

# BILL OF WORKS REPORT

Document Type	Bill of Works — Residential Extension & Remodelling
Project No.	2600
Client	Sample Client
Architect	Sample Architecture Practice
Status	For Pricing / Progress Review
Drawing Scale	1:50 Plans · 1:100 Existing · 1:200 / 1:1000 Site
Date	April 2026

## Scope of Works

- Demolition of existing rear lean-to extension
- New ground floor rear/side extension — Kitchen, Dining, Den/Office, WC
- New first floor side extension over existing single-storey (Bedroom 4)
- Replacement of existing pitched roof with flat roof + parapet (over extension)
- Internal remodelling of existing ground & first floors
- Upgrade of existing external walls with internal dry-lining insulation
- New windows and doors — triple glazed aluminium throughout
- New ground floor slab with UFH, insulation, radon membrane
- Pitched roof to new extension with attic insulation
- External finishes — external cladding system (GF), textured render (FF)

<b>113.5 m<sup>2</sup></b> Gross Internal Area	<b>55.5 m<sup>2</sup></b> Ground Floor Area	<b>58.0 m<sup>2</sup></b> First Floor Area	<b>€261,263</b> Construction Sub-Total
<b>€344,867</b> Total Excl. VAT	<b>€391,424</b> Total Incl. VAT	<b>€3,039</b> Cost / m <sup>2</sup> (excl. VAT)	<b>€3,449</b> Cost / m <sup>2</sup> (incl. VAT)

# 1. Executive Summary

This report presents a comprehensive Bill of Works for a residential extension and remodelling project. The scope encompasses the demolition of the existing lean-to, construction of a new ground-floor rear and side extension, a first-floor side extension, full internal remodelling, and complete mechanical, electrical, and external works. All quantities are derived from the project dimensional analysis drawings (Dwg-P01 through Dwg-S03).

The **total construction sub-total** across nine work sections is **€261,262.90**. Adding preliminaries (12%), a 10% contingency allowance and 10% professional fees brings the **total estimated project cost excluding VAT to €344,867.03**, and **including VAT at 13.5% to €391,424.08**. On a rate per m<sup>2</sup> basis this equates to **€3,038.96 / m<sup>2</sup> (excl. VAT)** against a gross internal area of **113.5 m<sup>2</sup>**.

## Key Project Metrics

<b>113.5 m<sup>2</sup></b> Gross Internal Area	<b>55.5 m<sup>2</sup></b> Ground Floor Area	<b>58.0 m<sup>2</sup></b> First Floor Area	<b>€261,263</b> Construction Sub-Total
<b>€344,867</b> Total Excl. VAT	<b>€391,424</b> Total Incl. VAT	<b>€3,039</b> Cost / m <sup>2</sup> (excl. VAT)	<b>€3,449</b> Cost / m <sup>2</sup> (incl. VAT)

# 2. Site & Dimensional Summary

The following table lists key site boundaries, existing building dimensions and proposed extension measurements taken from the project drawing set.

Ref	Description	Dimension (mm)	Dir.	Notes
<b>SITE BOUNDARIES</b>				
SD.01	Site frontage	9,350	E-W	Front boundary
SD.02	Site depth (left boundary)	13,750	N-S	Including rear garden
SD.03	Site depth (right boundary)	12,170	N-S	
SD.04	Rear boundary	9,290	E-W	Rear garden boundary
SD.05	Building frontage width	10,460	E-W	Width at building line
SD.06	Driveway depth	7,110	N-S	Front to house
SD.07	Existing house – depth	8,950	N-S	Front to rear wall
SD.08	Existing house – width	6,450	E-W	Incl. side element
<b>EXISTING BUILDING</b>				
SD.07	Existing house – depth	8,950	N-S	Front to rear wall
SD.08	Existing house – width	6,450	E-W	Incl. side element
SD.14	Ground to ridge height	6,540	Vert	Overall ridge height
SD.15	Ground to eaves height	4,670	Vert	Eaves level
SD.16	Ground to first floor	2,450	Vert	Floor-to-floor
<b>PROPOSED EXTENSION</b>				
SD.17	New rear ext. depth	5,110	N-S	From existing rear wall

