

Part V Unit,  
Dun Laoghaire Rathdown County Council,  
County Hall,  
Marine Road,  
Dún Laoghaire,  
Co. Dublin

2<sup>nd</sup> February 2021

**Re: Part V proposal for a Strategic Housing Development (SHD) Application to An Bord Pleanála at 'a site of c.1.87 hectares comprising The Goat Public House, Lower Kilmacud Road, Dublin 14, D14 PY56'.**

Dear Sir/Madam,

It is intended to lodge a Planning Application with An Bord Pleanála for a proposed Strategic Housing Development comprising the construction of a residential scheme comprising: 299 No. apartments arranged in 4 No. six/eight-storey blocks over a two-level basement/undercroft area; a 22 No. bedroom hotel; 6 No. retail units; a childcare facility and the renovation of and extension to the existing public house. It is proposed to provide 2,566 m<sup>2</sup> for the purposes of complying with Part V of the Planning and Development Act 2000 (as amended).

As per the Department of the Environments Circular PL 10/2015 and Housing Circular 36/2015 in relation to Part V, we would like to confirm that we will be providing 30 apartment units on site as per Option 2 (Pg. 6) of the circular as provided for under Section 96(3)(b)(i) of the Planning and Development Act (as amended). The nature and location of these units is outlined on the attached drawing No. TGG-MUD-RAU-ZZ-ZZ-DR-A-PL1-31010 by Reddy Architecture.

We wish to confirm that we have used the methodology as set out in Table 2, Pg. 10 of the Departments Circular to estimate the costs.

We understand from page 12 of the circular that it is estimated costs that are required to be submitted with the planning application. As such we append the cost estimate that such a provision on site will be.

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



Justin Travers

**KSN Construction Consultants (on behalf of Charjon Investments Ltd)**  
**Beech House**  
**Beech Hill Campus**  
**Dublin 4**

NAME OF DEVELOPMENT:

The Goat

GROSS FLOOR AREA RESIDENTIAL ELEMENT;

29,034.60	100%	29,034.60
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Part V 10% requirement

2,903.46	m2
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TOTAL NO OF UNITS IN DEVELOPMENT

299.00	nr
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No of 1 BED Apts	89.00	No of 1 BED Duplex	-	No of 1 BED Houses	-
No of 2 BED Apts	202.00	No of 2 BED Duplex	-	No of 2 BED Houses	-
No of 3 BED Apts	8.00	No of 3 BED Duplex	-	No of 3 BED Houses	-
Other	-	No of 4 BED Duplex	-	No of 4 BED Houses	-

	OVERALL DEVELOPMENT COSTS	TOTAL COST	Cost per Sq m
1)	CONSTRUCTION COSTS	101,425,103.41	€ 3,493.25
2)	CONTRACTORS PROFIT	15,213,765.51	€ 523.99
3)	<b>TOTAL CONSTRUCTION</b>	<b>116,638,868.92</b>	<b>€ 4,017.24</b>
4)	ATTRIBUTABLE COSTS		
5)	DESIGN FEES (% OF CONSTRUCTION COSTS)	13,996,664.27	
6)	PLANNING APPLICATION FEES	19,435.00	
7)	FIRE CERTIFICATE FEES	30,000.00	
8)	LUAS CONTRIBUTION	500,000.00	
9)	ARCHAEOLOGICAL FEES	50,000.00	
10)	LEGAL FEES	933,110.95	
11)	HOME BOND	300,000.00	
12)	SITE SURVEY	200,000.00	
13)	DEVELOPMENT CONTRIBUTIONS	1,000,000.00	€ 34.44
14)	UTILITY & CONNECTION CHARGES	1,000,000.00	
15)	FINANCING COSTS	17,495,830.34	
16)	<b>TOTAL ATTRIBUTABLES</b>	<b>35,525,040.56</b>	<b>€ 1,223.54</b>
17)	SUB TOTAL	152,163,909.48	€ 5,240.78
18)	SITE COST	12,500,000.00	€ 430.52
19)	VAT @13.5%	22,229,627.78	
20)	<b>TOTAL</b>	<b>186,893,537.26</b>	
21)	COST PER M2 EXCLUSIVE OF VAT	164,663,909.48	€ 5,671.30
22)	ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	35,525,040.56	€ 1,223.54

