

**ORDER OF MAGNITUDE COST SUMMARY FOR PROPOSED RESIDENTIAL DEVELOPMENT AT RAHEEN, LIMERICK COMPRISING 202NO. HOUSING UNITS, 182NO. APARTMENTS AND DUPLEX UNITS AND CHILDCARE FACILITY.**

EXECUTIVE SUMMARY					NOTES ON EXECUTIVE SUMMARY
CAPITAL COST	Housing	Apartments	Community /Creche building	Totals	
Housing / Duplex Apartments	21,033.70			21,033.70	<b>1 Introduction</b>  Lawlor Burns & Associates (LBA) have been commissioned by DW Raheen Developments Ltd. to review and advise in respect of the current estimate all-in order of magnitude cost for a proposed development consists of the provision of 384 residential house and apartment units on a circa. 10.44 hectare site located in Ballykeeffe, Raheen, Co. Limerick  The proposed development also includes <ul style="list-style-type: none"> <li>202 no. housing units, comprising a variety of forms to include bungalows, detached, semi-detached and terraced houses. A mix of house sizes are proposed to include 20 no. two bedroom houses, 156 no. three bedroom houses and 26 no. four bedroom houses.</li> <li>182 apartments and duplex units across 20 small scale blocks, 2 to 4 storeys in heights throughout the development. The apartments and duplexes provide a mix of one, two, three and four bed units, comprising of 10 no. four bedroom duplex units, 10 no. three bedroom duplex units, 18 no. three bedroom apartments, 98 no. two bedroom apartments and 46 no. one bedroom apartments.</li> <li>A childcare facility measuring 761.75m<sup>2</sup>, providing 79 childcare places (55 full time and 24 after school places), located at the south-western edge of the development.</li> <li>The provision of 485 no. car parking spaces and 70 secured bicycle parking spaces.</li> <li>The provision of 2 no. ESB sub-stations, ancillary services and infrastructure works including foul and surface water drainage, attenuation areas, landscaped public open spaces (approximately 16,343m<sup>2</sup>, or 16.6% of the total site area), landscaping, lighting, internal roads, cycle paths, and footpaths.</li> </ul>
Apartment Areas		19,237.60		19,237.60	
Community Building / Creche			761.75	761.75	
<b>No. of Applicable Units</b>	<b>202</b>	<b>182</b>	<b>1</b>	<b>385</b>	
<b>Total Gross Floor Area sqm per unit</b>	<b>21,033.70</b>	<b>19,237.60</b>	<b>761.75</b>	<b>41,033.05</b>	
<b>Total Gross Floor Area sqft per unit</b>	<b>226,406.75</b>	<b>207,073.53</b>	<b>8,199.48</b>	<b>8,199.48</b>	
<b>A CONSTRUCTION COSTS</b>					
A1 Outline Estimated Building Construction Costs, including fixed fittings.	38,912,345.00	46,170,240.00	1,523,500.00	86,606,085.00	
<b>Sub Total:</b>	<b>38,912,345.00</b>	<b>46,170,240.00</b>	<b>1,523,500.00</b>	<b>86,606,085.00</b>	
Cost per Unit	192,635.37	253,682.64	1,523,500.00	224,950.87	
Construction Cost / sqm	1,850.00	2,400.00	2,000.00	2,110.64	
<b>B ABNORMAL SITE COSTS</b>					
B1 General Cut/Fill Requirements as advised by engineer	442,120.83	404,367.46	16,011.71	862,500.00	
B2 Provision of 485no. Car parking spaces and 70 secured	515,166.88	471,175.99	18,657.13	1,005,000.00	
B3 Attenuation Tanks (3no. Overall Total Vol 6,440m <sup>3</sup> )	660,233.78	603,855.40	23,910.82	1,288,000.00	
B4 ESB Sub-Stations (2no.)	76,890.58	70,324.77	2,784.65	150,000.00	
<b>Sub Total:</b>	<b>1,694,412.07</b>	<b>1,549,723.62</b>	<b>61,364.31</b>	<b>3,305,500.00</b>	
Cost per Unit	8,388.18	8,514.96	61,364.31	8,585.71	
Construction Cost / sqm	80.56	80.56	80.56	80.56	
<b>NETT CONSTRUCTION COSTS</b>					
	<b>40,606,757.07</b>	<b>47,719,963.62</b>	<b>1,584,864.31</b>	<b>89,911,585.00</b>	
Cost per Unit	201,023.55	262,197.60	1,584,864.31	233,536.58	
