

NAME OF DEVELOPMENT: **Northwood 2, Santry**

NO. OF UNITS	268.00
DEVELOPER	17,255.00
	1,725.50

Social number of units as proposed to be delivered by developer

NO OF UNITS	UNIT TYPE	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 per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
1	1bed	47.80	0.00	4099.11	889.91	4989.02	238,475.16	17,215.96	221,259.19	29,869.99	251,129
1	2bed	76.40	0.00	4099.11	889.91	4989.02	381,161.13	17,215.96	363,945.16	49,132.60	413,078
1	2bed	78.10	0.00	4099.11	889.91	4989.02	389,642.46	17,215.96	372,426.50	50,277.58	422,704
1	1bed	47.80	0.00	4099.11	889.91	4989.02	238,475.16	17,215.96	221,259.19	29,869.99	251,129
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27		1702.90						Nett Short Fall			
							8,495,802.16	464,831.01		1,084,181.11	9,115,152
										Total Unit Cost Exclusive of VAT	Total Cost Inclusive of VAT
										8,495,802.16	9,115,152
											9,115,152
									Average cost for dwellings	27	337,598

Monetary Value per m2

289.77
16.81
272.96 Net monetary value per m2

464,831.01 Nett monetary shortfall provided by developer
471,000.00 Full monetary value
6,168.99 LA

NAME OF DEVELOPMENT:

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Planning Reg Reference

ABP-311280-21

NETT FLOOR AREA RESIDENTIAL ELEMENT;

17,255.00	100%	17,255.00
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Part V 10% requirement

1,725.50	m2	
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TOTAL NO OF UNITS IN DEVELOPMENT

268.00	nr	Total
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No of 1 BED Apts	124.00	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts	144.00	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts	-	No of 3 BED Duplex	-	No of 3 BED Houses	
Other		No of 4 BED Duplex		No of 4 BED Houses	

	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	70,730,125.20	
2) CARPARKING (PER UNIT)	13,168.10	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	Incl above	4,099.11
ATTRIBUTABLE COSTS		
4) DESIGN FEES (% OF CONSTRUCTION COSTS)	8,487,615.02	
5) PLANNING APPLICATION FEES	17,420.00	
6) FIRE CERTIFICATE FEES	12,500.00	
7) ARCHAEOLOGICAL FEES	5,000.00	Check
8) LEGAL FEES	565,841.00	
9) HOMEBOND	227,800.00	
10) SITE SURVEY	5,000.00	Check
11) UTILITY & CONNECTION CHARGES	2,144,000.00	
12) FINANCING COSTS	3,890,156.89	Check interest rate
SUB TOTAL	86,098,626.21	
13) SITE COST	5,000,000.00	16.81
14) VAT @13.5%	12,298,314.54	
TOTAL	103,396,940.75	
COST PER M2 EXCLUSIVE OF VAT		5,279.55

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	15,355,332.91	889.91
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PREPARED BY:	Development Potential Value (DPV)	5,000,000.00	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	290,000.00		464,831.01
APPROVED FOR RECOMMENDATION BY:		4,710,000.00	Shortfall due to LA	6,168.99
	PG @10%	471,000.00		

289.77

16.81

272.96 Net monetary value per m2