

Mooretown Phase 3 SHD

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Note: All figures are as of Q1 2022 without prejudice, provisional and are subject to change

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
<u>DUPLEX BLOCK F</u>											
GF - 01	1	Apartment	54.0	581	€ 470	€ 273,100	€ 30,000	€ 5,000.00	€ 308,100	1	€ 308,100
GF - 02,03	2	Apartment	80.0	861	€ 417	€ 359,500	€ 30,000	€ 5,000.00	€ 394,500	2	€ 789,000
FF - 01 - 06	3	Duplex	120.0	1292	€ 381	€ 492,600	€ 30,000	€ 5,000.00	€ 527,600	6	€ 3,165,600
<u>DUPLEX BLOCK G</u>											
GF - 01	1	Apartment	54.0	581	€ 465	€ 270,200	€ 30,000	€ 5,000.00	€ 305,200	1	€ 305,200
GF - 03	1	Apartment	62.0	667	€ 444	€ 296,400	€ 30,000	€ 5,000.00	€ 331,400	2	€ 662,800
GF - 02,05	2	Apartment	80.0	861	€ 413	€ 355,300	€ 30,000	€ 5,000.00	€ 390,300	2	€ 780,600
GF - 06	2	Apartment	84.0	904	€ 407	€ 368,400	€ 30,000	€ 5,000.00	€ 403,400	1	€ 403,400
FF - 01,02,03, 06,07,08	3	Duplex	120.0	1292	€ 376	€ 486,200	€ 30,000	€ 5,000.00	€ 521,200	6	€ 3,127,200
FF - 04,05	3	Duplex	130.0	1399	€ 371	€ 518,900	€ 30,000	€ 5,000.00	€ 553,900	2	€ 1,107,800
<u>DUPLEX BLOCK H</u>											
GF - 01	2	Apartment	80.0	861	€ 409	€ 352,400	€ 30,000	€ 5,000.00	€ 387,400	1	€ 387,400
GF - 04	2	Apartment	84.0	904	€ 404	€ 365,400	€ 30,000	€ 5,000.00	€ 400,400	1	€ 400,400
FF - 01,02,03	3	Duplex	120.0	1292	€ 373	€ 481,900	€ 30,000	€ 5,000.00	€ 516,900	3	€ 1,550,700
<u>DUPLEX BLOCK I</u>											
GF - 01	1	Apartment	54.0	581	€ 474	€ 275,500	€ 30,000	€ 5,000.00	€ 310,500	1	€ 310,500
GF - 03	1	Apartment	62.0	667	€ 453	€ 302,500	€ 30,000	€ 5,000.00	€ 337,500	1	€ 337,500
GF - 02	2	Apartment	80.0	861	€ 422	€ 363,100	€ 30,000	€ 5,000.00	€ 398,100	1	€ 398,100
FF - 01,02,03	3	Duplex	120.0	1292	€ 386	€ 498,000	€ 30,000	€ 5,000.00	€ 533,000	3	€ 1,599,000
FF - 04	3	Duplex	130.0	1399	€ 380	€ 531,700	€ 30,000	€ 5,000.00	€ 566,700	1	€ 566,700
<u>DUPLEX BLOCK J</u>											
GF - 01	1	Apartment	54.0	581	€ 474	€ 275,500	€ 30,000	€ 5,000.00	€ 310,500	1	€ 310,500
GF - 03	1	Apartment	62.0	667	€ 453	€ 302,500	€ 30,000	€ 5,000.00	€ 337,500	1	€ 337,500
GF - 02	2	Apartment	80.0	861	€ 422	€ 363,100	€ 30,000	€ 5,000.00	€ 398,100	1	€ 398,100
FF - 01,02,03	3	Duplex	120.0	1292	€ 386	€ 498,000	€ 30,000	€ 5,000.00	€ 533,000	3	€ 1,599,000
FF - 04	3	Duplex	130.0	1399	€ 380	€ 531,700	€ 30,000	€ 5,000.00	€ 566,700	1	€ 566,700

