NAME OF DEVELOPMENT: Kellystown

NO. OF UNITS	360 nr
NETT FLOOR AREA PROPOSED BY DEVELOPER	30,417 m2
	3,042 m2

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
12	1bed	52 m2	30.00	2,621.00	771.10	3,422.10	177,949	-	177,949	24,023	201,972
24	2bed	80 m2	30.00	2,621.00	771.10	3,422.10	273,768	-	273,768	36,959	310,727
5	3bed	103 m2	30.00	2,621.00	771.10	3,422.10	352,476	-	352,476	47,584	400,061
41		3,059 m2						Nett Short Fall			
							10,468,204	-		**1,413,208**	**11,881,411**
										Total Unit Cost Exclusive of VAT	**Total Cost Inclusive of VAT**
										10,468,204	**11,881,411**
											11,881,411
									Average cost for dwellings	**41**	**289,791**

Monetary Value per m2

- -
- -
- Net monetary value per m2

- **Nett monetary shortfall provided by developer**
- **Full monetary value**
- **LA**