

Self-build checklist



First Time Buyer

Max mortgage finance is 90% of the LOWER of site value/cost + allowable build cost or the projected value upon completion. Subject to CBI guidelines.

Next Time Buyer

80% of the LOWER of the site value/cost + allowable build cost or the projected value upon completion.

Up to 100% of Build cost ONLY where the site is debt free (either owned / Gifted).

Documents required prior to AIP

(Check and comment)

1

Estimated Site Valuation and Value on Completion prior to AIP

Is the site being gifted or purchased at a reduced price from family? ✓

If purchasing, where will the balance of funds come from? ✓

Where site gifted ensure that prior to submitting on the Haven System, the actual value of the site is input? ✓

2

Copy of Full Planning Permission

Is it the final grant? ✓

Are there any unusual conditions of planning? ✓

Does planning include a garage? Is this included in the costings? ✓

Is the site in sole name, is joint mortgage sole title required? ✓

If the site is gifted, ensure a Haven gift letter is completed? ✓

3

Haven Costings Certificate

Is it fully complete & signed by a qualified engineer/architect? ✓

Are county council fees included in costings? ✓

Do the individual costings add up correctly? ✓

Have you input the total outlay figure as your costings amount on the Haven System? ✓

Is the cost per square foot within the guide set out below? ✓

Has a contingency been included? ✓

4

Balance of funds

Do applicants have sufficient funds to cover fit out? ✓

Do applicants have additional funds to cover any overruns? ✓

Applications will not be considered where the costings are below the guideline price as follows:

- Dublin €120 per square foot (€1292 square metre)
- Other Cities and Satellites of Dublin €95 per square foot (€1023 per square metre)
- All other areas €85 per square foot (€915 per square metre)

Please ensure you deduct the garage (if applicable) before calculating cost per square foot