

NAME OF DEVELOPMENT:

Broomhill Road SHD	Planning Reg Reference	
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NETT FLOOR AREA RESIDENTIAL ELEMENT;

Part V 10% requirement

TOTAL NO OF UNITS IN DEVELOPMENT

16,296.00	100%	
1,629.60	m2	
242	nr	Total

DRAFT for discussion

No of 1 BED Apts	96	No of 1 BED Duplex		No of 1 BED Houses	
No of 2 BED Apts	141	No of 2 BED Duplex		No of 2 BED Houses	
No of 3 BED Apts	5	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	57,130,986	3,506
2) BASEMENT PARKING	-	-
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	4,284,824	263
ATTRIBUTABLE COSTS		
4) DESIGN FEES (8% OF CONSTRUCTION COSTS)	4,913,265	
5) PLANNING APPLICATION FEES	15,730	
6) FIRE CERTIFICATE FEES	25,000	
7) ARCHAEOLOGICAL FEES	25,000	
8) LEGAL FEES	571,310	
9) HOMEBOND	229,900	
10) SITE SURVEY	25,000	
11) UTILITY & CONNECTION CHARGES	1,815,000	
12) FINANCING COSTS	5,629,783	
SUB TOTAL	74,665,797	
13) SITE COST	4,000,000	245
14) VAT @ 13.5%	10,619,883	
TOTAL	89,285,680	
COST PER M2 EXCLUSIVE OF VAT		
ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	13,249,987	813

PREPARED BY:	Development Potential Value (DPV)	9,600,000	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	4,000,000		631,478
APPROVED FOR RECOMMENDATION BY:		5,600,000	Shortfall due to LA	- 71,478
	PG @10%	560,000		

589
245
344 Net monetary value per m2

NAME OF DEVELOPMENT:

Broomhill Road SHD

NO. OF UNITS
NETT FLOOR AREA PROPOSED BY DEVELOPER
PART V 10% REQUIREMENT

242
16,296.00
1,629.60

DRAFT for discussion

Social number of units as proposed to be delivered by developer

NO OF UNITS	Apt Type.	Level	Bedrooms	Nett Floor Area	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
1	3A	0	3 Bed	95.70	€245	€3,769	€813	€4,827	€461,973	-€2,978	€464,952	€62,768	€527,720
1	1C	0	1 Bed	50.90	€245	€3,769	€813	€4,827	€245,710	-€2,978	€248,688	€33,573	€282,261
1	1A	0	1 Bed	45.00	€245	€3,769	€813	€4,827	€217,229	-€2,978	€220,207	€29,728	€249,935
1	2B	0	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
1	2B	0	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
1	1A	0	1 Bed	45.00	€245	€3,769	€813	€4,827	€217,229	-€2,978	€220,207	€29,728	€249,935
1	1B	0	1 Bed	52.40	€245	€3,769	€813	€4,827	€252,951	-€2,978	€255,929	€34,550	€290,480
1	2A	0	2 Bed	81.00	€245	€3,769	€813	€4,827	€391,012	-€2,978	€393,990	€53,189	€447,179
1	3A	1	3 Bed	95.70	€245	€3,769	€813	€4,827	€461,973	-€2,978	€464,952	€62,768	€527,720
1	2D	1	2 Bed	77.30	€245	€3,769	€813	€4,827	€373,151	-€2,978	€376,129	€50,777	€426,907
1	2C	1	2 Bed	73.00	€245	€3,769	€813	€4,827	€352,393	-€2,978	€355,372	€47,975	€403,347
1	2B	1	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
1	3A	2	3 Bed	95.70	€245	€3,769	€813	€4,827	€461,973	-€2,978	€464,952	€62,768	€527,720
1	2D	2	2 Bed	77.30	€245	€3,769	€813	€4,827	€373,151	-€2,978	€376,129	€50,777	€426,907
1	2C	2	2 Bed	73.00	€245	€3,769	€813	€4,827	€352,393	-€2,978	€355,372	€47,975	€403,347
1	2B	2	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
1	3A	3	3 Bed	95.70	€245	€3,769	€813	€4,827	€461,973	-€2,978	€464,952	€62,768	€527,720
1	2D	3	2 Bed	77.30	€245	€3,769	€813	€4,827	€373,151	-€2,978	€376,129	€50,777	€426,907
1	2C	3	2 Bed	73.00	€245	€3,769	€813	€4,827	€352,393	-€2,978	€355,372	€47,975	€403,347
1	2B	3	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
1	3A	4	3 Bed	95.70	€245	€3,769	€813	€4,827	€461,973	-€2,978	€464,952	€62,768	€527,720
1	2D	4	2 Bed	77.30	€245	€3,769	€813	€4,827	€373,151	-€2,978	€376,129	€50,777	€426,907
1	2C	4	2 Bed	73.00	€245	€3,769	€813	€4,827	€352,393	-€2,978	€355,372	€47,975	€403,347
1	2B	4	2 Bed	80.60	€245	€3,769	€813	€4,827	€389,081	-€2,978	€392,059	€52,928	€444,987
24				1837.60					€8,870,660	-€71,478	€8,942,137	€1,207,189	€10,149,326

Monetary Value per m2

589.10
245.46
343.64 Net monetary value per m2

631,478 Net monetary shortfall provided by developer
560,000 Full monetary value
71,478 LA

Average unit cost	€422,889
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