

PLANNING REFERENCE:

SITE ADDRESS:

DEVELOPER:

contact details:

CONTRACTOR:

contact details:

AGENT:

contact details:

Mill Street Maynooth
Ladas Property Company

Michael Fitzpatrick Architects, Main Street Butlersbridge, Co. Cavan.
494365800
david@mfarchitects.ie

1 Bed Apartment Part V Calculations

DATE

16.04.2019

Existing Land Estimated value (2.59 acres/1.05ha) *Estimated* € 875,000.00

Total Floor Area in square metres **50.00sq.m.**

Superstructures	per unit	€	85,950.00
External works	per unit	€	13,500.00
BASIC UNIT SUB TOTAL		€	99,450.00

120 units @ €7,291.66 per unit	€	7,291.66
BASIC UNIT SUB TOTAL & SITE COSTS	€	106,741.66

Site development works	per unit	€	16,000.00
1 Indirect Project Costs	per unit	€	-
Extra Site Development Works (e.g. ESB relocation)	per unit	€	16,000.00

CONSTRUCTION WORK SUBTOTAL per unit € 122,741.66

BUILDERS PROFIT ON CONSTRUCTION 10.00% € 12,274.17

DEVELOPERS PROFIT ON CONSTRUCTION 15.00% € 18,411.25

CONSTRUCTION WORK TOTAL INCLUDING ALL PROFIT € **153,427.08**

ATTRIBUTABLE DEVELOPMENT COSTS

Add Consultants Fees Architect, QS, Engineer	say	10.00%	€	12,274.17
Utility connections Irish Water water and foul(estimated)	per unit	€	6,375.00	
Planning Contributions				
Site Investigation				
Financing charges for construction and existing use value only		€	5,000.00	
Legal expenses		€	3,000.00	
Homebond				
Planning fees / charges / site specific contributions				
Fire Certificate				
DAC				
Archaeological investigation				
Traffic Impact Assessment / Mobility Report				
SUB TOTAL		€	26,649.17	

TOTAL ATTRIBUTABLE DEVELOPMENT COSTS € 26,649.17

TOTAL EXCLUDING VAT € 180,076.24

VAT 13.50% € 24,310.29

TOTAL COST € **204,386.53**