

**Kelland Homes - Clonburris**

**Part V Costs**

<b>Unit Location</b>	<b>Duplex Block F</b>		<b>Apartment Block B</b>	
<b>Unit Type</b>	2 bed	3 bed	1 bed	2 bed
<b>Avg Net Sq.M</b>	74.4	111.8	52	83
<b>Avg Gross Sq.M</b>	74.4	111.8	64	102
<b>No of units</b>	6	6	6	16
<b>Building Costs</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>
Unit Construction Cost	148,154	222,630	158,468	251,746
Site Development	29,500	29,500	29,500	29,500
Abnormal	3,000	3,000	3,000	3,000
Contingency	10,854	10,854	10,854	10,854
Indirect Costs (Prelims)	19,151	26,598	20,182	29,510
<b>Total Cost</b>	<b>210,659</b>	<b>292,582</b>	<b>222,004</b>	<b>324,610</b>
<b>Margin</b>	<b>21,066</b>	<b>29,258</b>	<b>22,200</b>	<b>32,461</b>
<b>Development Costs</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>
Professional Fees (Pre Planning)	2,000	2,000	2,000	2,000
Professional Fees (Post Planning)	18,000	18,000	18,000	18,000
Other (Irish Water)	5,600	5,600	5,600	5,600
Other (General Utility)	1,500	1,500	1,500	1,500
Section 48 Contributions	0	0	0	0
Section 49 Contributions	0	0	0	0
Other (Utility Connection)	2,000	2,000	2,000	2,000
Other (Homebond)	850	850	850	850
Other (Fire Certs )	171	257	147	234
Other (DAC Certs)	37	55	32	50
Legal Fees	2,200	2,200	2,200	2,200
<b>Total Development Costs</b>	<b>32,358</b>	<b>32,462</b>	<b>32,329</b>	<b>32,434</b>
<b>Finance</b>	<b>18,433</b>	<b>25,601</b>	<b>19,425</b>	<b>28,403</b>
<b>Total Cost</b>	<b>282,515</b>	<b>379,903</b>	<b>295,958</b>	<b>417,909</b>
<b>Existing Use Value</b>	<b>1,118</b>	<b>1,118</b>	<b>1,118</b>	<b>1,118</b>
<b>VAT</b>	<b>38,291</b>	<b>51,438</b>	<b>40,105</b>	<b>56,569</b>
<b>Total Per Unit</b>	<b>321,924</b>	<b>432,460</b>	<b>337,182</b>	<b>475,595</b>
<b>Grand Total</b>	<b>1,931,545</b>	<b>2,594,757</b>	<b>2,023,091</b>	<b>7,609,526</b>