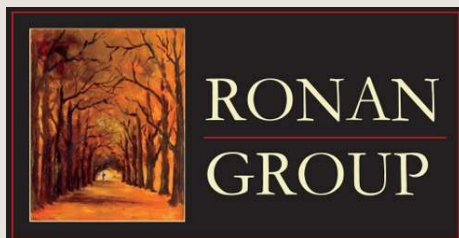


PART V – Analysis – OMC Cost Estimate

WATERFRONT SOUTH CENTRAL

Prepared for:
RONAN GROUP REAL ESTATE



12TH OCTOBER 2020

Project No. 101302

101302 - Waterfront South Central
 Part V Analysis - Order of Magnitude Cost Estimate (101 No. Units)
 Overall Summary (Block A & Block B)



Ref	Main Cost Summary	Total Cost	Total Cost /sq.ft
	GFA (Sq ft) Incl. Circulation Areas		94,372
	GFA (Sq m) Incl. Circulation Areas		8,767
	Number of Units		101
1	Construction Costs - Superstructure	€ 26,875,000.00	€ 284.78
2	Construction Costs - Substructure & Basement	€ 5,211,000.00	€ 55.22
3	Site Works	€ 403,000.00	€ 4.27
4	Main Contractor Preliminaries	€ 4,919,000.00	€ 52.12
5	Sub Total	€ 37,408,000.00	€ 396.39
6	Developers Profit @ 15%	€ 5,657,000.00	€ 59.94
7	Sub Total	€ 43,065,000.00	€ 456.33
8	Professional Fees @ 16%	€ 6,036,000.00	€ 63.96
9	Finance Costs @ 16.5%	€ 8,147,000.00	€ 86.33
10	Other Attributable Costs	€ 1,010,000.00	€ 10.70
11	Sub Total	€ 15,193,000.00	€ 160.99
12	Land Costs	TBC	TBC
13	Sub Total	€ 58,258,000.00	€ 617.32
14	VAT @ 13.5% on Construction	€ 7,049,970.00	€ 74.70
15	VAT @ 23% on Fees	€ 1,388,280.00	€ 14.71
16	Sub Total	€ 8,438,250.00	€ 89.41
17	Total Costs	€ 66,696,250.00	€ 706.73
	NOTES / ASSUMPTIONS		
a)	The above Part V OMC assessment is based on the HJL Part V Package of Information dated 21.09.2020 which includes Area Schedules and the following GA Layouts; P1010A (Grd. Floor), P1011A (L1), P1012A (L2), P1013A (L3), P1014A (L4) & P1015A (L5)		
b)	The order of magnitude costs are based on the attached drawings and unit schedule as provided by HJL and based on Linesight OMC dated 21.01.2020		
c)	Net:Gross: Block A = 0.77 Block B = 0.71 - based on Area Schedule from Masterplan Area Schedule dated 18.09.2020		
d)	Land Costs noted as 'TBA' - To be confirmed by Knight Frank		
e)	As directed by the Design Team; the attached Part V OMC excludes any contribution costs associated with Amenity Spaces located within the Residential Blocks		
f)	Other Attributable Costs include; Planning Fees, Fire Certificate Fees, Archaeological Fees, Ancillary Archaeological Costs, Legal Fees, Latent Defects Fees, Site Survey, ESB Connection Offer & Irish Water Connection Offer		
g)	Substructures Costs (Basement & Enabling Works) - Costs included within Part V OMC are based on a Pro-Rata split of the Total Masterplan OMC Budget Cost (dated 21.01.2020)		
h)	We note that the costs are based on preliminary design information and are subject to validation following receipt of detailed design information.		

Ref	Main Cost Summary	Total Cost	Total Cost /sq.ft	RESIDENTIAL BLOCK A - 1 Bedroom Apartments						RESIDENTIAL BLOCK A - 2 Bedroom Apartments									
				Block A 1 Bed Apartment 45m2		Block A 1 Bed Apartment 44.7m2		Block A 1 Bed Apartment 45.7m2		Block A 2 Bed Apartment 85.1m2		Block A 2 Bed Apartment 85m2		Block A 2 Bed Apartment 74.7m2		Block A 2 Bed Apartment 78.5m2		Block A 2 Bed Apartment 78.6m2	
				Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft
	GFA (Sq ft) Incl. Circulation Areas		37,441		629		625		639		1,190		1,188		1,044		1,097		1,099
	GFA (Sq m) Incl. Circulation Areas		3,478		58		58		59		111		110		97		102		102
	Number of Units		41		4		8		4		4		1		10		5		5
1	Construction Costs - Superstructure	€ 9,697,000.00	€ 258.99	€ 163,000.00	€ 259.11	€ 162,000.00	€ 259.25	€ 166,000.00	€ 259.84	€ 308,000.00	€ 258.90	€ 308,000.00	€ 259.21	€ 270,000.00	€ 258.56	€ 284,000.00	€ 258.80	€ 285,000.00	€ 259.38
2	Construction Costs - Substructure & Basement	€ 2,074,000.00	€ 55.39	€ 35,000.00	€ 55.64	€ 35,000.00	€ 56.01	€ 35,000.00	€ 54.79	€ 66,000.00	€ 55.48	€ 65,000.00	€ 54.70	€ 58,000.00	€ 55.54	€ 60,000.00	€ 54.68	€ 61,000.00	€ 55.52
3	Site Works	€ 163,000.00	€ 4.35	€ 3,000.00	€ 4.77	€ 3,000.00	€ 4.80	€ 3,000.00	€ 4.70	€ 5,000.00	€ 4.20	€ 5,000.00	€ 4.21	€ 4,000.00	€ 3.83	€ 5,000.00	€ 4.56	€ 5,000.00	€ 4.55
4	Main Contractor Preliminaries	€ 1,803,000.00	€ 48.16	€ 31,000.00	€ 49.28	€ 30,000.00	€ 48.01	€ 31,000.00	€ 48.52	€ 57,000.00	€ 47.91	€ 57,000.00	€ 47.97	€ 50,000.00	€ 47.88	€ 53,000.00	€ 48.30	€ 53,000.00	€ 48.24
5	Sub Total	€ 13,737,000.00	€ 366.90	€ 232,000.00	€ 368.80	€ 230,000.00	€ 368.08	€ 235,000.00	€ 367.85	€ 436,000.00	€ 366.50	€ 435,000.00	€ 366.09	€ 382,000.00	€ 365.81	€ 402,000.00	€ 366.33	€ 404,000.00	€ 3,957.72
6	Developers Profit @ 15%	€ 2,084,000.00	€ 55.66	€ 35,000.00	€ 55.64	€ 35,000.00	€ 56.01	€ 36,000.00	€ 56.35	€ 66,000.00	€ 55.48	€ 66,000.00	€ 55.54	€ 58,000.00	€ 55.54	€ 61,000.00	€ 55.59	€ 61,000.00	€ 55.52
7	Sub Total	€ 15,821,000.00	€ 422.56	€ 267,000.00	€ 424.44	€ 265,000.00	€ 424.09	€ 271,000.00	€ 424.20	€ 502,000.00	€ 421.98	€ 501,000.00	€ 421.63	€ 440,000.00	€ 421.36	€ 463,000.00	€ 421.92	€ 465,000.00	€ 4,013.24
8	Professional Fees @ 16%	€ 2,220,000.00	€ 59.29	€ 38,000.00	€ 60.41	€ 37,000.00	€ 59.21	€ 38,000.00	€ 59.48	€ 70,000.00	€ 58.84	€ 70,000.00	€ 58.91	€ 62,000.00	€ 59.37	€ 65,000.00	€ 59.23	€ 65,000.00	€ 59.16
9	Finance Costs @ 16.5%	€ 2,993,000.00	€ 79.94	€ 51,000.00	€ 81.07	€ 50,000.00	€ 80.02	€ 51,000.00	€ 79.83	€ 95,000.00	€ 79.86	€ 95,000.00	€ 79.95	€ 83,000.00	€ 79.48	€ 88,000.00	€ 80.19	€ 88,000.00	€ 80.09
10	Other Attributable Costs	€ 410,000.00	€ 10.95	€ 10,000.00	€ 15.90	€ 10,000.00	€ 16.00	€ 10,000.00	€ 15.65	€ 10,000.00	€ 8.41	€ 10,000.00	€ 8.42	€ 10,000.00	€ 9.58	€ 10,000.00	€ 9.11	€ 10,000.00	€ 9.10
11	Sub Total	€ 21,444,000.00	€ 572.74	€ 366,000.00	€ 581.82	€ 362,000.00	€ 579.32	€ 370,000.00	€ 579.17	€ 677,000.00	€ 569.08	€ 676,000.00	€ 568.91	€ 595,000.00	€ 569.79	€ 626,000.00	€ 570.46	€ 628,000.00	€ 4,161.59
12	Land Costs	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA
13	Sub Total	€ 21,444,000.00	€ 572.74	€ 366,000.00	€ 581.82	€ 362,000.00	€ 579.32	€ 370,000.00	€ 579.17	€ 677,000.00	€ 569.08	€ 676,000.00	€ 568.91	€ 595,000.00	€ 569.79	€ 626,000.00	€ 570.46	€ 628,000.00	€ 4,161.59
14	VAT @ 13.5% on Construction	€ 2,595,240.00	€ 69.32	€ 44,280.00	€ 70.39	€ 43,875.00	€ 70.21	€ 44,820.00	€ 70.16	€ 81,945.00	€ 68.88	€ 81,810.00	€ 68.85	€ 71,955.00	€ 68.91	€ 75,735.00	€ 69.02	€ 76,005.00	€ 69.17
15	VAT @ 23% on Fees	€ 510,600.00	€ 13.64	€ 8,740.00	€ 13.89	€ 8,510.00	€ 13.62	€ 8,740.00	€ 13.68	€ 16,100.00	€ 13.53	€ 16,100.00	€ 13.55	€ 14,260.00	€ 13.66	€ 14,950.00	€ 13.62	€ 14,950.00	€ 13.61
16	Sub Total	€ 24,549,840.00	€ 655.70	€ 419,020.00	€ 666.10	€ 414,385.00	€ 663.15	€ 423,560.00	€ 663.00	€ 775,045.00	€ 651.50	€ 773,910.00	€ 651.31	€ 681,215.00	€ 652.35	€ 716,685.00	€ 653.09	€ 718,955.00	€ 4,244.37
17	Total Costs	€ 24,549,840.00	€ 655.70	€ 1,676,080.00	€ 666.10	€ 3,315,080.00	€ 663.15	€ 1,694,240.00	€ 663.00	€ 3,100,180.00	€ 651.50	€ 773,910.00	€ 651.31	€ 6,812,150.00	€ 652.35	€ 3,583,425.00	€ 653.09	€ 3,594,775.00	€ 654.33

