

Budget Estimate No 1  
for  
Residential Development  
in  
Seafields, Carbery  
for  
Carbery Housing Association

Architects  
Solearth Architects  
68 Dame Street  
Dublin 2

Date: 9 May 2003

SUMMARY

		Site A (16 Houses)	Site B (13 houses)
1	Building Costs	€	€
	2 bed Houses - €95,700.00	1,148,400.00	861,300.00
	3/4 bed Houses - €109,800.00	439,200.00	439,200.00
2	Communal Building	150,500.00	-
3	External Works	356,900.00	301,400.00
4	Contingency - 5%	105,000.00	88,000.00
		2,200,000.00	1,689,900.00
5	Value Added Tax @ 13.5%	297,000.00	228,100.00
		2,497,000.00	1,918,000.00
6	Professional Fees (plus VAT @ 21%)		
7	Planning and Fire Certificate Fees		
8	Local Authority Contributions		
9	Blinds/appliances/contents		
10	Financing		
11	Other costs - site purchase etc		
	<b>PROJECT TOTAL COST</b>	<b>€</b>	

Houses - Detailed Specification

	€	€
	2-bed Unit	3/4-bed Unit
1.0 Substructure		
150 thick concrete floor slab; insulation; hardcore base; strip foundations	5,700.00	6,100.00
2.0 External Walls		
Poroton block walls; timber stud framed walls; hardwood cladding	15,700.00	15,700.00
3.0 Internal Walls		
Blockwork walls; timber stud partitions	3,900.00	5,100.00
4.0 Upper Floors and Stairs		
Timber joist floors; t+g boards; stairs	4,100.00	4,900.00
5.0 Roof Structure		
Timber roof	3,000.00	3,500.00
6.0 External Windows and Doors		
Timber double-glazed windows and doors	6,700.00	6,600.00

Houses - Detailed Specification ctd

	€	€
	2-bed Unit	3/4-bed Unit
7.0 Internal Doors and Screens		
Internal doors frames and glazed screens	4,300.00	5,700.00
8.0 Wall Finishes		
Lime render externally; part cedar cladding; plaster and paint internally; tiling	11,900.00	13,400.00
9.0 Floor Finishes		
Wax/oil to t+g boards; slate in sun-room; tiles in bathroom; skirtings	4,800.00	5,200.00
10.0 Ceiling Finishes		
Plasterboard ceilings; painted	2,500.00	2,900.00
11.0 Roof Finishes		
Slates on felt and battens; insulation as specified	6,500.00	7,100.00
12.0 Services Installations		
Electrical installation complete; plumbing; sanitary fittings; solar thermal panels; associated builders work	14,100.00	19,300.00

Houses - Detailed Specification ctd

	€	€
	2-bed Unit	3/4-bed Unit
13.0 Fixtures and Fittings		
Fitted kitchen; sundry units	3,800.00	4,300.00
14.0 Preliminary Items		
Builder's insurances, overheads, health and safety, plant, scaffolding and supervision	8,700.00	10,000.00
	<hr/>	<hr/>
Total to Summary	€ 95,700.00	109,800.00

External Works - Detailed Specification

	€	€
	Site A	Site B
15.0 Prepared Site		
Excavate across site to formation level; stone the site; grade soil on site	42,000.00	36,000.00
16.0 Roads Paths Pavings		
Roadway and parking areas; paviors; kerbs; patios	75,200.00	55,700.00
17.0 Drainage		
Foul and surface water systems	71,000.00	60,500.00
18.0 Site Services		
Ducting - ESB, Telecom, Water	20,000.00	17,000.00
19.0 Site Enclosures		
Entrance; bin stores	16,900.00	16,200.00

External Works - Detailed Specification ctd

	€	€
	Site A	Site B
20.0 Site Fittings		
Allowance for ground source heat pump and associated builders work	99,600.00	88,600.00
21.0 Preliminary Items		
Builder's insurances, overheads, health and safety, plant, scaffolding and supervision	32,200.00	27,400.00
	<hr/>	<hr/>
Total to Summary	€ 356,900.00	301,400.00