Pa	art V Cost Details		1	<u> </u>	1	1	
1 Re	esidential unit build cost of Part V units						Total
	House reference	House Type	Site Ref.	Floor area	Average Construction	Cost per unit	development
<b>—</b>	0.5	1 hadra en eraina esta		m2	Cost per m2	6 00 771 54	
	8.5 8.6	1 bedroom maisonette 1 bedroom maisonette		56.77 56.76	€ 1,528.48 € 1,528.48		
	8.7	1 bedroom maisonette		63.22	€ 1,528.48		
	8.8	1 bedroom maisonette		63.21	€ 1,528.48	€ 96,614.92	
	8.5	1 bedroom maisonette		56.77	€ 1,528.48	<del>'</del>	
	8.6 8.7	1 bedroom maisonette 1 bedroom maisonette		56.76 63.22	€ 1,528.48 € 1,528.48		
	8.8	1 bedroom maisonette		63.21	€ 1,528.48		
	7.1	2 bedroom maisonette		72.1	€ 1,528.48	€ 110,203.07	
	7.2	2 bedroom maisonette		73.15	€ 1,528.48		
	7.3 7.4	2 bedroom maisonette 2 bedroom maisonette		76.84 77.89	€ 1,528.48 € 1,528.48		
	7.5	2 bedroom maisonette		72.1	€ 1,528.48		
	7.6	2 bedroom maisonette		73.15	€ 1,528.48		
	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		
	7.8	2 bedroom maisonette		77.89	€ 1,528.48		
	6.2 6.2	2 bedroom townhouse		86.55	€ 1,506.95		
		2 bedroom townhouse		86.55	€ 1,506.95		
	6.2	2 bedroom townhouse		86.55	€ 1,506.95		
	6.2	2 bedroom townhouse		86.55	€ 1,506.95		
	6.2	2 bedroom townhouse		86.55	€ 1,506.95		
	6.2 6.7	2 bedroom townhouse		86.55 86.55	€ 1,506.95 € 1,506.95		
	6.8	2 bedroom townhouse 2 bedroom townhouse		86.55	€ 1,506.95		
	6.9	2 bedroom townhouse		86.55	€ 1,506.95		
	9.1	2 bed own door apartment		67.9	€ 1,883.68		
	9.2 9.1	2 bed own door apartment 2 bed own door apartment		68.2 67.9	€ 1,883.68 € 1,883.68		
	9.2	2 bed own door apartment		68.2	€ 1,883.68		
		·				,	
4.4.5	wheel hadden of Done Varia				see Note (iii)	6 2 705 657 40	
1.1 50	ubtotal building of Part V units					€ 3,795,657.49	
1.2 Bu	uilders Preliminaries Profit				incl.	€ -	
1.3 At	bnormals				not incl.	€ -	
1.4 Sit	ite development cost inc carparking, external works				10% Part V	€ 1,204,500.00	€ 12,154,500
	, , , , , , , , , , , , , , , , , , ,				see Note (iii)	, , , , , , , , , , , , , , , , , , , ,	, , , , , , ,
1.5 <b>Su</b>	ubtotal excl Vat Construction Cost					€ 5,000,157.49	
2 Bu	uilders Profit			-	incl.	€ -	
	and cross rome						
2.1 <b>Su</b>	ubTotal					€ 5,000,157.49	
3 pr	rofit on ex vat cost of Construction			-	109	6 € 500,015.75	
	2				10.	500,013.73	
3.1 <b>Su</b>	ubTotal inc Developer's Profit					€ 5,500,173.24	
1 1	ttributable Costs						
4 At	turbutuble CO3t3						
4.1 De	esign Team & professional fees			see Note (i)	€ 9,600.00	€ 316,800.00	
436	ouncil and Statutony contributions			see Note (#1)	6 4 700 00	£ 155 100 00	
4.2 00	ouncil and Statutory contributions			see Note (ii)	€ 4,700.00	€ 155,100.00	
4.3 Fir	nance Costs @ 7% over 4 years				79	6 € 928,048.27	€ 29,937
4.4.5	uhTotal inc foor and contain the					£ 6,000,434,50	
4.4 Su	ubTotal inc fees and contributions					€ 6,900,121.50	
5 Dr	rofit @ 10% on 4 Attributable Costs			-	109	6 € 139,994.83	
3 191	TOW OIL 4 VICTION CONE COSTS				103	153,334.83	
5.1 <b>S</b> u	ubTotal					€ 7,040,116.33	
	and at Existing and Mal				-	( 6 6 55 55 75	
6 La	and at Existing use Value				109	6 € 66,000.00	€ 666,000
6.1 <b>Su</b>	ubTotal					€ 7,106,116.33	
7 Fir	inance Costs on land costs				not incl.		
$ldsymbol{ld}}}}}}}}}$			L		L		

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
coil wildlife arborists and flood risk			£	25,000
	£	925	_	274,725
Landscaping consultant	·	823	€	15,000
			£	2,554,150
			Ë	2,334,130
			€	7,670.12
QS Part V report	€	14,850	€	450
Legal fees	€	49,500	€	1,500
			€	9,620.12
	Sã	ay per unit	€	9,600
	Town planning consultants Engineers civil and structural Surveyor Traffic consultant and surveys Quantity surveyor  BER Air pressure testing Acoustic performance tests c soil, wildlife, arborists and flood risk Homebond Landscaping consultant  QS Part V report	Town planning consultants  Engineers civil and structural  Surveyor  Traffic consultant and surveys  Quantity surveyor  BER €  Air pressure testing €  Acoustic performance tests €  c soil, wildlife, arborists and flood risk  Homebond ↓  Landscaping consultant  QS Part V report €  Legal fees €	Town planning consultants  Engineers civil and structural  Surveyor  Traffic consultant and surveys  Quantity surveyor  BER € 200  Air pressure testing € 275  Acoustic performance tests € 250  c soil, wildlife, arborists and flood risk  Homebond € 825  Landscaping consultant  QS Part V report € 14,850  Legal fees € 49,500	Town planning consultants  Engineers civil and structural Surveyor  Traffic consultant and surveys Quantity surveyor   BER € 200 € Air pressure testing € 275 € Acoustic performance tests € 250 €  c soil, wildlife, arborists and flood risk Homebond € 825 €  Landscaping consultant   QS Part V report € 14,850 € Legal fees € 49,500 €

Note (ii)

Council and Statutory contributions per unit		1_	
	Planning fees	€	130
	KCC Development Contributions	€	-
	ESE	8 €	750
	EIR / Virgin	€	175
	GAS	€	-
	Wate	ſ€	1,908
	Sewerage	€	1,636
	Surface Water	· €	-
	Commencement notice	9 €	30
	Fire cer	: €	-
	Connection to public lighting	( €	100
		€	4,729
	say per uni	€	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.					