PREPARED BY:	DPV		Total Floor Area provided by developer in m2	
MATHS CHECK BY:	EUV			
APPROVED FOR RECOMMENDATION BY:		-	Planning Gain % Outstanding	100.00%
	PG @10%	-	PG Remaining	-

NAME OF DEVELOPMENT:

The Goat

NO. OF UNITS IN DEVELOPMENT  
 GROSS FLOOR AREA PROPOSED BY DEVELOPER  
 PART V OBLIGATION 10%

299.00
29,034.60
2,903.46

Social

NO OF UNITS	UNIT TYPE	Bedrooms	NET FLOOR AREA OF UNIT TYPE	GROSS FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	DEDUCT Development contributions	All in cost per Sq m	Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
12	B2_1.1 - 1B2P	1	48.30	63.81	430.52	4017.24	1223.54	34.44	5636.86	359,680.05	48,556.81	408,237
4	B2_1.2 - 1B2P	1	50.10	66.19	430.52	4017.24	1223.54	34.44	5636.86	373,084.27	50,366.38	423,451
1	B2_1.3 - 1B2P	1	70.40	93.00	430.52	4017.24	1223.54	34.44	5636.86	524,254.15	70,774.31	595,028
3	B2_2.5 - 2B4P	2	80.00	105.69	430.52	4017.24	1223.54	34.44	5636.86	595,743.35	80,425.35	676,169
4	B2_2.2 - 2B4P	2	82.30	108.73	430.52	4017.24	1223.54	34.44	5636.86	612,870.97	82,737.58	695,609
3	B2_2.3 - 2B4P	2	83.30	110.05	430.52	4017.24	1223.54	34.44	5636.86	620,317.76	83,742.90	704,061
3	B2_2.7 - 2B4P	2	90.90	120.09	430.52	4017.24	1223.54	34.44	5636.86	676,913.38	91,383.31	768,297
30			1,942.20	2,565.82								

Total Unit Cost Exclusive of VAT	-	Total Cost Inclusive of VAT	16,415,685.63
PG Remaining	-		16,415,686

cost for dwellings	299	54,902
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# OVERALL CONSTRUCTION COST SUMMARY

Developer: Charjon Investments Ltd

Dun-Laoghaire Rathdown  
Co.Co.

Project Name: The Goat

Part V Social Housing Dept.

Construction Cost Summary			
	€	€/m2	€/Unit
Houses	-		
Apartments	101,425,103.41	3,493.25	339,214.39
	<hr/>	<hr/>	<hr/>
<b>Total (Excluding Attributable Development Costs and VAT)</b>	<b>101,425,103.41</b>	<b>3,493.25</b>	<b>339,214.39</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<b>Total Carried Forward to Overall Development Costs Summary</b>			
Gross Floor Areas		Total Nr of Units	
Houses	- m2	Houses	- nr
Apartments	29,034.60 m2	Apartments	299.00 nr
<b>Total Development Area</b>	<b>29,034.60 m2</b>	<b>Total Development Nr's</b>	<b>299.00 nr</b>



# COST PLAN / TENDER ANALYSIS - HOUSING

*Return completed form to :*

**Developer:** Charjon Investments Ltd

**Dun-Laoghaire Rathdown Co.Co.**

**Project Name:** The Goat

**Part V Social Housing Dept.**

## Cost Plan/Tender Analysis

**GENERAL COST SUMMARY FOR NEW HOUSING SCHEME**

	Total Cost €	Average Cost Per Unit €
Substructures		
Superstructures		
External Works		
Site Development Works		
Abnormal Works		
Indirect Project Costs		
<b>Sub-Total</b>		
Value Added Tax @ 13.5 %		
<b>Contract Sum</b>		

Total Floor Area (sq.m)		
Total Cost per sq.m of floor area (excl VAT)	€	
Cost per Superstructure per sq.m of floor area (excl. VAT)	€	
No of Bedspaces		
Cost per bedspace (excl VAT)	€	
Prime Cost Sums per House:	€	
Provisional Sums per House:	€	
Indirect Project Costs %		
Area of site (Hectares)		
No. of Houses per Hectare:		
Road length per House:		
Road Area per House (sq.m)		



