

Stage 1

Cost Plan

for Local Authority
Purchase and Renovation
Loan application

Stage 1 Cost Plan

Section A: Guidance

The Cost Plan is to be prepared only after the production of the building survey and outline scope of works.

Works to the existing building are to be costed in line with the National Building Elements and Design Cost Control Procedures (3rd edition 1993). The building elements of the development budget are derived from this document. Please refer to this document to ensure all sub headings and associated costs are captured.

Any new build such as extensions to the existing structure or a dormer are to be costed separately as shown within the development budget. The figure must include for all elements as listed in the National Building Elements and Design Cost Control Procedures (3rd edition 1993)

Results and information derived from the building survey are to be used in production of the cost plan.

Costs or quotes from contractors may be used as part of this exercise but the overall budget is to be confirmed by a Registered Construction Professional.

An appropriate contingency in the cost plan is to be provided where the condition of the building is noted to be in significant disrepair or where a lack of opening up works prohibits appropriate assessment of an area of the building.

Any design solutions that form part of the scope of works must adhere to building regulations and be suitable to the type of construction or the protected status of the building.

Professional fees include any fees inclusive of reports incurred to date and any future fees associated with the project.

Where a contractors quote is provided as part of the cost estimate. This is to be included as part of the application.

Stage 1 Cost Plan (continued)

Section B: Basis of Cost Estimate

Information used in the preparation of the cost estimate

Drawings Yes No

Building Survey Mandatory

Other Surveys Yes No

State Surveys

Contractors quote Yes No

State which elements were priced by a contractor

Key Cost Drivers

01	
02	
03	
04	
05	
06	
07	
08	
09	
10	

Note: Highlight key costs drivers i.e significant works to the structure or substructure, Rewire, New Windows etc. Use the percentages in the development budget as a guide.

Key Cost Risks

01	
02	
03	
04	

Note: Identify any risks such as lack of opening up works, major cracks, subsidence.

Stage 1 Cost Plan (continued)

Section C: Summary

Total Hard Costs: Existing Building	€
Total Hard Costs: New Build	€
Total Soft Costs	€
Contingency	€
VAT	€
Total Renovation Costs	€
GIFA Existing Building (m ²)	
Hard cost per sqm Existing Building	€
GIFA Extension (m ²)	
Hard Costs per sqm New Build	€

Existing Building Hard Cost Per Sqm Range

0-€2,000	€2,001-€3,000	€3,001-€5,000
Low	Med	High

Provide a brief note as to why the hard cost per m2 for the existing structure is in the medium to High range of costs.

Stage 1 Cost Plan (continued)

Section D: Renovation Costs

Construction Costs		%	RAG		
Existing Building					
01	Demolition/Strip out	€	Low	Med	High
02	Substructure	€	Low	Med	High
03	Structure	€	Low	Med	High
04	Structure Completions	€	Low	Med	High
05	Finishes	€	Low	Med	High
06	Services (Pipe & Ducted)	€	Low	Med	High
07	Services (Electrical)	€	Low	Med	High
08	Fittings	€	Low	Med	High
09	External Works (Site)	€	Low	Med	High
	Total Existing Building	€			
10	New Build Extension (Incl dormer)	€			
11	Total Net Construction Cost	€			
12	Preliminaries	€			
13	Total Gross Construction Cost	€			
Professional fees					
14	Professional fees	€			
	Total Professional Fees	€			

Stage 1 Cost Plan (continued)

Stat Fees, Levies and Contributions

13	Utilities Connections ESB/Water	€
14	Local Authority Contributions	€
15	Other	€
	Total Stat Fees, Cap Contributions	€
16	Contingency	€
	Total Contingency	€
17	Total Renovation Costs Excl VAT	€
	VAT on Construction @13.5%	€
	VAT on Prof. fees @23%	€
18	Total Renovation Costs incl VAT	€

Grant Allocation

19	Grant allocation	€
20	Total renovation costs including grant	€

Signature and Declaration

I certify that the costings submitted with this proposal are an accurate estimate of the works, professional costs, utility fees and all associated ancillary costs required, to deliver this completed project as a habitable dwelling in compliance with all statutory building and planning requirements.

Signature

Registration No.

Date