

Part V Outline Costs

Project

Residential Development
Dunlo, Ballinasloe, Co. Galway

Project No.

1218-04

Client

Limehill Esker

Date

30th August 2022

DUNLO, BALLINASLOE, CO. GALWAY

Part V Units - Cost Summary

Date: 30 August 2022



Unit Type	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	3 Bed Duplex	2 Bed Duplex	1 Bed Apartment	2 Bed House
Unit Numbers	6 & 21	86 & 92	98 & 104	110	125 & 126	124	127 & 128	73, 74, 75, 76
1.00 Construction Costs								
1.01 Building Works	€ 102,106	€ 112,724	€ 112,724	€ 112,724	€ 175,913	€ 159,683	€ 112,724	€ 142,800
1.02 Site Works	€ 37,162	€ 37,162	€ 37,162	€ 37,162	€ 37,162	€ 37,162	€ 37,162	€ 37,162
1.03 Construction Costs (Excl. VAT)	€ 139,268	€ 149,886	€ 149,886	€ 149,886	€ 213,075	€ 196,846	€ 149,886	€ 179,962
2.00 Development Costs								
2.01 Developer's Profit @ 10%	€ 13,927	€ 14,989	€ 14,989	€ 14,989	€ 21,307	€ 19,685	€ 14,989	€ 17,996
2.02 Design Team Fees @ 8%	€ 11,141	€ 11,991	€ 11,991	€ 11,991	€ 17,046	€ 15,748	€ 11,991	€ 14,397
2.03 Planning Application Fees	€ 65	€ 65	€ 65	€ 65	€ 65	€ 65	€ 65	€ 65
2.04 Legal & Accountancy Fees @ 1.5%	€ 2,089	€ 2,248	€ 2,248	€ 2,248	€ 3,196	€ 2,953	€ 2,248	€ 2,699
2.05 Homebond	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€ 1,000
2.06 Irish Water Contributions	€ 5,089	€ 5,089	€ 5,089	€ 5,089	€ 5,089	€ 5,089	€ 5,089	€ 5,089
2.07 Utility Contributions	€ 1,500	€ 1,500	€ 1,500	€ 1,500	€ 1,500	€ 1,500	€ 1,500	€ 1,500
2.08 Planning Contributions (TBC)	€ 4,000	€ 4,000	€ 4,000	€ 4,000	€ 4,000	€ 4,000	€ 4,000	€ 4,000
2.09 Finance on Construction Costs @ 11%	€ 15,319	€ 16,487	€ 16,487	€ 16,487	€ 23,438	€ 21,653	€ 16,487	€ 19,796
3.00 Site Costs								
3.01 Site Costs	€ 25,000	€ 25,000	€ 25,000	€ 25,000	€ 25,000	€ 25,000	€ 25,000	€ 25,000
Total per Unit (Excl. VAT)	€ 218,399	€ 232,256	€ 232,256	€ 232,256	€ 314,717	€ 293,538	€ 232,256	€ 271,504
VAT on Construction Costs @ 13.5%	€ 18,801	€ 20,235	€ 20,235	€ 20,235	€ 28,765	€ 26,574	€ 20,235	€ 24,295
VAT on Fees @ 23%	€ 3,043	€ 3,275	€ 3,275	€ 3,275	€ 4,656	€ 4,301	€ 3,275	€ 3,932
Total per Unit (Incl. VAT)	€ 240,243	€ 255,765	€ 255,765	€ 255,765	€ 348,138	€ 324,413	€ 255,765	€ 299,731

Note: the cost of common structures to apartments and duplexes have been apportioned pro-rata on a floor area basis

APPENDIX **A**

Galway Co. Council Letter of Understanding

Áras an Chontae,
Cnoc na Radharc, Gaillimh.
H91 H6KX.

Áras an Chontae,
Prospect Hill, Galway.
H91 H6KX.