# COST PLAN / TENDER ANALYSIS - HOUSING

*Return completed form to :*

**Developer:** Charjon Investments Ltd

**Dun-Laoghaire Rathdown Co.Co.**

**Project Name:** The Goat

**Part V Social Housing Dept.**

**Cost Plan/Tender Analysis**

**EXTERNAL WORKS - APPLICABLE TO HOUSES**

Elements	Total Cost €	Cost per Unit	Cost / GFA	Brief Specification
<b>Prepared Site</b> (Demolition, general excavation and filling etc)				
<b>Ancillary site Structures</b> (Stores, fuel bunkers etc)				
<b>Site Enclosures, retaining walls</b> (Front, rear and division walls, fencing, gates, etc)				
<b>Roads, paths, pavings</b> (Paving around house)				
<b>Site Services (piped and ducted)</b> Branch foul drains Branch surface water drains Branch water connections Other (specify)				
<b>Site Services (mainly electrical)</b> Electricity Telephone Television Gas				
<b>Landscaping, seeding, planting</b> Cultivating, seeding gardens, planting (trees and shrubs)				
<b>TOTAL EXTERNAL WORKS</b>				



# COST PLAN / TENDER ANALYSIS - HOUSING

*Return completed form to :*

**Developer:** Charjon Investments Ltd

**Dun-Laoghaire Rathdown Co.Co.**

**Project Name:** The Goat

**Part V Social Housing Dept.**

**Cost Plan/Tender Analysis**

**SITE DEVELOPMENT WORKS - APPLICABLE TO HOUSES**

Elements	Total Cost €	Cost per Unit	Cost / GFA	Brief Specification
<b>Prepared Site</b> (Demolition, general excavation and filling etc)				
<b>Ancillary site Structures</b> (Stores, fuel bunkers etc)				
<b>Site Enclosures, retaining walls</b> (Front, division walls.)				
<b>Roads, paths, pavings</b> Roads, carparking surfaces, Kerbs, pedestrian surfaces				
<b>Site Services (piped and ducted)</b> Main Foul Drains Main surface water drains Road Drains Watermains				
<b>Site Services (mainly electrical)</b> (Electricity Telephone Television Gas				
<b>Landscaping, seeding, planting</b> Cultivating, seeding gardens, planting (trees and shrubs)				
<b>TOTAL SITE DEVELOPMENT WORKS</b>				

# COST PLAN / TENDER ANALYSIS - HOUSING

*Return completed form to :*

**Developer:** Charjon Investments Ltd

**Dun-Laoghaire Rathdown Co.Co.**

**Project Name:** The Goat

**Part V Social Housing Dept.**

**Cost Plan**

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**ABNORMAL COSTS - APPLICABLE TO HOUSES**

	Total Cost €	Cost per Unit	Cost / GFA	Brief Specification
<b>TOTAL ABNORMAL COSTS</b>				

# COST PLAN / TENDER ANALYSIS - HOUSING

*Return completed form to :*

**Developer:** Charjon Investments Ltd

**Dun-Laoghaire Rathdown Co.Co.**

**Project Name:** The Goat

**Part V Social Housing Dept.**

## Cost Plan

### INDIRECT PROJECT COSTS

	Total Cost €	Cost per Unit	Cost / GFA	Brief Specification
<b>General Preliminaries</b> General preliminary costs				
<b>Insurances</b> Insurances				
<b>Bond</b> Provision of Bond				
<b>TOTAL INDIRECT PROJECT COSTS</b>				

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Name of Development:** The Goat

