

NAME OF DEVELOPMENT:

Flemington Land Residential

GROSS FLOOR AREA RESIDENTIAL ELEMENT

13,214.00

100%

13,214.00

The above 100% is of the entire Gross Floor Area of Residential Development only (excl. creche unit) as per Architects Schedule Residential Area Only excl. creche - refer Architects Schedule on Site Layout Plan Drg

TOTAL GFA OFFERED BY DEVELOPER

13,214.00

m2

TOTAL NO OF UNITS IN DEVELOPMENT

127.00

nr

No of 1 BED Apts

-

No of 1 BED Duplex

-

No of 1 BED Houses

-

No of 2 BED Apts

-

No of 2 BED Duplex

31.00

No of 2 BED Houses

14.00

No of 3 BED Apts

-

No of 3 BED Duplex

31.00

No of 3 BED Houses

47.00

Other

N/A

No of 4 BED Duplex

-

No of 4 BED Houses

4.00

No of 5 BED Houses

-

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS (OMC)	36,868,200.00	2,790.09
1a) BASEMENT CONSTRUCTION COST	Excl.	Excl.
1b) SDW CONSTRUCTION COSTS	Incl.	Incl.
2) ABNORMALS	Excl.	Excl.
3) FIXED PRICE PREMIUM	3,687,000.00	279.02
4) ATTRIBUTABLE COSTS		
5) DESIGN FEES (% OF CONSTRUCTION COSTS)	4,056,000.00	10.0%
6) PLANNING APPLICATION FEES (max. €38,000)	38,800.00	€3.60/m2
7) FIRE CERTIFICATE FEES (max €12,500)	12,500.00	€2.90/m2
8) DEVELOPMENT LEVIES / CONTRIBUTIONS	1,827,315.92	
9) METRO/LUAS CONTRIBUTION	N/A	N/A
10) ARCHAEOLOGICAL FEES	50,000.00	
11) LEGAL FEES	406,000.00	
12) STRUCTURAL GUARANTEE/INSURANCES (Provs	132,000.00	
13) SITE SURVEY / SOIL INVESTIGATION	100,000.00	
14) UTILITY & CONNECTION CHARGES	1,920,000.00	
15) FINANCING COSTS (Client to confirm)	2,945,868.96	
16) SUB TOTAL	52,043,684.88	3,938.53
17) 10% PROFIT	5,204,368.49	
18) TOTAL	57,248,053.36	
19) SITE COST (Client to confirm)	2,600,000.00	196.76
20) VAT @13.5%	7,463,617.20	
21) VAT @23%	1,049,260.00	
22) TOTAL	68,360,930.57	
23) COST PER M2 EXCLUSIVE OF VAT		4,529.14

ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT

16,692,853.36

1,263.27

NO. OF UNITS
GROSS FLOOR AREA
100%

127.00	
13,214.00	Residential element
13,214.00	

Social

NO OF UNITS	UNIT TYPE	NET FLOOR AREA OF UNIT TYPE	TOTAL INCLUDING CIRCULATION %	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	All in cost per Sq m	Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
2 Bed Houses (2nr.)										
1	2 Bed	92.50	92.50	196.76	3,069.11	1,263.27	4,529.14	418,945.43	59,591.43	478,536.86
1	2 Bed	92.50	92.50	196.76	3,069.11	1,263.27	4,529.14	418,945.43	59,591.43	478,536.86
3 Bed Houses (3nr.)										
1	3 Bed	109.20	109.20	196.76	3,069.11	1,263.27	4,529.14	494,582.07	70,350.10	564,932.16
1	3 Bed	109.20	109.20	196.76	3,069.11	1,263.27	4,529.14	494,582.07	70,350.10	564,932.16
1	3 Bed	109.20	109.20	196.76	3,069.11	1,263.27	4,529.14	494,582.07	70,350.10	564,932.16
Duplex GF Apts (4nr.)										
1	2 Bed	84.20	84.20	196.76	3,069.11	1,263.27	4,529.14	381,353.57	54,244.31	435,597.88
1	2 Bed	84.20	84.20	196.76	3,069.11	1,263.27	4,529.14	381,353.57	54,244.31	435,597.88
1	2 Bed	84.20	84.20	196.76	3,069.11	1,263.27	4,529.14	381,353.57	54,244.31	435,597.88
1	2 Bed	84.20	84.20	196.76	3,069.11	1,263.27	4,529.14	381,353.57	54,244.31	435,597.88
Duplex 1st & 2nd Floor Units (4nr.)										
1	3 Bed	116.00	116.00	196.76	3,069.11	1,263.27	4,529.14	525,380.22	74,730.87	600,111.09
1	3 Bed	116.00	116.00	196.76	3,069.11	1,263.27	4,529.14	525,380.22	74,730.87	600,111.09
1	3 Bed	116.00	116.00	196.76	3,069.11	1,263.27	4,529.14	525,380.22	74,730.87	600,111.09
1	3 Bed	116.00	116.00	196.76	3,069.11	1,263.27	4,529.14	525,380.22	74,730.87	600,111.09
13.00		1,313.40	1,313.40							
								5,948,572.22	846,133.87	6,794,706.08
									Total Unit Cost Exclusive of VAT	Total Cost Inclusive of VAT
									5,948,572.22	6,794,706.08

0.00%

-