

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR PYRMONT PROPERTY DEVELOPMENT LIMITED

SCHEME COOKSTOWN CRESENT SECOND AVENUE - PART V - SEPT. 2019

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

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Substructures - Basement Car-Parking	2	1,918,213.00
Substructures Generally	3	2,473,676.00
Superstructures	4 & 5	36,400,158.00
External Works	6	245,315.00
Site Development Works	7	1,764,945.00
Abnormal Works	8	341,325.00
Indirect Project Costs	9	2,478,147.00
Total:	1	45,621,779.00

DEVELOPMENT ON COSTS

Professional Fees	2,283,750.00
Finance Costs	4,100,000.00
Total:	2 6,383,750.00

DEVELOPERS' PROFIT

On Building Costs	0.1 %	52,005,529.00	3	5,200,552.90
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LAND COSTS

Existing Land Use Value	4	5,350,000.00
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SUB-TOTAL:

1 - 4 above

62,556,081.90

add:

Value Added Tax

6,684,202.67

TOTAL COSTS:

69,240,284.57

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BASEMENT STRUCTURES

Total Cost

Basement Structure and associated works
79 carpark spaces
4 disabled spaces
Total 83 spaces

1,918,213.00

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1,918,213.00

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(19) SUBSTRUCTURE

Total Cost

Excavation	195,000.00
Disposal	415,000.00
concrete works	954,621.00
reinforcement bar	415,365.00
formwork	345,214.00
design joints	63,241.00
insulation	85,235.00

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2,473,676.00

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(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

(21) External Walls	2,950,124.00
(22) Internal Walls/Partitions	3,001,457.00
(23) Floors/Galleries	3,825,365.00
(24) Stairs/Ramps	654,214.00
(27) Roof	752,136.00
(28) Frames	2,156,452.00

(30) Building Structure Completion

(31) External Walls Completions	3,152,542.00
(32) Internal Walls/Partitions Completions	1,658,215.00
(33) Floors/Galleries Completion	625,412.00
(34) Stairs/Ramps Completions	412,564.00
(35) Suspended Ceilings	1,658,921.00
(37) Roofs Completions	95,245.00

(40) Building Finishes

(41) Wall Finishes Externally	514,562.00
(42) Wall Finishes Internally	1,799,632.00
(43) Floor Finishes	2,004,875.00
(44) Stairs/Ramps Finishes	125,687.00
(45) Ceiling Finishes	included above
(47) Roof Finishes	618,521.00

(50) Building Services (Piped & Ducted)

(51) Heating Centre	5,022,500.00
(52) Drainage and Refuse Disposal	Included above
(53) Water Distribution	Included above
(54) Gases Distribution	Included above
(55) Space Cooling	Included above
(56) Space Heating	Included above
(57) Ventilation and Air Conditioning	Included above

(60) Building Services (Mainly Electrical)

(61) Electrical Supply and Main Distribution	3,802,645.00
(62) Power	Included above
(63) Lighting	Included above
(64) Communication Services	Included above
(65) Security and Protection	Included above
(66) Transport Services	Included above

b/f

34,831,069.00

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SCHEME

SUPERSTRUCTURE

Total Cost

c/f

34,831,069.00

(70) Building Fittings and Furniture

(71) Display, Circulation Fittings

148,214.00

(72) Work, Rest, Play Fittings

125,000.00

(73) Culinary Fittings

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(74) Sanitary Fittings

875,875.00

(75) Cleaning Maintenance Fittings

200,000.00

(76) Storage, Screening Fittings

220,000.00

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36,400,158.00

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(10-80) EXTERNAL WORKS

Total Cost

(10) Prepared Site	23,654.00
(20) Site Structures	12,501.00
(30) Site Enclosures	35,214.00
(40) Roads, Paths, Pavings	85,223.00
(50) Site Services (Piped & Ducted)	44,528.00
(60) Site Services (Mainly Electrical)	38,574.00
(70) Site Fittings	5,621.00
(80) Landscape, Play Areas	0.00

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245,315.00

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(10-80) SITE DEVELOPMENT WORKS

Total Cost

(10) Prepared Site	89,125.00
(20) Site Structures	55,001.00
(30) Site Enclosures	138,795.00
(40) Roads, Paths, Pavings	485,796.00
(50) Site Services (Piped & Ducted)	545,412.00
(60) Site Services (Mainly Electrical)	398,541.00
(70) Site Fittings	36,854.00
(80) Landscape, Play Areas	15,421.00

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1,764,945.00

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ABNORMAL WORKS

Total Cost

Pedestrian crossing to park

245,000.00

Loading bays

96,325.00

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341,325.00

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INDIRECT PROJECT COSTS

Total Cost

Preliminaries

2,250,196.00

Insurances

227,951.00

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2,478,147.00

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PROFESSIONAL FEES

Total Cost

Design Team Fees (specify)

1,875,000.00

Legal Fees

55,000.00

Other Fees (specify)

Archeologist

75,000.00

Assigned certifier

158,750.00

Fire consultant

65,000.00

Acoustic consultant

55,000.00

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2,283,750.00

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FINANCE COSTS

Total Cost

Bank charges

2,050,000.00

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2,050,000.00

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Existing Land Use Value

Total Cost

Development Value

Existing Land Use Value

5,350,000.00

Equivalent Monetary Value

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5,350,000.00

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Value Added Tax Calculation

Total Cost

VAT on building works at 13..5%

6,158,940.17

VAT on professional fess @ 23%

525,262.50

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6,684,202.67