**Name of Developer:** Charjon Investments Ltd

**Name of Cost Consultant:** Kerrigan Sheannon Newman Construction Consultants

**Total Number of Units:** 299                      **Number of Social Units:** 30

**Apartment Construction Cost Summary**

**Date :** 02/02/2021

Apartments Costs	Total Cost €	Avg. Cost Per Unit €
Basement	14,935,141.89	497,838.06
Substructures	0.00	0.00
Superstructures	58,298,666.79	1,943,288.89
External Works	0.00	0.00
Site Development Works	4,150,815.44	138,360.51
Abnormal Works	10,995,563.59	366,518.79
Preliminaries	13,044,915.71	434,830.52
<b>Sub Total</b> €	101,425,103.41	3,380,836.78
<i>Value Added Tax</i> €	13,692,388.96	456,412.97
<b>Cost of Construction</b> €	115,117,492.37	3,837,249.75

Apartments Costs	Social Units
<i>All figures to include V.A.T.</i>	
Total Floor Area m2	29,034.60
Cost per m2 of floor area	€3,964.84
Cost of superstructures per m2	€2,278.97
No. of Apartments	299.00
Cost per Apartment	€385,008.34

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Elemental Analysis - All figures to exclude Value Added Tax**

**Date :** 02/02/2021

**Project:** The Goat

**Basement Gross Floor Area:** 15,316.00

**Total Nr of Apartments:** 299.00

<b>Basement</b>	<b>Total Cost €</b>	<b>Cost/M2 €</b>	<b>Avg. Cost Per Unit €</b>
<b>Apartments - Block 01 - 06</b>			
(- -) Basement Works below Ground Floor including:	14,935,142	975.13	49,950.31
Retaining Walls			
Foundations			
Substructure walls			
Filling			
Ground floor slab			
Concrete Frame			
Podium Slab			
Internal Walls			
Stairs			
External Wall Completions			
Internal Wall Completions			
Floor Completions			
Stair & Ramp Completions			
Finishes Generally			
Services (Piped & Ducted)			
Services (Mainly Electrical)			
Fittings and Furniture Generally			
<b>Amount for Substructures €</b>	14,935,142	975.13	49,950.31
<b>Forward to Apartment Summary Sheet</b>			

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Elemental Analysis - All figures to exclude Value Added Tax**

**Date :** 02/02/2021

**Project:** The Goat

**Apartments Gross Floor Area:** 29,034.60

**Total Nr of Apartments:** 299.00

<b>Substructures - Applicable to Apartments</b>	<b>Total Cost €</b>	<b>Cost/M2 €</b>	<b>Avg. Cost Per Unit €</b>
<b>Apartments - Block 01 - 06</b>			
(19) Substructures including Foundations Substructure walls Filling Ground floor slab	-	-	-
<b>Amount for Substructures €</b>	-	-	-
<b>Forward to Apartment Summary Sheet</b>			

# Dun Laoghaire Rathdown Co. Co.

## Part V - Assessment

Elemental Analysis - All figures to exclude Value Added Tax

Date : 02/02/2021

Project: The Goat

Apartments - Block 01 Gross Floor Area: 10168.40

Total Nr of Apartments Block 01: 112.00

Superstructures - Elemental Breakdown	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Apartments - Block 01</b>			
(21) External Walls	2,420,119.43	238.00	21,608.21
(22) Internal Walls, Partitions	1,455,489.21	143.14	12,995.44
(23) Upper Floors	1,032,129.21	101.50	9,215.44
(24) Stairs, Ramps	92,490.32	9.10	825.81
(27) Roofs	248,069.22	24.40	2,214.90
(28) Frames	460,995.64	45.34	4,116.03
(31) External Walls Completion	1,313,181.51	129.14	11,724.83
(32) Internal Walls Completion	779,425.59	76.65	6,959.16
(33) Floors, Galleries Completion	221,185.40	21.75	1,974.87
(34) Stair Completion	86,128.41	8.47	769.00
(37) Roof: Completion	162,790.40	16.01	1,453.49
(38) Balcony Completions & Finishes	850,436.91	83.64	7,593.19
(41) Wall Finishes Externally	399,275.05	39.27	3,564.96
(42) Wall Finishes Internally	758,644.13	74.61	6,773.61
(43) Floor Finishes	828,147.70	81.44	7,394.18
(44) Stair Finishes	119,976.01	11.80	1,071.21
(45) Ceiling Finishes	420,737.58	41.38	3,756.59
(47) Roof Finishes	377,703.35	37.14	3,372.35
(50) Mechanical Services	3,724,863.42	366.32	33,257.71
(52) Drainage & Refuse Disposal	61,606.12	6.06	550.05
(60) Electrical Installation	1,875,138.27	184.41	16,742.31
(66) Transport Installation	300,173.28	29.52	2,680.12
(71) Display, Circulation Fittings	31,653.24	3.11	282.62
(73) Cullinary Fittings (Excl. White Goods)	1,012,827.17	99.61	9,043.10
(74) Sanitary Fittings	1,120,183.83	110.16	10,001.64
(76) Storage, Screening Fittings	263,792.68	25.94	2,355.29
<b>Amount for Apartment Block 01</b>	<b>€ 20,417,163.09</b>	<b>2,704.69</b>	<b>258,445.10</b>

