30.7 m ²	6.0 m ²	6.2 m ²	7.0 m ²	9.2 m ²	D	South/West	73.0 m ²	77.1 m ²
4-28	03					X	13.0 m ²	14.5 m ²	7.1 m ²	12.3 m ²	11.4 m ² 9.1 m ²	34.0 m ²	34.9 m ²	9.0 m ²	9.0 m ²	9.0 m ²	12.0 m ²	D	NE/NW	90.0 m ²	102.2 m ²
4-29	03				X		13.0 m ²	13.2 m ²	11.4 m ²	11.4 m ²		30.0 m ²	30.0 m ²	6.0 m ²	6.0 m ²	7.0 m ²	6.9 m ²	S	North	73.0 m ²	77.9 m ²
4-30	03				X		13.0 m ²	12.8 m ²	11.4 m ²	12.1 m ²		30.0 m ²	37.0 m ²	6.0 m ²	9.4 m ²	7.0 m ²	7.0 m ²	S	North	73.0 m ²	91.5 m ²
4-31	03					X	13.0 m ²	13.6 m ²	11.4 m ²	11.9 m ²	11.5 m ² 7.3 m ²	34.0 m ²	34.1 m ²	9.0 m ²	9.0 m ²	9.0 m ²	11.0 m ²	D	NE/NW	90.0 m ²	98.9 m ²
4-32	03			X			11.4 m ²	13.3 m ²				23.0 m ²	28.9 m ²	3.0 m ²	3.1 m ²	5.0 m ²	6.7 m ²	S	East	45.0 m ²	59.2 m ²
4-33	03			X			11.4 m ²	13.3 m ²				23.0 m ²	23.5 m ²	3.0 m ²	3.0 m ²	5.0 m ²	6.3 m ²	S	East	45.0 m ²	49.5 m ²

4-34	04				X		13.0 m ²	13.2 m ²	11.4 m ²	13.2 m ²		30.0 m ²	31.3 m ²	6.0 m ²	6.7 m ²	7.0 m ²	7.0 m ²	S	East	73.0 m ²	77.0 m ²
4-35	04				X		13.0 m ²	14.4 m ²	11.4 m ²	13.2 m ²		30.0 m ²	34.8 m ²	6.0 m ²	9.9 m ²	7.0 m ²	10.0 m ²	D	South/East	73.0 m ²	90.3 m ²
4-36	04			X			11.4 m ²	13.3 m ²				23.0 m ²	27.4 m ²	3.0 m ²	3.1 m ²	5.0 m ²	7.0 m ²	S	South	45.0 m ²	53.6 m ²
4-37	04				X		13.0 m ²	15.1 m ²	11.4 m ²	12.4 m ²		30.0 m ²	33.5 m ²	6.0 m ²	6.3 m ²	7.0 m ²	7.0 m ²	S	South	73.0 m ²	81.6 m ²
4-38	04				X		13.0 m ²	13.2 m ²	11.4 m ²	11.8 m ²		30.0 m ²	30.7 m ²	6.0 m ²	6.2 m ²	7.0 m ²	9.2 m ²	D	South/West	73.0 m ²	77.1 m ²
4-39	04					X	13.0 m ²	14.5 m ²	7.1 m ²	12.3 m ²	11.4 m ² 9.1 m ²	34.0 m ²	34.9 m ²	9.0 m ²	9.0 m ²	9.0 m ²	12.0 m ²	D	NE/NW	90.0 m ²	102.2 m ²
4-40	04				X		13.0 m ²	13.2 m ²	11.4 m ²	11.4 m ²		30.0 m ²	30.0 m ²	6.0 m ²	6.0 m ²	7.0 m ²	6.9 m ²	S	North	73.0 m ²	77.9 m ²
4-41	04				X		13.0 m ²	12.8 m ²	11.4 m ²	12.1 m ²		30.0 m ²	37.0 m ²	6.0 m ²	9.4 m ²	7.0 m ²	7.0 m ²	S	North	73.0 m ²	91.5 m ²

LEVEL 5

Kinsale Road, Cork

HOUSING QUALITY ASSESSMENT (HQA)

Project Ref: 6284

File ref: 6284-KRC-HQAssessment.xlsb updated with 3 bed.xlsx

Rev: | Date:

Rev.6 02/04/20254

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HOUSING QUALITY ASSESSMENT (HQA)

Project Ref:	6284
File ref:	6284-KRC-HQAssessment.xlsb updated with 3 bed.xlsx
Rev:	Date:
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UNIT MIX.						
APARTMENT MIX		2 BED TOWN HOUSES	3 BED TOWN HOUSES	1 BED	2 BED	3 BED
	Block 1	4	2	8	16	0
	Block 2	4	2	8	8	8
	Block 3	0	0	24	22	15
	Block 4	0	0	11	30	8
TOTALS		8	4	51	76	31
TOTALS NUMBER of APTS		170				
Mix %		4.71%	2.35%	30.00%	44.71%	18.24%
1 bed		30.00%				
2 bed		49.41%				
3 bed		20.59%				

BASEMENT AREA:

TOTAL	253.1	m²
TOTAL BIN STORE	84.2	m²
WATER TANK ROOM:	62.9	m²
STAIR CORE GFA:	106	m²

Total area:	205.6	m²
BIN STORES:		
Block 1 surface	33.4	m²
Block 2 Basement	40	m²
Block 3 Residential	44.2	m²
Block 3 Creche	13.8	m²
Block 4 Residential (surf)	35.2	m²
Block 4 retail (surf)	39	m²

TOTAL GROSS FLOOR AREA PER BLOCK

BLOCK NO:	Block 1 m²	Block 2 m²	Block 3 m²	Block 4 m²	Total m²
Level 00			590	1060	1650
Level 01	695	740	520	1060	3015
Level 02	695	740	695	1060	3190
Level 03	695	740	695	1060	3190
Level 04	670	710	695	825	2900
Level 05			695	740	1435
Level 06			695		695
Level 07			685		685
Level 08			590		590
Level 09				-	0
TOTAL GROSS FLOOR AREA	2755	2930	5860	5805	17350