

NAME OF DEVELOPMENT:

SANTRY - Whitehaven

NO. OF UNITS

255.00

NETT FLOOR AREA PROPOSED BY

21,367.40

2,136.74

Social number of units as proposed to be delivered by developer

NO OF UNITS	UNIT TYPE	NET FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	All in cost per Sq m	Nett Cost per Unit	Short Fall Due to LA	Total Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT	
4	1bed	51.70	0.06	75.12	0.00	75.18	3,886.81	-	3,886.81	524.72	4,412	
8	2bed	73.40	0.06	75.12	0.00	75.18	5,518.21	-	5,518.21	744.96	6,263	
4	2bed	84.10	0.06	75.12	0.00	75.18	6,322.64	-	6,322.64	853.56	7,176	
4	2bed	83.10	0.06	75.12	0.00	75.18	6,247.46	-	6,247.46	843.41	7,091	
3	2bed	81.00	0.06	75.12	0.00	75.18	6,089.58	-	6,089.58	822.09	6,912	
3	2bed	75.40	0.06	75.12	0.00	75.18	5,668.57	-	5,668.57	765.26	6,434	
26		1932.00					33,733.27	Nett Short Fall -		4,553.99	38,287	
										<b>Total Unit Cost Exclusive of VAT</b> 33,733.27	<b>Total Cost Inclusive of VAT</b> 38,287	
											<b>38,287</b>	
										<b>Average cost for dwellings</b>	<b>26</b>	<b>1,473</b>

Monetary Value per m2

€405.76

€23.40

382.36 Net monetary value per m2

738,715.99 Nett monetary shortfall provided by developer

- Full monetary value

738,715.99 LA

**Part V Total Development Costs**

NAME OF DEVELOPMENT:

**SANTRY - Whitehaven**

Planning Reg Reference



NETT FLOOR AREA RESIDENTIAL ELEMENT;

21,367.40	100%	21,367.40
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Part V 10% requirement

2,136.74	m2	
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TOTAL NO OF UNITS IN DEVELOPMENT

255.00	nr	Total
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No of 1 BED Apts	11.00	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts	229.00	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts	15.00	No of 3 BED Duplex	-	No of 3 BED Houses	
Other	-	No of 4 BED Duplex		No of 4 BED Houses	

	COSTS	TOTAL COST	Cost per Sq m
1)	CONSTRUCTION COSTS	6,420,348.15	3,004.74
2)	CARPARKING (PER UNIT)	INCL	
3)	FIXED PRICE PREMIUM	160,508.70	75.12
	<b>ATTRIBUTABLE COSTS</b>		
4)	DESIGN FEES (10% OF CONSTRUCTION COSTS)	642,034.81	10%
5)	PLANNING APPLICATION FEES	7,692.26	3.60
6)	FIRE CERTIFICATE FEES	6,196.55	2.90
7)	<b>METRO NORTH CONTRIBUTION</b>		
8)	ARCHAEOLOGICAL FEES		
9)	LEGAL FEES	75,000.00	
10)	HOME BOND	28,600.00	
11)	SITE SURVEY	-	
12)	UTILITY & CONNECTION CHARGES	26,000.00	
13)	WATER CHARGES	143,000.00	
14)	FINANCING COSTS	385,220.89	6%
	<b>SUB TOTAL</b>	<b>7,894,601.36</b>	
	10% Profit	789,460.14	
	<b>TOTAL</b>	<b>8,684,061.50</b>	
15)	SITE COST <b>To Be Advised</b>	-	<b>23.40</b>
	<b>TOTAL</b>	<b>9,856,409.80</b>	
	COST PER M2 EXCLUSIVE OF VAT		<b>4,064.16</b>

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	2,103,204.65	<b>98.43</b>
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PREPARED BY:	Development Potential Value (DPV)	<b>€8,670,000</b>	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	<b>€500,000</b>		
APPROVED FOR RECOMMENDATION BY:		8,170,000.00	Shortfall due to LA	817,000.00
	PG @10%	<b>817,000.00</b>		

405.76  
23.40  
382.36 Net monetary value per m2