Ref	Description	Dimension (mm)	Dir.	Notes
SD.18	New rear ext. width	5,590	E-W	Full width of new rear
SD.19	New total building depth	14,220	N-S	Front to new rear wall

Key Datum Levels — GFL: +12.47m | FFL: +15.10m | Eaves: +17.49m | Ridge: +19.50m | Parapet (rear): +15.42m

### 3. Room Area Schedule

All internal room areas are measured between finished wall faces. Total Gross Internal Area (GIA) = **113.48 m²** (GF: 55.52 m² | FF: 57.97 m²).

Ref	Room / Space	Length (mm)	Width (mm)	Area (m²)	Status
<b>GROUND FLOOR</b>					
GF.01	Living Room	3,330	3,410	11.36	Existing – Retained
GF.02	Hall	2,190	2,530	5.54	Existing – Retained
GF.03	Kitchen	5,110	3,410	17.43	New Extension
GF.04	Dining	3,410	3,160	10.78	New Extension
GF.05	Den / Office	2,630	3,160	8.31	New Extension
GF.06	WC	1,010	1,490	1.50	New Extension
GF.07	Boiler Rm / Storage	930	650	0.60	Existing – Modified
	<b>GROUND FLOOR TOTAL</b>			<b>55.52</b>	
<b>FIRST FLOOR</b>					
FF.01	Bedroom 1 (Master)	3,690	3,410	12.58	Existing – Retained
FF.02	Bedroom 2	3,410	2,530	8.63	Existing – Retained
FF.03	Bedroom 3	1,570	2,530	3.97	Existing – Remodelled
FF.04	Bedroom 4	3,630	5,090	18.48	New FF Extension
FF.05	Bathroom	2,220	2,210	4.91	Existing – Remodelled
FF.06	Landing	3,760	2,500	9.40	Existing – Modified
	<b>FIRST FLOOR TOTAL</b>			<b>57.97</b>	
				<b>113.48</b>	

## 4. Bill of Works — Itemised Sections

The following pages present each work section in full, including item references, descriptions, quantities, schedule of rates and calculated amounts. All rates are sourced from the project Schedule of Rates (SoR).

### § A Demolitions & Enabling

€20,819.75

Demolitions include breaking out the lean-to, shed removal, tree clearance, strip-out of existing slab, and site enabling works. A provisional sum is included for general strip-out and site setup.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
A.01	Demolish and dispose existing lean-to rear extension and base	4.85	m2	€160.00	€776.00
A.02	Demolish and dispose existing detached timber shed structure and base	6.07	m2	€160.00	€971.20
A.03	Cut down and remove 2 No. trees next to shed incl. removal of roots	2	Nr	€725.00	€1,450.00
A.04	Cut down and remove trees in garden incl. removal of roots	3	Nr	€725.00	€2,175.00
A.05	Strip existing roof tiles to side single-storey element (for FF extension)	10.40	m2	€45.00	€468.00
A.06	Demolish internal partitions, strip finishes in areas of alteration	1	Item	€2,685.00	€2,685.00
A.07	Break up and remove existing ground floor slab (new extension footprint)	54.82	m2	€50.00	€2,741.00
A.08	Remove old grass and top soil to rear extension area	45.19	m3	€45.00	€2,033.55
A.09	Site clearance, welfare setup, temporary fencing and protection	2	Item	€3,760.00	€7,520.00
<b>SECTION TOTAL</b>					<b>€20,819.75</b>

