

Trailford Rathmullen Part V Apartment 2.0

Unit Floor Area (m2)	90.80
Proposed Number of Units to be transferred	1.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	145,280.00
Estimated site works and indirect site costs per unit.	40,406.00
Sub Total	185,686.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	37,046.40
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,732.40
Profit on construction costs, but not attributable development costs @ 7.5%	13,926.45
Unit (Ex Vat)	236,658.85
Vat @ 13.5%	31,948.94
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,607.79
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,969.79

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.1

Unit Floor Area (m2)	90.60
Proposed Number of Units to be transferred	1.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	144,960.00
Estimated site works and indirect site costs per unit.	40,317.00
Sub Total	185,277.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	36,964.80
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,241.80
Profit on construction costs, but not attributable development costs @ 7.5%	13,895.78
Unit (Ex Vat)	236,137.58
Vat @ 13.5%	31,878.57
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,016.15
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,378.15

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.2

Unit Floor Area (m2)	99.70
Proposed Number of Units to be transferred	1.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	159,520.00
Estimated site works and indirect site costs per unit.	44,366.50
Sub Total	203,886.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	40,677.60
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	244,564.10
Profit on construction costs, but not attributable development costs @ 7.5%	
	15,291.49
Unit (Ex Vat)	259,855.59
Vat @ 13.5%	35,080.50
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	294,936.09
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	296,298.09

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.3

Unit Floor Area (m2)	90.80
Proposed Number of Units to be transferred	3.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	145,280.00
Estimated site works and indirect site costs per unit.	40,406.00
Sub Total	185,686.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	37,046.40
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,732.40
Profit on construction costs, but not attributable development costs @ 7.5%	
	13,926.45
Unit (Ex Vat)	236,658.85
Vat @ 13.5%	31,948.94
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,607.79
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,969.79

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.4

Unit Floor Area (m2)	90.60
Proposed Number of Units to be transferred	3.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	144,960.00
Estimated site works and indirect site costs per unit.	40,317.00
Sub Total	185,277.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	36,964.80
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,241.80
Profit on construction costs, but not attributable development costs @ 7.5%	
	13,895.78
Unit (Ex Vat)	236,137.58
Vat @ 13.5%	31,878.57
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,016.15
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,378.15

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

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(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.5

Unit Floor Area (m2)	104.90
Proposed Number of Units to be transferred	3.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	167,840.00
Estimated site works and indirect site costs per unit.	46,680.50
Sub Total	214,520.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	42,799.20
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	257,319.70
Profit on construction costs, but not attributable development costs @ 7.5%	
	16,089.04
Unit (Ex Vat)	273,408.74
Vat @ 13.5%	36,910.18
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	310,318.92
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	311,680.92

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.6

Unit Floor Area (m2)	90.80
Proposed Number of Units to be transferred	1.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	145,280.00
Estimated site works and indirect site costs per unit.	40,406.00
Sub Total	185,686.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	37,046.40
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,732.40
Profit on construction costs, but not attributable development costs @ 7.5%	13,926.45
Unit (Ex Vat)	236,658.85
Vat @ 13.5%	31,948.94
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,607.79
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,969.79

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V Apartment 2.7

Unit Floor Area (m2)	90.80
Proposed Number of Units to be transferred	2.00
Assumed Costs	
Construction cost (per m2) (A)	1,600.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	145,280.00
Estimated site works and indirect site costs per unit.	40,406.00
Sub Total	185,686.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	37,046.40
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	222,732.40
Profit on construction costs, but not attributable development costs @ 7.5%	13,926.45
Sub Total	236,658.85
Vat @ 13.5%	31,948.94
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	268,607.79
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	269,969.79

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V House 2.1

Unit Floor Area (m2)	94.70
Proposed Number of Units to be transferred	16.00
Assumed Costs	
Construction cost (per m2) (A)	1,250.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	118,375.00
Estimated site works and indirect site costs per unit.	42,141.50
Sub Total	160,516.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	30,185.63
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	190,702.13
Profit on construction costs, but not attributable development costs @ 7.5%	
	12,038.74
Unit (Ex Vat)	202,740.86
Vat @ 13.5%	27,370.02
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	230,110.88
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	231,472.88

