

Letter of supervision for self build and home improvements including detailed costings



Private & confidential

Loan account number

Borrower's Name(s)

Block capitals

Property address:

Property size:

Square metres:

Square feet:

Garage size:

Square metres:

Square feet:

Is planning permission in place?

YES

☐

NO

☐

If NO, please comment

Planning permission reference no.

Is this property to be constructed with a fixed price contract or by direct labour?

If fixed price contract please attach a copy.

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

*Standard timber frame structure with traditional block exterior.

Item Description	Total Cost € (materials AND labour incl. VAT)
3 Heating Insulation	
4 Kitchen and utility units Bathrooms, sanitary ware and fittings Fitted wardrobes Fireplace Fixtures and fittings Waste and drainage Landscaping and driveway Tarmac and kerbing Garage Conservatory	
5 10% contingency	
6 Architect/solicitor/professional fees (incl VAT) Connection fees (water and ESB) Other fees/planning contributions	
Overall project outlay	

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 minimum costings for proposed build method and location**	

** Refer to the Minimum Costings Table below.

Confirm building cost is above the current minimum requirement	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: 150px; width: 100%;"></div>	

Location	Minimum Costings - per square foot / per square meter	
	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

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Architect /Engineer /Building Surveyor Declaration

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

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

☐

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

☐

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

☐

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

☐

The Institution of Engineers of Ireland

☐

The Society of Chartered Surveyors (S.C.S.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 relevant environmental impact and sustainability requirements, in the Law Society/R.I.A.I. standard format on completion of the property

- Professional indemnity insurance for each and every claim is held (attach copy) for: €

- In my professional opinion, I confirm that the property can be completed to this standard for: €

SIGNED (Architect/Engineer/Building Surveyor)

DATE

COMPANY STAMP