NOTES / ASSUMPTIONS

a) The above Part V OMC assessment is based on the HJL Part V Package of Information dated 21.09.2020 which includes Area Schedules and the following GA Layouts; P1010A (Grd. Floor), P1011A (L1), P1012A (L2), P1013A (L3), P1014A (L4) & P1015A (L5)

b) The order of magnitude costs are based on the attached drawings and unit schedule as provided by HJL and based on Linesight OMC dated 21.01.2020

c) Net:Gross: Block A = 0.77 | Block B = 0.71 - based on Area Schedule from SHD Submission Area Schedule dated 18.09.2020

d) Land Costs noted as 'TBA' - To be confirmed by Knight Frank

e) As directed by the Design Team; the attached Part V OMC excludes any contribution costs associated with Amenity Spaces located within the Residential Blocks

f) Other Attributable Costs include; Planning Fees, Fire Certificate Fees, Archaeological Fees, Ancillary Archaeological Costs, Legal Fees, Latent Defects Fees, Site Survey, ESB Connection Offer & Irish Water Connection Offer

g) Substructures Costs (Basement & Enabling Works) - Costs included within Part V OMC are based on a Pro-Rata split of the Total Masterplan OMC Budget Cost (dated 21.01.2020)

h) We note that the costs are based on preliminary design information and are subject to validation following receipt of detailed design information.

