



## **PART V COSTS & METHODOLOGY**

In respect of

**LANDS AT DAWSON'S DEMENSE,  
ARDEE**

Prepared by

**GENESIS PLANNING CONSULTANTS**

On behalf of

**MAY ARD DEVELOPMENTS LTD**

**JULY 2023**

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Costings per unit Type

**1 INTRODUCTION**

1.1 Part V, Section 96 of the Planning and development Act 2000 (as amended) applies to this application. New provisions relating to Part V under the Urban Regeneration and Housing Act 2015 were formally enacted on 1<sup>st</sup> September 2015.

1.2 In addition to the above, Section 3 of the Housing Circular 28/2021 on Affordable Housing Section 2021- Amendments to Part V of the Planning and Development Act 2000 states that:

*'The increase in the Part V contribution from 'up to 10% for social housing purposes to a mandatory 20%, of which at least half must be for social housing purposes and the balance can be applied to affordable and/or cost rental housing purposes, will immediately affect only new grants of planning permission in respect of sites purchased before 1<sup>st</sup> September 2015 or after 31<sup>st</sup> July 2021.'*

1.3 In summary the lands were acquired outside these dates therefore a 20% contribution is required for Part V compliance.

1.4 Under the proposed LRD application the applicants propose to fulfill their Part obligations through building and transfer of the housing units to either the Planning Authority, an Approved Housing Body (AHB) or persons nominated by the authority.

1.5 In terms of project design and to be in accordance with relevant planning policy as per the Louth County Development Plan 2021-2027 and the wider national policy context the design rationale has been several fold:

- to achieve required density in accordance with national planning policy there is a need for the proposed 32.4 units per hectare; this has required the provision of apartments/duplexes as proposed;
- the unit mix and size has been selected to be in accordance with and reflective of the demographic and house-hold mix of the area;
- the site layout has been configured to provide a high-quality residential environment;
- the provision of part V units has been selected to ensure inclusivity and variety;
- the need for both social and affordable housing units in the area and how this can be delivered via both small clusters with a mix of units also.

1.6 In summary the financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

1.7 We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent (a) upon receipt of a final grant of permission and (b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

**2 PART V PROPOSAL**

2.1 With a scheme of 122 units the Part V requirement at 20% equates to 25 units.

2.2 The 25 units to be provided to either the Planning Authority, an Approved Housing Body (AHB) or persons nominated by the authority are highlighted on the attached Part V drawings.

2.3 In terms of phasing and delivery the unit allocation are broadly split equally across 3no. apartment blocks along with 1no. detached bungalow, and also allocated to provide a mix of unit types for demographic mix.

### 3 BREAKDOWN OF UNITS

3.1 The proposals below (and as per attached Part V allocation sheet prepared by Dowdall Architects) are the applicant's initial Part V proposal, and they remain willing to engage with the Council or an AHB in coming to a mutual agreement on the best way to discharge Part V obligations.

3.2 In terms of unit mix the attached proposals include for a total of 25 units comprising:

- 6no. 1 bed apartment units (block D & F)
- 9no. 2 bed apartment units (blocks D & F)
- 3no. 3 bed apartment units (block F)
- 6no. 3bed dwellings (2storey terrace via units ARD 04 & ARD 06)
- 1no. 2bed bungalow (unit ARD09)

3.3 As part of the LRD planning application the following unit mix is proposed for Part V.

Total Units	Unit Type & Block	Description	Phase	Cost Per Unit
1no.	Block D	Type D01 1bed, 2person (57.2sq.m)	One	€210,662.81
1no.	Block D	Type D02 1bed, 2person (55.8sq.m)	One	€210,662.81
2no.	Block D	Type D03 2bed, 4person (86.9sq.m)	One	€264,887.66
2no.	Block D	Type D04 1bed, 2 person (59.2 sq.m)	One	€210,662.81
2no.	Block D	Type D05 1bed, 2 person (57.6 sq.m)	One	€210,662.81
4no.	Block D	Type D06 2bed, 4person (89.1sq.m)	One	€264,887.66
1no.	Block F	Type F01 2bed, 3person (82.5sq.m)	One	€264,887.66
1no.	Block F	Type F02 2bed, 3person (82.5sq.m)	One	€264,887.66
1no.	Block F	Type F03 2bed, 3person (82.5sq.m)	One	€264,887.66
1no.	Block F	Type F04 3bed, 5 person (134.9 sq.m)	One	€331,199.81
1no.	Block F	Type F05 3bed, 5 person (134.9 sq.m)	One	€331,199.81
1no.	Block F	Type F06 3bed, 5 person (134.9 sq.m)	One	€331,199.81
1no.	Dweling no.85	Type ARD09 Detached 2 bed	One	€264,887.66

