

# Estimated Cost of Construction

*(TO BE COMPLETED BY SUPERVISING ARCHITECT)*

*Please note all sections of this form must be completed before returning this document to Ulster Bank*

Borrowers 1) 2)

Property Address 1

Property Address 2

Town/City

EIRCODE

I/We (name)

Supervising Architect Name

Of (Company)

have been retained by the Applicants/Builder to supervise the construction of the above property and confirm that

1. I/We will supervise the construction of the above property
2. I/We will inspect the open foundations and certify same on pouring
3. I/We will issue a certificate of compliance with planning permission and building regulations
4. I/We confirm that the property will be built by either:

Direct Labour                  Non Registered Builder                  Registered Builder                  (Attach Guarantee Cert)

I/We confirm that I/We maintain current Professional Indemnity Insurance in the sum of € and enclose a copy of same (minimum sum €350,000).

Enclosed

The following is an estimate of the cost of construction at the various stages of completion (inclusive of VAT)

Completion of Site Clearance, Foundation & Main Walling	€
Completion of Roof Construction, External Window & Door	€
Joinery Completion of First Fix (see page 3)	€
Completion of Second Fix (see page 3)	€
Completion (see page 3)	€
Professional Fees (Inclusive of VAT)	€
Total Cost	€
15% Contingency	€
Total cost including Contingency	€
Proposed BER Rating	

Signed

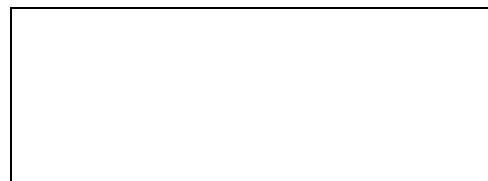
Qualifications

Date

Qualification category (see page 3)

Address

**Company/Brand Stamp**



## Guidance Notes

- Please note that a photograph will be required for each stage payment request.
- First Fixing for the purpose of the bank includes but is not limited to the fixing or installation of carpentry & joinery, flooring, frames, linings, studwork, window boards, plumbing, pipe-work, tanks, electrical, conduit & wiring.
- Second Fixing for the purposes of the bank includes but is not limited to items in a building that are fixed after plastering, doors, trims, fitments, kitchen & sanitary fittings, boilers, radiators and electrical fittings.
- Completion for the purposes of the Bank includes but is not limited to all works to the property and plot including services being completed and plot including services bring completed to a building regulation compliant standard & in accordance with the grant of full planning permission and furthermore that the entire property is habitable and that the site works including boundaries, driveways, garages and outbuildings are completed.

### Categories of persons qualified to give this certificate:

- a) Persons with a degree or diploma of degree standard in Architecture
- b) Persons who have been in practice as Architects on their own account for ten years. This would include persons certified by or included on a list prepared by the Minister for the Environment as persons who in the Ministers own opinion are appropriately qualified. Please provide a letter of confirmation
- c) Chartered Engineers
- d) Persons with a degree in Civil Engineering
- e) Persons who have been in practice on their own account as Engineers in the construction industry for ten years (Please attach a letter confirming details of this )
- f) Qualified Building Surveyors
- g) Persons from another jurisdiction in the European Union whose qualification is entitled to recognition in Ireland under the Architects directive