

NAME OF DEVELOPMENT:
GROSS FLOOR AREA RESIDENTIAL
ELEMENT;
Part V 20% requirement
TOTAL NO OF UNITS IN DEVELOPMENT

Sommerville Dundrum Dublin 14		
8,772.00	100%	8,772.00
1,754.40	m2	
111.00	nr	

No of 1 Studio Apts	3.00
No of 1 BED Apts	51.00
No of 2 BED Apts	57.00

COSTS		TOTAL COST	Cost per Sq m
CONSTRUCTION COSTS			€ -
CONSTRUCTION COSTS INCL SITEWORKS		26,999,000.00	€ 3,077.86
CONSTRUCTION COSTS (CARPARKING)		1,963,500.00	€ 223.84
CONSTRUCTION COST INFLATION		3,765,125.00	€ 429.22
CONTRACTORS PROFIT 7.5%		2,454,571.88	€ 279.82
TOTAL CONSTRUCTION		35,182,196.88	€ 4,010.74
ATTRIBUTABLE COSTS			
DESIGN FEES		3,927,315.00	€ 447.71
PLANNING APPLICATION FEES		7,215.00	€ 0.82
FIRE CERTIFICATE FEES		12,500.00	€ 1.42
COMMENCEMENT NOTICE		690.00	€ 0.08
LUAS CONTRIBUTION		-	€ -
LEGAL FEES		351,821.97	€ 40.11
HOMEBOND		91,575.00	€ 10.44
ARCHAEOLOGICAL FEES		1,000.00	€ 0.11
SITE SURVEY		€32,875.00	€ 3.75
DEVELOPMENT CONTRIBUTIONS		1,175,410.08	€ 134.00
UTILITY & CONNECTION CHARGES		800,000.00	€ 91.20
FINANCING COSTS		4,764,599.78	€ 543.16
DEVELOPERS PROFIT		-	€ -
ESTATE AGENT FEES		-	€ -
TOTAL ATTRIBUTABLES		11,165,001.83	€ 1,272.80
SUB TOTAL		46,347,198.70	€ 5,283.54
SITE COST		€27,027	€ 342.00
VAT @13.5%		6,661,871.83	€ 759.45
TOTAL		56,009,070.53	€ 6,384.98
COST EXCLUSIVE OF VAT		49,347,198.70	€ 5,625.54

PREPARED BY:	DPV (TBC)	-	Total Floor Area provided by developer in m2	
MATHS CHECK BY:	EUV (TBC)	-		1,498.80
APPROVED FOR RECOMMENDATION BY:		-	Planning Gain % Outstanding	14.57%
	PG @10%	-	PG Remaining	-

NAME OF DEVELOPMENT:

Sommerville Dundrum Dublin 14

NO. OF UNITS
GROSS FLOOR AREA PROPOSED BY DEVELOPER
PART V PROVISION

111.00	Nr.
8,772.00	m2
1,754.40	m2

Social

115.10%

NO OF UNITS	UNIT TYPE	Bedrooms	NET FLOOR AREA M2	GROSS FLOOR AREA M2	Site Cost per M2	Construction Costs per M2	Attributable Costs per M2	DEDUCT Development contribution	All in cost per M2	Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT	Planning Gain Credit	Net Cost Inclusive of VAT
1		1 Bed	51.80	59.62	342.00	4,010.74	1,272.80	134.00	5,491.54	327,408.72	44,200.18	€371,609	€0	€371,609
1		1 Bed	47.00	54.10	342.00	4,010.74	1,272.80	134.00	5,491.54	297,069.69	40,104.41	€337,174	€0	€337,174
1		1 Bed	45.00	51.79	342.00	4,010.74	1,272.80	134.00	5,491.54	284,428.43	38,397.84	€322,826	€0	€322,826
1		2 Bed	73.80	84.94	342.00	4,010.74	1,272.80	134.00	5,491.54	466,462.62	62,972.45	€529,435	€0	€529,435
1		2 Bed	83.20	95.76	342.00	4,010.74	1,272.80	134.00	5,491.54	525,876.56	70,993.34	€596,870	€0	€596,870
1		1 Bed	46.80	53.87	342.00	4,010.74	1,272.80	134.00	5,491.54	295,805.56	39,933.75	€335,739	€0	€335,739
1		1 Bed	48.80	56.17	342.00	4,010.74	1,272.80	134.00	5,491.54	308,446.83	41,640.32	€350,087	€0	€350,087
1		2 Bed	68.10	78.38	342.00	4,010.74	1,272.80	134.00	5,491.54	430,435.02	58,108.73	€488,544	€0	€488,544
1		1 Bed	47.10	54.21	342.00	4,010.74	1,272.80	134.00	5,491.54	297,701.75	40,189.74	€337,891	€0	€337,891
1		1 Bed	57.10	65.72	342.00	4,010.74	1,272.80	134.00	5,491.54	360,908.07	48,722.59	€409,631	€0	€409,631
1		2 Bed	88.10	101.40	342.00	4,010.74	1,272.80	134.00	5,491.54	556,847.65	75,174.43	€632,022	€0	€632,022
1		1 Bed	47.80	55.02	342.00	4,010.74	1,272.80	134.00	5,491.54	302,126.20	40,787.04	€342,913	€0	€342,913
1		1 Bed	46.80	53.87	342.00	4,010.74	1,272.80	134.00	5,491.54	295,805.56	39,933.75	€335,739	€0	€335,739
1		2 Bed	76.10	87.59	342.00	4,010.74	1,272.80	134.00	5,491.54	481,000.07	64,935.01	€545,935	€0	€545,935
1		2 Bed	74.60	85.86	342.00	4,010.74	1,272.80	134.00	5,491.54	471,519.13	63,655.08	€535,174	€0	€535,174
1		1 Bed	49.50	56.97	342.00	4,010.74	1,272.80	134.00	5,491.54	312,871.27	42,237.62	€355,109	€0	€355,109
1		1 Bed	46.00	52.94	342.00	4,010.74	1,272.80	134.00	5,491.54	290,749.06	39,251.12	€330,000	€0	€330,000
1		2 Bed	75.90	87.36	342.00	4,010.74	1,272.80	134.00	5,491.54	479,735.95	64,764.35	€544,500	€0	€544,500
1		2 Bed	83.60	96.22	342.00	4,010.74	1,272.80	134.00	5,491.54	528,404.81	71,334.65	€599,739	€0	€599,739
1		1 Bed	46.60	53.64	342.00	4,010.74	1,272.80	134.00	5,491.54	294,541.44	39,763.09	€334,305	€0	€334,305
1		1 Bed	48.70	56.05	342.00	4,010.74	1,272.80	134.00	5,491.54	307,814.76	41,554.99	€349,370	€0	€349,370
1		1 Bed	49.80	57.32	342.00	4,010.74	1,272.80	134.00	5,491.54	314,767.46	42,493.61	€357,261	€0	€357,261
22										8,230,726.63	1,111,148.10	€9,341,875	€0	€9,341,875

Off-Set of shortfall in planning gain	Proposed Acquisition	Total Cost Inclusive of VAT
	22 Units	€9,341,875
VAT @13.5%	PG Remaining	€0
TOTAL COST INCLUSIVE	Net Cost	€9,341,875
	Avg Net cost	€424,631