Part V Cost Methodology

For Development at Barry's Field, Carrigaline Road at Churchyard Lane, Douglas, Cork.

on behalf of Barry's Field Ltd.

January 2025



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Barry's Field Ltd.	
Project Title	Barry's Field LRD	
Document Title	Part V Cost Methodology	
Document Comprises	**Volumes**	1
	Pages (Including Cover)	
	Appendices	-
Prepared by	Aida Vaisvilaite	
Checked by	Majella O'Callaghan	
Office of Issue	Cork	
Document Information	**Revision**	A
	Status	Final
	Issue Date	January 2025

www.mhplanning.ie

CORK
6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97
T. +353 (0)21 420 8710

DUBLIN
Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271
T. +353 (0)1 804 4477

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2A - 1Bed Apt. 00.02

Apartment Cost Summaries	**sq m/ ha**
Unit Size	48.3
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	126,788
Estimated External Works; Site Works & Indirect Site Costs per unit	52,617
Sub Total	**179,404**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	32,331
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**211,735**
Profit on construction costs, but not attributable development costs @15%	26,911
House (ex VAT)	239,060
VAT@ 13.5%	32,273
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**271,333**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**271,810**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A - 1-Bed Apt. 01.07

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.7
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	130,463
Estimated External Works; Site Works & Indirect Site Costs per unit	54,142
Sub Total	**184,604**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,268
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**217,872**
Profit on construction costs, but not attributable development costs @15%	27,691
House (ex VAT)	245,977
VAT@ 13.5%	33,207
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**279,184**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**279,661**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2B - 2Bed Apt. 00.08

Apartment Cost Summaries	**sq m/ ha**
Unit Size	78.9
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	207,113
Estimated External Works; Site Works & Indirect Site Costs per unit	85,952
Sub Total	**293,064**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	52,814
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**345,878**
Profit on construction costs, but not attributable development costs @15%	43,960
House (ex VAT)	390,252
VAT@ 13.5%	52,684
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**442,936**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**443,412**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A 1-Bed Apt. 02.06 & 03.06

Apartment Cost Summaries	**sq m/ ha**
Unit Size	53
No. of Units	2
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	139,125
Estimated External Works; Site Works & Indirect Site Costs per unit	57,737
Sub Total	**196,862**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	35,477
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**232,339**
Profit on construction costs, but not attributable development costs @15%	29,529
House (ex VAT)	262,282
VAT@ 13.5%	35,408
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**297,690**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**298,167**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2A 2-Bed Apt. 02.07 & 03.07

Apartment Cost Summaries	**sq m/ ha**
Unit Size	71
No. of Units	2
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	186,375
Estimated External Works; Site Works & Indirect Site Costs per unit	77,346
Sub Total	**263,721**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	47,526
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**311,246**
Profit on construction costs, but not attributable development costs @15%	39,558
House (ex VAT)	351,219
VAT@ 13.5%	47,415
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**398,633**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**399,110**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A - 2-Bed Apt. 00.05

Apartment Cost Summaries	**sq m/ ha**
Unit Size	80.7
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	211,838
Estimated External Works; Site Works & Indirect Site Costs per unit	87,913
Sub Total	**299,750**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	54,019
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**353,769**
Profit on construction costs, but not attributable development costs @15%	44,963
House (ex VAT)	399,145
VAT@ 13.5%	53,885
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**453,030**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**453,507**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2A 2-Bed (4P) Apt. 00.01 & 02.01

Apartment Cost Summaries	**sq m/ ha**
Unit Size	81
No. of Units	2
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	212,625
Estimated External Works; Site Works & Indirect Site Costs per unit	88,239
Sub Total	**300,864**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	54,219
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**355,084**
Profit on construction costs, but not attributable development costs @15%	45,130
House (ex VAT)	400,628
VAT@ 13.5%	54,085
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**454,712**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**455,189**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2B 2-Bed Apt. 01.02, 02.02 & 03.02

