

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
Total		17	1,376.00		€ 8,848,655

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

Sub Total	387,991
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Attributable Development Costs	
@ 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

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

VAT @ 13.5%	71,309
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Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	599,523
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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

Assumed Costs	€
Construction Costs (per sqm)	3,900
Site Works Cost (per sqm)	240
Existing Use Value of land (per ha)	49,400

Construction Costs (excluding Profit)	€
Estimated Construction Cost per unit	421,200
Estimated Site Works & Servicing Costs per unit	25,891

Sub Total	447,091
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Attributable Development Costs	
@ 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

Sub Total (Ex VAT)	161,834
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Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	609,476

VAT @ 13.5%	82,279
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Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	691,756
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1 BEDROOM APARTMENT

Apartment Statistics	sq m/ ha
Average Apartment Size	51.55
No of Units	4
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)	502
Existing Use Value of land (per ha)	49,400

Construction Costs (excluding Profit)	€
Estimated Construction Cost per unit	201,045
Estimated Site Works & Servicing Costs per unit	25,891

Sub Total	226,936
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Attributable Development Costs	
@ 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

Sub Total (Ex VAT)	79,275
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Site Cost per unit (EUV) Site Area / Units	552
Apartment & Land Cost (Ex VAT)	306,763

VAT @ 13.5%	41,413
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Total Cost (incl VAT) but excl Development Contributions / Local Authority Bonds	348,176
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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

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

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

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

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

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