



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](http://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.