Total Units	Unit Type & Block	Description	Phase	Cost Per Unit
2no.	ARD04 (Terrace dwelling)	ARD04 3bed, 5person	One	€278,964.84
4no.	ARD06 (Terrace dwelling)	ARD06 3bed, 5 person	One	€280,304.14

Table 1 Part V Summary unit mix & costings

- 3.4 Finally we emphasize that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time.
- 3.5 The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs cannot be arrived at until after planning permission has been secured, current site value and construction costs are known as is provided for under the Planning & Development Act 2000, as amended, and as per the Guidelines 'Part V of the Planning and Development Act 2000 (January 2017).

**Appendix 1**

**Costings per unit Type**

**PART V COSTS BREAKDOWN**

**SITE ADDRESS:** Dawsons Demense, Ardee  
**DEVELOPER:** May Ard Developments

**TOTAL NO. OF UNITS:** 122  
**TOTAL NO. OF PART V UNITS:** 20%= 25 units

Apartment D01 - 1 bedroom, Block D (1 units)	DATE	June '23
Ground Floor Area in square metres		57.2
Substructures (excluding abnorm per unit	€	12,900.00
Superstructures per unit	€	95,000.00
External works per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>	<b>€</b>	<b>121,900.00</b>
<b>Site development works per unit</b>	<b>€</b>	<b>8,000.00</b>
<b>Abnormal Site Development Works</b>		
Attenuation tank per unit	€	2,000.00
Piling per unit	€	10,000.00
<b>Site development works and Abnormal Site Development Works</b>	<b>€</b>	<b>20,000.00</b>
CONSTRUCTION WORK SUBTOTAL per unit	€	141,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00% €	14,190.00
<b>Construction Work Total Including All Profit</b>	<b>€</b>	<b>156,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management	€	9,000.00
Sewerage & Water Contributions	€	5,089.00
Finance costs (€141,900 x 8%)	€	11,352.00
Legal expenses	€	1,500.00
Homebond Cover	€	825.00
Planning fees and commencement notices	€	100.00
Archaeological investigation	€	-
Provisional BER and Final BER	€	400.00
<b>SUB TOTAL</b>	<b>€</b>	<b>184,356.00</b>
Site cost (at Existing Use Value)	€	1,250.00
<b>TOTAL EXCLUDING VAT</b>	<b>€</b>	<b>185,606.00</b>
VAT	0.135 €	25,058.81
<b>TOTAL COST</b>	<b>€</b>	<b>210,662.81</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment D02 - 1 bedroom, Block D (1 units)	DATE	June '23
Ground Floor Area in square metres		55.8
Substructures (excluding abnorm per unit	€	12,900.00
Superstructures per unit	€	95,000.00
External works per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>	<b>€</b>	<b>121,900.00</b>
Site development works per unit	€	8,000.00
<b>Abnormal Site Development W</b> per unit		
Attenuation tank per unit	€	2,000.00
Piling per unit	€	10,000.00
<b>Site development works and Abnormal Site Development Works</b>	<b>€</b>	<b>20,000.00</b>
CONSTRUCTION WORK SUBT(per unit	€	141,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00% €	14,190.00
<b>Construction Work Total Including All Profit</b>	<b>€</b>	<b>156,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management	€	9,000.00
Sewerage & Water Contributions	€	5,089.00
Finance costs (€141,900 x 8%)	€	11,352.00
Legal expenses	€	1,500.00
Homebond Cover	€	825.00
Planning fees and commencement notices	€	100.00
Archaeological investigation	€	-
Provisional BER and Final BER	€	400.00
<b>SUB TOTAL</b>	<b>€</b>	<b>184,356.00</b>
Site cost (at Existing Use Value)	€	1,250.00
<b>TOTAL EXCLUDING VAT</b>	<b>€</b>	<b>185,606.00</b>
VAT	0.135 €	25,056.81
<b>TOTAL COST</b>	<b>€</b>	<b>210,662.81</b>



#NAME?

