

NAME OF DEVELOPMENT:

SANTRY PHASE II

Planning Reg Reference

Pre-planning

NETT FLOOR AREA RESIDENTIAL ELEMENT;

	29,733.20	100%		29,733.20
--	-----------	------	--	-----------

Part V 10% requirement

	2,973.32	m2		
--	----------	----	--	--

TOTAL NO OF UNITS IN DEVELOPMENT

	332.00	nr		Total
--	--------	----	--	-------

No of 1 BED Apts	3.00	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts	287.00	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts	42.00	No of 3 BED Duplex	-	No of 3 BED Houses	
Other		No of 4 BED Duplex		No of 4 BED Houses	

	TOTAL COST	Cost per Sq m
COSTS		
1) CONSTRUCTION COSTS	62,142,388	2,090
2) BASEMENT PARKING (allow €23K per space)	7,636,000	257
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	5,233,379	176
ATTRIBUTABLE COSTS		
4) DESIGN FEES (6.5% OF CONSTRUCTION COSTS)	4,535,595	
5) PLANNING APPLICATION FEES	21,580	
6) FIRE CERTIFICATE FEES	12,500	
7) ARCHAEOLOGICAL FEES		
8) LEGAL FEES	558,227	
9) HOMEBOND	273,900	
10) SITE SURVEY	-	
11) UTILITY & CONNECTION CHARGES	1,494,000	
12) FINANCING COSTS	4,535,595	
SUB TOTAL	86,443,165	
13) SITE COST	100,000	3
14) VAT @13.5%	11,683,327	
TOTAL	98,226,492	
COST PER M2 EXCLUSIVE OF VAT		

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	11,431,398	384
--	------------	------------

PREPARED BY:	Development Potential Value (DPV)	18,260,000	Total local authority realises a net monetary value
MATHS CHECK BY:	Existing Use Value (EUV)	100,000	1,646,317
APPROVED FOR RECOMMENDATION BY:		18,160,000	Shortfall due to LA
	PG @10%	1,816,000	

614.13
3.36
610.77 Net monetary value per m2