### § B Substructure

€38,000.15

Substructure covers all foundation excavation, concrete footings, ground-floor slab construction (new extension and existing house upgrade), radon membrane and insulation, and below-ground drainage connections.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
B.01	Digging of foundation trenches - external walls (new extension perimeter)	10.49	m3	€40.00	€419.60
B.02	Lay 50mm concrete blinding to foundation trenches	0.80	m3	€50.00	€40.00
B.03	Pouring of concrete footings to foundation trenches - external walls	13.61	m3	€115.00	€1,565.15
B.04	215mm solid concrete blocks - top of foundation to floor slab level	28.86	m	€95.00	€2,741.70
B.05	Backfill with granular fill to foundation trenches	4.80	m3	€25.00	€120.00
B.06	Underpinning of existing boundary walls flanking new extension	7.45	m	€590.00	€4,395.50
B.07	Reduced level dig / excavation for new slab formation	18.56	m3	€40.00	€742.40
B.08	Provide 225mm blinded compacted hardcore to ground floor area	11.48	m3	€30.00	€344.40
B.09	Supply and fix steel reinforcement mesh mesh to ground floor slab	54.82	m2	€20.00	€1,096.40

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
B.10	Supply and place 150mm thick in-situ concrete ground floor slab	39	m2	€85.00	€3,315.00
B.11	radon-grade DPM to ground floor slab incl. all laps and sealing	39	m2	€20.00	€780.00
B.12	150mm insulation to floor slab (ready for UFH)	39	m2	€80.00	€3,120.00
B.13	Reduced level dig / excavation for upgraded slab (existing rear)	13.80	m3	€40.00	€552.00
B.14	Provide 225mm compacted hardcore (existing area)	6.90	m3	€30.00	€207.00
B.15	Supply and fix steel reinforcement mesh mesh (existing area)	28.60	m2	€20.00	€572.00
B.16	Radon membrane / DPM (existing area)	28.60	m2	€20.00	€572.00
B.17	RC slab - 150mm thick (existing area upgrade)	28.60	m2	€85.00	€2,431.00
B.18	150mm insulation to upgraded slab (existing area, ready for UFH)	32.95	m2	€80.00	€2,636.00
B.19	Radon sump and passive vent pipe installation	1	Nr	€1,610.00	€1,610.00
B.20	Below-ground drainage - new connections to existing combined drain	1	Item	€4,835.00	€4,835.00
B.21	New foul drainage from WC / kitchen to existing drain	1	Item	€3,220.00	€3,220.00
B.22	New surface water drainage from flat roof / extension	1	Item	€2,685.00	€2,685.00
<b>SECTION TOTAL</b>					<b>€38,000.15</b>

**§ C Superstructure – Walls €34,459.30**

Superstructure includes all new blockwork external walls (ground and first floor), parapet walls, external render, internal wall insulation / dry-lining to both new and existing walls, and structural steelwork.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
C.01	Construct 215mm solid blockwork ext wall - Rear wall (south) 6.0m x 2.5m	11.17	m	€90.00	€1,005.30
C.02	Construct 215mm solid blockwork ext wall - Side wall east 5.518m x 2.5m	10.24	m	€90.00	€921.60
C.03	Construct 215mm solid blockwork ext wall - Side wall west 5.518m x 2.5m	10.24	m	€90.00	€921.60
C.04	Construct 215mm solid blockwork ext wall - Side ext front 3.895m x 2.5m	9.07	m	€90.00	€816.30
C.05	Construct 215mm solid blockwork ext wall - Side ext west 5.026m x 2.5m	10.24	m	€90.00	€921.60
C.06	Supply and install horizontal DPC to all new GF external walls	21.41	m	€15.00	€321.15
C.07	Supply and install precast concrete lintels over GF external openings	16.76	m	€55.00	€921.80
C.08	Supply and install precast concrete window cills to GF	7.76	m	€45.00	€349.20
C.09	Construct 215mm solid blockwork ext wall - FF Bedroom 4 front 3.895m x 2.5m	9.07	m	€90.00	€816.30
C.10	Construct 215mm solid blockwork ext wall - FF side west 5.469m x 2.5m	10.24	m	€90.00	€921.60
C.11	Supply and install horizontal DPC to new FF external walls	8.71	m	€15.00	€130.65
C.12	Parapet walls to flat roof - rear 6.0m x 0.5m	5.59	m	€90.00	€503.10

