

Belcamp SHD: FCC Lands

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 €
Block A – 23 Part V units											
1 bed	1	Apartment	56.5	608	€ 545	€ 331,400	€ 30,000	€ 5,000.00	€ 366,400	4	€ 1,465,600
1 bed	1	Apartment	57.5	619	€ 542	€ 335,700	€ 30,000	€ 5,000.00	€ 370,700	4	€ 1,482,800
2 bed/ 4 person	2	Apartment	82.7	890	€ 499	€ 444,600	€ 30,000	€ 5,000.00	€ 479,600	4	€ 1,918,400
2 bed/ 4 person	2	Apartment	82.9	892	€ 499	€ 445,500	€ 30,000	€ 5,000.00	€ 480,500	3	€ 1,441,500
2 bed/ 4 person	2	Apartment	83.4	898	€ 499	€ 447,600	€ 30,000	€ 5,000.00	€ 482,600	4	€ 1,930,400
2 bed/ 4 person	2	Apartment	85.0	915	€ 497	€ 454,500	€ 30,000	€ 5,000.00	€ 489,500	4	€ 1,958,000
Block C – 27 Part V units											
1 bed	1	Apartment	51.3	552	€ 540	€ 298,000	€ 30,000	€ 5,000.00	€ 333,000	4	€ 1,332,000
1 bed	1	Apartment	53.1	572	€ 534	€ 305,400	€ 30,000	€ 5,000.00	€ 340,400	3	€ 1,021,200
2 bed/ 3person	2	Apartment	76.0	818	€ 488	€ 399,500	€ 30,001	€ 5,000.00	€ 434,501	1	€ 434,501
2 bed/ 4 person	2	Apartment	81.3	875	€ 481	€ 421,200	€ 30,002	€ 5,000.00	€ 456,202	8	€ 3,649,616
2 bed/ 4 person	2	Apartment	85.5	920	€ 476	€ 438,500	€ 30,003	€ 5,000.00	€ 473,503	2	€ 947,006
2 bed/ 4 person	2	Apartment	86.9	935	€ 475	€ 444,200	€ 30,004	€ 5,000.00	€ 479,204	2	€ 958,408
2 bed/ 4 person	2	Apartment	88.2	949	€ 474	€ 449,600	€ 30,005	€ 5,000.00	€ 484,605	3	€ 1,453,815
2 bed/ 4 person	2	Apartment	88.3	950	€ 473	€ 450,000	€ 30,006	€ 5,000.00	€ 485,006	2	€ 970,012
2 bed/ 4 person	2	Apartment	89.7	966	€ 472	€ 455,700	€ 30,007	€ 5,000.00	€ 490,707	2	€ 981,414
Block J – 40 Part V units											
1 bed	1	Apartment	49.1	529	€ 532	€ 281,100	€ 30,000	€ 5,000.00	€ 316,100	16	€ 5,057,600
2 bed/ 4 person	2	Apartment	82.7	890	€ 465	€ 413,600	€ 30,000	€ 5,000.00	€ 448,600	8	€ 3,588,800
2 bed/ 4 person	2	Apartment	83.9	903	€ 463	€ 418,400	€ 30,001	€ 5,000.00	€ 453,401	8	€ 3,627,208
2 bed/ 4 person	2	Apartment	89.4	962	€ 457	€ 440,100	€ 30,002	€ 5,000.00	€ 475,102	8	€ 3,800,816
Block P – 23 Part V units											
1 bed	1	Apartment	51.6	555	€ 584	€ 324,500	€ 30,000	€ 5,000.00	€ 359,500	4	€ 1,438,000
1 bed	1	Apartment	55.8	601	€ 572	€ 343,800	€ 30,000	€ 5,000.00	€ 378,800	1	€ 378,800
2 bed/ 4 person	2	Apartment	82.3	886	€ 526	€ 465,600	€ 30,001	€ 5,000.00	€ 500,601	8	€ 4,004,808
2 bed/ 4 person	2	Apartment	82.4	887	€ 525	€ 466,000	€ 30,002	€ 5,000.00	€ 501,002	10	€ 5,010,020
Duplex Block Type 1 – 36 Part V Units											
1 bed	1	Apart/ Duplex	49.9	537	€ 530	€ 284,600	€ 30,000	€ 5,000.00	€ 319,600	8	€ 2,556,800
2 bed/ 4 person	2	Apart/ Duplex	78.1	841	€ 471	€ 396,000	€ 30,000	€ 5,000.00	€ 431,000	8	€ 3,448,000
2 bed/ 4 person	2	Apart/ Duplex	82.5	888	€ 466	€ 413,400	€ 30,001	€ 5,000.00	€ 448,401	8	€ 3,587,208
3 bed/ 5 person	3	Apart/ Duplex	110.7	1192	€ 441	€ 524,900	€ 30,000	€ 5,000.00	€ 559,900	2	€ 1,119,800
3 bed/ 5 person	3	Apart/ Duplex	113.0	1216	€ 439	€ 534,000	€ 30,000	€ 5,000.00	€ 569,000	6	€ 3,414,000
3 bed/ 5 person	3	Apart/ Duplex	113.8	1225	€ 438	€ 537,100	€ 30,001	€ 5,000.00	€ 572,101	2	€ 1,144,202
3 bed/ 5 person	3	Apart/ Duplex	115.1	1239	€ 438	€ 542,300	€ 30,000	€ 5,000.00	€ 577,300	2	€ 1,154,600

