

Glencairm		Methodology re 34 Units						24/04/2018
Cost Component								Totals
Calculation based on 10% of 341 Units								34
Av Area	7	14	2	8	3			
	Apartments 1 Bed	Apartments 2 Bed	1 Bed Duplex Style	2 Bed Duplex Style	3 Bed Houses			
1.	Construction Costs							
2.	Profit on Construction only @7.5%	1,041,668	3,370,101	243,585	1,557,036.69	707,979	6,920,370	
3.	Soft Costs Inc. finance	78,125	252,758	18,269	116,778	53,098	519,028	
		141,321	457,216	40,378	258,100	143,578	1,040,593	
4.	Total construction costs per the Above	1,261,114	4,080,075	302,232	1,931,914	904,656	8,479,990	
	Average Net Unit Area Sq. Mtr s	51	83	51	82	121		
	Total area	357	1,155	102	652	363	2,629	
5.	Land Costs EUV on 34 Units	20,015	40,029	5,718	22,874	8,578	97,214	
6.	VAT	217,583	435,166	62,167	248,667	93,250	1,056,833	
		39,663	79,326	11,332	45,329	16,998	192,648	
	Total Estimated Average Cost Per Unit Type	219,767.82	331,042.58	190,724.65	281,097.93	341,160.56	9,826,685	
	Total Estimated Average Cost Per Unit	(including EUV 10% of site)					77.31	289,020.16
		Av Net Area in Sq. Mtrs						
<b>Key Assumptions made:</b>								
* Capex costs are reflective of construction rates at the March 2018 and have not been inflated								
* All Costs and Units identified under our submission are subject to agreement with Dun Laoghaire Rathdown County Council								