

**KENNELSFORT RD LOWER, PALMERSTOWN**

**GIFA (m2): 1297**  
**Nett Units (m2): 1063**  
**Units (no): 19**

**PART V COMPENSATION COST CLAIM****DEVELOPER/CONTRACTOR** RANDALSWOOD HOLDINGS LTD**SCHEME** KENNELSFORT RD LOWER, PALMERSTOWN

<b>MAIN COST SUMMARY</b>	<b>Cost/m2 GIFA</b>	<b>Cost/m2 Nett Units</b>	<b>Ave Cost/ Unit</b>	<b>Total Cost</b>
<b>BUILDING COSTS</b>				
Substructures	755	922	51,558	979,604
Superstructures	1,894	2,310	129,266	2,456,060
External Works	171	209	11,674	221,798
Abnormal Works	293	357	20,000	380,000
Indirect Project Costs	1,040	1,268	70,968	1,348,384
Construction OH&P 7.0%	291	355	19,843	377,009
<b>Total:</b>	<b>4,444</b>	<b>5,421</b>	<b>303,308</b>	<b>5,762,856</b>
<b>DEVELOPMENT COSTS</b>				
Devl. Contributions	147	179	10,000	190,000
Finance Costs	826	1,008	56,395	1,071,514
Existing Land Use Value	1,157	1,411	78,947	1,500,000
<b>Total:</b>	<b>2,129</b>	<b>2,598</b>	<b>145,343</b>	<b>2,761,514</b>
<b>SUB-TOTAL (EXCL VAT):</b>	<b>6,573</b>	<b>8,019</b>	<b>448,651</b>	<b>8,524,370</b>
Value Added Tax 13.5%	887	1,083	60,568	1,150,790
<b>TOTAL COSTS (INCL VAT):</b>	<b>7,460</b>	<b>9,102</b>	<b>509,219</b>	<b>9,675,160</b>

**KENNELSFORT RD LOWER, PALMERSTOWN**

Unit Schedule &amp; Area



BLOCK	Apt	DESCRIPTION	LVL	Count			Nett Units (m2)			GIFA (m2)		
				1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED
C	49	1-BED APARTMENT	6th Floor	1			53.0			-	-	-
C	50	2-BED APARTMENT	6th Floor		1			73.0		64.7	-	-
C	51	1-BED APARTMENT	6th Floor	1			45.0			-	89.1	-
C	52	1-BED APARTMENT	6th Floor	1			51.0			64.7	-	-
C	53	1-BED APARTMENT	6th Floor	1			53.0			62.2	-	-
C	54	1-BED APARTMENT	6th Floor	1			50.0			64.7	-	-
C	55	1-BED APARTMENT	6th Floor	1			46.0			61.0	-	-
										56.1	-	-
D	71	2-BED APARTMENT	7th Floor		1			76.0		-	92.7	-
D	72	2-BED APARTMENT	7th Floor		1			76.0		-	92.7	-
D	73	2-BED APARTMENT	7th Floor		1			77.0		-	93.9	-
D	74	1-BED APARTMENT	7th Floor	1			45.0			54.9	-	-
D	75	1-BED APARTMENT	7th Floor	1			47.0			57.3	-	-
										-	-	-
E	65	1-BED APARTMENT	8th Floor	1			53.0			64.7	-	-
E	66	2-BED APARTMENT	8th Floor		1			73.0		-	89.1	-
E	67	1-BED APARTMENT	8th Floor	1			45.0			64.7	-	-
E	68	1-BED APARTMENT	8th Floor	1			51.0			54.9	-	-
E	69	1-BED APARTMENT	8th Floor	1			53.0			62.2	-	-
E	70	1-BED APARTMENT	8th Floor	1			50.0			64.7	-	-
E	71	1-BED APARTMENT	8th Floor	1			46.0			61.0	-	-
										56.1	-	-
										-	-	-
										-	-	-
				14	5	0	688.0	375.0	-	839.4	457.5	-

