



NAME OF DEVELOPMENT: **NAME OF DEVELOPMENT : GREENFIELDS SWORDS LRD** Planning Reg Reference **LRD0055/S2**

NETT FLOOR AREA RESIDENTIAL ELEMENT;	22,119.00	100%	22,119.00
Part V 20% requirement	4,423.80	m2	
TOTAL NO OF UNITS IN DEVELOPMENT	289.00	nr	Total

No of 1 BED Apts for Part V	14	No of 1 BED Duplex	-	No of 1 BED Houses	
No of 2 BED Apts for Part V	38	No of 2 BED Duplex	-	No of 2 BED Houses	
No of 3 BED Apts for Part V	3	No of 3 BED Duplex	-	No of 3 BED Houses	
Studios		No of 4 BED Duplex		No of 4 BED Houses	

COSTS	TOTAL COST	Cost per Sq m
1) CONSTRUCTION COSTS	€114,300,642	5,168
2) BUILDERS PROFIT 7.5% of CONSTRUCTION COSTS	€8,572,548	388
ATTRIBUTABLE COSTS		
3) DESIGN FEES (% OF CONSTRUCTION COSTS)	€13,716,077	
4) PLANNING APPLICATION FEES	€18,785	
5) FIRE CERTIFICATE FEES (4 Nr.)	€50,000	
6) ARCHAEOLOGICAL FEES	€50,000	
7) LEGAL FEES	€914,405	
8) HOMEBOND	€578,000	
9) SITE SURVEY	€50,000	
10) UTILITY & CONNECTION CHARGES	€2,456,500	
11) FINANCING COSTS	€11,430,064	
SUB TOTAL	€152,137,022	
12) SITE COST	289,000	13
13) VAT	€20,577,513	
TOTAL	€173,003,534	
COST PER M2 EXCLUSIVE OF VAT		
ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	€29,263,831	1,323

PREPARED BY:	Development Potential Value (DPV)	TBA	Total local authority realises a net monetary value	
MATHS CHECK BY:	Existing Use Value (EUV)	289,000		TBA
APPROVED FOR RECOMMENDATION BY:			Shortfall due to LA	TBA
	PG @10%	TBA		

EXCLUSIONS

Levies, Bonds or contributions imposed by the Planning Authorities.
 Development Contingency
 Development Contributions
 Unknown and unforeseen ground conditions e.g. contamination etc.
 Works beyond the boundaries of site
 Loose Furniture, Fixtures, Fittings, White Goods, Floor Finishes (except tile to Bath/ Ensuite)
 Inflation from Q1 2026

NOTE

This is a Preliminary order of magnitude cost estimate in advance of a detail design, and will be subject of further cost checking, and possible amendments as the designs evolve, particularly in respect of M&E, structures, and substructures.
 All figures are without prejudice, provisional and are subject to change.
 The costs set out in this report do not constitute an offer to deliver the units for this estimated price