

Appendix B

Schedule of Part V Costs – Aderrig Phase 2

		2 Bed GF Apt E1.0	3 Bed Duplex E1.1	2 Bed GF Apt F3.0	3 Bed Duplex F3.1	4 Bed House
No of Units		9	9	2	2	1
Construction Costs		€197,500.00	€230,000.00	€195,000.00	€255,000.00	€320,000.00
Other Development Costs		€37,500.00	€45,000.00	€37,500.00	€50,000.00	€60,000.00
Land Cost		€7,500.00	€15,000.00	€7,500.00	€15,000.00	€20,000.00
Profit on Costs	7.50%	€14,812.50	€17,250.00	€14,625.00	€19,125.00	€24,000.00
VAT on Construction	13.50%	€34,737.19	€41,478.75	€34,374.38	€45,781.88	€57,240.00
Total Estimated Cost per unit		€292,049.69	€348,728.75	€288,999.38	€384,906.88	€481,240.00
Total Cost per sqm (Average)		€3,687.50	€3,302.36	€3,676.84	€3,256.40	€3,437.43

Appendix C

Part V Validation Letter from SDCC

14th April 2021

HSU 418

Mr Simon Corrigan
Development Manager
Quintain
Fitzwilliam Court,
Leeson Close, Dublin 2,
D02 YW24

Developer: Quintain Developments Ireland Limited (The Developer)
Location: Adamstown, Lucan, Co. Dublin – Aderrig Phase 2

It is noted that the above named Developer intends to lodge a planning application for a development of 227 units within the Adamstown SDZ area of Aderrig (Phase 2).

It is noted that the Developer intends on fulfilling its part V obligation by providing the following 23 units: 11 x 2 bed ground floor apartments, 11 x 3 bed duplexes and 1 x 4 bed house.

Negotiations between South Dublin County Council and the developer in respect of the final details of the agreement including agreements on costs are ongoing and will be subject to the conditions of any final grant given and subject to funding by the Department of Housing, Local Government and Planning.

Yours sincerely



Rachel Jackson
Administrative Officer
Housing Department