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V House 3.1

Unit Floor Area (m2)	110.10
Proposed Number of Units to be transferred	17.00
Assumed Costs	
Construction cost (per m2) (A)	1,250.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	137,625.00
Estimated site works and indirect site costs per unit.	48,994.50
Sub Total	186,619.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	35,094.38
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	221,713.88
Profit on construction costs, but not attributable development costs @ 7.5%	
	13,996.46
Unit (Ex Vat)	235,710.34
Vat @ 13.5%	31,820.90
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	267,531.23
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	268,893.23

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V House 3.2

Unit Floor Area (m2)	109.10
Proposed Number of Units to be transferred	10.00
Assumed Costs	
Construction cost (per m2) (A)	1,250.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	136,375.00
Estimated site works and indirect site costs per unit.	48,549.50
Sub Total	184,924.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	34,775.63
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	219,700.13
Profit on construction costs, but not attributable development costs @ 7.5%	
	13,869.34
Unit (Ex Vat)	233,569.46
Vat @ 13.5%	31,531.88
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	265,101.34
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	266,463.34

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V House 3.10

Unit Floor Area (m2)	117.20
Proposed Number of Units to be transferred	2.00
Assumed Costs	
Construction cost (per m2) (A)	1,250.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	146,500.00
Estimated site works and indirect site costs per unit.	52,154.00
Sub Total	198,654.00
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	37,357.50
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	236,011.50
Profit on construction costs, but not attributable development costs @ 7.5%	14,899.05
Unit (Ex Vat)	250,910.55
Vat @ 13.5%	33,872.92
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	284,783.47
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	286,145.47

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.

Trailford Rathmullen Part V House 4.1

Unit Floor Area (m2)	134.30
Proposed Number of Units to be transferred	6.00
Assumed Costs	
Construction cost (per m2) (A)	1,250.00
Site works & indirect site costs (per m2) (B)	445.00
Existing land value (per ha) (C)	49,400.00
Construction Costs (excludes profit)	
Estimated construction cost per unit	167,875.00
Estimated site works and indirect site costs per unit.	59,763.50
Sub Total	227,638.50
Attributable Development Costs - @25.5% of house construction costs (D)	
Design Team Fees	
Legal / Estate Agent Fees	42,808.13
Marketing Costs	
Assigned Certifier Cost (2014 Regulations) Ancillary Costs	
Sub Total (Excluding VAT)	270,446.63
Profit on construction costs, but not attributable development costs @ 7.5%	
	17,072.89
Unit (Ex Vat)	287,519.51
Vat @ 13.5%	38,815.13
Total cost (Inc. VAT) but excl Development Contributions to LA /Bonds	326,334.65
Average site Existing Use Value per Unit (EUV) (F) Site Value/ Total Units	
	1,200.00
Vat on Land @ 13.5%	162.00
Overall Unit Cost, with VAT & EUV of Land	327,696.65

(A). Based on construction cost range data by Bruce Shaw (Average Irish Construction Cost 2016). Cost range for estate house (Average 100sq m) is €1,100 to €1,400 per sq. m: Cost range for Apartments is €1,600 to €2,100 sqm.

(B). Based on the assumption of 41.5% of unit construction cost informed by reports from the Irish Home Builders Association, May 2012.

(C). Based on the assumption of €20k per acre / €49,400 per ha for agricultural land in Louth - See F below.

(D). Based on an assumption of 25.5% of construction units cost, informed by reports from the Irish Home Builders Association, May 2012. (Includes: Sales & Marketing costs, Legal, Building Finance costs & Assigned Certifier service cost, in compliance with the 2014 Building Regulations. **Note:** Excludes financial contributions, LA Bonds and Part V Contribution costs.

(E). Development Contribution & LA Bond will be as levied by the Planning Authority, Plus VAT.

(F). To be informed by site specific valuations on date of any grant of planning only.