DUBLIN

RESIDENTIAL COST BENCHMARK

Two Bed Unit – Build to Sell

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› **Two Bed Unit – Build to Sell**

2 bed Town House

€205,100

› 100 sq.m. (Gross)

100% Living Space

1% €2,900
Sales & Marketing

7% €14,100
Planning, Professional Fees & Compliance

4% €9,200
Development Staff, Legal & Admin

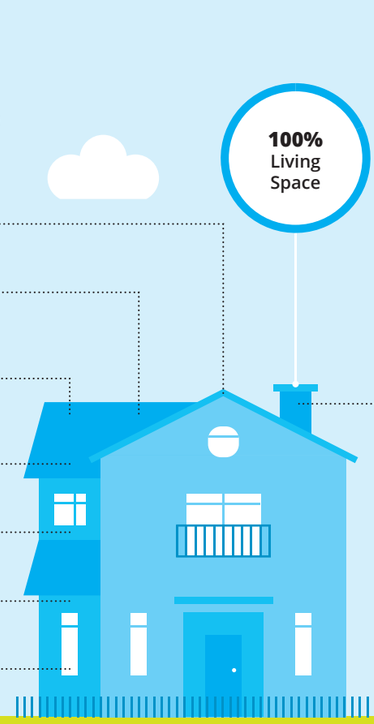
4% €8,900
Contingency

2% €4,000
Part V Costs

1% €1,900
Finance & Banking

3% €6,100
Irish Water & Utility Connections

€158,000 78%
Construction



2 bed Apartment

Medium Rise

€301,600

› 100 sq.m. (Gross)
› 83 sq.m. (NET)

18% Lifts, Stairs & Circulation

82% Living Space

€225,500 75%
Construction

1% €4,100
Sales & Marketing

8% €24,000
Planning, Professional Fees & Compliance

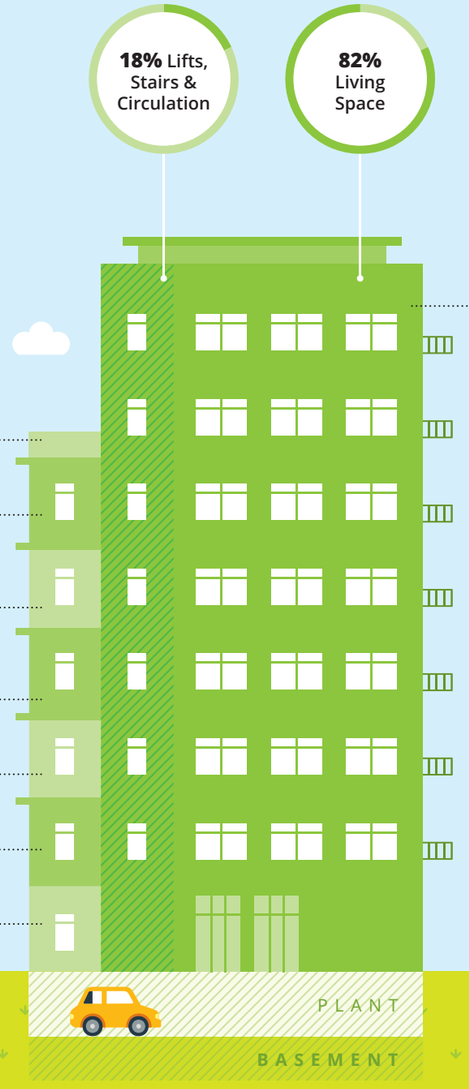
5% €13,200
Development Staff, Legal & Admin

4% €12,800
Contingency

1% €4,000
Part V Costs

4% €11,900
Finance & Banking

2% €6,100
Irish Water & Utility Connections



Excluding Land, Government Tax & Developer's Profit

For City Centre / Complex Build – cost may be up to **20-40% higher** depending on site conditions, height, specification and the like

The costs may vary from **5–10%** depending on whether the developer uses a third party builder or manages the construction directly

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2 bed Town House

€330,300

› 100 sq.m. (Gross)

