



## **AFFORDABLE HOUSING AT ASTER PARK, RUSH, CO. DUBLIN – FINGAL COUNTY COUNCIL**

15 No. 2-bed, 63 No. 3-bed, and 18 No. 4-bed houses at Aster Park, Rush, Co. Dublin are being made available for sale by Ballymore Group 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	m2	Number of Units	Typical Gross Household Income Limit* exceptions apply (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value	Maximum Sale price (€)
2-Bed Mid Terrace House	88.14	7	€85,500	€295,000	26.25%	€380,000
2-Bed End Terrace House	86.48	8	€88,706	€300,000	27.71%	€394,250
3-Bed Mid Terrace House	106	19	€101,531	€376,000	20.84%	€451,250
3-Bed End Terrace House	106	32	€103,669	€381,000	21.44%	€460,750
3-Bed Semi Detached House	106	12	€103,669	€390,000	19.59%	€460,750
4-Bed Mid Terrace House	130	8	€106,768	€419,000	16.12%	€474,525
4-Bed End Terrace House	130	10	€106,768	€424,000	15.12%	€474,525

\* Please note that these income limits are indicative only. Please refer to our 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.

### **96 homes will be delivered on a four phased timeline outlined below;**

- Phase 1: 6 x 4-Beds & 10 x 3-Beds due for completion in December 2024
- Phase 2: 15 x 2-beds, 6 x 3-beds and 6 x 4-beds due for completion March-April 2025
- Phase 3: 30 x 3-beds and 6 x 4-beds due for completion May, June and July 2025
- Phase 4: 17 x 3-beds due for completion September-October 2025.

### **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 **€88,706**  
\*Some exceptions apply
- To apply for a 3-bedroom property, typically gross household income for the preceding 12 months should be below **€103,669**  
\*Some exceptions apply
- To apply for a 4-bedroom property, typically gross household income for the preceding 12 months should be below **€106,768**  
\*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.

Eligible applicants will be prioritised based on Fingal County Council's Scheme of Priority.

For further information on this scheme, including the Scheme of Priority, and how to make an application, are available from [www.fingal.ie/affordablehousing](http://www.fingal.ie/affordablehousing).

Applications will be accepted via an online application portal. Applications may be made starting from **12pm Tuesday 4th June 2024**. The application portal will remain open until all 96 units are sold.