



Budgeting Your Project

WHAT YOU NEED TO CONSIDER IN ARRIVING AT THE BUDGET
FOR YOUR ARCHITECTURAL SCHEME



What you need to consider in arriving at your project budget

Introduction

This is a quick guide for the benefit of those unused to dealing with construction projects. It is essential to clearly inform your architect of what your cost limits are, if they are to design to your budget

Determining Project Budget

To find your construction budget deduct all other costs overleaf from your available funds.

The construction industry normally quotes exclusive of VAT. Non VAT-registered developers should add this in.

Project Budget

AVAILABLE FUNDS

Selling Price of existing premises

Lenders Funds available

Other sources

Total Project Budget

MOVING AND SITE / PROPERTY ACQUISITION

Buying Price

Selling Agents Fees and Advertising

Site/Property purchase Agents Fees

Legal Fees in Connection

Survey Fees in Connection

Stamp Duty, Capital Gains, VAT and other taxes

Others

Total

DESIGNER STAGES AND FEES

Survey Work

Architects Fees

Structural Engineer Fees

Quantity Surveyor Fees

Services Engineers Fees

Landscaper Fees

Interior Designer Fees

VAT as necessary

Others

Total

LOCAL AUTHORITY

Planning Application

Planning Appeals, etc.

Planning Gain

Building Warrant Application

Total

CONSTRUCTION

Site preparation/ Downtakings

Construction works

Utilities Connections

Landscaping

Fencing and Gates

Roads and Streets

Specialist Kitchens

Specialist Bathrooms

Site works, roads and pavings

Plant and equipment

Project insurances

Contingency Sum

Insurances

VAT as necessary

Other

Total

OCCUPATION

Removals

Furnishing

Equipment

Other

Total

ONGOING COSTS

Lender repayments

Community Rates and Taxes

Maintenance costs

Energy costs

Insurances

Other

Total

TOTAL PROJECT COSTS

Notes

Contacting the RIAS

We hope that this has proved helpful.

For further advice and information contact:

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