

NAME OF DEVELOPMENT:

NAME OF DEVELOPMENT : **Claremont, Howth**

Planning Reg Reference

Pre-planning

NETT FLOOR AREA RESIDENTIAL ELEMENT;

33,597	100%	33,597.20
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Part V 10% requirement

3,360	m2	
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TOTAL NO OF UNITS IN DEVELOPMENT

512	nr	Total
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No of 1 BED Apts
No of 2 BED Apts
No of 3 BED Apts
Other

226
276
10

No of 1 BED Duplex
No of 2 BED Duplex
No of 3 BED Duplex
No of 4 BED Duplex

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No of 1 BED Houses
No of 2 BED Houses
No of 3 BED Houses
No of 4 BED Houses

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COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	77,080,376	
2) BASEMENT CAR PARKING (allow €25K per space for 512 units)	12,800,000	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	6,741,028	2,876
ATTRIBUTABLE COSTS		
4) DESIGN FEES (7.5% OF CONSTRUCTION COSTS)	6,741,028	
5) PLANNING APPLICATION FEES	33,280	
6) FIRE CERTIFICATE FEES	75,000	
7) ARCHAEOLOGICAL FEES	50,000	
8) LEGAL FEES	719,043	
9) HOMEBOND	422,400	
10) SITE SURVEY	25,000	
11) UTILITY & CONNECTION CHARGES	486,400	
12) FINANCING COSTS	8,763,337	
SUB TOTAL	113,936,892	
13) SITE COST	5,000,000	149
14) VAT @13.5%	16,056,480	
TOTAL	134,993,373	
COST PER M2 EXCLUSIVE OF VAT		

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	17,315,488	515
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PREPARED BY:	Development Potential Value (DPV)	38,400,000	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	5,000,000		3,242,555
APPROVED FOR RECOMMENDATION BY:		33,400,000	Shortfall due to LA	97,445
	PG @10%	3,340,000		

1,143
149
994 Net monetary value per m2

NAME OF DEVELOPMENT:

Claremont, Howth

NO. OF UNITS
NETT FLOOR AREA PROPOSED BY DEVELOPER

512
33,597
3,360

Social number of units as proposed to be delivered by developer

NO OF UNITS	UNIT TYPE	NO. OF BEDS	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	VAT @ 13.5%	All in Cost Inclusive of VAT
1	A001	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A007	1	52.1	€149	€2,876	€515	€3,540	€184,438	€1,557	€182,882	€24,689	€207,571
1	A008	1	52.1	€149	€2,876	€515	€3,540	€184,438	€1,557	€182,882	€24,689	€207,571
1	A011	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A012	1	51.1	€149	€2,876	€515	€3,540	€180,898	€1,527	€179,372	€24,215	€203,587
1	A013	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A014	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A015	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A016	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A017	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A018	2	75.2	€149	€2,876	€515	€3,540	€266,214	€2,247	€263,968	€35,636	€299,603
1	A019	1	38.4	€149	€2,876	€515	€3,540	€135,939	€1,147	€134,792	€18,197	€152,989
1	A020	2	80.6	€149	€2,876	€515	€3,540	€285,331	€2,408	€282,923	€38,195	€321,117
1	A021	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A022	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A023	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A028	1	52.1	€149	€2,876	€515	€3,540	€184,438	€1,557	€182,882	€24,689	€207,571
1	A029	1	52.1	€149	€2,876	€515	€3,540	€184,438	€1,557	€182,882	€24,689	€207,571
1	A032	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A101	1	51.1	€149	€2,876	€515	€3,540	€180,898	€1,527	€179,372	€24,215	€203,587
1	A103	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A104	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A114	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A115	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A116	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A117	1	53.3	€149	€2,876	€515	€3,540	€188,686	€1,592	€187,094	€25,258	€212,352
1	A118	1	53.3	€149	€2,876	€515	€3,540	€188,686	€1,592	€187,094	€25,258	€212,352
1	A122	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A123	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A132	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A133	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	A134	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	A205	2	74.3	€149	€2,876	€515	€3,540	€263,028	€2,220	€260,808	€35,209	€296,018
1	A206	2	74.3	€149	€2,876	€515	€3,540	€263,028	€2,220	€260,808	€35,209	€296,018
1	B001	1	38.4	€149	€2,876	€515	€3,540	€135,939	€1,147	€134,792	€18,197	€152,989
1	B002	2	80.3	€149	€2,876	€515	€3,540	€284,269	€2,399	€281,870	€38,052	€319,922
1	B003	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	B004	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	B005	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	B006	2	81.8	€149	€2,876	€515	€3,540	€289,579	€2,444	€287,135	€38,763	€325,898
1	B007	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	B010	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
1	B011	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B012	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B013	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B014	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B015	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B016	2	75.9	€149	€2,876	€515	€3,540	€268,692	€2,268	€266,425	€35,967	€302,392
1	B017	1	38.4	€149	€2,876	€515	€3,540	€135,939	€1,147	€134,792	€18,197	€152,989
1	B018	2	80.3	€149	€2,876	€515	€3,540	€284,269	€2,399	€281,870	€38,052	€319,922
1	B019	1	51.9	€149	€2,876	€515	€3,540	€183,730	€1,551	€182,180	€24,594	€206,774
51			3261.70						Nett Short Fall			
								€11,546,690	€97,445		€1,545,648	€12,994,894
												Total Cost Inclusive of VAT
												€12,994,894

Monetary Value per m2

1,143
149
994

Net monetary value per m2

3,242,555 Nett monetary shortfall provided by developer
3,340,000 Full monetary value
97,445 LA

Average cost for dwellings	51	€254,802
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