

**MINIMUM DOCUMENTS/INFORMATION REQUIREMENTS BY
SOUTH DUBLIN COUNTY COUNCIL - HOUSING & RESIDENTIAL DEPARTMENT
FOR PART V SUBMISSIONS FROM ALL DEVELOPERS**

Nominated Negotiator for Part V: Hardy Partnership

Company Details: 260 Merrion Road, Ballsbridge, Dublin 4

Phone: 01-2613300 Email: declanhardy@hardy.ie

Site Name: Unit 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

Planning Ref: SHD2ABP-302700-18

Site Address (as appears on PP): Planning Permission not yet granted but will be applied for using the above address

Design Information	Please tick/specify amount
Site plan (minimum size A1)	✓
Number and types of residential units in the development	Build to Rent Residential Development, comprising 197 no. units
Number of retail/crèche or other non residential units in the development, if any	1 no. creche and 3 no. retail/commercial units
Gross Internal Floor Area of all floors in the development including basement level (if appropriate)	✓
Schedule of Net Internal Floor Areas of <u>all</u> residential units	✓
Net Internal Floor Area of <u>all</u> non residential units, if any	✓
Copy of all floor plans including basement (if appropriate) and roof level of the scheme; (minimum size A1) – PDF version and 1 hard copy	✓
Copy of floor plans, (1:100 minimum scale); showing residential units offered through Part V in the scheme, clearly outlined. This is a requirement for floor area check and confirmation. If designated units are not known at this stage please supply floor plans of each differing unit type – PDF version and 1 hard copy	✓
Elevational treatments (A3 colour preferable) – PDF version and 1 hard copy	✓
Soft/hard landscaping plans (A3 colour preferable) – PDF version and 1 hard copy	✓
Please provide an outline Architectural or building specification for the works. Please note that if internal finishes/fixtures and fittings, are deemed to be above what may be termed as ‘developer standard’, full details of what is proposed must be provided in order for South Dublin County Council to make an accurate assessment of costs as presented.	✓
Cost Information	
Breakdown of costs as appropriate for the entire scheme on Form Building Costs (PartVCostData Rev1) or similar layout. Please note that if the development is a mix of houses and apartments, costs must be shown separately for analysis of the construction elements. Please note it is not sufficient to submit compensation costs only for the Part V element of the scheme Please note if the following costs form part of the development and subsequent Part 5 compensation costs sought; these costs are to be shown separately for analysis. i. Basement car-parking	✓

ii. Demolition of existing buildings	
iii. Soil contamination/remediation	
Projected management fee charges per annum	✓
Confirmation of Development Value of site	✓
Confirmation of Existing Use Value of site (EUUV)	✓
Additional Information	
Date of commencement of construction works on site	TBC
Construction Programme/Period of Construction anticipated/actualised	TBC
Name/Contact No./Email of Valuer: HWP Estate Agents/(01) 466 4993/info@hwp.ie	
Name/Contact No./Email of QS: Declan Hardy/(01) 2613300/declanhardy@hardy.ie	
Name/Contact No./Email of Architect: Calogero Marino of C+W O'Brien Architects/(01) 5180170 /cmarino@cwoarchitects.ie	

Signed:  Print Name: Declan Hardy

***Note: If this document is not completed in full it will be returned with accompanying documentation**

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR PYRMONT PROPERTY DEVELOPMENT LIMITED

SCHEME COOKSTOWN CRESENT SECOND AVENUE

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures - Basement Car-Parking	2	1,682,437.00
Substructures Generally	3	2,426,991.00
Superstructures	4 & 5	32,393,298.00
External Works	6	245,315.00
Site Development Works	7	1,764,945.00
Abnormal Works	8	341,325.00
Indirect Project Costs	9	3,158,666.00
Total:	1	40,330,540.00

DEVELOPMENT ON COSTS

Professional Fees		2,749,890.00
Finance Costs		4,800,000.00
Total:	2	7,549,890.00