# Dun Laoghaire Rathdown Co. Co.

## Part V - Assessment

Elemental Analysis - All figures to exclude Value Added Tax

Date : 02/02/2021

Project: The Goat

Apartments - Block 02 Gross Floor Area: 7548.80

Total Nr of Apartments Block 02: 79.00

Superstructures - Elemental Breakdown	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Apartments - Block 02</b>			
(19) Substructure	1,796,644.27	238.00	22,742.33
(21) External Walls	1,080,523.68	143.14	13,677.51
(22) Internal Walls, Partitions	766,230.38	101.50	9,699.12
(23) Upper Floors	68,662.81	9.10	869.15
(24) Stairs, Ramps	184,161.22	24.40	2,331.15
(27) Roofs	342,233.19	45.34	4,332.07
(28) Frames	974,877.52	129.14	12,340.22
(31) External Walls Completion	578,628.68	76.65	7,324.41
(32) Internal Walls Completion	164,203.25	21.75	2,078.52
(33) Floors, Galleries Completion	63,939.87	8.47	809.37
(34) Stair Completion	120,852.07	16.01	1,529.77
(37) Roof: Completion	631,345.95	83.64	7,991.72
(37) Balcony Completions & Finishes	296,413.15	39.27	3,752.07
(41) Wall Finishes Externally	563,200.97	74.61	7,129.13
(42) Wall Finishes Internally	614,798.92	81.44	7,782.26
(43) Floor Finishes	89,067.59	11.80	1,127.44
(44) Stair Finishes	312,346.47	41.38	3,953.75
(45) Ceiling Finishes	280,398.79	37.14	3,549.35
(47) Roof Finishes	2,765,257.95	366.32	35,003.27
(50) Mechanical Services	45,735.05	6.06	578.92
(52) Drainage & Refuse Disposal	1,392,062.06	184.41	17,621.04
(60) Electrical Installation	222,842.14	29.52	2,820.79
(66) Transport Installation	23,498.68	3.11	297.45
(71) Display, Circulation Fittings	751,900.96	99.61	9,517.73
(73) Cullinary Fittings (Excl. White Goods)	831,600.22	110.16	10,526.59
(74) Sanitary Fittings	195,833.97	25.94	2,478.91
(76) Storage, Screening Fittings	-	-	-
<b>Amount for Apartment Block 02</b>	<b>€ 15,157,259.82</b>	<b>2,007.90</b>	<b>191,864.05</b>