Ref	Main Cost Summary	Total Cost	Total Cost /sq.ft	RESIDENTIAL BLOCK B - 1 Bedroom Apartments												RESIDENTIAL BLOCK B - 2 Bedroom Apartments																			
				Block B 1 Bed Apartment 45.1m2		Block B 1 Bed Apartment 54.9m2		Block B 1 Bed Apartment 46.7m2		Block B 1 Bed Apartment 46.3m2		Block B 1 Bed Apartment 47.4m2		Block B 1 Bed Apartment 56.7m2		Block B 1 Bed Apartment 47m2		Block B 1 Bed Apartment 52.4m2		Block B 2 Bed Apartment 76m2		Block B 2 Bed Apartment 75.7m2		Block B 2 Bed Apartment 65.7m2		Block B 2 Bed Apartment 64m2		Block B 2 Bed Apartment 61m2		Block B 2 Bed Apartment 66.6m2		Block B 2 Bed Apartment 77m2		Block B 2 Bed Apartment 74m2	
				Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft	Total Cost	€/sq.ft		
	GFA (Sq Ft) Incl. Circulation Areas	56,931		684		832		708		702		719		860		713		794		1,152		1,148		996		970		1,228		1,313		1,167		1,122	
	GFA (Sq m) Incl. Circulation Areas	5,289		64		77		66		65		67		80		66		74		107		107		93		90		114		122		108		104	
	Number of Units	60		1		1		4		4		4		4		4		4		4		4		4		4		4		4		4		4	
1	Construction Costs - Superstructure	€ 17,178,000.00	€ 301.73	€ 206,000.00	€ 301.28	€ 251,000.00	€ 301.57	€ 214,000.00	€ 302.26	€ 212,000.00	€ 302.02	€ 217,000.00	€ 301.97	€ 259,000.00	€ 301.30	€ 215,000.00	€ 301.73	€ 240,000.00	€ 302.11	€ 348,000.00	€ 302.03	€ 346,000.00	€ 301.48	€ 301,000.00	€ 302.19	€ 293,000.00	€ 301.98	€ 370,000.00	€ 301.30	€ 396,000.00	€ 301.62	€ 352,000.00	€ 301.53	€ 338,000.00	€ 301.28
2	Construction Costs - Substructure & Basement	€ 3,137,000.00	€ 55.10	€ 38,000.00	€ 55.58	€ 46,000.00	€ 55.27	€ 39,000.00	€ 55.08	€ 39,000.00	€ 55.56	€ 40,000.00	€ 55.66	€ 47,000.00	€ 54.68	€ 39,000.00	€ 54.73	€ 44,000.00	€ 55.39	€ 63,000.00	€ 54.68	€ 63,000.00	€ 54.89	€ 55,000.00	€ 55.22	€ 54,000.00	€ 55.65	€ 68,000.00	€ 55.37	€ 72,000.00	€ 54.84	€ 64,000.00	€ 54.82	€ 62,000.00	€ 55.26
3	Site Works	€ 240,000.00	€ 4.22	€ 3,000.00	€ 4.39	€ 4,000.00	€ 4.81	€ 3,000.00	€ 4.24	€ 3,000.00	€ 4.27	€ 3,000.00	€ 4.17	€ 4,000.00	€ 4.65	€ 3,000.00	€ 4.21	€ 3,000.00	€ 3.78	€ 5,000.00	€ 4.34	€ 5,000.00	€ 4.36	€ 4,000.00	€ 4.02	€ 4,000.00	€ 4.12	€ 5,000.00	€ 4.07	€ 5,000.00	€ 3.81	€ 5,000.00	€ 4.28	€ 5,000.00	€ 4.46
4	Main Contractor Preliminaries	€ 3,116,000.00	€ 54.73	€ 38,000.00	€ 55.58	€ 46,000.00	€ 55.27	€ 39,000.00	€ 55.08	€ 39,000.00	€ 55.56	€ 39,000.00	€ 54.27	€ 47,000.00	€ 54.68	€ 39,000.00	€ 54.73	€ 44,000.00	€ 55.39	€ 63,000.00	€ 54.68	€ 63,000.00	€ 54.89	€ 54,000.00	€ 54.21	€ 53,000.00	€ 54.62	€ 67,000.00	€ 54.56	€ 71,000.00	€ 54.08	€ 64,000.00	€ 54.82	€ 61,000.00	€ 54.37
5	Sub Total	€ 23,671,000.00	€ 415.78	€ 285,000.00	€ 416.82	€ 347,000.00	€ 416.91	€ 295,000.00	€ 416.82	€ 293,000.00	€ 417.42	€ 299,000.00	€ 416.08	€ 357,000.00	€ 415.31	€ 296,000.00	€ 415.41	€ 331,000.00	€ 416.66	€ 479,000.00	€ 415.73	€ 477,000.00	€ 415.63	€ 414,000.00	€ 415.64	€ 404,000.00	€ 416.38	€ 510,000.00	€ 415.31	€ 544,000.00	€ 414.35	€ 485,000.00	€ 415.47	€ 466,000.00	€ 415.37
6	Developers Profit @ 15%	€ 3,573,000.00	€ 62.76	€ 43,000.00	€ 62.89	€ 53,000.00	€ 63.68	€ 45,000.00	€ 63.56	€ 44,000.00	€ 62.68	€ 45,000.00	€ 62.62	€ 54,000.00	€ 62.82	€ 45,000.00	€ 63.15	€ 50,000.00	€ 62.94	€ 72,000.00	€ 62.49	€ 72,000.00	€ 62.74	€ 63,000.00	€ 63.25	€ 61,000.00	€ 62.87	€ 77,000.00	€ 62.70	€ 82,000.00	€ 62.46	€ 73,000.00	€ 62.53	€ 70,000.00	€ 62.40
7	Sub Total	€ 27,244,000.00	€ 478.54	€ 328,000.00	€ 479.71	€ 400,000.00	€ 480.59	€ 340,000.00	€ 458.53	€ 337,000.00	€ 480.10	€ 344,000.00	€ 478.70	€ 411,000.00	€ 478.13	€ 341,000.00	€ 478.57	€ 381,000.00	€ 479.60	€ 551,000.00	€ 478.21	€ 549,000.00	€ 478.37	€ 477,000.00	€ 478.89	€ 465,000.00	€ 479.25	€ 587,000.00	€ 478.01	€ 628,000.00	€ 476.81	€ 558,000.00	€ 478.00	€ 536,000.00	€ 477.77
8	Professional Fees @ 15%	€ 3,816,000.00	€ 67.03	€ 46,000.00	€ 67.28	€ 56,000.00	€ 67.28	€ 48,000.00	€ 67.80	€ 47,000.00	€ 66.96	€ 48,000.00	€ 66.80	€ 58,000.00	€ 67.47	€ 48,000.00	€ 67.36	€ 53,000.00	€ 66.72	€ 77,000.00	€ 66.83	€ 77,000.00	€ 67.09	€ 67,000.00	€ 67.27	€ 65,000.00	€ 66.99	€ 82,000.00	€ 66.77	€ 88,000.00	€ 67.03	€ 78,000.00	€ 66.82	€ 75,000.00	€ 66.85
9	Finance Costs @ 16.5%	€ 5,154,000.00	€ 90.53	€ 62,000.00	€ 90.68	€ 76,000.00	€ 91.31	€ 65,000.00	€ 91.81	€ 64,000.00	€ 91.18	€ 65,000.00	€ 90.45	€ 78,000.00	€ 90.74	€ 65,000.00	€ 91.22	€ 72,000.00	€ 90.63	€ 104,000.00	€ 90.26	€ 104,000.00	€ 90.62	€ 90,000.00	€ 90.36	€ 88,000.00	€ 90.70	€ 111,000.00	€ 90.30	€ 118,000.00	€ 89.88	€ 105,000.00	€ 89.95	€ 101,000.00	€ 90.03
10	Other Attributable Costs	€ 600,000.00	€ 10.54	€ 10,000.00	€ 14.63	€ 10,000.00	€ 12.01	€ 10,000.00	€ 14.12	€ 10,000.00	€ 14.25	€ 10,000.00	€ 13.92	€ 10,000.00	€ 11.63	€ 10,000.00	€ 14.03	€ 10,000.00	€ 12.59	€ 10,000.00	€ 8.68	€ 10,000.00	€ 8.71	€ 10,000.00	€ 10.04	€ 10,000.00	€ 10.31	€ 10,000.00	€ 8.14	€ 10,000.00	€ 7.62	€ 10,000.00	€ 8.57	€ 10,000.00	€ 8.91
11	Sub Total	€ 36,814,000.00	€ 646.64	€ 446,000.00	€ 652.29	€ 542,000.00	€ 651.20	€ 463,000.00	€ 472.26	€ 458,000.00	€ 652.48	€ 467,000.00	€ 649.87	€ 557,000.00	€ 647.97	€ 464,000.00	€ 651.19	€ 516,000.00	€ 649.54	€ 742,000.00	€ 643.98	€ 740,000.00	€ 644.79	€ 644,000.00	€ 646.55	€ 628,000.00	€ 647.24	€ 790,000.00	€ 643.32	€ 842,000.00	€ 641.33	€ 751,000.00	€ 643.33	€ 722,000.00	€ 643.56
12	Land Costs	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA
13	Sub Total	€ 36,814,000.00	€ 646.64	€ 446,000.00	€ 652.29	€ 542,000.00	€ 651.20	€ 463,000.00	€ 472.26	€ 458,000.00	€ 652.48	€ 467,000.00	€ 649.87	€ 557,000.00	€ 647.97	€ 464,000.00	€ 651.19	€ 516,000.00	€ 649.54	€ 742,000.00	€ 643.98	€ 740,000.00	€ 644.79	€ 644,000.00	€ 646.55	€ 628,000.00	€ 647.24	€ 790,000.00	€ 643.32	€ 842,000.00	€ 641.33	€ 751,000.00	€ 643.33	€ 722,000.00	€ 643.56
14	VAT @ 13.5% on Construction	€ 4,454,730.00	€ 54,000.00	€ 54,000.00	€ 78.98	€ 65,610.00	€ 78.83	€ 56,025.00	€ 79.13	€ 55,485.00	€ 79.05	€ 56,565.00	€ 78.71	€ 67,365.00	€ 78.37	€ 56,160.00	€ 78.82	€ 62,505.00	€ 78.68	€ 89,775.00	€ 77.92	€ 89,505.00	€ 77.99	€ 77,895.00	€ 78.20	€ 76,005.00	€ 78.33	€ 95,580.00	€ 77.83	€ 101,790.00	€ 77.53	€ 90,855.00	€ 77.83	€ 87,345.00	€ 77.86
15	VAT @ 23% on Fees	€ 877,680.00	€ 10,580.00	€ 10,580.00	€ 15.47	€ 12,880.00	€ 15.47	€ 11,040.00	€ 15.59	€ 10,810.00	€ 15.40	€ 11,040.00	€ 15.36	€ 13,340.00	€ 15.52	€ 11,040.00	€ 15.49	€ 12,190.00	€ 15.34	€ 17,710.00	€ 15.37	€ 17,710.00	€ 15.43	€ 15,410.00	€ 15.47	€ 14,950.00	€ 15.41	€ 18,860.00	€ 15.36	€ 20,240.00	€ 15.42	€ 17,940.00	€ 15.37	€ 17,250.00	€ 15.38
16	Sub Total	€ 42,146,410.00	€ 740.30	€ 516,580.00	€ 746.74	€ 620,490.00	€ 745.50	€ 530,065.00	€ 4,816.98	€ 524,295.00	€ 746.93	€ 534,005.00	€ 743.94	€ 637,705.00	€ 741.86	€ 531,200.00	€ 745.50	€ 590,695.00	€ 743.56	€ 849,485.00	€ 737.27	€ 847,215.00	€ 738.21	€ 737,305.00	€ 740.23	€ 718,955.00	€ 740.98	€ 904,440.00	€ 736.51	€ 964,030.00	€ 734.27	€ 859,795.00	€ 736.53	€ 826,595.00	€ 736.79
17	Total Costs	€ 42,146,410.00	€ 740.30	€ 516,580.00	€ 746.74	€ 620,490.00	€ 745.50	€ 2,120,260.00	€ 748.68	€ 4,194,360.00	€ 746.93	€ 2,138,420.00	€ 743.94	€ 2,550,820.00	€ 741.86	€ 2,124,800.00	€ 745.50	€ 2,362,780.00	€ 743.56	€ 4,247,425.00	€ 737.27	€ 3,388,860.00	€ 738.21	€ 2,949,220.00	€ 740.23	€ 718,955.00	€ 740.98	€ 3,617,760.00	€ 736.51	€ 3,856,120.00	€ 734.27	€ 3,439,180.00	€ 736.53	€ 3,306,380.00	€ 736.79

NOTES / ASSUMPTIONS

a) The above Part V OMC assessment is based on the HUL Part V Package of Information dated 21.09.2020 which includes Area Schedules and the following GA Layouts: P1010A (Grd. Floor), P1011A (L1), P1012A (L2), P1013A (L3), P1014A (L4) & P1015A (L5)

b) The order of magnitude costs are based on the attached drawings and unit schedule as provided by HUL and based on Linesight OMC dated 21.01.2020

c) Net Gross: Block A = 0.77 | Block B = 0.71 - based on Area Schedule from SHD Submission Area Schedule dated 18.09.2020

d) Land Costs noted as 'TBA' - To be confirmed by Knight Frank

e) As directed by the Design Team; the attached Part V OMC excludes any contribution costs associated with Amenity Spaces located within the Residential Blocks

f) Other Attributable Costs include; Planning Fees, Fire Certificate Fees, Archaeological Fees, Ancillary Archaeological Costs, Legal Fees, Latent Defects Fees, Site Survey, ESB Connection Offer & Irish Water Connection Offer

g) Substructures Costs (Basement & Enabling Works) - Costs included within Part V OMC are based on a Pro-Rata split of the Total Masterplan OMC Budget Cost (dated 21.01.2020)

h) We note that the costs are based on preliminary design information and are subject to validation following receipt of detailed design information.

