

**COST ESTIMATE**

**FOR**

**PART V APPLICATION**

**FOR**

**RESIDENTIAL DEVELOPMENT**

**AT**

**NEWCASTLE, COUNTY DUBLIN**

<b>NEWCASTLE COUNTY DUBLIN</b>				
Part V application	Unit 1	Unit 3	Unit 13	Unit 16
Unit Floor Area (M2)	75	66	86	86
Proposed number of units to be transferred	1	1	1	1
<b>ASSUMED COSTS</b>				
Construction costs ( per M2) (a)	1344	1344	1344	1344
Preliminaries, site development costs, external works ( per M2) (b)	756	756	756	756
Existing land use value ( per Ha) (c)	32000	32000	32000	32000
<b>CONSTRUCTION COSTS ( Excludes profit)</b>				
Estimated construction cost per unit	100800	88704	115584	115584
Preliminaries, Site works and External works	56700	49896	65016	65016
<b>SUB TOTAL</b>	<b>157500</b>	<b>138600</b>	<b>180600</b>	<b>180600</b>
Attributable Development Costs	Incl	Incl	Incl	Incl
Design Team Fees	31500	27270	36120	36120
Legal/Estate Agent Fees/Marketing costs	Incl	Incl	Incl	Incl
Assigned Certifier Costs	Incl	Incl	Incl	Incl
<b>SUB TOTAL ( Excluding VAT)</b>	<b>189000</b>	<b>165870</b>	<b>216720</b>	<b>216720</b>
Profit on Construction Costs only @7.5%	11813	10395	13545	13545
<b>UNIT ( Ex VAT)</b>	<b>200813</b>	<b>176265</b>	<b>230265</b>	<b>230265</b>
VAT @ 13.5%	27110	23796	31086	31086
<b>TOTAL COSTS ( incl VAT Excl Development contributions / Bonds)</b>	<b>227923</b>	<b>200061</b>	<b>261351</b>	<b>261351</b>
AVERAGE EXISTING USE VALUE PER SITE	680	680	680	680
	92	92	92	92
VAT on Land @13.5%				
<b>OVERALL UNIT COST</b>	<b>228695</b>	<b>200833</b>	<b>262123</b>	<b>262123</b>

**PROPOSED DEVELOPMENT AT NEWCASTLE, CO. DUBLIN**

**SCHEDULE OF UNITS**

UNIT	TYPE	AREA sqm	LEVEL	PART V UNIT
1	1 BED APT	75	GF	1
2	3 BED APT	110	GF	
3	1 BED APT	66	GF	1
4	1 BED APT	66	GF	
5	1 BED APT	66	GF	
6	2 BED APT 3 PERSON	92	FF	
7	2 BED APT 3 PERSON	96	FF	
8	3 BED DUPLEX	137	FF & SF	
9	3 BED DUPLEX	137	FF & SF	
10	3 BED DUPLEX	137	FF & SF	
11	2 BED APT 3 PERSON	114	SF	
12	2 BED APT 3 PERSON	117	SF	
13	2 BED APT 4 PERSON	86	GF	1
14	3 BED APT	114	GF	
15	1 BED APT	58	GF	
16	2 BED APT 4 PERSON	86	FF	1
17	3 BED APT	114	FF	
18	1 BED APT	58	FF	
TOTAL UNITS FLOOR AREA		1729		4
PART V FLOOR AREA		313		
PECENTAGE PART V UNITS (4 OF 18)			22	%
PECENTAGE PART V AREA			18	%