# Dun Laoghaire Rathdown Co. Co.

## Part V - Assessment

Elemental Analysis - All figures to exclude Value Added Tax

Date : 02/02/2021

Project: The Goat

Apartments - Block 03 Gross Floor Area: 6624.00

Total Nr of Apartments Block 03: 64.00

Superstructures - Elemental Breakdown	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Apartments - Block 03</b>			
(21) External Walls	1,576,538.21	155.04	14,076.23
(22) Internal Walls, Partitions	948,149.22	93.24	8,465.62
(23) Upper Floors	672,359.85	66.12	6,003.21
(24) Stairs, Ramps	60,250.96	5.93	537.96
(27) Roofs	161,599.71	15.89	1,442.85
(28) Frames	300,306.36	29.53	2,681.31
(31) External Walls Completion	855,445.73	84.13	7,637.91
(32) Internal Walls Completion	507,741.15	49.93	4,533.40
(33) Floors, Galleries Completion	144,086.79	14.17	1,286.49
(34) Stair Completion	56,106.63	5.52	500.95
(37) Roof: Completion	106,046.54	10.43	946.84
(37) Balcony Completions & Finishes	554,000.05	54.48	4,946.43
(41) Wall Finishes Externally	260,099.71	25.58	2,322.32
(42) Wall Finishes Internally	494,203.48	48.60	4,412.53
(43) Floor Finishes	539,480.19	53.05	4,816.79
(44) Stair Finishes	78,155.96	7.69	697.82
(45) Ceiling Finishes	274,081.05	26.95	2,447.15
(47) Roof Finishes	246,047.26	24.20	2,196.85
(50) Mechanical Services	2,426,487.48	238.63	21,665.07
(52) Drainage & Refuse Disposal	40,132.07	3.95	358.32
(60) Electrical Installation	1,221,521.18	120.13	10,906.44
(66) Transport Installation	195,541.85	19.23	1,745.91
(71) Display, Circulation Fittings	20,619.87	2.03	184.11
(73) Cullinary Fittings (Excl. White Goods)	659,785.92	64.89	5,890.95
(74) Sanitary Fittings	729,721.27	71.76	6,515.37
(76) Storage, Screening Fittings	171,842.44	16.90	1,534.31
<b>Amount for Apartment Block 03</b>	<b>€ 13,300,350.92</b>	<b>1,308.01</b>	<b>118,753.13</b>

# Dun Laoghaire Rathdown Co. Co.

## Part V - Assessment

Elemental Analysis - All figures to exclude Value Added Tax

Date : 02/02/2021

Project: The Goat

Apartments - Block 04 Gross Floor Area: 4693.40

Total Nr of Apartments Block 04: 44.00

Superstructures - Elemental Breakdown	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Apartments - Block 04</b>			
(21) External Walls	1,117,047.77	109.85	9,973.64
(22) Internal Walls, Partitions	671,806.09	66.07	5,998.27
(23) Upper Floors	476,397.00	46.85	4,253.54
(24) Stairs, Ramps	42,690.50	4.20	381.17
(27) Roofs	114,500.62	11.26	1,022.33
(28) Frames	212,780.47	20.93	1,899.83
(31) External Walls Completion	606,121.53	59.61	5,411.80
(32) Internal Walls Completion	359,757.29	35.38	3,212.12
(33) Floors, Galleries Completion	102,091.93	10.04	911.54
(34) Stair Completion	39,754.05	3.91	354.95
(37) Roof: Completion	75,138.71	7.39	670.88
(37) Balcony Completions & Finishes	392,533.79	38.60	3,504.77
(41) Wall Finishes Externally	184,292.27	18.12	1,645.47
(42) Wall Finishes Internally	350,165.25	34.44	3,126.48
(43) Floor Finishes	382,245.82	37.59	3,412.91
(44) Stair Finishes	55,376.99	5.45	494.44
(45) Ceiling Finishes	194,198.67	19.10	1,733.92
(47) Roof Finishes	174,335.48	17.14	1,556.57
(50) Mechanical Services	1,719,274.81	169.08	15,350.67
(52) Drainage & Refuse Disposal	28,435.36	2.80	253.89
(60) Electrical Installation	865,502.34	85.12	7,727.70
(66) Transport Installation	138,550.14	13.63	1,237.05
(71) Display, Circulation Fittings	14,610.10	1.44	130.45
(73) Cullinary Fittings (Excl. White Goods)	467,487.81	45.97	4,174.00
(74) Sanitary Fittings	517,040.13	50.85	4,616.43
(76) Storage, Screening Fittings	121,758.05	11.97	1,087.13
<b>Amount for Apartment Block 04</b> €	9,423,892.97	926.78	84,141.90
<b>Total Amount for Apartment Superstructures</b> € *Expand as Necessary to Indentify any additional Blocks Forward to Apartment Summary Sheet	58,298,666.79	2,007.90	194,978.82

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Elemental Analysis - All figures to exclude Value Added Tax**

