

Part V Cost Details

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1 Residential unit build cost of Part V units	House reference	House Type	Site Ref.	Floor area m2	Average Construction Cost per m2	Cost per unit	Total development
	8.5	1 bedroom maisonette		56.77	€ 1,528.48	€ 86,771.54	
	8.6	1 bedroom maisonette		56.76	€ 1,528.48	€ 86,756.26	
	8.7	1 bedroom maisonette		63.22	€ 1,528.48	€ 96,630.21	
	8.8	1 bedroom maisonette		63.21	€ 1,528.48	€ 96,614.92	
	8.5	1 bedroom maisonette		56.77	€ 1,528.48	€ 86,771.54	
	8.6	1 bedroom maisonette		56.76	€ 1,528.48	€ 86,756.26	
	8.7	1 bedroom maisonette		63.22	€ 1,528.48	€ 96,630.21	
	8.8	1 bedroom maisonette		63.21	€ 1,528.48	€ 96,614.92	
	7.1	2 bedroom maisonette		72.1	€ 1,528.48	€ 110,203.07	
	7.2	2 bedroom maisonette		73.15	€ 1,528.48	€ 111,807.97	
	7.3	2 bedroom maisonette		76.84	€ 1,528.48	€ 117,448.04	
	7.4	2 bedroom maisonette		77.89	€ 1,528.48	€ 119,052.94	
	7.5	2 bedroom maisonette		72.1	€ 1,528.48	€ 110,203.07	
	7.6	2 bedroom maisonette		73.15	€ 1,528.48	€ 111,807.97	
	7.7	2 bedroom maisonette		76.84	€ 1,528.48	€ 117,448.04	
	7.8	2 bedroom maisonette		77.89	€ 1,528.48	€ 119,052.94	
	7.5	2 bedroom maisonette		72.1	€ 1,528.48	€ 110,203.07	
	7.6	2 bedroom maisonette		73.15	€ 1,528.48	€ 111,807.97	
	7.7	2 bedroom maisonette		76.84	€ 1,528.48	€ 117,448.04	
	7.8	2 bedroom maisonette		77.89	€ 1,528.48	€ 119,052.94	
	6.2	2 bedroom townhouse		86.55	€ 1,506.95	€ 130,426.30	
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	6.7	2 bedroom townhouse		86.55	€ 1,506.95	€ 130,426.30	
	6.8	2 bedroom townhouse		86.55	€ 1,506.95	€ 130,426.30	
	6.9	2 bedroom townhouse		86.55	€ 1,506.95	€ 130,426.30	
	9.1	2 bed own door apartment		67.9	€ 1,883.68	€ 127,902.17	
	9.2	2 bed own door apartment		68.2	€ 1,883.68	€ 128,467.27	
	9.1	2 bed own door apartment		67.9	€ 1,883.68	€ 127,902.17	
	9.2	2 bed own door apartment		68.2	€ 1,883.68	€ 128,467.27	
					see Note (iii)		
1.1	Subtotal building of Part V units					€ 3,795,657.49	
1.2	Builders Preliminaries Profit				incl.	€ -	
1.3	Abnormals				not incl.	€ -	
1.4	Site development cost inc carparking, external works				10% Part V	€ 1,204,500.00	€ 12,154,500
1.5	Subtotal excl Vat Construction Cost				see Note (iii)	€ 5,000,157.49	
2	Builders Profit				incl.	€ -	
2.1	SubTotal					€ 5,000,157.49	
3	Profit on ex vat cost of Construction				10%	€ 500,015.75	
3.1	SubTotal inc Developer's Profit					€ 5,500,173.24	
4	Attributable Costs						
4.1	Design Team & professional fees				see Note (i)	€ 9,600.00	€ 316,800.00
4.2	Council and Statutory contributions				see Note (ii)	€ 4,700.00	€ 155,100.00
4.3	Finance Costs @ 7% over 4 years				7%	€ 928,048.27	€ 29,937
4.4	SubTotal inc fees and contributions					€ 6,900,121.50	
5	Profit @ 10% on 4 Attributable Costs				10%	€ 139,994.83	
5.1	SubTotal					€ 7,040,116.33	
6	Land at Existing use Value				10%	€ 66,000.00	€ 666,000
6.1	SubTotal					€ 7,106,116.33	
7	Finance Costs on land costs				not incl.		

7.1	SubTotal					€	7,106,116.33	
	VAT @ 13.5 %					€	959,325.70	
8	Total Part V Costs					€	8,065,442.04	
						€	244,407.33	per unit

Note (i)

Design Team & professional fees			
	Architect		
	Town planning consultants		
	Engineers civil and structural		
	Surveyor		
	Traffic consultant and surveys		
	Quantity surveyor	€	1,998,000
	BER	€ 200	€ 66,600
	Air pressure testing	€ 275	€ 91,575
	Acoustic performance tests	€ 250	€ 83,250
	Surveys inc soil, wildlife, arborists and flood risk		€ 25,000
	Homebond	€ 825	€ 274,725
	Landscaping consultant		€ 15,000
	Standard design Team & professional fees for 333 units		€ 2,554,150
	Standard design Team & professional fees per unit		€ 7,670.12
	Extra costs particular to 33 Part V units		
	QS Part V report	€ 14,850	€ 450
	Legal fees	€ 49,500	€ 1,500
			€ 9,620.12
		say per unit	€ 9,600

Note (ii)

Council and Statutory contributions per unit			
	Planning fees	€	130
	KCC Development Contributions	€	-
	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.			