



AFFORDABLE HOUSING AT CHURCH FIELDS, MULHUDDART – GEM CONSTRUCTION IN PARTNERSHIP WITH FINGAL COUNTY COUNCIL

59 No. 2-bed and 121 No. 3-bed houses at Church Fields, Mulhuddart, Dublin 15 are being made available for sale by GEM Construction, in partnership with Fingal County Council 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	Unit Size (m ²)	Number of Units	Typical Gross Household Income Limit exceptions apply (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value	Maximum Sale price (€)
2-Bedroom Mid-Terrace	82.8	48	€66,263	€263,500	15%	€294,500
2-Bedroom End-Terrace	82.8 – 88.2	11	€68,400	€270,000	15.63%	€304,000
3-Bedroom Mid-Terrace	94.2	52	€85,500	€315,000	21.25%	€380,000
3-Bedroom Mid-Terrace	112.8	61	€85,500	€320,000	20%	€380,000
3-Bedroom End-Terrace	104.8 – 127.9	8	€94,050	€330,000	25%	€418,000

*Please note that these income limits are indicative only. Please refer to our Church Fields FAQs at <https://www.fingal.ie/AffordableHousing> to view the exceptions to the limits.

The purchasers will enter an affordable dwelling purchase agreement with Fingal 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 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 property, typically gross household income for the preceding 12 months should be below €68,400.
*Some exceptions apply.
- To apply for a 3-bedroom property, typically gross household income for the preceding 12 months should be below €94,050.
*Some exceptions apply.
- 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.

Applications will be prioritized based on **time and date of application**. 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 Fingal County Council for a minimum period of 5 years.

Applications will be accepted via an online application portal. Applications may be made starting from **12pm on April 9th, 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.fingal.ie/AffordableHousing>