

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

2 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 83.00sq.m.

Superstructures	per unit	€	90,950.00
External works	per unit	€	13,500.00
BASIC UNIT SUB TOTAL		€	104,450.00

120 units @ €7,291.66 per unit	€	7,291.66
BASIC UNIT SUB TOTAL & SITE COSTS	€	111,741.66

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 € 127,741.66

BUILDERS PROFIT ON CONSTRUCTION 10.00% € 12,774.17

DEVELOPERS PROFIT ON CONSTRUCTION 15.00% € 19,161.25

CONSTRUCTION WORK TOTAL INCLUDING ALL PROFIT € 159,677.08

ATTRIBUTABLE DEVELOPMENT COSTS

Add Consultants Fees Architect, QS, Engineer	say	10.00%	€	12,774.17
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			€	27,149.17

TOTAL ATTRIBUTABLE DEVELOPMENT COSTS € 27,149.17

TOTAL EXCLUDING VAT € 186,826.24

VAT 13.50% € 25,221.54

TOTAL COST € 212,047.78