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment D03 - 2 bedroom, Block D (2 units)	DATE	June '23
Ground Floor Area in square metres		86.9
Substructures (excluding abnormal works)	per unit	€ 12,900.00
Superstructures	per unit	€ 135,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 161,900.00</b>
Site development works	per unit	€ 8,000.00
Abnormal Site Development Works	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
Site development works and Abnormal Site Development Works		€ 20,000.00
CONSTRUCTION WORK SUBTOTAL	per unit	€ 181,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00%	€ 18,190.00
Construction Work Total Including All Profit		€ 200,090.00
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€181,900 x 8%)		€ 15,127.20
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 232,131.20</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 233,381.20</b>
VAT	0.135	€ 31,508.46
<b>TOTAL COST</b>		<b>€ 264,887.66</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment D04 - 1 bedroom, Block D (2 units)	DATE	June '23
Ground Floor Area in square metres		59.2
Substructures (excluding abnorm per unit	€	12,900.00
Superstructures per unit	€	95,000.00
External works per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>	<b>€</b>	<b>121,900.00</b>
<b>Site development works</b> per unit	<b>€</b>	<b>8,000.00</b>
<b>Abnormal Site Development W</b> per unit		
Attenuation tank per unit	€	2,000.00
Piling per unit	€	10,000.00
<b>Site development works and Abnormal Site Development Works</b>	<b>€</b>	<b>20,000.00</b>
CONSTRUCTION WORK SUBT <sup>1</sup> per unit	€	141,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00% €	14,190.00
<b>Construction Work Total Including All Profit</b>	<b>€</b>	<b>156,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management	€	9,000.00
Sewerage & Water Contributions	€	5,089.00
Finance costs (€141,900 x 8%)	€	11,352.00
Legal expenses	€	1,500.00
Homebond Cover	€	825.00
Planning fees and commencement notices	€	100.00
Archaeological investigation	€	-
Provisional BER and Final BER	€	400.00
<b>SUB TOTAL</b>	<b>€</b>	<b>184,356.00</b>
Site cost (at Existing Use Value)	€	1,250.00
<b>TOTAL EXCLUDING VAT</b>	<b>€</b>	<b>185,606.00</b>
VAT	0.135 €	25,058.81
<b>TOTAL COST</b>	<b>€</b>	<b>210,662.81</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment D05 - 1 bedroom, Block D (2 units)	DATE	June '23
Ground Floor Area in square metres		57.6
Substructures (excluding abnorm per unit	€	12,900.00
Superstructures per unit	€	95,000.00
External works per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>	<b>€</b>	<b>121,900.00</b>
Site development works per unit	€	8,000.00
Abnormal Site Development W per unit		
Attenuation tank per unit	€	2,000.00
Piling per unit	€	10,000.00
Site development works and Abnormal Site Development Works	€	20,000.00
CONSTRUCTION WORK SUBT( per unit	€	141,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00% €	14,190.00
<b>Construction Work Total Including All Profit</b>	<b>€</b>	<b>156,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management	€	9,000.00
Sewerage & Water Contributions	€	5,089.00
Finance costs (€141,900 x 8%)	€	11,352.00
Legal expenses	€	1,500.00
Homebond Cover	€	825.00
Planning fees and commencement notices	€	100.00
Archaeological investigation	€	-
Provisional BER and Final BER	€	400.00
<b>SUB TOTAL</b>	<b>€</b>	<b>184,356.00</b>
Site cost (at Existing Use Value)	€	1,250.00
<b>TOTAL EXCLUDING VAT</b>	<b>€</b>	<b>185,606.00</b>
VAT	0.135 €	25,056.81
<b>TOTAL COST</b>	<b>€</b>	<b>210,662.81</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment Type D06 - 2 bedroom, Block D (4 units)	DATE	June '23
Ground Floor Area in square metres		80.1
Substructures (excluding abnormal works)	per unit	€ 12,900.00
Superstructures	per unit	€ 135,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 161,900.00</b>
<b>Site development works</b>	per unit	<b>€ 8,000.00</b>
<b>Abnormal Site Development Works</b>	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
<b>Site development works and Abnormal Site Development Works</b>		<b>€ 20,000.00</b>
<b>CONSTRUCTION WORK SUBTOTAL</b>	per unit	<b>€ 181,900.00</b>
<b>CONTRACTOR'S PROFIT ON CONSTRUCTION</b>	10.00%	<b>€ 18,190.00</b>
<b>Construction Work Total Including All Profit</b>		<b>€ 200,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€181,900 x 8%)		€ 15,127.20
