

Part V Cost Details

Part V Cost Details							Total
1 Residential unit build cost of Part V units							
House Type		Site Ref.	Floor area m2	Average Construction Cost per m2	Cost per unit		development
G	2 bedroom apartment	7	86.4	€ 1,399.31	€ 120,900.12		
H	3 bedroom duplex	8	125.5	€ 1,399.31	€ 175,613.03		
G	2 bedroom apartment	9	86.4	€ 1,399.31	€ 120,900.12		
H	3 bedroom duplex	10	125.5	€ 1,399.31	€ 175,613.03		
C	1 bedroom apartment	21	64.9	€ 1,399.31	€ 90,815.02		
L	1 bedroom maisonette	58	55.8	€ 1,399.31	€ 78,081.33		
M	1 bedroom maisonette	59	63.2	€ 1,399.31	€ 88,436.20		
L	1 bedroom maisonette	60	55.8	€ 1,399.31	€ 78,081.33		
M	1 bedroom maisonette	61	63.2	€ 1,399.31	€ 88,436.20		
N	2 bedroom maisonette	80	72.1	€ 1,399.31	€ 100,890.03		
O	2 bedroom maisonette	81	74.9	€ 1,399.31	€ 104,808.09		
N	2 bedroom maisonette	82	72.1	€ 1,399.31	€ 100,890.03		
O	2 bedroom maisonette	83	74.9	€ 1,399.31	€ 104,808.09		
E	3 bedroom townhouse	84	106.4	€ 1,399.31	€ 148,886.26		
ND	2 bedroom maisonette	154	72.9	€ 1,399.31	€ 102,009.48		
OD	2 bedroom maisonette	155	75.7	€ 1,399.31	€ 105,927.54		
N	2 bedroom maisonette	156	72.1	€ 1,399.31	€ 100,890.03		
O	2 bedroom maisonette	157	74.9	€ 1,399.31	€ 104,808.09		
L	1 bedroom maisonette	162	55.8	€ 1,399.31	€ 78,081.33		
M	1 bedroom maisonette	163	63.2	€ 1,399.31	€ 88,436.20		
J	1 bedroom maisonette	164	55.8	€ 1,399.31	€ 78,081.33		
K	1 bedroom maisonette	165	63.2	€ 1,399.31	€ 88,436.20		
L	1 bedroom maisonette	166	55.8	€ 1,399.31	€ 78,081.33		
M	1 bedroom maisonette	167	63.2	€ 1,399.31	€ 88,436.20		
J	1 bedroom maisonette	168	55.8	€ 1,399.31	€ 78,081.33		
K	1 bedroom maisonette	169	63.2	€ 1,399.31	€ 88,436.20		
F	2 bedroom apartment	193	80	€ 1,399.31	€ 111,944.56		
F	2 bedroom apartment	194	82.5	€ 1,399.31	€ 115,442.83		
G	2 bedroom apartment	224	86.4	€ 1,399.31	€ 120,900.12		
H	3 bedroom duplex	225	125.5	€ 1,399.31	€ 175,613.03		
				see Note (iii)			
1.1	Subtotal building of Part V units				€ 3,180,764.74		
1.2	Builders Preliminaries Profit			incl.	€ -		
1.3	Abnormals			not incl.	€ -		
1.4	Site development cost			10% Part V see Note (iii)	€ 1,050,000.00	€ 10,675,000	
1.5	Subtotal excl Vat Construction Cost				€ 4,230,764.74		
2	Builders Profit			incl.	€ -		
2.1	SubTotal				€ 4,230,764.74		
3	Profit on ex vat cost of Construction			10%	€ 423,076.47		
3.1	SubTotal inc Developer's Profit				€ 4,653,841.22		
4	Attributable Costs						
4.1	Design Team & professional fees		see Note (i)	€ 9,600.00	€ 288,000.00		
4.2	Council and Statutory contributions		see Note (ii)	€ 4,700.00	€ 141,000.00		
4.3	Finance Costs @ 7% over 4 years			7%	€ 789,863.38		
4.4	SubTotal inc fees and contributions				€ 5,872,704.60		
5	Profit @ 10% on 4 Attributable Costs			10%	€ 121,886.34		
5.1	SubTotal				€ 5,994,590.94		
6	Land at Existing use Value			10%	€ 60,000.00	€ 610,000	
6.1	SubTotal				€ 6,054,590.94		
7	Finance Costs on land costs			not incl.			
7.1	SubTotal				€ 6,054,590.94		
	VAT @ 13.5 %				€ 817,369.78		

8	Total Part V Costs					€ 6,871,960.72	
						€ 229,065.36	per unit

Note (i)

Design Team & professional fees			
	Architect		
	Town planning consultants		
	Engineers civil and structural		
	Surveyor		
	Traffic consultant and surveys		
	Quantity surveyor	€	1,800,000
	BER	€ 200	€ 60,000
	Air pressure testing	€ 275	€ 82,500
	Acoustic performance tests	€ 250	€ 75,000
	Surveys inc soil, wildlife, arborists and flood risk		€ 25,000
	Homebond	€ 825	€ 247,500
	Landscaping consultant		€ 15,000
	Standard design Team & professional fees for 300 units		€ 2,305,000
	Standard design Team & professional fees per unit		€ 7,683.33
Extra costs particular to 30 Part V units			
	QS Part V report	€ 13,500	€ 450
	Legal fees	€ 45,000	€ 1,500
			€ 9,633.33
		say per unit	€ 9,600

Note (ii)

Council and Statutory contributions per unit			
	Planning fees	€	130
	ESB	€	750
	EIR / Virgin	€	175
	GAS		
	Water	€	1,908
	Sewerage	€	1,636
	Surface Water		
	Commencement notice	€	30
	Fire cert		
	Connection to public lighting	€	100
		€	4,729
		say per unit	€ 4,700

Note (iii)

Construction and Development costs are applied pro rata & are based on those agreed rates on similar ongoing residential developments in North Kildare.			
Costs per m2 are based on the Gross Floor Area			
Exclusions:			
Loose furniture, curtains, blinds, Floor finishes (ex. bathrooms) etc. to Part V units			
Section 48 development Contributions are excluded for Part V units			
Abnormal planning conditions or requirements			
Abnormal ground conditions			
It is assumed excavated soil will be spread on site.			