

Part V Costs Methodology
October 2024

House Cost Summaries - 1 bed Apartment

	sq m/ ha
House Cost Summaries	
Apartment Unit Size	53.5
No. of Units	2
Total No. of Units on site	469
Total Site Area	18.2
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	70,085
Estimated External Works; Site Works & Indirect Site Costs per unit	29,085
Sub Total	99,170
Attributable Development Costs @ 25.5% of House Construction Costs [4]	
	17,872
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	117,042
Profit on construction costs, but not attributable development costs @15%	14,876
House (ex VAT)	133,835
VAT@ 13.5%	18,068
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	151,902
Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,917
VAT on Land @13.5%	288
Overall House Cost , with VAT & EUV of Land	154,107

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

[2] Based on an assumption of 41.5% of house construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates, including External Works, Site Development Works and Indirect Site Costs (scaffolding; site security etc. & building contingency of c.3.8% for unforeseen items)

[3] Based on assumption of €20k per acre / €49,400 per ha for agricultural land, or submitted existing use value for brownfield land.

[4] Based on an assumption of 25.5% of construction unit costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Includes: Marketing Costs; Legal & Sale fees; Site & Building Finance costs; Also includes additional allowance for Assigned Certifier Bldg Control Regs; Excludes: Financial Contributions, LA Bonds & Part V Contribution)

[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value

Part V Costs Methodology
October 2024

House Cost Summaries - 1 bed Apartment

House Cost Summaries	sq m/ ha
Apartment Unit Size	55.5
No. of Units	23
Total No. of Units on site	469
Total Site Area	18.2
Assumed Costs	
Construction Cost (per sq m) [1]	1,310
Site Works & Indirect Site Cost (per sq m) [2]	543.65
Existing Use Value of land (per ha) [3]	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	72,705
Estimated External Works; Site Works & Indirect Site Costs per unit	30,173
Sub Total	102,878
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Attributable Development Costs @ 25.5% of House Construction Costs [4]	18,540
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	121,417
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Profit on construction costs, but not attributable development costs @15%	15,432
House (ex VAT)	138,766
VAT@ 13.5%	18,733
Total Cost (inc. VAT) but excluding Development Contributions / Local Authority Bonds [5]	157,499
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Average site Existing Use Value per unit (EUV) [6] Site Area / Total Units	1,917
VAT on Land @13.5%	288
Overall House Cost , with VAT & EUV of Land	159,704

[1] This is based on cost range of Linesight Irish Construction Costs 2019. Cost range for estate house (average 100sq m) is €1,310 to €1,675 per sq m; Cost range for apartments is €1,690 to €2,500 sq m.

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[5] Development Contributions & LA Bond will be as levied by the Planning Authority, plus VAT.

[6] To be informed by site specific information - example based on Agricultural Land Value