

Part V Cost Proposal				
Permission Ref:		Site Location: Galway Port Residential Development		
<div> <div>Gross Plot Area of Full Development Land:</div> <div>Number of residential units:</div> <div>Gross Floor Area:</div> <div>Net Floor Area:</div> <div>Part V percentage obligation:</div> <div>Number of obliged Part V units:</div> </div> <div> <div>16,210</div> <div>356</div> <div>31,256</div> <div>22,403</div> <div>20%</div> <div>71.2</div> </div> <div> <div>m2</div> <div>number</div> <div>m2</div> <div>m2</div> <div></div> <div>number</div> </div>				
	Proposed Part V Units			
			Units	Total Gross m2
				Total Net m2
	1 bed 2 person		38	2,684
	2 bed 3 person		10	988
	2 bed 4 person		19	1,978
	3 bed 5 person		5	705
			72	6,356
				4,488
Part V Units Plot Area (20% of total Gross & Net Floor Area):			6,251	4,481
All-IN Construction Costs (For ALL Units For Part V)		€ Total	Blended Cost € per Unit	
(A) Building Works				
Building Cost		€	€	
Site Development Cost		€	€	
Basement/Undercroft Works				
Abnormals		€	€	
Enabling Works		€	€	
Total Construction Costs (excluding VAT)		€	€	
(B) Fees and Charges				
Professional Fees		€	€	
Development, Utility & Other Contributions		€	€	
Fees & Charges		€	€	
Surveys		€	€	
Other Project Costs		€	€	
Asset Management (Development Phase)		€	€	
Total Fees and Charges (excluding VAT)		€	€	
(E) Total Estimated Development Cost excluding VAT (A+B+C+D)		€	€	
(F) Site Cost - Existing Use Value		€	€	
(G) Further deduction for shortfall in provision (if any)		€	€	
(H) Total Cost excluding VAT		€	€	
(I) VAT at 13.5%		€	€	
Total Estimated Cost		€	€	