Apartment Cost Summaries	**sq m/ ha**
Unit Size	88.5
No. of Units	3
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	232,313
Estimated External Works; Site Works & Indirect Site Costs per unit	96,410
Sub Total	**328,722**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	59,240
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**387,962**
Profit on construction costs, but not attributable development costs @15%	49,308
House (ex VAT)	437,685
VAT@ 13.5%	59,087
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**496,772**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**497,248**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A - 2-Bed Apt. 00.04

Apartment Cost Summaries	**sq m/ ha**
Unit Size	79.6
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	208,950
Estimated External Works; Site Works & Indirect Site Costs per unit	86,714
Sub Total	**295,664**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	53,282
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**348,947**
Profit on construction costs, but not attributable development costs @15%	44,350
House (ex VAT)	393,710
VAT@ 13.5%	53,151
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**446,861**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**447,338**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A - 2Bed Apt. 01.03

Apartment Cost Summaries	**sq m/ ha**
Unit Size	79.4
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	208,425
Estimated External Works; Site Works & Indirect Site Costs per unit	86,496
Sub Total	**294,921**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	53,148
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**348,070**
Profit on construction costs, but not attributable development costs @15%	44,238
House (ex VAT)	392,722
VAT@ 13.5%	53,018
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**445,740**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**446,216**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2A - 1Bed Apt. 01.04

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.7
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	130,463
Estimated External Works; Site Works & Indirect Site Costs per unit	54,142
Sub Total	**184,604**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,268
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**217,872**
Profit on construction costs, but not attributable development costs @15%	27,691
House (ex VAT)	245,977
VAT@ 13.5%	33,207
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**279,184**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**279,661**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2B 1-Bed Apt. 01.03, 02.03 & 03.03

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.7
No. of Units	3
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	130,463
Estimated External Works; Site Works & Indirect Site Costs per unit	54,142
Sub Total	**184,604**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,268
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**217,872**
Profit on construction costs, but not attributable development costs @15%	27,691
House (ex VAT)	245,977
VAT@ 13.5%	33,207
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**279,184**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**279,661**

[1] This is based on cost range of Line Sight Average Irish Construction Costs 2023. Cost range for apartment is €2,400 to €2,850 per sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A - 1-Bed Apt. 00.06

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.2
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	129,150
Estimated External Works; Site Works & Indirect Site Costs per unit	53,597
Sub Total	**182,747**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	32,933
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**215,681**
Profit on construction costs, but not attributable development costs @15%	27,412
House (ex VAT)	243,507
VAT@ 13.5%	32,873
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**276,380**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**276,857**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2B - 1Bed Apt. 00.01

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.9
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	130,988
Estimated External Works; Site Works & Indirect Site Costs per unit	54,360
Sub Total	**185,347**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,402
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**218,749**
Profit on construction costs, but not attributable development costs @15%	27,802
House (ex VAT)	246,966
VAT@ 13.5%	33,340
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**280,306**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**280,782**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 2B - 2Bed Apt. 01.06

Apartment Cost Summaries	**sq m/ ha**
Unit Size	78.4
No. of Units	1
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	205,800
Estimated External Works; Site Works & Indirect Site Costs per unit	85,407
Sub Total	**291,207**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	52,479
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**343,686**
Profit on construction costs, but not attributable development costs @15%	43,681
House (ex VAT)	387,781
VAT@ 13.5%	52,350
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**440,132**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**440,608**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
January 2025

Apartment Cost Summaries - Apartment Type 1A 2-Bed Apt. 01.10, 02.02 & 03.02

Apartment Cost Summaries	**sq m/ ha**
Unit Size	71
No. of Units	3
Total No. of Units on site	124
Total Site Area	1.04
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	186,375
Estimated External Works; Site Works & Indirect Site Costs per unit	77,346
Sub Total	**263,721**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	47,526
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**311,246**
Profit on construction costs, but not attributable development costs @15%	39,558
House (ex VAT)	351,219
VAT@ 13.5%	47,415
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**398,633**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	414
VAT on Land @13.5%	62
Overall House Cost , with VAT & EUV of Land	**399,110**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value