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 232,131.20</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 233,381.20</b>
<b>VAT</b>	0.135	<b>€ 31,508.46</b>
<b>TOTAL COST</b>		<b>€ 264,887.66</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment Type E01-E02-E03 - 2 bedroom, Block E (3 units)	DATE	June '23
Ground Floor Area in square metres		82.5
Substructures (excluding abnormal works)	per unit	€ 12,900.00
Superstructures	per unit	€ 135,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 161,900.00</b>
<b>Site development works</b>	per unit	€ 8,000.00
<b>Abnormal Site Development Works</b>	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
<b>Site development works and Abnormal Site Development Works</b>		<b>€ 20,000.00</b>
<b>CONSTRUCTION WORK SUBTOTAL</b>	per unit	€ 181,900.00
<b>CONTRACTOR'S PROFIT ON CONSTRUCTION</b>	10.00%	€ 18,190.00
<b>Construction Work Total Including All Profit</b>		<b>€ 200,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€181,900 x 8%)		€ 15,127.20
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 232,131.20</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 233,381.20</b>
VAT	0.135	€ 31,506.46
<b>TOTAL COST</b>		<b>€ 264,887.66</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment E04-E05-E06 - 3 bedroom, Block E (3 units)		DATE	June '23
Ground Floor Area in square metres			134.9
Substructures (excluding abnormal works)	per unit	€	12,900.00
Superstructures	per unit	€	185,000.00
External works	per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>		€	<b>211,900.00</b>
Site development works	per unit	€	8,000.00
<b>Abnormal Site Development Works</b>	per unit		
Attenuation tank	per unit	€	2,000.00
Piling	per unit	€	10,000.00
<b>Site development works and Abnormal Site Development Works</b>		€	<b>20,000.00</b>
CONSTRUCTION WORK SUBTOTAL	per unit	€	231,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION		10.00%	€ 23,190.00
<b>Construction Work Total Including All Profit</b>		€	<b>255,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€	9,000.00
Sewerage & Water Contributions		€	5,089.00
Finance costs (€211,900 x 8%)		€	18,552.00
Legal expenses		€	1,500.00
Homebond Cover		€	825.00
Planning fees and commencement notices		€	100.00
Archaeological investigation		€	-
Provisional BER and Final BER		€	400.00
SUB TOTAL		€	<b>290,556.00</b>
Site cost (at Existing Use Value)		€	<b>1,250.00</b>
TOTAL EXCLUDING VAT		€	291,806.00
VAT		0.135 €	39,393.81
<b>TOTAL COST</b>		€	<b>331,199.81</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment Type F01-F02-F03 - 2 bedroom, Block F (3 units)	DATE	June '23
Ground Floor Area in square metres		82.5
Substructures (excluding abnormal works)	per unit	€ 12,900.00
Superstructures	per unit	€ 135,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 161,900.00</b>
Site development works	per unit	€ 8,000.00
<b>Abnormal Site Development Works</b>	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
<b>Site development works and Abnormal Site Development Works</b>		<b>€ 20,000.00</b>
CONSTRUCTION WORK SUBTOTAL	per unit	€ 181,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00%	€ 18,190.00
<b>Construction Work Total Including All Profit</b>		<b>€ 200,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€181,900 x 8%)		€ 15,127.20
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 232,131.20</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 233,381.20</b>
VAT	0.135	€ 31,506.46
<b>TOTAL COST</b>		<b>€ 264,887.66</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Apartment F04-F05-F06 - 3 bedroom, Block F (3 units)	DATE	June '23
Ground Floor Area in square metres		134.9
Substructures (excluding abnormal works)	per unit	€ 12,900.00
Superstructures	per unit	€ 185,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 211,900.00</b>
<b>Site development works</b>	per unit	€ 8,000.00
<b>Abnormal Site Development Works</b>	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
<b>Site development works and Abnormal Site Development Works</b>		<b>€ 20,000.00</b>
<b>CONSTRUCTION WORK SUBTOTAL</b>	per unit	€ 231,900.00
<b>CONTRACTOR'S PROFIT ON CONSTRUCTION</b>	10.00%	€ 23,190.00
<b>Construction Work Total Including All Profit</b>		<b>€ 255,090.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€211,900 x 8%)		€ 18,552.00
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 290,556.00</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 291,806.00</b>
VAT	0.135	€ 39,393.81
<b>TOTAL COST</b>		<b>€ 331,199.81</b>