Construction Cost / sqm	1,930.56	2,480.56	2,080.56	2,191.20	
<b>C SITE SURVEY COSTS</b>					
C1 Site Investigations	51,260.39	46,883.18	1,856.43	100,000.00	
C2 Existing Services Surveys.	25,630.19	23,441.59	928.22	50,000.00	
<b>Sub Total:</b>	<b>76,890.58</b>	<b>70,324.77</b>	<b>2,784.65</b>	<b>150,000.00</b>	
Cost per Unit	380.65	386.40	2,784.65	389.61	
Construction Cost / sqm	3.66	3.66	3.66	3.66	
<b>D CAPITAL CONTRIBUTIONS</b>					
D1 Planning Fees	19,478.95	17,815.61	705.44	38,000.00	
D2 Fire Certificate		12,023.89	476.11	12,500.00	
D3 Commencement Notice	6,060.00	5,460.00	30.00	11,550.00	
D4 Road Opening etc.	15,378.12	14,064.95	556.93	30,000.00	
D5 Planning Contributions	420,674.00	384,752.00	38,087.50	843,513.50	
D6 Irish Water Contributions, standard connection charge for water > 100 units	345,016.00	310,856.00	1,708.00	657,580.00	
D7 Irish Water Contributions, standard connection charge for wastewater > 100 units	682,962.00	615,342.00	3,381.00	1,301,685.00	
D8 Social Housing Cost (allowance to be confirmed)	-	-	-	-	
<b>Sub Total:</b>	<b>1,489,569.06</b>	<b>1,360,314.46</b>	<b>44,944.98</b>	<b>2,894,828.50</b>	
Cost per Unit	7,374.10	7,474.26	44,944.98	7,519.04	
Construction Cost / sqm	70.82	70.71	59.00	70.55	
<b>E CONSULTANCY FEES (allowance 7%)</b>					
E1 Architect, PSDP, Structural & Civil Engineer, Services Consultant, Landscape Architect, Public Lighting Consultant, Quantity Surveyors, Design Certifier, Archaeologist, Fire Consultant, Ber Certification, Assigned and Ancillary Certifiers.					
<b>Sub Total:</b>	<b>2,842,473.00</b>	<b>3,340,397.45</b>	<b>110,940.50</b>	<b>6,293,810.95</b>	
Cost per Unit	14,071.65	18,353.83	110,940.50	16,347.56	
Construction Cost / sqm	135.14	173.64	145.64	153.38	
<b>F SITE COSTS</b>					
F1 Site Cost	3,588,227.05	3,281,822.82	129,950.13	7,000,000.00	
F2 Stamp Duty on site purchase (7.5%)	269,117.03	246,136.71	9,746.26	525,000.00	
F3 Sales/Marketing/Auctioneers	76,890.58	70,324.77	2,784.65	150,000.00	
<b>Sub Total:</b>	<b>3,934,234.66</b>	<b>3,598,284.31</b>	<b>142,481.03</b>	<b>7,675,000.00</b>	
Cost per Unit	19,476.41	19,770.79	142,481.03	19,935.06	
Construction Cost / sqm	187.04	187.04	187.04	187.04	
<b>G UTILITIES</b>					
G1 E.S.B. Contributions	102,520.77	93,766.37	3,712.86	200,000.00	
<b>Sub Total:</b>	<b>102,520.77</b>	<b>93,766.37</b>	<b>3,712.86</b>	<b>200,000.00</b>	
Cost per Unit	507.53	515.20	3,712.86	519.48	
Construction Cost / sqm	4.87	4.87	4.87	4.87	
<b>H CONTINGENCY</b>					
H1 Allowance at 2.5%	1,272,541.97	1,163,877.65	46,085.99	2,482,505.61	
<b>Sub Total:</b>	<b>1,272,541.97</b>	<b>1,163,877.65</b>	<b>46,085.99</b>	<b>2,482,505.61</b>	
Cost per Unit	6,299.71	6,394.93	46,085.99	6,448.07	
Construction Cost / sqm	60.50	60.50	60.50	60.50	
<b>NETT ALL-IN CONSTRUCTION COSTS</b>					
	<b>50,324,987.11</b>	<b>57,346,928.63</b>	<b>1,935,814.31</b>	<b>109,607,730.06</b>	
Cost per Unit	249,133.60	315,093.01	1,935,814.31	284,695.40	
Construction Cost / sqm	2,392.59	2,980.98	2,541.27	2,671.21	
<b>I VAT</b>					
I1 Vat on 13.5% on Items A & B above.	5,481,912.20	6,442,195.09	213,956.68	12,138,063.98	
I2 Vat at 23% on items C, E above.	671,453.62	784,466.11	26,156.78	1,482,076.52	
<b>Sub Total:</b>	<b>6,153,365.83</b>	<b>7,226,661.20</b>	<b>240,113.47</b>	<b>13,620,140.49</b>	
Cost per Unit	30,462.21	39,706.93	240,113.47	35,376.99	
Construction Cost / sqm	292.55	375.65	315.21	331.93	
<b>TOTAL 'ALL-IN COSTS' INCLUDING VAT</b>					
	<b>56,478,352.94</b>	<b>64,573,589.83</b>	<b>2,175,927.78</b>	<b>123,227,870.55</b>	
Cost per Unit	279,595.81	354,799.94	2,175,927.78	320,072.39	
Construction Cost / sqm	2,685.14	3,356.63	2,856.49	3,003.14	
<b>December 2021</b>					