Part V Cost Methodology

For Development at Old Fort Road, Ballincollig, Cork

on behalf of O'Flynn Construction Co. Unlimited Company

June 2026



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

Document Control Sheet

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Part V Costs Methodology
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Apartment Cost Summaries - Apartment Type 1B-01 1-Bed

Apartment Cost Summaries	**sq m/ ha**
Unit Size	45.6
No. of Units	4
Total No. of Units on site	157
Total Site Area	1.21
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	119,700
Estimated External Works; Site Works & Indirect Site Costs per unit	49,676
Sub Total	**169,376**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	30,524
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**199,899**
Profit on construction costs, but not attributable development costs @15%	25,406
House (ex VAT)	225,686
VAT@ 13.5%	30,468
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**256,154**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	381
VAT on Land @13.5%	57
Overall House Cost , with VAT & EUV of Land	**256,592**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 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
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Apartment Cost Summaries - Apartment Type 1B-02 - 1-Bed Apt.

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.5
No. of Units	8
Total No. of Units on site	157
Total Site Area	1.21
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	129,938
Estimated External Works; Site Works & Indirect Site Costs per unit	53,924
Sub Total	**183,862**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,134
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**216,996**
Profit on construction costs, but not attributable development costs @15%	27,579
House (ex VAT)	244,956
VAT@ 13.5%	33,069
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**278,025**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	381
VAT on Land @13.5%	57
Overall House Cost , with VAT & EUV of Land	**278,462**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 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)

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

Part V Costs Methodology
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Apartment Cost Summaries - Apartment Type 1B-03 - 1-Bed Apt.

Apartment Cost Summaries	**sq m/ ha**
Unit Size	49.7
No. of Units	3
Total No. of Units on site	157
Total Site Area	1.21
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	130,463
Estimated External Works; Site Works & Indirect Site Costs per unit	54,142
Sub Total	**184,604**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	33,268
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**217,872**
Profit on construction costs, but not attributable development costs @15%	27,691
House (ex VAT)	245,944
VAT@ 13.5%	33,202
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**279,146**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	381
VAT on Land @13.5%	57
Overall House Cost , with VAT & EUV of Land	**279,584**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 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)

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

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Apartment Cost Summaries - Apartment Type 2B-01 - 2-Bed Apt.

Apartment Cost Summaries	**sq m/ ha**
Unit Size	63.4
No. of Units	1
Total No. of Units on site	157
Total Site Area	1.21
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	166,425
Estimated External Works; Site Works & Indirect Site Costs per unit	69,066
Sub Total	**235,491**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	42,438
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**277,930**
Profit on construction costs, but not attributable development costs @15%	35,324
House (ex VAT)	313,634
VAT@ 13.5%	42,341
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**355,975**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	381
VAT on Land @13.5%	57
Overall House Cost , with VAT & EUV of Land	**356,413**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 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)

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Part V Costs Methodology
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Apartment Cost Summaries - Apartment Type 2B-03 2-Bed (4P) Apt.

Apartment Cost Summaries	**sq m/ ha**
Unit Size	73.2
No. of Units	15
Total No. of Units on site	157
Total Site Area	1.21
Assumed Costs	
Construction Cost (per sq m) **[1]**	2,625
Site Works & Indirect Site Cost (per sq m) **[2]**	1089.38
Existing Use Value of land (per ha) **[3]**	49,400
	€
Construction Costs (excluding Construction Profit)	
Estimated Construction Cost per unit	192,150
Estimated External Works; Site Works & Indirect Site Costs per unit	79,742
Sub Total	**271,892**
Attributable Development Costs @ 25.5% of House Construction Costs **[4]**	48,998
Design Team Fees	
Legal & Estate Agents Fees	
Marketing Costs	
Assigned Certifier - Building control	
Other Costs (specify)	
Sub-total ex-VAT	**320,891**
Profit on construction costs, but not attributable development costs @15%	40,784
House (ex VAT)	362,055
VAT@ 13.5%	48,877
Total Cost (inc. VAT) but **excluding** Development Contributions / Local Authority Bonds **[5]**	**410,932**
Average site Existing Use Value per unit (EUV) **[6]** Site Area / Total Units	381
VAT on Land @13.5%	57
Overall House Cost , with VAT & EUV of Land	**411,370**

[1] This is based on cost range of Linesight Irish Construction Costs 2023. Cost range for estate house (average 100sq m) is €1,350 to €1,800 per sq m; Cost range for apartments is €2,100 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)

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