

(appendix "A")

PACK 3

FULL REFURBISHMENT OF THE EXISTING HOUSE AND 2-3 STOREY HOUSE EXTENSION

FIXED FEE

INCEPTION Visit site, provide general advice to the client	€ 0
OUTLINE -Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (900 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase), - Outline design (2200 euro+ vat), External 3d visuals	€3100+VAT
DESIGN -Prepare a planning application <i>Approximate additional expenses paid by client:</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Planning fee</i> 34.00 <i>Ordnance Survey</i> 120.00 <i>Newspaper Ad.</i> 200.00 - 250.00	€1500+VAT
DETAIL DESIGN Provide detailed drawings / specification and ensure that design complies with building regulations.	€4100+VAT
TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Detailed tender review (by QS)</i> 500-700	€250+VAT
POST PLANNING COMPLIANCE (if requested by planning permission)	approx. €250+VAT
PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts,	€250+VAT
COMMENCEMENT NOTICE	€150+VAT
ON SITE OPERATIONS 10 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert	€2000+ VAT
ARCHITECTS CERTS (2 certificates required, €200+VAT/per certificate) Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€400+VAT

OTHER CONSULTANTS:

STRUCTURAL ENGINEER- required during planning/tender/construction stage
(to design structural elements like beams , foundations, drainage etc.)

QUANTITY SURVEYOR- recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

HEALTH AND SAFETY CONSULTANT- required under new regulations
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority
Metropolitan Building
James Joyce Street
Dublin 1.
Email: wcu@hsa.ie

IMPORTANT- NEW BUILDING REGULATIONS 2014 - OPT OUT POSSIBLE

The BC(A)R System – from March 2014

• From 1st March 2014, all building types, except for extensions to domestic dwellings of less than 40m2, are included in the BC(A)R 2014, and may only be designed and certified by a Registered Architect, Chartered Engineer and Chartered Building Surveyor.

Building Owner's Obligations under BC(A)R

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Design Team to design the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

The Role of the Assigned Certifier and Builder, During the Construction Stage

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

The Role of the Assigned Certifier and the Builder at Completion

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.

CONTRIBUTION

Please be aware that Local Authorities are charging contributions for a new house approx €100 per square metre of residential development.

APPROXIMATE CONSTRUCTION COST

New build: from approx. €2000-2200+ vat per sq m
Full renovation/refurbishment €1000-2000 + vat per sq m

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

Prices are valid for 3months from date of quotation.

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