

Part V Schedule of Accommodation & Approximate Cost

Development & Location address

Glenageary Gate Residential Development
Glenageary Gate
South Dublin

Rev 01 20231002

	Net sq m	Net Sq ft	Gross sq m ⁽¹⁾	Gross Sq ft ⁽¹⁾	Cost per Sq Ft €	Base Construction Cost per unit €	Site development costs €	Non-Construction Costs ⁽²⁾ €	Development Levies (as DLRC 2023 Rate) €	VAT - generally @ 13.5% €	Plot Value (incl Stamp Duty) €	Total cost per unit (see Exclusions, etc below) €	Unit No's	Total Cost (see Exclusions, etc below) €	Sales Price per Unit €	Sales Price Overall €
Overall Development																
Block A																
1 Bed	49.60	534											10			
2 Bed	74.50	802											4			
2 Bed	76.00	818											4			
2 Bed	81.60	878											6			
2 Bed	67.20	723											4			
2 Bed	79.90	860											3			
2 Bed	78.00	840											4			
3 Bed	93.00	1,001											8			
Block B																
1 Bed	49.60	534											14			
1 Bed	47.60	512											1			
1 Bed	55.30	595											11			
1 Bed	51.30	552											5			
2 Bed	76.00	818											15			
2 Bed	74.50	802											5			
2 Bed	76.40	822											4			
2 Bed	81.60	878											7			
2 Bed	81.40	876											6			
2 Bed	67.20	723											4			
2 Bed	78.00	840											3			
2 Bed	79.90	860											3			
2 Bed	75.00	807											5			
2 Bed	83.50	899											5			
3 Bed	90.80	977											1			
3 Bed	93.00	1,001											2			
3 Bed	92.30	994											6			
TOTALS													140			

- Notes**
- (1) Gross Area calculations include for Circulation, Common Areas and Residential Amenity areas; Basement Area not included in area calculations but cost of same factored in to Estimated Construction Costs
- (2) Non Construction Costs include provisions for costs such as Professional Fees & Expenses, Planning Application, etc Fees and Costs, Utility Connection Fees, Legal Fees and Finance Costs and Charges (please refer to Notes/Assumptions/Exclusions Details provided below)

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Proposed Part V Units																
Block A																
1 bed	49.60	534	65.94	710	332	235,504	3,751	51,462	excl	39,247	60,000	389,964	1	389,964	€392,000	€392,000
2 Bed	76.00	818	99.05	1,066	332	353,731	5,634	77,296	excl	58,949	60,000	555,611	1	555,611	€601,000	€601,000
3 Bed	93.00	1,001	123.64	1,331	332	441,571	7,033	96,491	excl	73,588	60,000	678,682	1	678,682	€736,000	€736,000
Block B																
1 Bed	55.30	595	63.28	681	332	226,008	3,599	49,387	excl	37,664	60,000	376,659	2	753,317	€438,000	€876,000
1 Bed	47.60	512	73.52	791	332	262,568	4,182	57,376	excl	43,757	60,000	427,883	1	427,883	€377,000	€377,000
1 Bed	49.60	534	68.20	734	332	243,576	3,879	53,226	excl	40,592	60,000	401,273	6	2,407,637	€392,000	€2,352,000
2 Bed	76.00	818	101.04	1,088	332	360,853	5,747	78,853	excl	60,136	60,000	565,589	2	1,131,179	€601,000	€1,202,000
TOTALS													14	6,344,272		€6,536,000

Please Note the following Notes/Assumptions/Inclusions/Exclusions in respect of the above Estimated Costs

Assumptions

- Development Levies will not be charged on Part V units
- Plot Value for Part V Units will be calculated on validated Existing Use Value levels recognising existing/current use
- Nett Monetary Value Adjustment to be agreed based on validated Development Potential Value and current overprovision of Part V requirements

Inclusions

- Value Added Tax on Construction Costs, Professional Fees, etc @ 13.5%
- Professional Fees and other soft costs included @ 8% plus VAT
- Planning Application, Fire Safety Certificate and Disabled Access Certificate Costs/Fees and the like included at normal current rates (€3.60/m2, €2.90/m2 & €800/block respectively)
- Provision of Homebond for each Unit @ €850/unit
- Provision of BER Certificates and Air Tightness Testing @ average €250/unit
- Utility Connection Fees/Contributions @ €9,000/unit
- Site Costs and Stamp Duty associated with site purchase
- Legal Costs associated with purchase of site and sale of Units (€50,000 and €1,300 per unit respectively)
- Finance Costs and associated arrangement fees and the like - included at 9% per annum for 18 month construction period plus 1% Entry & 1% Exit Fees
- Standard Development Levies as current January 2023 DLRCC published levels; no provisions for any Special Section 48 or similar levies

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Exclusions

Inflation on construction costs and sales prices beyond Q3 2023
Marketing costs and the like associated with completed development
Any costs associated with works outside the proposed site boundary, including any works in relation to the Statutory Authorities including roads, etc
Capital contributions to Public Realm Works and special planning conditions e.g. traffic management or road improvement works
Special Capital contributions to Public/Statutory Authorities including BGE, ESB, Irish Water, Telecoms, etc
Rights of light, easements, noise and rights of way actions including measures to alleviate same
Any extensive repairs or structural upgrade works to existing structures or services infrastructure including adjoining properties/facilities
Archaeological finds and protection/removal of same and associated costs
Contaminated ground/spoil excavation and removal - previous use of units assumed did not create any contamination
Replacement or reinstatement of features or elements of conservation/protected structures removed or damaged by previous owner/user

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