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block A 1 Bed Apartment Net Area 45m2 (4 No.)



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		629
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 35,000.00	€ 55.64
	Superstructure (Including Finishes & Completions)	€ 163,000.00	€ 259.11
	Site Development Works	€ 3,000.00	€ 4.77
	Preliminaries @ 15%	€ 31,000.00	€ 49.28
	TOTAL	€ 232,000.00	€ 368.80
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 35,000.00	€ 55.64
	TOTAL	€ 35,000.00	€ 55.64
3	Development of Costs		
	Professional Fees @ 16%	€ 38,000.00	€ 60.41
	Finance Costs @ 16.5%	€ 51,000.00	€ 81.07
	Other Attributable Costs	€ 10,000.00	€ 15.90
	TOTAL	€ 99,000.00	€ 157.38
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 366,000.00	€ 581.82
	Vat @ 13.5 % on Construction	€ 44,280.00	€ 70.39
	Vat @ 23 % on Fees	€ 8,740.00	€ 13.89
	TOTAL COSTS	€ 419,020.00	€ 666.10
	Proposed Cost	€ 420,000.00	€ 667.66

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 1 Bed Apartment Net Area 44.7m2 (8
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		625
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 35,000.00	€ 56.01
	Superstructure (Including Finishes & Completions)	€ 162,000.00	€ 259.25
	Site Development Works	€ 3,000.00	€ 4.80
	Preliminaries @ 15%	€ 30,000.00	€ 48.01
	TOTAL	€ 230,000.00	€ 368.08
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 35,000.00	€ 56.01
	TOTAL	€ 35,000.00	€ 56.01
3	Development of Costs		
	Professional Fees @ 16%	€ 37,000.00	€ 59.21
	Finance Costs @ 16.5%	€ 50,000.00	€ 80.02
	Other Attributable Costs	€ 10,000.00	€ 16.00
	TOTAL	€ 97,000.00	€ 155.23
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 43,875.00	€ 70.21
	Vat @ 23 % on Fees	€ 8,510.00	€ 13.62
	TOTAL COSTS	€ 414,385.00	€ 663.15
	Proposed Cost	€ 415,000.00	€ 664.14

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 1 Bed Apartment Net Area 45.7m2 (4
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		639
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 35,000.00	€ 54.79
	Superstructure (Including Finishes & Completions)	€ 166,000.00	€ 259.84
	Site Development Works	€ 3,000.00	€ 4.70
	Preliminaries @ 15%	€ 31,000.00	€ 48.52
	TOTAL	€ 235,000.00	€ 367.85
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 36,000.00	€ 56.35
	TOTAL	€ 36,000.00	€ 56.35
3	Development of Costs		
	Professional Fees @ 16%	€ 38,000.00	€ 59.48
	Finance Costs @ 16.5%	€ 51,000.00	€ 79.83
	Other Attributable Costs	€ 10,000.00	€ 15.65
	TOTAL	€ 99,000.00	€ 154.97
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 370,000.00	€ 579.17
	Vat @ 23 % on Fees	€ 44,820.00	€ 70.16
		€ 8,740.00	€ 13.68
	TOTAL COSTS	€ 423,560.00	€ 663.00
	Proposed Cost	€ 424,000.00	€ 663.69

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 2 Bed Apartment Net Area 85.1m2 (4
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,190
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 66,000.00	€ 55.48
	Superstructure (Including Finishes & Completions)	€ 308,000.00	€ 258.90
	Site Development Works	€ 5,000.00	€ 4.20
	Preliminaries @ 15%	€ 57,000.00	€ 47.91
	TOTAL	€ 436,000.00	€ 366.50
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 66,000.00	€ 55.48
	TOTAL	€ 66,000.00	€ 55.48
3	Development of Costs		
	Professional Fees @ 16%	€ 70,000.00	€ 58.84
	Finance Costs @ 16.5%	€ 95,000.00	€ 79.86
	Other Attributable Costs	€ 10,000.00	€ 8.41
	TOTAL	€ 175,000.00	€ 147.10
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 81,945.00	€ 68.88
	Vat @ 23 % on Fees	€ 16,100.00	€ 13.53
	TOTAL COSTS	€ 775,045.00	€ 651.50
	Proposed Cost	€ 776,000.00	€ 652.30

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 2 Bed Apartment Net Area 85m2 (1
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,188
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 65,000.00	€ 54.70
	Superstructure (Including Finishes & Completions)	€ 308,000.00	€ 259.21
	Site Development Works	€ 5,000.00	€ 4.21
	Preliminaries @ 15%	€ 57,000.00	€ 47.97
	TOTAL	€ 435,000.00	€ 366.09
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 66,000.00	€ 55.54
	TOTAL	€ 66,000.00	€ 55.54
3	Development of Costs		
	Professional Fees @ 16%	€ 70,000.00	€ 58.91
	Finance Costs @ 16.5%	€ 95,000.00	€ 79.95
	Other Attributable Costs	€ 10,000.00	€ 8.42
	TOTAL	€ 175,000.00	€ 147.28
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 676,000.00	€ 568.91
	Vat @ 13.5 % on Construction	€ 81,810.00	€ 68.85
	Vat @ 23 % on Fees	€ 16,100.00	€ 13.55
	TOTAL COSTS	€ 773,910.00	€ 651.31
	Proposed Cost	€ 774,000.00	€ 651.39

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 2 Bed Apartment Net Area 74.7m2 (10
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,044
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 58,000.00	€ 55.54
	Superstructure (Including Finishes & Completions)	€ 270,000.00	€ 258.56
	Site Development Works	€ 4,000.00	€ 3.83
	Preliminaries @ 15%	€ 50,000.00	€ 47.88
	TOTAL	€ 382,000.00	€ 365.81
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 58,000.00	€ 55.54
	TOTAL	€ 58,000.00	€ 55.54
3	Development of Costs		
	Professional Fees @ 16%	€ 62,000.00	€ 59.37
	Finance Costs @ 16.5%	€ 83,000.00	€ 79.48
	Other Attributable Costs	€ 10,000.00	€ 9.58
	TOTAL	€ 155,000.00	€ 148.43
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 595,000.00	€ 569.79
	Vat @ 13.5 % on Construction	€ 71,955.00	€ 68.91
	Vat @ 23 % on Fees	€ 14,260.00	€ 13.66
	TOTAL COSTS	€ 681,215.00	€ 652.35
	Proposed Cost	€ 682,000.00	€ 653.10

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 2 Bed Apartment Net Area 78.5m2 (5
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,097
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 60,000.00	€ 54.68
	Superstructure (Including Finishes & Completions)	€ 284,000.00	€ 258.80
	Site Development Works	€ 5,000.00	€ 4.56
	Preliminaries @ 15%	€ 53,000.00	€ 48.30
	TOTAL	€ 402,000.00	€ 366.33
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 61,000.00	€ 55.59
	TOTAL	€ 61,000.00	€ 55.59
3	Development of Costs		
	Professional Fees @ 16%	€ 65,000.00	€ 59.23
	Finance Costs @ 16.5%	€ 88,000.00	€ 80.19
	Other Attributable Costs	€ 10,000.00	€ 9.11
	TOTAL	€ 163,000.00	€ 148.54
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 626,000.00	€ 570.46
	Vat @ 13.5 % on Construction	€ 75,735.00	€ 69.02
	Vat @ 23 % on Fees	€ 14,950.00	€ 13.62
	TOTAL COSTS	€ 716,685.00	€ 653.09
	Proposed Cost	€ 717,000.00	€ 653.38

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block A 2 Bed Apartment Net Area 78.6m2 (5
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,099
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 61,000.00	€ 55.52
	Superstructure (Including Finishes & Completions)	€ 285,000.00	€ 259.38
	Site Development Works	€ 5,000.00	€ 4.55
	Preliminaries @ 15%	€ 53,000.00	€ 48.24
	TOTAL	€ 404,000.00	€ 367.68
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 61,000.00	€ 55.52
	TOTAL	€ 61,000.00	€ 55.52
3	Development of Costs		
	Professional Fees @ 16%	€ 65,000.00	€ 59.16
	Finance Costs @ 16.5%	€ 88,000.00	€ 80.09
	Other Attributable Costs	€ 10,000.00	€ 9.10
	TOTAL	€ 163,000.00	€ 148.35
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 628,000.00	€ 571.55
	Vat @ 23 % on Fees	€ 76,005.00	€ 69.17
		€ 14,950.00	€ 13.61
	TOTAL COSTS	€ 718,955.00	€ 654.33
	Proposed Cost	€ 719,000.00	€ 654.37