100% Living Space

1% €2,900 — Sales & Marketing

4% €14,100 — Planning, Professional Fees & Compliance

3% €9,800 — Development Staff, Legal & Admin

3% €9,400 — Contingency

1% €4,000 — Part V Costs

1% €1,900 — Finance & Banking

2% €6,100 — Irish Water & Utility Connections

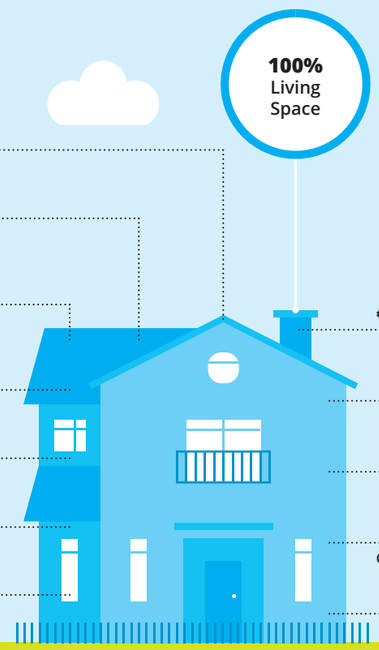
€158,000 48% — Construction

€10,700 3% — Levies

€43,400 13% — Site Costs

€30,700 9% — Cost of Equity (Profit)

€39,300 12% — VAT



2 bed Apartment

Medium Rise

€463,100

› 100 sq.m. (Gross)

› 83 sq.m. (NET)

18% Lifts, Stairs & Circulation

82% Living Space

1% €4,100 — Sales & Marketing

5% €24,000 — Planning, Professional Fees & Compliance

3% €13,700 — Development Staff, Legal & Admin

3% €13,200 — Contingency

1% €4,000 — Part V Costs

3% €11,900 — Finance & Banking

1% €6,100 — Irish Water & Utility Connections

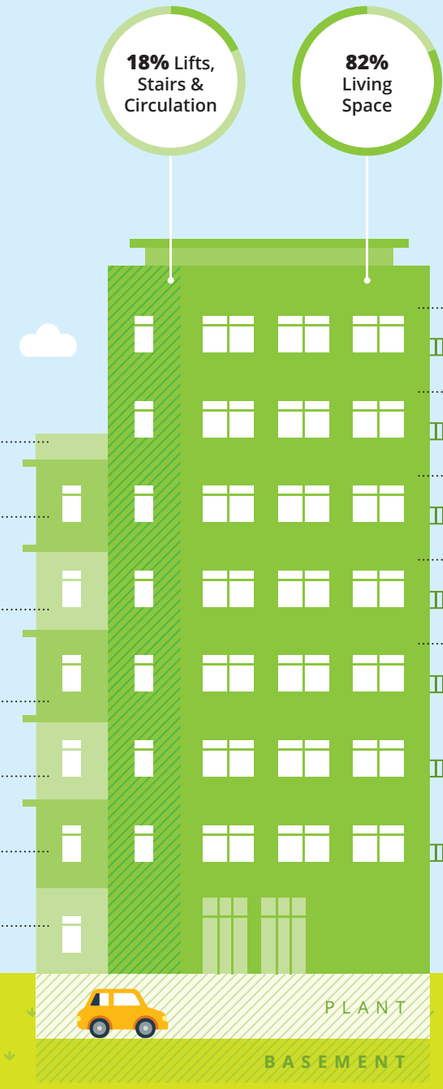
€225,500 49% — Construction

€9,400 2% — Levies

€43,400 9% — Site Costs

€52,700 11% — Cost of Equity (Profit)

€55,100 12% — VAT



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Outer City and Suburban Costs

Traditional town house vs. two bed apartment

(a) Site Development Works
Houses utilise much more land than apartments, so there would be fewer houses compared to the number of apartments that could be delivered on the same piece of land. Therefore, site development and infrastructure works (e.g. utility services, roads, parks, landscaping etc.) are higher for houses than for apartments. Thus, since fewer houses can be built on any given piece of land the costs are being spread over fewer units and result in a higher cost per unit (i.e. high-density apartments are a much more efficient use of land than housing).