ACCOMMODATION ABOVE

191,063.0 m21,296.9 m2

BASEMENT

- m2- m2

TOTAL

1,063.0 m21,296.9 m2

Total Circulation Area in Accommodation

233.9

Total Circulation %

18%

**KENNELSFORT RD LOWER, PALMERSTOWN**  
**Social and Affordable Unit Costs**



**Nett Units (m2): 1,063**  
**Social Build Area (m2): 106**  
**10%**

**Units (no): 19**  
**Social Units (no): 25**

**PROPOSED SOCIAL AND AFFORDABLE UNITS**

BLOCK	No	Description	Floor	Net Floor Area	Total Including Circulation %	BUILDING COSTS (m2)	DEVELOPMENT COSTS (m2)	TOTAL COSTS (m2)	Unit Cost Exclusive of VAT	VAT @ 13.5%	All in Cost Inclusive of VAT
C	51	1-BED APARTMENT	6th Floor	45.0	53.1	5,421	2,598	8,019	425,936	57,501	<b>483,437</b>
C	55	1-BED APARTMENT	6th Floor	46.0	54.3	5,421	2,598	8,019	435,401	58,779	<b>494,180</b>
					<b>107</b>				<b>861,337</b>		<b>977,617</b>
									Total Unit Cost Exclusive of VAT		Total Cost Inclusive of VAT @13.5%

**KENNELSFORT RD LOWER, PALMERSTOWN**

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**PART V COMPENSATION COST CLAIM**

**BUILDER/CONTRACTOR** RANDALSWOOD HOLDINGS LTD

**SCHEME** KENNELSFORT RD LOWER, PALMERSTOWN

<b>(19) SUBSTRUCTURE</b>	Cost/m2 Nett Units	Avg. Cost Per Unit	Total Cost
Basement Substructures and Car Park	921.55	51,558.11	979,604.12
forward to main cost summary			<u>979,604.12</u>

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**PART V COMPENSATION COST CLAIM****DEVELOPER/CONTRACTOR** RANDALSWOOD HOLDINGS LTD**SCHEME** KENNELSFORT RD LOWER, PALMERSTOWN

<b>(20-60) SUPERSTRUCTURE</b>	<b>Cost/m2 Nett Units</b>	<b>Avg. Cost Per Unit</b>	<b>Total Cost</b>
<b><u>(20) Building Superstructures</u></b>			
(21) External Walls	235.46	13,173.30	250,292.76
(22) Internal Walls/Partitions	85.05	4,758.50	90,411.54
(23) Floors/Galleries	79.77	4,463.10	84,798.82
(24) Stairs/Ramps	12.16	680.57	12,930.82
(27) Roof	30.37	1,698.93	32,279.73
(28) Frames	19.16	1,071.92	20,366.53
<b><u>(30) Building Structure Completion</u></b>			
(31) External Walls Completions	232.79	13,023.82	247,452.65
(32) Internal Walls/Partitions Completions	64.63	3,615.67	68,697.66
(33) Floors/Galleries Completion	0.00	0.00	0.00
(34) Stairs/Ramps Completions	15.29	855.20	16,248.84
(35) Suspended Ceilings	58.22	3,257.53	61,893.11
(37) Roofs Completions	24.47	1,369.10	26,012.91
<b><u>(40) Building Finishes</u></b>			
(41) Wall Finishes Externally	3.44	192.71	3,661.53
(42) Wall Finishes Internally	92.71	5,187.08	98,554.60
(43) Floor Finishes	76.46	4,277.78	81,277.87
(44) Stairs/Ramps Finishes	8.59	480.31	9,125.92
(45) Ceiling Finishes	23.25	1,300.73	24,713.80
(47) Roof Finishes	76.37	4,272.88	81,184.68
<b><u>(50) Building Services (Piped &amp; Ducted)</u></b>			
(51) Heating Centre	295.39	16,526.33	314,000.35
(52) Drainage and Refuse Disposal	8.42	470.97	8,948.36
(53) Water Distribution			0.00
(54) Gases Distribution			0.00
(55) Space Cooling			0.00
(56) Space Heating			0.00
(57) Ventilation and Air Conditioning			0.00
<b><u>(60) Building Services (Mainly Electrical)</u></b>			
(61) Electrical Supply and Main Distribution	253.19	14,165.43	269,143.16
(62) Power			0.00
(63) Lighting			0.00
(64) Communication Services			0.00
(65) Security and Protection			0.00
(66) Transport Services	52.81	2,954.47	56,134.93
<b><u>(70) Building Fittings and Furniture</u></b>			
(71) Display, Circulation Fittings	2.34	130.98	2,488.61

