

KINSALE ROAD LRD, KINSALE ROAD, CORK  
PART V COSTINGS  
SUMMARY



Description

Unit Type	Avg Unit Size sqm	No Units	Total Unit Size sqm	Cost per Unit €	Total Cost €
2 Bed Townhouse	102.00	2	204.00	€ 599,523	€ 1,199,045
3 Bed Townhouse	108.00	1	108.00	€ 691,756	€ 691,756
1 Bedroom Apartment	51.55	4	206.20	€ 348,176	€ 1,392,705
2 Bedroom Apartment	83.48	8	667.80	€ 542,486	€ 4,339,886
3 Bedroom Apartment	95.00	2	190.00	€ 612,632	€ 1,225,264
<b>Total</b>		<b>17</b>	<b>1,376.00</b>		<b>€ 8,848,655</b>

2 BED TOWNHOUSE

Unit Statistics	sq m/ ha
Average Townhouse Size	102.00
No of Units	2
Total No of Units on site	170
Total Site Area	1.9

Assumed Costs	€
Construction Costs (per sqm)	3,550
Site Works Cost (per sqm)	254
Existing Use Value of land (per ha)	49,400

Construction Costs (excluding Profit)	€
Estimated Construction Cost per unit	362,100
Estimated Site Works & Servicing Costs per unit	25,891

<b>Sub Total</b>	<b>387,991</b>
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<b>Attributable Development Costs</b>	
@ 22.5% of Apartment Construction	81,473
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	58,199

<b>Sub Total (Ex VAT)</b>	<b>139,671</b>
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Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	<b>528,214</b>

VAT @ 13.5%	71,309
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Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	<b>599,523</b>
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3 BED TOWNHOUSE

Apartment Statistics	sq m/ ha
Average Townhouse Size	108.00
No of Units	1
Total No of Units on site	170
Total Site Area	1.9

<b>Assumed Costs</b>	<b>€</b>
Construction Costs (per sqm)	3,900
Site Works Cost (per sqm)	240
Existing Use Value of land (per ha)	49,400
<b>Construction Costs (excluding Profit)</b>	<b>€</b>
Estimated Construction Cost per unit	421,200
Estimated Site Works & Servicing Costs per unit	25,891
<b>Sub Total</b>	<b>447,091</b>

<b>Attributable Development Costs</b>	
@ 22.5% of Apartment Construction	94,770
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	67,064
<b>Sub Total (Ex VAT)</b>	<b>161,834</b>

Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	<b>609,476</b>
VAT @ 13.5%	82,279
Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	<b>691,756</b>

## 1 BEDROOM APARTMENT

<b>Apartment Statistics</b>	<b>sq m/ ha</b>
Average Apartment Size	51.55
No of Units	4
Total No of Units on site	170
Total Site Area	1.9
<b>Assumed Costs</b>	<b>€</b>
Construction Costs (per sqm)	3,900
Site Works Cost (per sqm)	502
Existing Use Value of land (per ha)	49,400
<b>Construction Costs (excluding Profit)</b>	<b>€</b>
Estimated Construction Cost per unit	201,045
Estimated Site Works & Servicing Costs per unit	25,891
<b>Sub Total</b>	<b>226,936</b>

<b>Attributable Development Costs</b>	
@ 22.5% of Apartment Construction	45,235
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	34,040
<b>Sub Total (Ex VAT)</b>	<b>79,275</b>

Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	<b>306,763</b>
VAT @ 13.5%	41,413
Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	<b>348,176</b>

## 2 BEDROOM APARTMENT

Apartment Statistics	sq m/ ha
Average Apartment Size	83.48
No of Units	8
Total No of Units on site	170
Total Site Area	1.9

Assumed Costs	€
Construction Costs (per sqm)	3,900
Site Works Cost (per sqm)	310
Existing Use Value of land (per ha)	49,400

Construction Costs (excluding Profit)	€
Estimated Construction Cost per unit	325,553
Estimated Site Works & Servicing Costs per unit	25,891

<b>Sub Total</b>	<b>351,443</b>
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<b>Attributable Development Costs</b>	
@ 22.5% of Apartment Construction	73,249
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	52,716

<b>Sub Total (Ex VAT)</b>	<b>125,966</b>
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Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	<b>477,961</b>
VAT @ 13.5%	64,525
Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	<b>542,486</b>

## 3 BEDROOM APARTMENT

Apartment Statistics	sq m/ ha
Average Apartment Size	95.00
No of Units	2
Total No of Units on site	170
Total Site Area	1.9

Assumed Costs	€
Construction Costs (per sqm)	3,900
Site Works Cost (per sqm)	273
Existing Use Value of land (per ha)	49,400

Construction Costs (excluding Profit)	€
Estimated Construction Cost per unit	370,500
Estimated Site Works & Servicing Costs per unit	25,891

<b>Sub Total</b>	<b>396,391</b>
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<b>Attributable Development Costs</b>	
@ 22.5% of Apartment Construction	83,363
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Other Costs (specify)	
Profit on construction costs, but not attributable development costs @15%	59,459

<b>Sub Total (Ex VAT)</b>	<b>142,821</b>
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Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	<b>539,764</b>
VAT @ 13.5%	72,868
Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	<b>612,632</b>