(b) Construction
Houses are more economical to construct than apartments.

The key differences are:

› **Foundations**
House foundations tend to be simpler, using standard strip footings, whereas apartments generally require reinforced pad foundations and sometimes piling due to weight requirements.

› **Superstructure**
Unlike apartments, houses do not require a structural frame or concrete core. Cross wall or timber frame construction is typically used instead.

› **Façade**
Houses are typically built with standard punched glazed windows whereas apartments utilise a mix of punched windows and curtain walling and generally carry the additional cost of balconies with access doors.

› **Fire and acoustic**
Due to height and density, fire and acoustic requirements are more onerous in apartment construction.

› **Mechanical and electrical installation (M&E)**
This is more onerous in apartment construction due to the requirement for M&E risers, dry risers, lift safety etc.

› **Lift installation**
Not required for houses but essential for high density apartments.

› **Preliminaries**
Apartments incur additional costs for management, overheads, supervision, and insurance due to more complex construction and much longer programme durations.

(c) External Works
Houses carry the additional cost of providing a front driveway and rear garden whereas apartments do not.

(d) Parking
House parking is at surface level whereas apartment parking is at undercroft or basement level which incurs additional cost (ground works and structure) to provide.

(e) Other Costs
Planning and professional fees are generally lower for houses as they are less complex to design and deliver than apartments. Finance and banking costs are much less for houses than for apartments as houses can be released for sale more quickly.

City Centre/Complex Build vs. Outer City and Suburban Costs

Two bed Outer City/Suburban Dublin apartment vs. City Centre/Complex Build

(a) Site development works
Increased density associated with City Centre/Complex Build development generally results in lower costs per unit to deliver infrastructure (this is site dependent).

(b) Construction
Outer City/Suburban Dublin apartments are more economical to construct than high density City Centre/Complex Build apartments.

The key differences are:

› **Demolition and enabling works**
High density City Centre/ Complex Build generally requires demolition of existing buildings on site along with boundary works to ensure structural stability. This is not the case for a greenfield site.

› **Foundations**
City Centre/Complex Build apartments generally require piling/perimeter support/water control and temporary works due to site location and nature of surroundings.

› **Superstructure**
The frame requirements for high density schemes are more onerous in terms of reinforcement/transfers etc.

› **Façade**
City Centre/Complex Build schemes require high quality curtain walling, and in order to comply with planning regulations other expensive elements may be required (for example, stone cladding).

› **Preliminaries**
Due to the nature of the sites, restricted access and increased complexity, City Centre/Complex Build apartments incur additional costs in terms of management, insurance, overheads and attendances. Programme durations are also generally longer.

(c) Parking
City Centre/Complex Build schemes require basements for parking and plant rooms. The ground conditions and temporary works requirements are more onerous.

(d) Other costs
Planning and professional fees are generally higher for City Centre/ Complex Build schemes as they are more complex to design and deliver.

Regional Variances – Ireland

It should be noted that the cost to deliver the two options outlined in this exercise in other regions of Ireland (e.g. Cork, Limerick, Galway) do not vary significantly.

Variances include:

(a) Levies charged are dependent on Local Authority charges for the region.

(b) For City Centre/Complex Build – cost may be up to 20-40% higher depending on site conditions, height, specification and the like.

Notes section:

1. Land Acquisition costs are included at €40k (plus stamp duty and legal costs). These costs vary +/- with location.
2. The costs are based on Q1 2020 levels.
3. The 2 bed apartment option is based on medium rise construction – 5 to 8 storeys.
4. The costs contained in this report are average costs only. A number of factors can influence costs upwards and downwards, this includes:

(a) Location (Site Acquisition Cost / Local Authority levies).

(b) Building Area (Gross Floor Area and Nett Floor Area).

(c) Building height and specification.

(d) Availability of funding and rates for same.

(e) Other factors such as abnormal utility connection costs; abnormal ground conditions; major services diversions etc.

For more information please contact:

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