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 45.1m2 (1
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		684
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 38,000.00	€ 55.58
	Superstructure (Including Finishes & Completions)	€ 206,000.00	€ 301.28
	Site Development Works	€ 3,000.00	€ 4.39
	Preliminaries @ 15%	€ 38,000.00	€ 55.58
	TOTAL	€ 285,000.00	€ 416.82
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 43,000.00	€ 62.89
	TOTAL	€ 43,000.00	€ 62.89
3	Development of Costs		
	Professional Fees @ 16%	€ 46,000.00	€ 67.28
	Finance Costs @ 16.5%	€ 62,000.00	€ 90.68
	Other Attributable Costs	€ 10,000.00	€ 14.63
	TOTAL	€ 118,000.00	€ 172.58
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 446,000.00	€ 652.29
	Vat @ 23 % on Fees	€ 54,000.00	€ 78.98
		€ 10,580.00	€ 15.47
	TOTAL COSTS	€ 510,580.00	€ 746.74
	Proposed Cost	€ 511,000.00	€ 747.36

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 52.4m2 (4**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		794
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 44,000.00	€ 55.39
	Superstructure (Including Finishes & Completions)	€ 240,000.00	€ 302.11
	Site Development Works	€ 3,000.00	€ 3.78
	Preliminaries @ 15%	€ 44,000.00	€ 55.39
	TOTAL	€ 331,000.00	€ 416.66
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 50,000.00	€ 62.94
	TOTAL	€ 50,000.00	€ 62.94
3	Development of Costs		
	Professional Fees @ 16%	€ 53,000.00	€ 66.72
	Finance Costs @ 16.5%	€ 72,000.00	€ 90.63
	Other Attributable Costs	€ 10,000.00	€ 12.59
	TOTAL	€ 135,000.00	€ 169.94
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 516,000.00	€ 649.54
	Vat @ 23 % on Fees	€ 62,505.00	€ 78.68
		€ 12,190.00	€ 15.34
	TOTAL COSTS	€ 590,695.00	€ 743.56
	Proposed Cost	€ 591,000.00	€ 743.95

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 1 Bed Apartment Net Area 54.9m2 (1 No.)



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		832
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 46,000.00	€ 55.27
	Superstructure (Including Finishes & Completions)	€ 251,000.00	€ 301.57
	Site Development Works	€ 4,000.00	€ 4.81
	Preliminaries @ 15%	€ 46,000.00	€ 55.27
	TOTAL	€ 347,000.00	€ 416.91
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 53,000.00	€ 63.68
	TOTAL	€ 53,000.00	€ 63.68
3	Development of Costs		
	Professional Fees @ 16%	€ 56,000.00	€ 67.28
	Finance Costs @ 16.5%	€ 76,000.00	€ 91.31
	Other Attributable Costs	€ 10,000.00	€ 12.01
	TOTAL	€ 142,000.00	€ 170.61
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 542,000.00	€ 651.20
	Vat @ 23 % on Fees	€ 65,610.00	€ 78.83
	Vat @ 23 % on Fees	€ 12,880.00	€ 15.47
	TOTAL COSTS	€ 620,490.00	€ 745.50
	Proposed Cost	€ 621,000.00	€ 746.11

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 46.7m2 (4
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		708
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 39,000.00	€ 55.08
	Superstructure (Including Finishes & Completions)	€ 214,000.00	€ 302.26
	Site Development Works	€ 3,000.00	€ 4.24
	Preliminaries @ 15%	€ 39,000.00	€ 55.08
	TOTAL	€ 295,000.00	€ 416.67
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 45,000.00	€ 63.56
	TOTAL	€ 45,000.00	€ 63.56
3	Development of Costs		
	Professional Fees @ 16%	€ 48,000.00	€ 67.80
	Finance Costs @ 16.5%	€ 65,000.00	€ 91.81
	Other Attributable Costs	€ 10,000.00	€ 14.12
	TOTAL	€ 123,000.00	€ 173.73
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 463,000.00	€ 653.96
	Vat @ 23 % on Fees	€ 56,025.00	€ 79.13
	Vat @ 23 % on Fees	€ 11,040.00	€ 15.59
	TOTAL COSTS	€ 530,065.00	€ 748.68
	Proposed Cost	€ 531,000.00	€ 750.00

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 46.3m2 (8
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		702
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 39,000.00	€ 55.56
	Superstructure (Including Finishes & Completions)	€ 212,000.00	€ 302.02
	Site Development Works	€ 3,000.00	€ 4.27
	Preliminaries @ 15%	€ 39,000.00	€ 55.56
	TOTAL	€ 293,000.00	€ 417.42
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 44,000.00	€ 62.68
	TOTAL	€ 44,000.00	€ 62.68
3	Development of Costs		
	Professional Fees @ 16%	€ 47,000.00	€ 66.96
	Finance Costs @ 16.5%	€ 64,000.00	€ 91.18
	Other Attributable Costs	€ 10,000.00	€ 14.25
	TOTAL	€ 121,000.00	€ 172.38
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 458,000.00	€ 652.48
	Vat @ 13.5 % on Construction	€ 55,485.00	€ 79.05
	Vat @ 23 % on Fees	€ 10,810.00	€ 15.40
	TOTAL COSTS	€ 524,295.00	€ 746.93
	Proposed Cost	€ 525,000.00	€ 747.93

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 47.4m2 (4
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		719
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 40,000.00	€ 55.66
	Superstructure (Including Finishes & Completions)	€ 217,000.00	€ 301.97
	Site Development Works	€ 3,000.00	€ 4.17
	Preliminaries @ 15%	€ 39,000.00	€ 54.27
	TOTAL	€ 299,000.00	€ 416.08
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 45,000.00	€ 62.62
	TOTAL	€ 45,000.00	€ 62.62
3	Development of Costs		
	Professional Fees @ 16%	€ 48,000.00	€ 66.80
	Finance Costs @ 16.5%	€ 65,000.00	€ 90.45
	Other Attributable Costs	€ 10,000.00	€ 13.92
	TOTAL	€ 123,000.00	€ 171.16
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 467,000.00	€ 649.87
	Vat @ 13.5 % on Construction	€ 56,565.00	€ 78.71
	Vat @ 23 % on Fees	€ 11,040.00	€ 15.36
	TOTAL COSTS	€ 534,605.00	€ 743.94
	Proposed Cost	€ 535,000.00	€ 744.49

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 1 Bed Apartment Net Area 56.7m2 (4
No.)**



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		860
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 47,000.00	€ 54.68
	Superstructure (Including Finishes & Completions)	€ 259,000.00	€ 301.30
	Site Development Works	€ 4,000.00	€ 4.65
	Preliminaries @ 15%	€ 47,000.00	€ 54.68
	TOTAL	€ 357,000.00	€ 415.31
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 54,000.00	€ 62.82
	TOTAL	€ 54,000.00	€ 62.82
3	Development of Costs		
	Professional Fees @ 16%	€ 58,000.00	€ 67.47
	Finance Costs @ 16.5%	€ 78,000.00	€ 90.74
	Other Attributable Costs	€ 10,000.00	€ 11.63
	TOTAL	€ 146,000.00	€ 169.85
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 557,000.00	€ 647.97
	Vat @ 13.5 % on Construction	€ 67,365.00	€ 78.37
	Vat @ 23 % on Fees	€ 13,340.00	€ 15.52
	TOTAL COSTS	€ 637,705.00	€ 741.86
	Proposed Cost	€ 638,000.00	€ 742.20

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 1 Bed Apartment Net Area 47m2 (4



Ref.	Main Cost Summary - 1 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		713
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 39,000.00	€ 54.73
	Superstructure (Including Finishes & Completions)	€ 215,000.00	€ 301.73
	Site Development Works	€ 3,000.00	€ 4.21
	Preliminaries @ 15%	€ 39,000.00	€ 54.73
	TOTAL	€ 296,000.00	€ 415.41
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 45,000.00	€ 63.15
	TOTAL	€ 45,000.00	€ 63.15
3	Development of Costs		
	Professional Fees @ 16%	€ 48,000.00	€ 67.36
	Finance Costs @ 16.5%	€ 65,000.00	€ 91.22
	Other Attributable Costs	€ 10,000.00	€ 14.03
	TOTAL	€ 123,000.00	€ 172.62
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 464,000.00	€ 651.19
	Vat @ 23 % on Fees	€ 56,160.00	€ 78.82
		€ 11,040.00	€ 15.49
	TOTAL COSTS	€ 531,200.00	€ 745.50
	Proposed Cost	€ 532,000.00	€ 746.62

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 2 Bed Apartment Net Area 74m2 (4 No.)



