



# CERTIFIED COSTINGS FOR SELF BUILD AND HOME IMPROVEMENTS

AIB Mortgage Application Reference No:

Borrower's Name(s)

Property Address

Property Size  Square metres / Square feet

Property to be built/renovated by:    Direct labour ☐    Fixed price contract ☐    (Please attach copy of signed contract)

Is planning permission in place:    Yes ☐    No ☐    (If no please comment)

Planning permission reference no.

	Item Description	Total Cost € (Materials AND Labour incl. VAT)
1.	Demolition of existing dwelling (if applicable)	
	Preliminaries	
	Site clearance and preparation	
	Substructure	
	Foundation	
	Blocklaying	
	Timber frame (if applicable)*	
2.	Structure	
	External walls	
	Internal walls	
	Brickwork	
	External doors	
	Internal doors	
	Windows	
	Roof structure	
3.	Stairs	
	Plasterwork and finishes	
	Internal Joinery	
	Flooring and finishes	
	Electric, 1st fix	
	Electric, 2nd fix	
	Plumbing, 1st fix	
	Plumbing, 2nd fix	
	Heating	
	Insulation	

4.	Kitchen & utility units	
	Bathroom, sanitary ware & fittings	
	Fitted wardrobes	
	Fireplace	
	Fixtures & fittings	
	Waste & drainage	
	Landscaping & driveway	
	Tarmac & kerbing	
	Garage	
	Conservatory	
5.	Architect & professional fees (incl. VAT)	
	Connection fees (water and ESB)	
	Other fees/planning contributions	
6.	10% contingency amount	
	<b>OVERALL PROJECT OUTLAY</b>	

\* Standard timber frame structure with traditional block exterior.

**This section is only to be completed for new self build properties**

Calculated price per square foot / square meter	
<input type="checkbox"/> Square foot	
<input type="checkbox"/> Square meter	
Insert bank minimum costings for proposed build method and location**	

\*\* Refer to the Minimum Costings Table below.

Confirm building cost is above the current bank minimum	Yes <input type="checkbox"/> No <input type="checkbox"/> (If no please comment)
<p>If No to above, please provide rationale in the box below as to why the build can be completed for the sum advised e.g. customer completing part of the build themselves or with the support of family</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	

Location	Minimum Costings - psf/psm	
	Direct Labour	Fixed Price Contract
Dublin	€217 / €2,336	€244 / €2,626
Other Cities/Satelites of Dublin	€172 / €1,851	€199 / €2,142
All other Areas	€154 / €1,658	€181 / €1,948

## Architect/Engineer/Building Surveyor Declaration

I confirm that I am a member of one of the following bodies (Please tick as appropriate):

The Royal Institute of Architects  
of Ireland (R.I.A.I.)

☐

The Institution of Engineers of  
Ireland

☐

Association of Consulting  
Engineers of Ireland (A.C.E.I.)

☐

Chartered Institute of Building  
in Ireland (C.I.O.B.)

☐

The Society of Chartered  
Surveyors Ireland (S.C.S.I.)

☐

Irish Building Control Institute  
(I.B.C.I.)

☐

Chartered Institute of  
Architectural Technologists  
(C.I.A.T.)

☐

- I will supervise the work through all stages
- I will issue interim certificates and a certificate of compliance with building and planning regulations, including in compliance with the relevant environmental impact and sustainability requirements, in the Law Society/R.I.A.I standard format on completion of the work
- In my professional opinion, I confirm that the property can be completed to this standard for €
- Professional indemnity insurance for €  for each and every claim is held (attach copy)

Signature

Date

Architect/Engineer/Building Surveyor

Company  
Stamp