**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawson's Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%= 25 units

Dwelling Type ARD 09 (2bed bungalow)		DATE	June '23
Ground Floor Area in square metres			82.1
Substructures (excluding abnormal works)	per unit	€	12,900.00
Superstructures	per unit	€	135,000.00
External works	per unit	€	14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€</b>	<b>181,900.00</b>
Site development works	per unit	€	8,000.00
Abnormal Site Development Works	per unit		
Attenuation tank	per unit	€	2,000.00
Piling	per unit	€	10,000.00
Site development works and Abnormal Site Development Works		€	20,000.00
CONSTRUCTION WORK SUBTOTAL	per unit	€	181,900.00
CONTRACTOR'S PROFIT ON CONSTRUCTION		10.00% €	18,190.00
Construction Work Total including All Profit		€	200,090.00
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€	9,000.00
Sewerage & Water Contributions		€	5,089.00
Finance costs (€181,900 x 8%)		€	15,127.20
Legal expenses		€	1,500.00
Homebond Cover		€	825.00
Planning fees and commencement notices		€	100.00
Archaeological Investigation		€	-
Provisional BER and Final BER		€	400.00
<b>SUB TOTAL</b>		<b>€</b>	<b>282,131.20</b>
Site cost (at Existing Use Value)		€	1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€</b>	<b>233,381.20</b>
VAT		0.135 €	31,506.46
<b>TOTAL COST</b>		<b>€</b>	<b>284,887.66</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20%~~=~~ 25 units

<b>ARD 04 - (2 units 3bed 4 person)</b>	<b>DATE</b>	<b>June '23</b>
<b>Ground Floor Area in square metres</b>		105.97
Substructures (excluding abnormal works)	per unit	€ 22,000.00
Superstructures	per unit	€ 135,000.00
External works	per unit	€ 14,000.00
<b>BASIC UNIT SUB TOTAL</b>		<b>€ 171,000.00</b>
<b>Site development works</b>	per unit	€ 8,000.00
<b>Abnormal Site Development Works</b>	per unit	
Attenuation tank	per unit	€ 2,000.00
Piling	per unit	€ 10,000.00
<b>Site development works and Abnormal Site Development Works</b>		<b>€ 20,000.00</b>
CONSTRUCTION WORK SUBTOTAL	per unit	€ 191,000.00
CONTRACTOR'S PROFIT ON CONSTRUCTION	10.00%	€ 19,100.00
<b>Construction Work Total Including All Profit</b>		<b>€ 210,100.00</b>
Add Consultants Fees, Architect, QS, Engineer, Assigned Certifier, BCMS & Inspection, Services Engineer, Waste Management		€ 9,000.00
Sewerage & Water Contributions		€ 5,089.00
Finance costs (€219,100 x 8%)		€ 17,520.00
Legal expenses		€ 1,500.00
Homebond Cover		€ 825.00
Planning fees and commencement notices		€ 100.00
Archaeological investigation		€ -
Provisional BER and Final BER		€ 400.00
<b>SUB TOTAL</b>		<b>€ 244,534.00</b>
Site cost (at Existing Use Value)		€ 1,250.00
<b>TOTAL EXCLUDING VAT</b>		<b>€ 245,784.00</b>
VAT	0.135	€ 33,180.84
<b>TOTAL COST</b>		<b>€ 278,964.84</b>

**PART V COSTS BREAKDOWN**

SITE ADDRESS: Dawsons Demense, Ardee

DEVELOPER: May Ard Developments

TOTAL NO. OF UNITS: 122

TOTAL NO. OF PART V UNITS: 20% = 25 units

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<b>TOTAL COST</b>		<b>€ 278,964.84</b>