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,122
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 62,000.00	€ 55.26
	Superstructure (Including Finishes & Completions)	€ 338,000.00	€ 301.28
	Site Development Works	€ 5,000.00	€ 4.46
	Preliminaries @ 15%	€ 61,000.00	€ 54.37
	TOTAL	€ 466,000.00	€ 415.37
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 70,000.00	€ 62.40
	TOTAL	€ 70,000.00	€ 62.40
3	Development of Costs		
	Professional Fees @ 16%	€ 75,000.00	€ 66.85
	Finance Costs @ 16.5%	€ 101,000.00	€ 90.03
	Other Attributable Costs	€ 10,000.00	€ 8.91
	TOTAL	€ 186,000.00	€ 165.79
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 722,000.00	€ 643.56
	Vat @ 23 % on Fees	€ 87,345.00	€ 77.86
	Vat @ 23 % on Fees	€ 17,250.00	€ 15.38
	TOTAL COSTS	€ 826,595.00	€ 736.79
	Proposed Cost	€ 827,000.00	€ 737.15

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 2 Bed Apartment Net Area 77m2 (4 No.)



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,167
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 64,000.00	€ 54.82
	Superstructure (Including Finishes & Completions)	€ 352,000.00	€ 301.53
	Site Development Works	€ 5,000.00	€ 4.28
	Preliminaries @ 15%	€ 64,000.00	€ 54.82
	TOTAL	€ 485,000.00	€ 415.47
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 73,000.00	€ 62.53
	TOTAL	€ 73,000.00	€ 62.53
3	Development of Costs		
	Professional Fees @ 16%	€ 78,000.00	€ 66.82
	Finance Costs @ 16.5%	€ 105,000.00	€ 89.95
	Other Attributable Costs	€ 10,000.00	€ 8.57
	TOTAL	€ 193,000.00	€ 165.33
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total	€ 751,000.00	€ 643.33
	Vat @ 13.5 % on Construction	€ 90,855.00	€ 77.83
	Vat @ 23 % on Fees	€ 17,940.00	€ 15.37
	TOTAL COSTS	€ 859,795.00	€ 736.53
	Proposed Cost	€ 860,000.00	€ 736.70

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 2 Bed Apartment Net Area 86.6m2 (4
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,313
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 72,000.00	€ 54.84
	Superstructure (Including Finishes & Completions)	€ 396,000.00	€ 301.62
	Site Development Works	€ 5,000.00	€ 3.81
	Preliminaries @ 15%	€ 71,000.00	€ 54.08
	TOTAL	€ 544,000.00	€ 414.35
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 82,000.00	€ 62.46
	TOTAL	€ 82,000.00	€ 62.46
3	Development of Costs		
	Professional Fees @ 16%	€ 88,000.00	€ 67.03
	Finance Costs @ 16.5%	€ 118,000.00	€ 89.88
	Other Attributable Costs	€ 10,000.00	€ 7.62
	TOTAL	€ 216,000.00	€ 164.52
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 842,000.00	€ 641.33
	Vat @ 23 % on Fees	€ 101,790.00	€ 77.53
		€ 20,240.00	€ 15.42
	TOTAL COSTS	€ 964,030.00	€ 734.27
	Proposed Cost	€ 965,000.00	€ 735.01

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 2 Bed Apartment Net Area 81m2 (4 No.)



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,228
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 68,000.00	€ 55.37
	Superstructure (Including Finishes & Completions)	€ 370,000.00	€ 301.30
	Site Development Works	€ 5,000.00	€ 4.07
	Preliminaries @ 15%	€ 67,000.00	€ 54.56
	TOTAL	€ 510,000.00	€ 415.31
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 77,000.00	€ 62.70
	TOTAL	€ 77,000.00	€ 62.70
3	Development of Costs		
	Professional Fees @ 16%	€ 82,000.00	€ 66.77
	Finance Costs @ 16.5%	€ 111,000.00	€ 90.39
	Other Attributable Costs	€ 10,000.00	€ 8.14
	TOTAL	€ 203,000.00	€ 165.31
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 790,000.00	€ 643.32
	Vat @ 23 % on Fees	€ 95,580.00	€ 77.83
		€ 18,860.00	€ 15.36
	TOTAL COSTS	€ 904,440.00	€ 736.51
	Proposed Cost	€ 905,000.00	€ 736.97

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 2 Bed Apartment Net Area 64m2 (4 No.)



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		970
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 54,000.00	€ 55.65
	Superstructure (Including Finishes & Completions)	€ 293,000.00	€ 301.98
	Site Development Works	€ 4,000.00	€ 4.12
	Preliminaries @ 15%	€ 53,000.00	€ 54.62
	TOTAL	€ 404,000.00	€ 416.38
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 61,000.00	€ 62.87
	TOTAL	€ 61,000.00	€ 62.87
3	Development of Costs		
	Professional Fees @ 16%	€ 65,000.00	€ 66.99
	Finance Costs @ 16.5%	€ 88,000.00	€ 90.70
	Other Attributable Costs	€ 10,000.00	€ 10.31
	TOTAL	€ 163,000.00	€ 167.99
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 628,000.00	€ 647.24
	Vat @ 23 % on Fees	€ 76,005.00	€ 78.33
	Vat @ 23 % on Fees	€ 14,950.00	€ 15.41
	TOTAL COSTS	€ 718,955.00	€ 740.98
	Proposed Cost	€ 719,000.00	€ 741.03

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 2 Bed Apartment Net Area 65.7m2 (4
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		996
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 55,000.00	€ 55.22
	Superstructure (Including Finishes & Completions)	€ 301,000.00	€ 302.19
	Site Development Works	€ 4,000.00	€ 4.02
	Preliminaries @ 15%	€ 54,000.00	€ 54.21
	TOTAL	€ 414,000.00	€ 415.64
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 63,000.00	€ 63.25
	TOTAL	€ 63,000.00	€ 63.25
3	Development of Costs		
	Professional Fees @ 16%	€ 67,000.00	€ 67.27
	Finance Costs @ 16.5%	€ 90,000.00	€ 90.36
	Other Attributable Costs	€ 10,000.00	€ 10.04
	TOTAL	€ 167,000.00	€ 167.66
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 644,000.00	€ 646.55
	Vat @ 23 % on Fees	€ 77,895.00	€ 78.20
		€ 15,410.00	€ 15.47
	TOTAL COSTS	€ 737,305.00	€ 740.23
	Proposed Cost	€ 738,000.00	€ 740.93

Part V Compensation Cost - Summary of Projected Part V Build Costs - Block B 2 Bed Apartment Net Area 76m2 (5 No.)



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,152
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 63,000.00	€ 54.68
	Superstructure (Including Finishes & Completions)	€ 348,000.00	€ 302.03
	Site Development Works	€ 5,000.00	€ 4.34
	Preliminaries @ 15%	€ 63,000.00	€ 54.68
	TOTAL	€ 479,000.00	€ 415.73
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 72,000.00	€ 62.49
	TOTAL	€ 72,000.00	€ 62.49
3	Development of Costs		
	Professional Fees @ 16%	€ 77,000.00	€ 66.83
	Finance Costs @ 16.5%	€ 104,000.00	€ 90.26
	Other Attributable Costs	€ 10,000.00	€ 8.68
	TOTAL	€ 191,000.00	€ 165.77
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 742,000.00	€ 643.98
	Vat @ 23 % on Fees	€ 89,775.00	€ 77.92
		€ 17,710.00	€ 15.37
	TOTAL COSTS	€ 849,485.00	€ 737.27
	Proposed Cost	€ 850,000.00	€ 737.72

**Part V Compensation Cost -
Summary of Projected Part V Build Costs -
Block B 2 Bed Apartment Net Area 75.7m2 (4
No.)**



Ref.	Main Cost Summary - 2 Bed Apartment	Total Cost	Cost Per sq.ft
	Gross Floor Area (sq.ft) includes circulation areas		1,148
1	Building Costs		
	Substructures - incl. Basement Carpark & Enabling Works	€ 63,000.00	€ 54.89
	Superstructure (Including Finishes & Completions)	€ 346,000.00	€ 301.48
	Site Development Works	€ 5,000.00	€ 4.36
	Preliminaries @ 15%	€ 63,000.00	€ 54.89
	TOTAL	€ 477,000.00	€ 415.63
2	Developers Profit		
	On building costs @ 15% (Sub-total 1)	€ 72,000.00	€ 62.74
	TOTAL	€ 72,000.00	€ 62.74
3	Development of Costs		
	Professional Fees @ 16%	€ 77,000.00	€ 67.09
	Finance Costs @ 16.5%	€ 104,000.00	€ 90.62
	Other Attributable Costs	€ 10,000.00	€ 8.71
	TOTAL	€ 191,000.00	€ 166.43
4	Land Costs		
	Land Costs	TBA	
	TOTAL	€ -	€ -
5	Sub-Total		
	Vat @ 13.5 % on Construction	€ 740,000.00	€ 644.79
	Vat @ 23 % on Fees	€ 89,505.00	€ 77.99
		€ 17,710.00	€ 15.43
	TOTAL COSTS	€ 847,215.00	€ 738.21
	Proposed Cost	€ 848,000.00	€ 738.90