(72) Work, Rest, Play Fittings		0.00	0.00	0.00
(73) Culinary Fittings		114.71	6,417.99	121,941.88
(74) Sanitary Fittings		54.55	3,051.95	57,986.99
(75) Cleaning Maintenance Fittings		0.00	0.00	0.00
(76) Storage, Screening Fittings		5.80	324.66	6,168.55
Contingencies @	10%	192.54	10,772.19	204,671.66
Tender Price Escalation @	10%	192.54	10,772.19	204,671.66
			forward to main cost summary	2,456,059.94

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**DEVELOPER/CONTRACTOR**                                 RANDALSWOOD HOLDINGS LTD

**SCHEME**     KENNELSFORT RD LOWER, PALMERSTOWN

<b>(10-80) EXTERNAL WORKS</b>	Cost/m2 Nett Units	Avg. Cost Per Unit	Total Cost
(10) Prepared Site	24.82	1,388.36	26,378.80
(20) Site Structures	12.49	698.60	13,273.46
(30) Site Enclosures	25.16	1,407.79	26,747.93
(40) Roads, Paths, Pavings	37.76	2,112.74	40,142.09
(50) Site Services (Piped & Ducted)	71.44	3,996.92	75,941.44
(60) Site Services (Mainly Electrical)	5.98	334.45	6,354.59
(70) Site Fittings	9.41	526.72	10,007.77
(80) Landscape, Play Areas	21.59	1,208.02	22,952.38
	forward to main cost summary		<b>221,798.46</b>

**KENNELSFORT RD LOWER, PALMERSTOWN**

**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR**      RANDALSWOOD HOLDINGS LTD

**SCHEME**      KENNELSFORT RD LOWER, PALMERSTOWN

**ABNORMAL WORKS**

Total Cost

Increased building heights - premium

380,000.00

forward to main cost summary

380,000.00



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**PART V COMPENSATION COST CLAIM**

DEVELOPER/CONTRACTOR RANDALSWOOD HOLDINGS LTD

SCHEME KENNELSFORT RD LOWER, PALMERSTOWN

**INDIRECT PROJECT COSTS**

Total Cost

<b><u>Builders Preliminaries</u></b>	4,037,463	13%	524,870.13
<b><u>Professional Fees</u></b>			
Planning Consultant	4,037,463	2.0%	80,749.25
Project Manager	4,037,463	0.5%	20,187.31
Architect - assigned certifier fees	4,037,463	2.0%	80,749.25
Structural Engineer	4,037,463	1.5%	60,561.94
Quantity Surveyor	4,037,463	1.0%	40,374.63
M & E Consultant	4,037,463	0.8%	30,280.97
Fire Consultant	4,037,463	0.3%	12,112.39
Bank Monitoring Fees			60,000.00
Traffic Consultants			20,000.00
Archaeologist			20,000.00
Landscape Architect	4,037,463	0.8%	30,280.97
Property Agents/ Valuers			15,000.00
Aboricultural			10,000.00
Air tightness testing			10,000.00
Sound Testing			20,000.00
Ecologist			10,000.00
Other Consultant Fees			20,000.00
Legal Fees	4,037,463	1.5%	60,561.94
<b><u>Bonds &amp; Insurances</u></b>	4,037,463	0.75%	30,280.97

<b><u>Homebond or equivalent</u></b>	19	units	1,500	28,500.00
<b><u>Utilities costs</u></b>				
Connections, etc	19	units	6,500	123,500.00
<b><u>Statutory Fees &amp; Licences</u></b>				
		4,037,463	1.00%	40,374.63
			forward to main cost summary	1,348,384.36

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**PART V COMPENSATION COST CLAIM**

**DEVELOPER/CONTRACTOR** RANDALSWOOD HOLDINGS LTD

**SCHEME** KENNELSFORT RD LOWER, PALMERSTOWN

**DEVELOPMENT COSTS**

Total Cost

**Devl. Contributions**

Allowance 19 units 10,000 190,000.00

**Construction Finance**

Finance on total costs - 12% on construction costs for 18 month program

Total Building Costs incl Devl. Contributions 5,952,856 1,071,514.11

forward to main cost : 1,261,514.11

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**DEVELOPER/CONTRACTOR**      RANDALSWOOD HOLDINGS LTD

**SCHEME**      KENNELSFORT RD LOWER, PALMERSTOWN

<b>Existing Land Use Value</b>	<b>Total Cost</b>
Development Value	
Existing Land Use Value	1,500,000.00
forward to main cost summary	1,500,000.00