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Submission no 8.

Flexible Purchase Options for Home Purchasers - option to purchase Shell and Core Units

Please consider introducing some sort of mandate / relief / incentive scheme whereby Developers would be encouraged to provide an element of Shell and Core Housing Units for first time buyers subject to demand. I for one would welcome the option to choose to purchase a shell and core unit with sealed floors and walls that I could fit out over time to my personal preference. This option would greatly contribute to the immediate requirement for housing in that it could

1.allow for reduced initial purchase costs 2.allow Contractors to produce housing more expediently because finishing crews not required on every unit 3. contribute to a reduction in the housing bottleneck in the short to medium term

In stating the above , I take it that the COST of such units would be comparable to Shell and core developments in other european countries and that any implementation of such an initiative would not be used as another justification for profiteering by Developers . The intent behind providing shell and core apartments for example should not be allowed bring about a situation where these units are subsequently marketed as 'amazing loft style apartments starting at 500,000 , 600,000 , 700,000 euros or what not. Shell and Core means precisely what it means - a Unit awaiting further fit out to overt time subject to the Owners ability to finance same. Shell and Core should not be the driver for renewed increase in sales prices as I am currently observing with A rated homes .

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