

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

SCHEME COOLDOWN COMMONS, CITYWEST, CO. DUBLIN
421 Units

MAIN COST SUMMARY				Total Cost €
BUILDING COSTS		Page		
Substructures - Basement Car-Parking		2		€7,887,611
Substructures Generally		3		€8,094,651
Superstructures		4 & 5		€62,781,762
External Works		6		€384,182
Site Development Works		7		€8,783,966
Abnormal Works		8		€4,150,663
Indirect Project Costs		9		€27,164,436
Total:		1		€119,247,271
DEVELOPMENT ON COSTS				
Professional Fees				€10,129,112
Development Contributions				€5,803,685
Finance Costs				€21,628,811
Total:		2		€37,561,608
DEVELOPERS' PROFIT				
On Building Costs	10%	119,247,271	3	€11,924,727
LAND COSTS				
Existing Land Use Value			4	€163,600
SUB-TOTAL:			1 - 4 above	€168,897,206
add:				
Value Added Tax				€23,763,388
TOTAL COSTS:				€192,660,595
No Of Units			405	€475,705
Net internal floor area (Sales Area) SqM and SqFt			323,220	€596.07