**Date :** 02/02/2021

**Project:** The Goat

**Apartments - Block 01 - 06 Gross Floor Area:** 29034.60

**Total Nr of Apartments Block 01 - 06:** 299.00

External Works - Applicable to Apartments	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Element</b>			
(10) Prepared site	-	-	-
(20) Ancillary site structures	-	-	-
(30) Site enclosures, retaining walls	-	-	-
(40) Roads, Paths, Pavings	-	-	-
(50) Site services, piped and ducted	-	-	-
(60) Site services, mainly electrical	-	-	-
(70) Site fittings	-	-	-
(80) Landscaping, seeding and planting	-	-	-
<b>Amount for External Works</b> €	0.00	0	-
<b>Forward to Apartment Summary Sheet</b>			

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Elemental Analysis - All figures to exclude Value Added Tax**

**Date :** 02/02/2021

**Project: The Goat**

**Apartments - Block 01 - 06 Gross Floor Area:** 29034.60  
**Total Nr of Apartments Block 01 - 06:** 299.00

Site Development Works - Applicable to Apartments	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
(10) Prepared site Site Clearance Demolition Excavation Filling	415,081.54	14.30	1,388.23
(20) Ancillary site structures Site Compound Substation	415,081.54	14.30	1,388.23
(30) Site enclosures, retaining walls Site Boundaries Screen Walls Front garden divisions Rear garden divisions	622,622.32	21.44	2,082.35
(40) Roads, Paths, Pavings Public paths Paved areas Roads	1,037,703.86	35.74	3,470.58
(50) Site services, piped and ducted Foul drains Surface water drains Watermains Gas mains	415,081.54	14.30	1,388.23
(60) Site services, mainly electrical Electricity Telephone Television Public lighting	415,081.54	14.30	1,388.23
(80) Landscaping, seeding and planting Open spaces - Fill soil and seed Planting	830,163.09	28.59	2,776.47
<b>Amount for Site Development Works €</b>	<b>4,150,815.44</b>	<b>142.96</b>	<b>13,882.33</b>
<b>Forward to Apartment Summary Sheet</b>			

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

Elemental Analysis - All figures to exclude Value Added Tax

Date : 02/02/2021

Project: The Goat

Apartments - Block 01 - 06 Gross Floor Area: 29034.60  
Total Nr of Apartments Block 01 - 06: 299.00

Abnormal Works - Applicable to Apartments	Total Cost €	Cost/M2 €	Avg. Cost Per Unit €
<b>Element</b>			
22nr Room Hotel	8,027,236	276.47	26,846.94
Alteration Work to the Existing Pub Development	845,317.18	29.11	2,827.15
Sheel and Core Comercial	2,123,010.74	73.12	7,100.37
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	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
<b>Amount for External Works</b> €	10,995,563.59	378.7055301	36,774.46
<b>Forward to Apartment Summary Sheet</b>			

**Dun Laoghaire Rathdown Co. Co.**  
**Part V - Assessment**

**Elemental Analysis - All figures to exclude Value Added Tax**

**Date :** 02/02/2021

**Project:** The Goat

**Apartments - Block Ref 01 - 06 Gross Floor Area:** 29034.60  
**Total Nr of Apartments Block 01 - 06:** 299.00

<b>Preliminaries and Insurances -</b>	<b>Total Cost €</b>	<b>Cost/M2 €</b>	<b>Avg. Cost Per Unit €</b>
<b>Preliminaries</b>			
Preliminaries to be itemised separately			
Basement	2,204,426.94	75.92	7372.67
Substructures	-	0	0
Superstructures	8,604,883.22	296.37	28778.87
External Works	-	0	0
Site Development Works	612,660.36	21.10	2049.03
Abnormal Works	1,622,945.19	55.89693625	5427.910318
<b>Insurances</b>			
Employers liability	-	0	0
Public liability	-	0	0
All risk	-	0	0
<b>Insurances</b>			
Performance Bond	-	0	0
<b>Amount for Preliminaries &amp; Insurances €</b>	<b>13,044,916</b>	<b>449.29</b>	<b>43628.48</b>
<b>Forward to Summary Sheet</b>			