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PART V COSTING

RESIDENTIAL DEVELOPMENT AT KINGSWOOD

CONSISTING OF 77 RESIDENTIAL UNITS

For

Greenwalk Ltd

Rev0– Issued 30th September 2021



Kingswood Development
End of Terrace - GF 1 Bed Apartment

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 97,475.00
1.2	Site Development Works		€ 51,493.51
2.0	Builders Profit		€ 14,896.85
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 25,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 15,000.00	€ 48,928.00
4.0	Sub-Total		€ 212,793.36
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 216,293.36
7.0	VAT @ 13.5%		€ 29,199.60
	Total		€ 245,492.96

Kingswood Development
End of Terrace - GF 1 Bed Apartment

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 95,900.00
1.2	Site Development Works		€ 51,493.51
2.0	Builders Profit		€ 14,739.35
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 25,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 15,000.00	€ 48,928.00
4.0	Sub-Total		€ 211,060.86
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 214,560.86
7.0	VAT @ 13.5%		€ 28,965.72
	Total		€ 243,526.57