

KENNELSFORT RD LOWER, PALMERSTOWN

GIFA (m2): 19061
Nett Units (m2): 15624
Units (no): 250

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR RANDALSWOOD HOLDINGS LTD

SCHEME KENNELSFORT RD LOWER, PALMERSTOWN

MAIN COST SUMMARY	Cost/m2 GIFA	Cost/m2 Nett Units	Ave Cost/ Unit	Total Cost
BUILDING COSTS				
Substructures	719	878	54,850	13,712,615
Superstructures	1,804	2,200	137,521	34,380,218
External Works	163	199	12,419	3,104,761
Abnormal Works	159	194	12,122	3,030,500
Indirect Project Costs	801	977	61,077	15,269,137
Construction OH&P 7.0%	255	311	19,459	4,864,806
Total:	3,901	4,759	297,448	74,362,037
DEVELOPMENT COSTS				
Devl. Contributions	131	160	10,000	2,500,000
Finance Costs	726	886	55,341	13,835,167
Existing Land Use Value	446	544	34,000	8,500,000
Total:	1,303	1,590	99,341	24,835,167
SUB-TOTAL (EXCL VAT):	5,204	6,349	396,789	99,197,204
Value Added Tax 13.5%	703	857	53,566	13,391,623
TOTAL COSTS (INCL VAT):	5,907	7,206	450,355	112,588,827

KENNELSFORT RD LOWER, PALMERSTOWN
Social and Affordable Unit Costs



Nett Units (m2): 15,624
 Social Build Area (m2): 1,562
 10%

Units (no): 250
 Social Units (no): 25

PROPOSED SOCIAL AND AFFORDABLE UNITS

BLOCK	No	Description	Floor	Net Floor Area	Total Including Circulation %	BUILDING COSTS (m2)	DEVELOPMENT COSTS (m2)	TOTAL COSTS (m2)	Unit Cost Exclusive of VAT	VAT @ 13.5%	All in Cost Inclusive of VAT
E	1	1-BED APARTMENT	Ground	47.0	55.5	4,759	1,590	6,349	352,215	47,549	399,764
E	2	1-BED APARTMENT	Ground	54.0	63.7	4,759	1,590	6,349	404,672	54,631	459,303
E	4	1-BED APARTMENT	Ground	52.0	61.4	4,759	1,590	6,349	389,685	52,607	442,292
E	11	1-BED APARTMENT	1st	53.0	62.6	4,759	1,590	6,349	397,179	53,619	450,798
E	16	1-BED APARTMENT	1st	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	24	1-BED APARTMENT	2nd	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	32	1-BED APARTMENT	3rd	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	40	1-BED APARTMENT	4th	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	48	1-BED APARTMENT	5th	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	56	1-BED APARTMENT	6th	49.0	57.8	4,759	1,590	6,349	367,203	49,572	416,775
E	3	2-BED APARTMENT	Ground	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	8	2-BED APARTMENT	Ground	80.0	94.4	4,759	1,590	6,349	599,515	80,934	680,449
E	9	2-BED APARTMENT	1st	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	10	2-BED APARTMENT	1st	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	15	2-BED APARTMENT	1st	80.0	94.4	4,759	1,590	6,349	599,515	80,934	680,449
E	17	2-BED APARTMENT	2nd	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	18	2-BED APARTMENT	2nd	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	25	2-BED APARTMENT	3rd	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	26	2-BED APARTMENT	3rd	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	33	2-BED APARTMENT	4th	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	34	2-BED APARTMENT	4th	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	41	2-BED APARTMENT	5th	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
E	42	2-BED APARTMENT	5th	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	49	2-BED APARTMENT	6th	75.0	88.5	4,759	1,590	6,349	562,045	75,876	637,921
E	50	2-BED APARTMENT	6th	77.0	90.9	4,759	1,590	6,349	577,033	77,899	654,932
					1,946				12,357,497		14,025,759
									Total Unit Cost Exclusive of VAT		Total Cost Inclusive of VAT @13.5%