

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR POWER SCAFFOLDING SUPPLIES LTD

SCHEME BELGARD ROAD + AIRTON ROAD, TALLAGHT, DUBLIN 24

MAIN COST SUMMARY

| | | | | Total Cost € |
|--------------------------------------|--------|--------------|--------------------|----------------------|
| BUILDING COSTS | | Page | | |
| Substructures - Basement Car-Parking | | 2 | | 0.00 |
| Substructures Generally | | 3 | | 375,221.00 |
| Superstructures | | 4 & 5 | | 5,334,224.30 |
| External Works | | 6 | | 599,025.38 |
| Site Development Works | | 7 | | 0.00 |
| Abnormal Works | | 8 | | 0.00 |
| Indirect Project Costs | | 9 | | 1,521,701.74 |
| Total: | | | 1 | 7,830,172.42 |
| DEVELOPMENT ON COSTS | | | | |
| Professional Fees | | | | 978,771.55 |
| Finance Costs; | | | | 1,210,652.50 |
| Total: | | | 2 | 2,189,424.05 |
| DEVELOPERS' PROFIT | | | | |
| On Building Costs | 7.25 % | 7,830,172.42 | 3 | 567,687.50 |
| LAND COSTS | | | | |
| Existing Land Use Value | | | 4 | 470,243.23 |
| SUB-TOTAL: | | | 1 - 4 above | 11,057,527.21 |
| add: | | | | |
| Value Added Tax | | | | 1,282,190.73 |
| TOTAL COSTS: | | | | 12,339,717.94 |

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| BASEMENT STRUCTURES | Total Cost |
|-------------------------------------|-------------|
| <p>Excluded</p> | |
| <p>forward to main cost summary</p> | <p>0.00</p> |

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| (19) SUBSTRUCTURE | Total Cost |
|---|-------------------|
| <p>Allowance for substructure associated with Units</p> | <p>375,221.00</p> |
| <p>forward to main cost summary</p> | <p>375,221.00</p> |

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| (20-60) SUPERSTRUCTURE | Total Cost |
|---|-------------------|
| <u>(20) Building Superstructures</u> | |
| (21) External Walls | 422,615.00 |
| (22) Internal Walls/Partitions | 370,260.00 |
| (23) Floors/Galleries | 297,276.00 |
| (24) Stairs/Ramps | 25,000.00 |
| (27) Roof | 59,882.00 |
| (28) Frames | 232,575.00 |
| <u>(30) Building Structure Completion</u> | |
| (31) External Walls Completions | 510,880.00 |
| (32) Internal Walls/Partitions Completions | 215,250.00 |
| (33) Floors/Galleries Completion | |
| (34) Stairs/Ramps Completions | 29,385.00 |
| (35) Suspended Ceilings | 109,395.00 |
| (37) Roofs Completions | 5,000.00 |
| <u>(40) Building Finishes</u> | |
| (41) Wall Finishes Externally | 0.00 |
| (42) Wall Finishes Internally | 239,613.00 |
| (43) Floor Finishes | 160,618.00 |
| (44) Stairs/Ramps Finishes | |
| (45) Ceiling Finishes | 22,272.00 |
| (47) Roof Finishes | 114,835.00 |
| <u>(50) Building Services (Piped & Ducted)</u> | |
| (51) Heating Centre | 1,281,551.25 |
| (52) Drainage and Refuse Disposal | 46,515.00 |
| (53) Water Distribution | |
| (54) Gases Distribution | |
| (55) Space Cooling | |
| (56) Space Heating | |
| (57) Ventilation and Air Conditioning | |
| <u>(60) Building Services (Mainly Electrical)</u> | |
| (61) Electrical Supply and Main Distribution | 550,327.05 |
| (62) Power | |
| (63) Lighting | |
| (64) Communication Services | |
| (65) Security and Protection | |
| (66) Transport Services | 99,225.00 |
| b/f | 4,792,474.30 |

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| SUPERSTRUCTURE | Total Cost |
|--|-------------------|
| <u>(70) Building Fittings and Furniture</u> | |
| (71) Display, Circulation Fittings | 241,750.00 |
| (72) Work, Rest, Play Fittings | |
| (73) Culinary Fittings | |
| (74) Sanitary Fittings | 300,000.00 |
| (75) Cleaning Maintenance Fittings | |
| (76) Storage, Screening Fittings | |
| forward to main cost summary | 541,750.00 |

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| (10-80) EXTERNAL WORKS | Total Cost |
|--|-------------------|
| (10) Prepared Site | 64,759.50 |
| (20) Site Structures | 58,283.55 |
| (30) Site Enclosures | 12,951.90 |
| (40) Roads, Paths, Pavings | 103,615.20 |
| (50) Site Services (Piped & Ducted) | 135,994.95 |
| (60) Site Services (Mainly Electrical) | 145,708.88 |
| (70) Site Fittings | 22,665.83 |
| (80) Landscape, Play Areas | 55,045.58 |
| forward to main cost summary | 599,025.38 |

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SCHEME BELGARD ROAD + AIRTON ROAD, TALLAGHT, DUBLIN 24

| (10-80) SITE DEVELOPMENT WORKS | Total Cost |
|--|------------|
| (10) Prepared Site | |
| (20) Site Structures | |
| (30) Site Enclosures | |
| (40) Roads, Paths, Pavings | |
| (50) Site Services (Piped & Ducted) | |
| (60) Site Services (Mainly Electrical) | |
| (70) Site Fittings | |
| (80) Landscape, Play Areas | |
| forward to main cost summary | 0.00 |

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| ABNORMAL WORKS | Total Cost |
|------------------------------|------------|
| | |
| forward to main cost summary | 0.00 |

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| INDIRECT PROJECT COSTS | Total Cost |
|-------------------------------|---------------------|
| Preliminaries | 1,432,411.16 |
| Insurances | 89,290.59 |
| forward to main cost summary | 1,521,701.74 |

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| PROFESSIONAL FEES | Total Cost |
|---|------------|
| Design Team Fees (specify) | |
| 12.5% Allowance for Professional Fees; individual fee agreements to be agreed at a later date | 978,771.55 |
| Legal Fees | |
| <i>See above</i> | |
| Other Fees (specify) | |
| <i>See above</i> | |
| forward to main cost summary | |
| | 978,771.55 |

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| FINANCE COSTS | Total Cost |
|------------------------------|-------------------|
| Cost of Finance | 1,210,652.50 |
| forward to main cost summary | 1,210,652.50 |

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| Existing Land Use Value | Total Cost |
|------------------------------|------------|
| Development Value | 470,243.23 |
| Existing Land Use Value | |
| Equivalent Monetary Value | |
| forward to main cost summary | 470,243.23 |

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| Value Added Tax Calculation | | Total Cost |
|---------------------------------|--------------|--------------|
| VAT on Construction Works 13.5% | 7,830,172.42 | 1,057,073.28 |
| VAT of Professional fees 23% | 978,771.55 | 225,117.46 |
| forward to main cost summary | | 1,282,190.73 |