DEVELOPERS' PROFIT

On Building Costs	0.1 %	40,330,540.00	3	4,033,054.00
-------------------	-------	---------------	----------	--------------

LAND COSTS

Existing Land Use Value			4	5,350,000.00
-------------------------	--	--	----------	--------------

SUB-TOTAL:

1 - 4 above

57,263,484.00

add:

Value Added Tax

6,077,097.60

TOTAL COSTS:

63,340,581.60

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

BASEMENT STRUCTURES	Total Cost
---------------------	------------

Basement Structure and associated works 61 carpark spaces 6 disabled spaces Total 71 spaces	1,682,437.00
--	--------------

forward to main cost summary

1,682,437.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(19) SUBSTRUCTURE	Total Cost
Excavation	195,000.00
Disposal	388,222.00
concrete works	1,039,214.00
reinforcement bar	382,514.00
formwork	288,587.00
design joints	55,400.00
insulation	78,054.00
forward to main cost summary	2,426,991.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(20-60) SUPERSTRUCTURE	Total Cost
<u>(20) Building Superstructures</u>	
(21) External Walls	2,556,124.00
(22) Internal Walls/Partitions	2,991,547.00
(23) Floors/Galleries	3,501,698.00
(24) Stairs/Ramps	591,741.00
(27) Roof	652,147.00
(28) Frames	1,967,954.00
<u>(30) Building Structure Completion</u>	
(31) External Walls Completions	2,701,580.00
(32) Internal Walls/Partitions Completions	1,681,521.00
(33) Floors/Galleries Completion	532,145.00
(34) Stairs/Ramps Completions	354,875.00
(35) Suspended Ceilings	1,455,821.00
(37) Roofs Completions	85,015.00
<u>(40) Building Finishes</u>	
(41) Wall Finishes Externally	475,257.00
(42) Wall Finishes Internally	1,639,652.00
(43) Floor Finishes	1,777,532.00
(44) Stairs/Ramps Finishes	101,587.00
(45) Ceiling Finishes	included above
(47) Roof Finishes	512,450.00
<u>(50) Building Services (Piped & Ducted)</u>	
(51) Heating Centre	4,038,500.00
(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
<u>(60) Building Services (Mainly Electrical)</u>	
(61) Electrical Supply and Main Distribution	3,057,637.00
(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	30674783.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

SUPERSTRUCTURE

Total Cost

c/f

30674783.00

(70) Building Fittings and Furniture

(71) Display, Circulation Fittings	148214
(72) Work, Rest, Play Fittings	125000
(73) Culinary Fittings	0
(74) Sanitary Fittings	1025301
(75) Cleaning Maintenance Fittings	200000
(76) Storage, Screening Fittings	220000

forward to main cost summary

32,393,298.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(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

forward to main cost summary

245,315.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(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
forward to main cost summary	1,764,945.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

ABNORMAL WORKS	Total Cost
Pedestrian crossing to park	245,000.00
Loading bays	96,325.00
forward to main cost summary	341,325.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

INDIRECT PROJECT COSTS	Total Cost
Preliminaries	2,857,412.00
Insurances	301,254.00
forward to main cost summary	3,158,666.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

PROFESSIONAL FEES	Total Cost
Design Team Fees (specify)	2,254,000.00
Legal Fees	55,000.00
Other Fees (specify)	
Archeologist	75,000.00
Assigned certifier	201,890.00
Fire consultant	89,000.00
Acoustic consultant	75,000.00
forward to main cost summary	2,749,890.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

FINANCE COSTS	Total Cost
---------------	------------

Bank charges	2,400,000.00

forward to main cost summary

	2,400,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Existing Land Use Value	Total Cost
Development Value	
Existing Land Use Value	5,350,000.00
Equivalent Monetary Value	
forward to main cost summary	5,350,000.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Value Added Tax Calculation

Total Cost

VAT on building works at 13..5%

5,444,622.90

VAT on professional fess @ 23%

632,474.70

forward to main cost summary

6,077,097.60