Duplex Block Type 2 – 36 Part V units												
3 bed/ 5 person	3	Apart/ Duplex	110.0	1184	€ 425	€ 502,700	€ 30,000	€ 5,000.00	€ 537,700	18	€ 9,678,600	
3 bed/ 5 person	3	Apart/ Duplex	115.3	1241	€ 421	€ 522,800	€ 30,000	€ 5,000.00	€ 557,800	18	€ 10,040,400	
Duplex Block 3.6 – 16 Part V units												
3 bed/ 5 person	3	Apart/ Duplex	111.3	1198	€ 424	€ 507,700	€ 30,000	€ 5,000.00	€ 542,700	8	€ 4,341,600	
3 bed/ 5 person	3	Apart/ Duplex	115.3	1241	€ 421	€ 522,800	€ 30,000	€ 5,000.00	€ 557,800	8	€ 4,462,400	
HOUSES												
1	3	Mid-terrace	115.8	1246	€ 226	€ 281,200	€ 30,000	€ 10,000.00	€ 321,200	13	€ 4,175,600	
1	3	End-terrace	115.8	1246	€ 242	€ 301,900	€ 30,000	€ 10,000.00	€ 341,900	7	€ 2,393,300	
2	4	Corner	140.6	1513	€ 227	€ 343,400	€ 30,000	€ 10,000.00	€ 383,400	6	€ 2,300,400	
3A	3	3 Storey Mid-terrace	143.7	1547	€ 224	€ 347,000	€ 30,000	€ 10,000.00	€ 387,000	5	€ 1,935,000	
3B	3	3 Storey End-terrace	147.3	1586	€ 250	€ 395,900	€ 30,000	€ 10,000.00	€ 435,900	1	€ 435,900	
4	4	3 Storey Corner	159.9	1721	€ 249	€ 428,800	€ 30,000	€ 10,000.00	€ 468,800	1	€ 468,800	
5	3	Mid-terrace	119.0	1281	€ 223	€ 286,000	€ 30,000	€ 10,000.00	€ 326,000	8	€ 2,608,000	
5	3	End-terrace	119.0	1281	€ 240	€ 308,000	€ 30,000	€ 10,000.00	€ 348,000	5	€ 1,740,000	
7	3	Mid-terrace	105.5	1136	€ 246	€ 279,900	€ 30,000	€ 10,000.00	€ 319,900	5	€ 1,599,500	
7	3	End-terrace	105.5	1136	€ 258	€ 293,400	€ 30,000	€ 10,000.00	€ 333,400	2	€ 666,800	
8	2	Mid-terrace	98.0	1055	€ 257	€ 271,400	€ 30,000	€ 10,000.00	€ 311,400	3	€ 934,200	
8	2	End-terrace	98.0	1055	€ 269	€ 283,600	€ 30,000	€ 10,000.00	€ 323,600	2	€ 647,200	
Total										259	€ 113,703,034	

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)

Costs per unit are calculated on a prorata basis formed from the cost of constructing the complete block of apartments.

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)

Basement/ Undercroft Parking

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