

Part V Proposal : Methodology of Calculation of Costs Table

16th September 2021

Location address Heuston South Qtr,
St John's Rd W,
Military Rd,
Saint James',
Dublin 8,
D08 RC8W

The methodology for estimating the costs follows Option 4 of the Circular Letter 10/2015. The breakdown of costs are set out in the table below:

Unit	Type	Size	No	Discount to Market to cover responsibilities taken on by Local Authority and amenity provided.	Market Rent Monthly discounted (€)	Rent Yearly discounted (€)	Total rent per year (€)	Yearly Service Charge/Unit (€)	Total Costs Per Year (€)
1 bed - studio	1 person	37.10 - 41.00m2	5	85%	1,360	16,320	81,600	1,920	€ 91,200.00
1 bed	2 person	45.30 - 50.00m2	20	85%	1,615	19,380	387,600	2,280	€ 433,200.00
2 bed	3/4 person	63.00 - 73.00m2	15	85%	2,125	25,500	382,500	3,000	€ 427,500.00
			40					Total Yearly Rent	€ 951,900.00
Estimated Cost Monthly to the Local Authority									€ 79,325.00
Monthly reduction to cover Net Monetary Value (by way of Reduced Rent)									€ 5,651.67
Revised Monthly Payment to Landlord									€ 73,673.33