Fón/Phone: (091) 509 000
Facs/Fax: (091) 509 010
Idirlíon/Web: www.gaillimh.ie
www.galway.ie

@GalwayCoCo
GalwayCounty

Seirbhísí Corparáideacha
Corporate Services
(091) 509 225
corpserv@galwaycoco.ie

Tithíocht
Housing
(091) 509 300
housing@galwaycoco.ie

Timpeallacht & Tréidliacht
Environment & Veterinary
(091) 509 510
environment@galwaycoco.ie

Bóithre, Iompar, Cúrsaí Mara
& Seirbhísí Ginearálta
Roads, Transportation, Marine
& General Services
(091) 509 309
roads@galwaycoco.ie

Acmhainní Daonna
Human Resources
(091) 509 303
hr@galwaycoco.ie

Mótarcháin
Motor Taxation
(091) 509 099
motortax@galwaycoco.ie

Clár na dToghthóirí
Register of Electors
(091) 509 310
electors@galwaycoco.ie

Seirbhísí Uisce
Water Services
(091) 509 505
water@galwaycoco.ie

Pobal & Fiontar
Community & Enterprise
(091) 509 521
community@galwaycoco.ie

Pleanáil
Planning
(091) 509 308
planning@galwaycoco.ie

Leabharlann
Library
(091) 562 471
info@galwaylibrary.ie



Comhairle Chontae na Gaillimhe Galway County Council

Our Ref: HS - 713

Limehill Esker Ltd.,
Limehill Cottage,
Cahergowan,
Claregalway,
Co. Galway.

29th of August 2022

*Subject to contract / contract denied
Without Prejudice*

This is not a Formal Agreement and should not be used for conveyancing.

**Re: Pre-Planning: Part V, Letter of Understanding for
Strategic Housing Development of 167 Units at Dunlo,
Ballinasloe, Co. Galway.**

A Chara,

Further to our correspondence and discussion in relation to the above referenced SHD Application to An Bord Pleanála, it is envisaged, Galway County Council will seek compliance with Article 22(2)(e)(i) of the Planning Development Regulations 2001 under Option 2: building transfer of units that are subject of the planning application.

The costs will be calculated in compliance with Part V of the Planning and Development Act, 2000 as amended, whereby the Existing Use Value of the land will be calculated based on local market rates. In relation to building costs, please submit these costs to us for review if a grant of planning is approved. These will be independent assessed and local market prices agreed.

Based on the information provided, the current rate of Part V to this development is 10% (i.e. lands purchased pre-2015). As a result, we have reviewed our social housing demand for this area our preference for units under a Part V agreement is as follows:

- Block A1 – Unit 6 – Ground Floor Apartment – 1 Bed Unit
- Block A2 – Unit 21 – Ground Floor Apartment – 1 Bed Unit
- House Type C – Unit 73 – Two Storey Semi Detached – 2 Bed Unit
- House Type C – Unit 74 – Two Storey Semi Detached – 2 Bed Unit
- House Type C – Unit 75 – Two Storey Semi Detached – 2 Bed Unit
- House Type C – Unit 76 – Two Storey Semi Detached – 2 Bed Unit
- Block B6 – Unit 86 – Second Floor Apartment – 1 Bed Unit
- Block B7 – Unit 92 – Second Floor Apartment – 1 Bed Unit
- Block B8 – Unit 98 – Second Floor Apartment – 1 Bed Unit
- Block B9 – Unit 104 – Second Floor Apartment – 1 Bed Unit
- Block B10 – Unit 110 – Second Floor Apartment – 1 Bed Unit

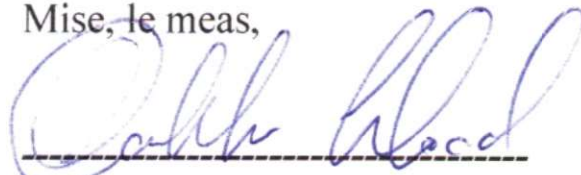
- Block B13 – Unit 124 – Two Storey Duplex – 2 Bed Unit
- Block B13 – Unit 125 – Two Storey Duplex – 3 Bed Unit
- Block B13 – Unit 126 – Two Storey Duplex – 3 Bed Unit
- Block B13 – Unit 127 – Second Floor Apartment – 1 Bed Unit
- Block B13 – Unit 128 – Second Floor Apartment – 2 Bed Unit

As highlighted on revised Drawings No. 2521-011 dated the 22nd of August 2022 and received by this office on 24th of August 2022.

As above, this letter of understanding is without prejudice. The final agreement will be based on our social housing demand/need prior to construction.

Should you require and further information please do not hesitate in contacting me.

Mise, le meas,



Daithi Flood,
A/Senior Executive Engineer,
Housing Capital

cc. **Jason Lavelle, Assistant Engineer, Housing Directorate**
 Michael Leonard, Executive Quantity Surveyor, Housing Directorate