

NAME OF DEVELOPMENT:

Hazelhatch, Celbridge SHD

Planning Reg Reference

NETT FLOOR AREA RESIDENTIAL
ELEMENT;

Part V 10% requirement

TOTAL NO OF UNITS IN DEVELOPMENT

9,983.20	100%	
998.32	m2	
138	nr	Total

DRAFT for discussion

No of 1 BED Apts	54	No of 1 BED Duplex		No of 1 BED Houses	
No of 2 BED Apts	61	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	17
Other		No of 4 BED Duplex		No of 4 BED Houses	6

COSTS	TOTAL COST	Cost per Sq m	
1) CONSTRUCTION COSTS	35,770,040	3,583	
2) BASEMENT PARKING	-	-	
3) CONTRACTORS PROFIT 7.5% of CONSTRUCTION COSTS	2,682,753	269	
ATTRIBUTABLE COSTS			
4) DESIGN FEES (8% OF CONSTRUCTION COSTS)	3,076,223		
5) PLANNING APPLICATION FEES	8,970		
6) FIRE CERTIFICATE FEES	25,000		
7) ARCHAEOLOGICAL FEES	25,000		
8) LEGAL FEES	357,700		
9) HOMEBOND	131,100		
10) SITE SURVEY	25,000		
11) UTILITY & CONNECTION CHARGES	1,035,000		
12) FINANCING COSTS	3,204,399		
SUB TOTAL	46,341,186		
13) SITE COST	3,750,000	376	
14) VAT @ 13.5%	6,762,310		
TOTAL	56,853,496		
COST PER M2 EXCLUSIVE OF VAT			
ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	7,888,393	790	

PREPARED BY:

MATHS CHECK BY:

APPROVED FOR RECOMMENDATION BY:

Development Potential Value (DPV)	6,900,000	Total local authority realises a net monetary value	
Existing Use Value (EUV)	3,750,000		239,456
	3,150,000	Shortfall due to LA	75,544
PG @10%	315,000		

691

376

316 Net monetary value per m2

NAME OF DEVELOPMENT:

Hazelhatch, Celbridge SHD

NO. OF UNITS

NETT FLOOR AREA PROPOSED BY DEVELOPER

PART V 10% REQUIREMENT

138
9,983.20
998.32

DRAFT for discussion

Social number of units as proposed to be delivered by developer

NO OF UNITS	Apt Type.	Level	Bedrooms	Block	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	3E	1	2 Bed	Block A	66.10	€376	€3,852	€790	€5,018	€331,660	€5,396	€326,264	€44,046	€370,310
1	3E	1	2 Bed	Block A	66.10	€376	€3,852	€790	€5,018	€331,660	€5,396	€326,264	€44,046	€370,310
1	3E	2	2 Bed	Block A	66.10	€376	€3,852	€790	€5,018	€331,660	€5,396	€326,264	€44,046	€370,310
1	3E	2	2 Bed	Block A	66.10	€376	€3,852	€790	€5,018	€331,660	€5,396	€326,264	€44,046	€370,310
1	3E	3	2 Bed	Block A	66.10	€376	€3,852	€790	€5,018	€331,660	€5,396	€326,264	€44,046	€370,310
1	2E	0	1 Bed	Block B	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	0	1 Bed	Block B	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	1	1 Bed	Block B	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
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1	2E	2	1 Bed	Block B	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	2	1 Bed	Block B	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	0	1 Bed	Block C	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	1	1 Bed	Block C	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
1	2E	2	1 Bed	Block C	47.60	€376	€3,852	€790	€5,018	€238,835	€5,396	€233,439	€31,514	€264,954
14					758.90					€3,807,817	€75,544	€3,732,273	€503,857	€4,236,130

Monetary Value per m2

691.16

375.63

315.53 Net monetary value per m2

239,456 Net monetary shortfall provided by developer

315,000 Full monetary value

75,544 LA

Average unit cost	€302,581
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