

Belcamp SHD: DCC Lands

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Note: All figures are as of Q1 2022 without prejudice, provisional and are subject to change

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
Block 1											
1 bed/ 2 person	1	Apartment	53.5	576	€ 607	€ 349,500	€ 30,000	€ 5,000.00	€ 384,500	78	€ 29,991,000
1 bed/ 2 person	1	Apartment	53.8	579	€ 605	€ 350,400	€ 30,000	€ 5,000.00	€ 385,400	2	€ 770,800
1 bed/ 2 person	1	Apartment	58.7	631	€ 581	€ 367,000	€ 30,000	€ 5,000.00	€ 402,000	14	€ 5,628,000
2 bed/ 4 person	2	Apartment	72.6	782	€ 546	€ 426,900	€ 30,000	€ 5,000.00	€ 461,900	5	€ 2,309,500
2 bed/ 4 person	2	Apartment	78.6	846	€ 529	€ 447,500	€ 30,000	€ 5,000.00	€ 482,500	61	€ 29,432,500
2 bed/ 4 person	2	Apartment	80.3	864	€ 524	€ 453,000	€ 30,000	€ 5,000.00	€ 488,000	45	€ 21,960,000
2 bed/ 4 person	2	Apartment	81.0	872	€ 523	€ 455,400	€ 30,000	€ 5,000.00	€ 490,400	17	€ 8,336,800
2 bed/ 4 person	2	Apartment	88.3	951	€ 505	€ 480,500	€ 30,000	€ 5,000.00	€ 515,500	2	€ 1,031,000
2 bed/ 4 person	2	Apartment	95.2	1025	€ 492	€ 504,100	€ 30,000	€ 5,000.00	€ 539,100	9	€ 4,851,900
3 bed/ 5 person	3	Apartment	104.5	1124	€ 487	€ 547,800	€ 30,000	€ 5,000.00	€ 582,800	10	€ 5,828,000
3 bed/ 5 person	3	Apartment	117.3	1263	€ 469	€ 591,700	€ 30,000	€ 5,000.00	€ 626,700	3	€ 1,880,100
3 bed/ 5 person	3	Apartment	117.8	1268	€ 468	€ 593,400	€ 30,000	€ 5,000.00	€ 628,400	24	€ 15,081,600
3 bed/ 5 person	3	Apartment	161.9	1743	€ 427	€ 744,100	€ 30,000	€ 5,000.00	€ 779,100	3	€ 2,337,300
Total										273	€ 129,438,500

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal/ core areas attributable to apartments/ Duplex are not factored into the unit area)

Costs per unit are calculated on a prorata basis formed from the cost of constructing the complete block of apartments.

EXCLUSIONS

Inflation from Q1 2022

Levies, Bonds or contributions imposed by the Planning Authorities.

Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Piled Foundations (all foundations assumed to be traditional strip foundations)

Basement/ Undercroft Parking

Disposal of any excavated material off site (all material disposed on site)

Loose furniture, white goods, fittings or fixtures

Electric Car Chargers

Contractor Performance Bonds

Impact of Covid-19, Brexit or current Global Unrest on the Construction Market/ Energy Prices