

## PART V CALCULATION

FOXBURROW, BLOCK ROAD, PORTLAOISE, Co. LAOIS

22-Jun-20

### A OVERALL SITE INFORMATION

SITE AREA		44,035	m2
GROSS FLOOR AREA		15,885	m2
TOTAL NO OF UNITS IN DEVELOPMENT		155	NR
QTY OF 4 BEDROOM HOUSES	48		
QTY OF 3 BEDROOM HOUSES	44		
QTY OF 2 BEDROOM HOUSES	23		
		<hr/>	115
QTY OF 2 BEDROOM APARTMENTS	18		
QTY OF 1 BEDROOM APARTMENTS	22		
		<hr/>	40

### B COSTS

1 CONSTRUCTION COSTS	QTY	UNIT	RATE	SUB-TOTAL	TOTAL	COST PER M2
CONSTRUCTION COSTS	15,885	m2	€ 2,500	€ 39,712,500		
CONTRACTORS PROFIT	8%	%	€ 39,712,500	€ 3,177,000		
<b>SUB-TOTAL</b>					<b>€ 42,889,500</b>	<b>€ 2,700</b>
2 DEVELOPMENT COSTS						
DESIGN FEES	7%	%	€ 42,889,500	€ 3,002,265		
PLANNING APPLICATION						
SHD Pre-App	1	item	€ 1,500	€ 1,500		
Application Fees	155	nr	€ 130	€ 20,150		
FIRE CERT APPLICATION	15,885	m2	€ 2.90	€ 46,067		
DAC	1	item	€ 800	€ 800		
LEGAL FEES	0.85%	%	€ 42,889,500	€ 364,561		
HOMEBOND	155	nr	€ 900	€ 139,500		
SITE SURVEY & INVESTIGATIONS	1	item	€ 15,000	€ 15,000		
UTILITY COSTS CONNECTION CHARGES						
Clean Water	155	nr	€ 1,708	€ 264,740		
Waste Water	155	nr	€ 3,381	€ 524,055		
Gas	155	nr	€ 1,000	€ 155,000		
Electric	155	nr	€ 1,000	€ 155,000		
Telephone	155	nr	€ 250	€ 38,750		
DEVELOPMENT CONTRIBUTIONS	155	nr	€ 4,000	€ 620,000		
FINANCE COSTS	9.00%	%	€ 45,059,887	€ 4,055,390		
<b>SUB-TOTAL</b>					<b>€ 9,402,777</b>	<b>€ 592</b>
3 LAND COSTS						
GENERALLY	1	item	€ 3,100,000	€ 3,100,000		
					<b>€ 3,100,000</b>	<b>€ 195</b>
<b>TOTAL (Items 1 - 3)</b>					<b>€ 55,392,277</b>	<b>€ 3,487</b>
4 VAT			13.5%		€ 7,477,957	€ 471
<b>TOTAL COSTS (inc. VAT)</b>					<b>€ 62,870,235</b>	<b>€ 3,958</b>

## PART V CALCULATION

FOXBURROW, BLOCK ROAD, PORTLAOISE, Co. LAOIS

22-Jun-20

### A PART V UNITS

SITE AREA	44,035	m2
GROSS FLOOR AREA	<b>1,095</b>	<b>m2</b>
HOUSES	152	m2
APARTMENTS	943	m2
TOTAL NO OF UNITS IN DEVELOPMENT	16	NR
QTY OF 4 BEDROOM HOUSES	0	
QTY OF 3 BEDROOM HOUSES	0	
QTY OF 2 BEDROOM HOUSES	2	
	<hr/>	2
QTY OF 2 BEDROOM APARTMENTS	7	
QTY OF 1 BEDROOM APARTMENTS	7	
	<hr/>	14

### B COSTS

1 CONSTRUCTION COSTS	QTY	UNIT	RATE	SUB-TOTAL	TOTAL	COST PER M2
CONSTRUCTION COSTS	1,095	m2	€ 2,500	€ 2,738,250		
CONTRACTORS PROFIT	8%	%	€ 2,738,250	€ 219,060		
<b>SUB-TOTAL</b>					<b>€ 2,957,310</b>	<b>€ 2,700</b>
<b>2 DEVELOPMENT COSTS</b>						
DESIGN FEES	7%	%	€ 2,957,310	€ 207,012		
PLANNING APPLICATION						
SHD Pre-App	0.1	item	€ 1,500	€ 150		
Application Fees	16	nr	€ 130	€ 2,080		
FIRE CERT APPLICATION	1,095	m2	€ 2.90	€ 3,176		
DAC	0.1	item	€ 800	€ 80		
LEGAL FEES	0.85%	%	€ 2,957,310	€ 25,137		
HOMEBOND	16	nr	€ 900	€ 14,400		
SITE SURVEY & INVESTIGATIONS	0.1	item	€ 15,000	€ 1,500		
UTILITY COSTS CONNECTION CHARGES						
Clean Water	16	nr	€ 1,708	€ 27,328		
Waste Water	16	nr	€ 3,381	€ 54,096		
Gas	16	nr	€ 1,000	€ 16,000		
Electric	16	nr	€ 1,000	€ 16,000		
Telephone	16	nr	€ 250	€ 4,000		
DEVELOPMENT CONTRIBUTIONS	16	nr	€ 4,000	€ 64,000		
FINANCE COSTS	9.00%	%	€ 3,173,209	€ 285,589		
<b>SUB-TOTAL</b>					<b>€ 720,548</b>	<b>€ 658</b>
<b>3 LAND COSTS</b>						
GENERALLY	1	item	€ 320,000	€ 320,000		
					<b>€ 320,000</b>	<b>€ 292</b>
<b>TOTAL (Items 1 - 3)</b>					<b>€ 3,997,858</b>	<b>€ 3,650</b>
<b>4 VAT</b>			13.5%		€ 539,711	€ 493
<b>TOTAL ESTIMATED COSTS FOR PART V UNITS (inc. VAT)</b>					<b>€ 4,537,569</b>	<b>€ 4,143</b>