



South Tipperary County Council is offering a unique opportunity for the purchase of an equity share in a first class development located at Sráid na gCúach, Cahir.

The development boasts Unique Features

- Super warm homes – BER rating ranging from C1 to B3.
- Premier 10 year structural guarantee.
- Double glazed argon filled hardwood treated windows.
- Maintenance free with PVC fascia and soffits and coloured render finish.
- Oil fired centrally heated.
- Level access with wheelchair accessible toilet on ground floor.
- Fitted shaker style kitchens.
- Dedicated parking space per house with separate rear access to each house.
- External storage sheds.
- Double French doors opening onto large secure rear gardens.



The Incremental Purchase Scheme is a “New Tenant Purchase Scheme” which provides an affordable route to home ownership for households that are renting either:

- Local Authority Social housing
- Voluntary/Co-Operative housing
- Rental Accommodation Scheme housing
or
- Approved applicants on South Tipperary County Council Housing List

It is unlike the existing Shared Ownership scheme. The purchaser only pays a mortgage on the purchased equity.

Sample Costs – Sráid na gCúach

House Type	Total Cost of the House	Initial Equity Purchase Options - You may buy	Equity Cost - It will cost you	Monthly Cost	Weekly Cost
A – 2 bed terrace	€220,000	40%	€88,000	€375.37	€86.62
		50%	€110,000	€469.21	€108.28
		60%	€132,000	€563.05	€129.94
B – 3 bed terrace	€270,000	40%	€108,000	€460.68	€106.31
		50%	€135,000	€375.85	€132.89
		60%	€162,000	€691.02	€159.47
C – 3 bed terrace with attic conversion	€285,000	40%	€114,000	€486.27	€112.22
		50%	€142,500	€607.84	€140.27
		60%	€171,000	€729.41	€168.33
C – 3 bed terrace without attic conversion	€250,000	40%	€100,000	€426.55	€98.44
		50%	€125,000	€426.55	€98.44
		60%	€150,000	€639.83	€147.65

Please note that these costs are approximate at the time of going to press.

The proportion of the equity not paid for will be registered as a charge on the property in favour of the housing authority. This charged share will be reduced in equal proportions of 2% per annum over the period of the charge with the reduction for the first 5 years of occupancy being held and applied on expiry of that period.

How do I apply?

- Apply to South Tipperary County Council
- Application forms available from Housing Office, South Tipperary County Council, Emmet Street, Clonmel /Cahir Area Office

Further information

If you wish to find out more about your options, please contact;

- Liz McGrath 052 61 34671 or Collette Sheehy 052 61 34682
- South Tipperary County Council www.southtippcoco.ie

Houses will be available for viewing on Friday, 25th September 2009 between 11.00 a.m. until 1.00 p.m. and 2.00 p.m. and 4.00 p.m.

Closing Date for receipt of application forms - Wednesday, 30th September 2009.

