To Solve Housing Crisis, we Must get over our Problem With Cities

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The market is active but agents say potential buyers are hanging on to see what’s in the budget, writes Cian Molloy

NEW HOMES

Playing the waiting game

Housing is a many-headed beast with elements of technology, planning, politics and economics feeding into the mix. It is a complex system of cause, effect, politics. At its core, however, it is a simple thing. It involves the human desire to create a home and build it.

Within this system, you can see two distinct classes of buyers: those who have the necessary deposits and who are out in force purchasing, and those who are struggling to get approval for properties that are priced for them.

It is a mistake to focus on ‘crowd-pleasing, anti-urban policies’ but there is a more upbeat attitude towards growing the country.

About three-quarters of the population live in the Dublin and Leinster area. However, in addition, net state investment in the regions hasn’t been planned for. Efforts to spread growth outside the capital have so far been insufficient.

There are a few different housing scenarios we’ve been seeing this year: the one near the capital, Greystones, Castleknock, Malahide and Sandycove.

Sherry FitzGerald also has some in study a lot of the market, including these detached houses at Ballykelly, priced from €1,075,000, and in Greystones, with houses in the €350,000 range.

In Balgriffin, on Malahide Road, Cairn Homes are selling at about the €275,000 mark.”

As with developed countries, many small towns sprouting up throughout the country have been ignored by builders in favor of sites with more potential. In the wake of Simon Coveney’s Spatial Strategy, attempts to pick winners when investing in cities has paid off. Efforts to make the entire country, politicians in particular have repeatedly ignored best practice to focus on ‘crowd-pleasing, anti-urban policies’ but there is a more upbeat attitude towards growing the country.

The houses coming on the market are well priced, making them a good buy for Ireland. The issue is how to introduce more housing, which is needed. It is not just enough to jump on the building bandwagon, but rather, to look at policies that will help with the deposit from men and the state.

To unlock land, the government and builders need to work together to help with the deposit from men and the state. However, the Department of the Environment, Community and Local Government cannot just be expected to do it alone.

As well as first-time buyers, these will probably attract price-conscious buyers who want to trade down, or people who want to trade down, says Kennedy, who recommends that these-time buyers register their interest in properties to ensure that they are notified when they go on the market.

We’ve been hit by two other significant changes in the housing market, properties on sale for €350,000 to €500,000...

Location does affect price — as property developer David Ahearn points out that a three-bedroom detached house in south Dublin can be €20,000 cheaper than one in north Dublin.

Several small-town developments are available, including among DNG’s schemes aimed at traders-uppers in Shankill that has just been released, with prices from €375,000.

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