Waterfront ~ South Central~ - Apartment Area Schedule

Unit Number	Apt Type	Unit Type	Unit Description	Bedroom Count	Floor to Ceiling Height	Unit Area	Part V Unit Area	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features		
								Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	Bicycle Parking	+ 10% Over Min	View/Aspect	Orientation
						m ²													
FIRST FLOOR																			
1A.001	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
1A.002	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
1A.003	B16	PART V	2 Bedroom Apartment	2	2700mm	78.5	78.5	73	80.3	12.7	12.8	25.5	36.6	4.8	7.7	2	No	Dual	North/East
1A.004	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
1A.005	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
1A.006	A28	PART V	1 Bedroom Apartment	1	2700mm	45	45	45	49.5	12.6	n/a	12.6	23	3	5.3	1	Yes	Single	East
1A.007	B34	Apartment	2 Bedroom Apartment	2	2700mm	85	85	73	80.3	14.7	13.8	28.5	32	6	7	2	Yes	Dual	East/West
1A.015	B35	PART V	2 Bedroom Apartment	2	2700mm	85.1	85.1	73	80.3	18.4	13.8	32.2	30.3	6	7.1	2	Yes	Dual	East/West
1A.016	A1	PART V	1 Bedroom Apartment	1	2700mm	45.7	45.7	45	49.5	13	n/a	14.9	23.9	3	5.4	1	Yes	Single	West
1A.017	B22	PART V	2 Bedroom Apartment	2	2700mm	78.6	78.6	73	80.3	17.4	11.5	28.9	33.2	6	7.3	2	Yes	Single	South
SECOND FLOOR																			
2A.001	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
2A.002	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
2A.003	B16	PART V	2 Bedroom Apartment	2	2700mm	78.5	78.5	73	80.3	12.7	12.8	25.5	36.6	4.8	7.7	2	No	Dual	North/East
2A.004	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
2A.005	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
2A.006	A28	PART V	1 Bedroom Apartment	1	2700mm	45	45	45	49.5	12.6	n/a	12.6	23	3	5.3	1	Yes	Single	East
2A.015	B35	PART V	2 Bedroom Apartment	2	2700mm	85.1	85.1	73	80.3	18.4	13.8	32.2	30.3	6	7.1	2	Yes	Dual	East/West
2A.016	A1	PART V	1 Bedroom Apartment	1	2700mm	45.7	45.7	45	49.5	13	n/a	14.9	23.9	3	5.4	1	Yes	Single	West
2A.017	B22	PART V	2 Bedroom Apartment	2	2700mm	78.6	78.6	73	80.3	17.4	11.5	28.9	33.2	6	7.3	2	Yes	Single	South
THIRD FLOOR																			
3A.001	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
3A.002	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
3A.003	B16	PART V	2 Bedroom Apartment	2	2700mm	78.5	78.5	73	80.3	12.7	12.8	25.5	36.6	4.8	7.7	2	No	Dual	North/East
3A.004	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
3A.005	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
3A.006	A28	PART V	1 Bedroom Apartment	1	2700mm	45	45	45	49.5	12.6	n/a	12.6	23	3	5.3	1	Yes	Single	East
3A.016	B35	PART V	2 Bedroom Apartment	2	2700mm	85.1	85.1	73	80.3	18.4	13.8	32.2	30.3	6	7.1	2	Yes	Dual	East/West
3A.017	A1	PART V	1 Bedroom Apartment	1	2700mm	45.7	45.7	45	49.5	13	n/a	14.9	23.9	3	5.4	1	Yes	Single	West
3A.018	B22	PART V	2 Bedroom Apartment	2	2700mm	78.6	78.6	73	80.3	17.4	11.5	28.9	33.2	6	7.3	2	Yes	Single	South

Waterfront ~ South Central~ - Apartment Area Schedule

Unit Number	Apt Type	Unit Type	Unit Description	Bedroom Count	Floor to Ceiling Height	Unit Area	Part V Unit Area	Required Areas			Bedroom Areas			Amenity/Storage Areas			Other Features		
								Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	Bicycle Parking	+ 10% Over Min	View/Aspect	Orientation
FOURTH FLOOR																			
4A.001	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
4A.002	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
4A.003	B16	PART V	2 Bedroom Apartment	2	2700mm	78.5	78.5	73	80.3	12.7	12.8	25.5	36.6	4.8	7.7	2	No	Dual	North/East
4A.004	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
4A.005	A9	PART V	1 Bedroom Apartment	1	2700mm	44.7	44.7	45	49.5	12.6	n/a	12.6	22.5	3	5.3	1	No	Single	East
4A.006	A28	PART V	1 Bedroom Apartment	1	2700mm	45	45	45	49.5	12.6	n/a	12.6	23	3	5.3	1	Yes	Single	East
4A.016	B35	PART V	2 Bedroom Apartment	2	2700mm	85.1	85.1	73	80.3	18.4	13.8	32.2	30.3	6	7.1	2	Yes	Dual	East/West
4A.017	A1	PART V	1 Bedroom Apartment	1	2700mm	45.7	45.7	45	49.5	13	n/a	14.9	23.9	3	5.4	1	Yes	Single	West
4A.018	B22	PART V	2 Bedroom Apartment	2	2700mm	78.6	78.6	73	80.3	17.4	11.5	28.9	33.2	6	7.3	2	Yes	Single	South
FIFTH FLOOR																			
5A.001	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
5A.002	B2	PART V	2 Bedroom Apartment	2	2700mm	74.7	74.7	73	80.3	17.8	12.2	29.8	32.6	6.4	7.5	2	Yes	Single	North
5A.003	B16	PART V	2 Bedroom Apartment	2	2700mm	78.5	78.5	73	80.3	12.7	12.8	25.5	36.6	4.8	7.7	2	No	Dual	North/East
5A.018	B22	PART V	2 Bedroom Apartment	2	2700mm	78.6	78.6	73	80.3	17.4	11.5	28.9	33.2	6	7.3	2	Yes	Single	South