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DUPLEX BLOCK N												
GF - 01,02	2	Apartment	71.0	764	€ 427	€ 326,400	€ 30,000	€ 5,000.00	€ 361,400	2	€ 722,800	
FF – 01,02	3	Duplex	128.0	1378	€ 373	€ 513,400	€ 30,000	€ 5,000.00	€ 548,400	2	€ 1,096,800	
DUPLEX BLOCK O												
GF - 01	1	Apartment	55.0	592	€ 467	€ 276,200	€ 30,000	€ 5,000.00	€ 311,200	1	€ 311,200	
GF - 02,03,04	1	Apartment	54.7	589	€ 467	€ 275,200	€ 30,000	€ 5,000.00	€ 310,200	3	€ 930,600	
GF - 05	2	Apartment	84.0	904	€ 412	€ 372,500	€ 30,000	€ 5,000.00	€ 407,500	1	€ 407,500	
FF – 01-06	3	Duplex	120.0	1292	€ 381	€ 492,100	€ 30,000	€ 5,000.00	€ 527,100	6	€ 3,162,600	
DUPLEX BLOCK S												
Apt. 04	1	Apartment	49.9	537	€ 493	€ 264,900	€ 30,000	€ 5,000.00	€ 299,900	1	€ 299,900	
GF-03	1	Duplex	86.0	926	€ 420	€ 388,800	€ 30,000	€ 5,000.00	€ 423,800	1	€ 423,800	
Apt. 05	2	Apartment	94.0	1012	€ 411	€ 416,300	€ 30,000	€ 5,000.00	€ 451,300	1	€ 451,300	
GF-01,02	3	Duplex	116.0	1249	€ 394	€ 491,800	€ 30,000	€ 5,000.00	€ 526,800	2	€ 1,053,600	
DUPLEX BLOCK T												
Apt. 04	1	Apartment	49.9	537	€ 493	€ 264,900	€ 30,000	€ 5,000.00	€ 299,900	1	€ 299,900	
GF-03	1	Duplex	86.0	926	€ 420	€ 388,800	€ 30,000	€ 5,000.00	€ 423,800	1	€ 423,800	
Apt. 05	2	Apartment	94.0	1012	€ 411	€ 416,300	€ 30,000	€ 5,000.00	€ 451,300	1	€ 451,300	
GF-01,02	3	Duplex	116.0	1249	€ 394	€ 491,800	€ 30,000	€ 5,000.00	€ 526,800	2	€ 1,053,600	
DUPLEX BLOCK U												
Apt. 04	1	Apartment	49.9	537	€ 493	€ 264,900	€ 30,000	€ 5,000.00	€ 299,900	1	€ 299,900	
GF-03	1	Duplex	86.0	926	€ 420	€ 388,800	€ 30,000	€ 5,000.00	€ 423,800	1	€ 423,800	
Apt. 05	2	Apartment	94.0	1012	€ 411	€ 416,300	€ 30,000	€ 5,000.00	€ 451,300	1	€ 451,300	
GF-01,02	3	Duplex	116.0	1249	€ 394	€ 491,800	€ 30,000	€ 5,000.00	€ 526,800	2	€ 1,053,600	
DUPLEX BLOCK G												
Apt 05,11,17	1	Apartment	51.6	555	€ 543	€ 301,800	€ 30,000	€ 5,000.00	€ 336,800	3	€ 1,010,400	
Apt 06,12	1	Apartment	52.0	560	€ 542	€ 303,500	€ 30,000	€ 5,000.00	€ 338,500	2	€ 677,000	
Apt 02	1	Apartment	57.0	614	€ 529	€ 324,300	€ 30,000	€ 5,000.00	€ 359,300	1	€ 359,300	
Apt 21	2	Apartment	80.0	861	€ 488	€ 419,900	€ 30,000	€ 5,000.00	€ 454,900	1	€ 454,900	
Apt 01,07,13	2	Apartment	82.0	883	€ 485	€ 428,200	€ 30,000	€ 5,000.00	€ 463,200	3	€ 1,389,600	
Apt 18	2	Apartment	83.0	893	€ 484	€ 432,300	€ 30,000	€ 5,000.00	€ 467,300	1	€ 467,300	
Apt 03,04,09, 10,15,16,20	2	Apartment	84.0	904	€ 483	€ 436,500	€ 30,000	€ 5,000.00	€ 471,500	7	€ 3,300,500	
Apt 08,14,19	2	Apartment	86.0	926	€ 481	€ 444,800	€ 30,000	€ 5,000.00	€ 479,800	3	€ 1,439,400	

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HOUSES												
TypeA	3	Mid Terrace	112.0	1206	€ 228	€ 275,100	€ 30,000	€ 10,000.00	€ 315,100	14	€ 4,411,400	
TypeA1	3	End Terrace	112.0	1206	€ 245	€ 295,800	€ 30,000	€ 10,000.00	€ 335,800	2	€ 671,600	
TypeAY	3	End Terrace	123.0	1324	€ 246	€ 326,300	€ 30,000	€ 10,000.00	€ 366,300	2	€ 732,600	
Type B	3	Mid Terrace	112.0	1206	€ 229	€ 276,300	€ 30,000	€ 10,000.00	€ 316,300	11	€ 3,479,300	
Type B1	3	End Terrace	112.0	1206	€ 246	€ 297,000	€ 30,000	€ 10,000.00	€ 337,000	4	€ 1,348,000	
Type C	3	Semi-Detached	115.0	1238	€ 247	€ 305,600	€ 30,000	€ 10,000.00	€ 345,600	3	€ 1,036,800	
Type CY	3	Semi-Detached	134.0	1442	€ 258	€ 371,500	€ 30,000	€ 10,000.00	€ 411,500	1	€ 411,500	
Total										130	€ 53,918,700	

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal/ core areas attributable to apartments/ Duplex are not factored into the unit area)

EXCLUSIONS

Inflation from Q1 2022

Levies, Bonds or contributions imposed by the Planning Authorities.

Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Piled Foundations (all foundations assumed to be traditional strip foundations)

Disposal of any excavated material off site (all material disposed on site)

Loose furniture, white goods, fittings or fixtures

Electric Car Chargers

Contractor Performance Bonds

Impact of Covid-19, Brexit or current Global Unrest on the Construction Market/ Energy Prices