

Appendix D

Proposed Internal Space Standards for Residential Properties

Extract from Residential Supplement

Dwelling Type	Number of Bedrooms & Bedspaces	Suggested Gross Internal Floor Area m ²		Number of Bedspaces	Minimum Cooking Eating & Living Areas m ²	Minimum Width of Living Area m ²	Minimum Bedroom Area m ²	Minimum Bedroom Length (m)	Minimum Bedroom Width (m)
Flats	1p	37		1	-	3.2	8	3	-
	1b2p	50		2	23		12	3	2.6
	2b3p	61		3	25				
	2b4p	70		4	27				
	3b4p	74		5	30				
	3b5p	86		6	33				
	3b6p	95			CEL must be over 2 or more rooms if more than 2 bedrooms				
	4b5p	90							
	4b6p	99							
	Two Storey Houses	2b4p		83					
2b4p		83							
3b4p		87							
3b5p		96							
4b5p		100							
4b6p		107							
Three Storey	3b5p	102		For dwellings for more than 6 persons add 10m ² per person					
	4b5p	106							
	4b6p	113							