Waterfront ~ South Central~ - Apartment Area Schedule

Unit Number	Apt Type	Unit Type	Unit Description	Bedroom Count	Floor to Ceiling Height	Unit Area	Part V Unit Area	Required Areas		Bedroom Areas			Amenity/Storage Areas			Other Features			
								Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	Bicycle Parking	+ 10% Over Min	View/Aspect	Orientation
GROUND																			
0B.001	B13	Part V	2 Bedroom Apartment	2		76	76	73	80.3	14.3	13.8	28.1	30	7.2	GF	2	Yes	Single	West
0B.002	A13	Part V	1 Bedroom Apartment	1		45.1	45.1	45	49.5	11.5	n/a	11.5	24.6	3	GF	1	No	Dual	North/West
0B.003	A14	Part V	1 Bedroom Apartment	1		54.9	54.9	45	49.5	12.6	n/a	12.6	30	5.6	GF	1	Yes	Single	North
0B.004	B14	Part V	2 Bedroom Apartment	2		64	64	63	69.3	13.4	7.4	20.8	27	5.2	GF	2	No	Single	North
FIRST FLOOR																			
1B.001	B15	Part V	2 Bedroom Apartment	2	2700mm	75.7	75.7	73	80.3	12.1	12.1	24	36.3	4	6.5	2	No	Dual	North/West
1B.002	B6	Part V	2 Bedroom Apartment	2	2700mm	65.7	65.7	63	69.3	11.2	9.2	20.4	30	3	7.1	2	No	Single	North
1B.003	A3	Part V	1 Bedroom Apartment	1	2700mm	46.7	46.7	45	49.5	10	n/a	10	26.7	3.3	4.9	1	No	Single	North
1B.004	B5	Part V	2 Bedroom Apartment	2	2700mm	81	81	73	80.3	16.9	11.8	28.7	31	5	14.6	2	Yes	Dual	North/South
1B.017	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
1B.018	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
1B.019	B33	Part V	2 Bedroom Apartment	2	2700mm	76	76	73	80.3	15.6	13	28.6	27.6	6	7	2	No	Single	South
1B.023	B36	Part V	2 Bedroom Apartment	2	2700mm	86.6	86.6	73	80.3	12.9	12	24.9	38	6.2	7.7	2	Yes	Dual	East/West
1B.024	A15	Part V	1 Bedroom Apartment	1	2700mm	47.4	47.4	45	49.5	11.7	n/a	11.7	26.2	3	5.5	1	No	Single	West
SECOND FLOOR																			
2B.001	B15	Part V	2 Bedroom Apartment	2	2700mm	75.7	75.7	73	80.3	12.1	12.1	24	36.3	4	6.5	2	No	Dual	North/West
2B.002	B6	Part V	2 Bedroom Apartment	2	2700mm	65.7	65.7	63	69.3	11.2	9.2	20.4	30	3	7.1	2	No	Single	North
2B.003	A3	Part V	1 Bedroom Apartment	1	2700mm	46.7	46.7	45	49.5	10	n/a	10	26.7	3.3	4.9	1	No	Single	North
2B.004	B5	Part V	2 Bedroom Apartment	2	2700mm	81	81	73	80.3	16.9	11.8	28.7	31	5	14.6	2	Yes	Dual	North/South
2B.005	A2	Part V	1 Bedroom Apartment	1	2700mm	56.7	56.7	45	49.5	16	n/a	16	30	3.9	7	1	Yes	Single	North
2B.006	B4	Part V	2 Bedroom Apartment	2	2700mm	77	77	73	80.3	11.8	11	22.6	41	5	6.5	2	No	Dual	North/East
2B.007	A35	Part V	1 Bedroom Apartment	1	2700mm	47	47	45	49.5	13.2	n/a	13	23.7	3	7	1	No	Single	East
2B.008	A24	Part V	1 Bedroom Apartment	1	2700mm	52.4	52.4	45	49.5	12.6	n/a	12.4	23.6	6	6.7	1	Yes	Single	East
2B.020	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
2B.021	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
2B.022	B33	Part V	2 Bedroom Apartment	2	2700mm	76	76	73	80.3	15.6	13	28.6	27.6	6	7	2	No	Single	South
2B.023	B11	Part V	2 Bedroom Apartment	2	2700mm	74	74	73	80.3	13.8	11.8	25.6	29	5.4	6.6	2	No	Single	West
2B.027	B36	Part V	2 Bedroom Apartment	2	2700mm	86.6	86.6	73	80.3	12.9	12	24.9	38	6.2	7.7	2	Yes	Dual	East/West
2B.028	A15	Part V	1 Bedroom Apartment	1	2700mm	47.4	47.4	45	49.5	11.7	n/a	11.7	26.2	3	5.5	1	No	Single	East

Waterfront ~ South Central~ - Apartment Area Schedule

Unit Number	Apt Type	Unit Type	Unit Description	Bedroom Count	Floor to Ceiling Height	Unit Area	Part V Unit Area	Required Areas		Bedroom Areas			Amenity/Storage Areas			Other Features			
								Minimum	10%	Bedroom 1	Bedroom 2	Aggregate Bedroom	Kitchen/Living	Storage Area	Balcony Area	Bicycle Parking	+ 10% Over Min	View/Aspect	Orientation
THIRD FLOOR																			
3B.001	B15	Part V	2 Bedroom Apartment	2	2700mm	75.7	75.7	73	80.3	12.1	12.1	24	36.3	4	6.5	2	No	Dual	North/West
3B.002	B6	Part V	2 Bedroom Apartment	2	2700mm	65.7	65.7	63	69.3	11.2	9.2	20.4	30	3	7.1	2	No	Single	North
3B.003	A3	Part V	1 Bedroom Apartment	1	2700mm	46.7	46.7	45	49.5	10	n/a	10	26.7	3.3	4.9	1	No	Single	North
3B.004	B5	Part V	2 Bedroom Apartment	2	2700mm	81	81	73	80.3	16.9	11.8	28.7	31	5	14.6	2	Yes	Dual	North/South
3B.005	A2	Part V	1 Bedroom Apartment	1	2700mm	56.7	56.7	45	49.5	16	n/a	16	30	3.9	7	1	Yes	Single	North
3B.006	B4	Part V	2 Bedroom Apartment	2	2700mm	77	77	73	80.3	11.8	11	22.6	41	5	6.5	2	No	Dual	North/East
3B.007	A35	Part V	1 Bedroom Apartment	1	2700mm	47	47	45	49.5	13.2	n/a	13	23.7	3	7	1	No	Single	East
3B.008	A24	Part V	1 Bedroom Apartment	1	2700mm	52.4	52.4	45	49.5	12.6	n/a	12.4	23.6	6	6.7	1	Yes	Single	East
3B.021	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
3B.022	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
3B.023	B33	Part V	2 Bedroom Apartment	2	2700mm	76	76	73	80.3	15.6	13	28.6	27.6	6	7	2	No	Single	South
3B.024	B11	Part V	2 Bedroom Apartment	2	2700mm	74	74	73	80.3	13.8	11.8	25.6	29	5.4	6.6	2	No	Single	West
3B.029	B36	Part V	2 Bedroom Apartment	2	2700mm	86.6	86.6	73	80.3	12.9	12	24.9	38	6.2	7.7	2	Yes	Dual	East/West
3B.030	A15	Part V	1 Bedroom Apartment	1	2700mm	47.4	47.4	45	49.5	11.7	n/a	11.7	26.2	3	5.5	1	No	Single	East
FOURTH FLOOR																			
4B.001	B15	Part V	2 Bedroom Apartment	2	2700mm	75.7	75.7	73	80.3	12.1	12.1	24	36.3	4	6.5	2	No	Dual	North/West
4B.002	B6	Part V	2 Bedroom Apartment	2	2700mm	65.7	65.7	63	69.3	11.2	9.2	20.4	30	3	7.1	2	No	Single	North
4B.003	A3	Part V	1 Bedroom Apartment	1	2700mm	46.7	46.7	45	49.5	10	n/a	10	26.7	3.3	4.9	1	No	Single	North
4B.004	B5	Part V	2 Bedroom Apartment	2	2700mm	81	81	73	80.3	16.9	11.8	28.7	31	5	14.6	2	Yes	Dual	North/South
4B.005	A2	Part V	1 Bedroom Apartment	1	2700mm	56.7	56.7	45	49.5	16	n/a	16	30	3.9	7	1	Yes	Single	North
4B.006	B4	Part V	2 Bedroom Apartment	2	2700mm	77	77	73	80.3	11.8	11	22.6	41	5	6.5	2	No	Dual	North/East
4B.007	A35	Part V	1 Bedroom Apartment	1	2700mm	47	47	45	49.5	13.2	n/a	13	23.7	3	7	1	No	Single	East
4B.008	A24	Part V	1 Bedroom Apartment	1	2700mm	52.4	52.4	45	49.5	12.6	n/a	12.4	23.6	6	6.7	1	Yes	Single	East
4B.021	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
4B.022	A12	Part V	1 Bedroom Apartment	1	2700mm	46.3	46.3	45	49.5	12	n/a	12	24	3	5.4	1	No	Single	West
4B.023	B33	Part V	2 Bedroom Apartment	2	2700mm	76	76	73	80.3	15.6	13	28.6	27.6	6	7	2	No	Single	South
4B.024	B11	Part V	2 Bedroom Apartment	2	2700mm	74	74	73	80.3	13.8	11.8	25.6	29	5.4	6.6	2	No	Single	West
4B.029	B36	Part V	2 Bedroom Apartment	2	2700mm	86.6	86.6	73	80.3	12.9	12	24.9	38	6.2	7.7	2	Yes	Dual	East/West
4B.030	A15	Part V	1 Bedroom Apartment	1	2700mm	47.4	47.4	45	49.5	11.7	n/a	11.7	26.2	3	5.5	1	No	Single	East
FIFTH FLOOR																			
5B.005	A2	Part V	1 Bedroom Apartment	1	2700mm	56.7	56.7	45	49.5	16	n/a	16	30	3.9	7	1	Yes	Single	North
5B.006	B4	Part V	2 Bedroom Apartment	2	2700mm	77	77	73	80.3	11.8	11	22.6	41	5	6.5	2	No	Dual	North/East
5B.007	A35	Part V	1 Bedroom Apartment	1	2700mm	47	47	45	49.5	13.2	n/a	13	23.7	3	7	1	No	Single	East
5B.008	A24	Part V	1 Bedroom Apartment	1	2700mm	52.4	52.4	45	49.5	12.6	n/a	12.4	23.6	6	6.7	1	Yes	Single	East
5B.023	B11	Part V	2 Bedroom Apartment	2	2700mm	74	74	73	80.3	13.8	11.8	25.6	29	5.4	6.6	2	No	Single	West
						307.1													