

## **Part V Proposal**

**Re: Proposed Residential Development at Rathgowan, Mullingar, Co. Westmeath**

**For:**

**DSPL Ltd**

**NOTE: All costs and values are estimated and are based on the submitted planning application.**

**Pending final grant of planning all costs / values will be subject to review and agreement.**

**Please refer to the submitted drawing no. 6253-P-011 "Part V Units" (prepared by BKD Architects) which identifies the location of the units, within the overall proposed development, proposed to satisfy the Part V requirement.**

**Part V Proposal by DSPL Ltd:**

21 no. units are proposed to be provided as Social Housing, i.e. 17 no. 2 bed apartments (Types J1, J2 and J3) located in the northern duplex blocks & 4 no. 2 bed houses (Types E1, E2 and E3) house no.s 187-190, as follows:

Unit Type	No. of units	Gross floor area in metre sq. (m <sup>2</sup> )	Construction cost per metre sq. (m <sup>2</sup> )	Construction costs	Site cost per unit	Development cost per unit	Net cost per unit	VAT @ 13.5%	Total cost inclusive of VAT	No. of units	Total
2 bed apt J1 type	3	79.2	3,000	237,600	6,000	15,000	258,600	34,911	293,511	3	880,533
2 bed apt J2 type	12	79.2	3,000	237,600	6,000	15,000	258,600	34,911	293,511	12	3,522,132
2 bed apt J1A/J3 type	2	79.2	3,000	237,600	6,000	15,000	258,600	34,911	293,511	2	587,022

Unit Type	No. of units	Gross floor area in metre sq. (m <sup>2</sup> )	Construction cost per metre sq. (m <sup>2</sup> )	Construction costs	Site cost per unit	Development cost per unit	Net cost per unit	VAT @ 13.5%	Total cost inclusive of VAT	No. of units	Total
2 bed house E1 type	1	91.2	2,500	228,000	6,000	15,000	249,000	33,615	282,615	1	282,615
2 bed house E2 type	2	90.8	2,500	227,000	6,000	15,000	248,000	33,480	281,480	2	562,960
2 bed house E3 type	1	91.3	2,500	228,250	6,000	15,000	249,250	33,648.75	282,898.75	1	282,898.75