

RESIDENTIAL DEVELOPMENT AT RATHCOOLE, CO. DUBLIN					C+W Costs	
INDICIATIVE DEVELOPMENT COSTS - PART V					Estimated Costs	
ESTIMATED COSTS						
(1)	Construction Costs Generally	Unit Size	Qty Units	Total M2	Cost / M2	
	<u>Ground Floor Unit Nos. 1,2,4,5,6,7,8,9,10,11,12,13</u>					
	Social Housing					
	2 Bed Apartments (Block's A & B)	68	8	544	2,395	1,302,880
	Circulation (18%)	57		57	2,395	136,802
	1 Bed Apartments (Block's A & B)	52	4	207	2,395	495,286
	Circulation (18%)	22		22	2,395	52,005
	Siteworks (12 No. Units)			830	503	417,264
	Prelims @ 12%			830	348	288,509
	Builders Profit - 7%			830	243	201,956
	Construction Cost (excl. VAT)		12	830	3,489	2,894,702
(2)	Local Authority Fees & Charges (say)					
	Planning Charges					780
	Fire Application Fee					2,406
	Development Charge - Social Housing Excluded					Not Applicable
(3)	Contributions to Public Utilities					
	E.S.B.			(say)		14,400
	Telecom			(say)		24,600
	Bord Gais			(say)		Not Applicable
	Water			(say)		67,200
(4)	Professional Fees & Expenses (8.5%)					
	Archaeology			(say)		246,050
	Land Surveyor					
	Project Manager					
	Architect					
	Quantity Surveyor					
	Structural Engineer					
	Services Engineer					
	Planning Consultant					
	Agents Fees					
	Traffic Consultant					
	BCARS					
(5)	Other Fees					
	Marketing / Estate Agents					Not Applicable
	Solicitor fees					14,400
	Homebond					10,800
(6)	Inflation					
	Inflation - Currently Excluded - To be addressed post planning					Excluded
	Development Cost (excl. site, finance charges and profits)					3,275,338
(7)	Land Costs - Existing Use Value To Be Agreed with SDCC					36,000
(8)	Development Finance - 9.75%					322,855
	Development Cost (excl. profits)					3,634,193
(9)	Developer's Profit					
	Developers Profit - Excluded Part V					0
	Total Estimated Development Costs (incl VAT, excl contingency and profits)					3,634,193
(10)	VAT					
	VAT					490,616
(11)	Total Estimated Development Costs (excl VAT)			830	€ 4,972	€ 4,124,810