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
C.13	Parapet walls to flat roof - sides 2 x 5.518m x 0.5m	8.38	m	€90.00	€754.20
C.14	External sand:cement render (scud, scratch, smooth finish) - GF walls	41.90	m	€40.00	€1,676.00
C.15	External sand:cement render - FF walls and parapets	35.38	m	€40.00	€1,415.20
C.16	125mm rigid insulation board rigid insulation + VCL + battens + plasterboard to new ext walls	68.32	m2	€115.00	€7,856.80
C.17	125mm rigid insulation board insulation + VCL + battens + plasterboard - existing GF ext walls	33.09	m2	€115.00	€3,805.35
C.18	125mm rigid insulation board insulation + VCL + battens + plasterboard - existing FF ext walls	33.09	m2	€115.00	€3,805.35
C.19	Place structural steel support at high level as per engineer spec	5.59	m	€1,180.00	€6,596.20
<b>SECTION TOTAL</b>					<b>€34,459.30</b>

## § D Structure & Floors

**€15,639.80**

Structure & Floors covers the new first-floor structure over the extension, repairs to the existing floor, all new internal stud partitions and plasterboard lining, and the existing staircase retention / make-good.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
D.01	Structural timber floor joists, wall plates, 18mm OSB decking, acoustic insulation, plasterboard finish	27.74	m2	€135.00	€3,744.90
D.02	New plasterboard slab + skim to existing ceiling joists (GF ceiling)	41.60	m2	€25.00	€1,040.00
D.03	Repair/strengthen existing floor joists where required	1	Item	€3,220.00	€3,220.00
D.04	New timber stud partition - GF WC enclosure	10.40	m2	€60.00	€624.00
D.05	New timber stud partition - GF Den/Office divider	10.40	m2	€60.00	€624.00
D.06	New timber stud partition - GF Kitchen/Dining partition	10.51	m2	€60.00	€630.60
D.07	New timber stud partition - FF Bedroom 4 walls	21.67	m2	€60.00	€1,300.20
D.08	New timber stud partition - FF Bathroom reconfiguration	17.46	m2	€60.00	€1,047.60
D.09	Provide new plaster slab to all stud walls (both sides)	71.94	m2	€25.00	€1,798.50
D.10	Existing staircase - retain, repair, make good as necessary	1	Item	€1,610.00	€1,610.00
<b>SECTION TOTAL</b>					<b>€15,639.80</b>

## § E Roofing

**€18,941.50**

Roofing covers the full flat warm-deck roof system to the rear extension, parapet trims, flashings, and counterflashings. A new pitched roof is constructed to the side extension including slating, attic insulation and rainwater goods.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
E.01	flat roof build-up (IS standard) timber joists, firrings (1:40 fall), OSB3 decking, VCL, 130mm insulation, battens, upper OSB3, GRP waterproofing	19.94	m2	€205.00	€4,087.70
E.02	Parapet trims and upstands	15.86	m	€65.00	€1,030.90
E.03	Junction flat roof/nib wall - fibreglass 150mm upstand and code 5 lead counterflashing	5.59	m	€80.00	€447.20
E.04	Counterflashing works to boundary wall with new house	8.38	m	€135.00	€1,131.30

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
E.05	VCL membrane + 50x25mm battens + 12.5mm plasterboard slab (flat roof ceiling)	28.70	m2	€55.00	€1,578.50
E.06	Flat roof rainwater outlets and connections	2	Nr	€270.00	€540.00
E.07	Provide roof rafters and wall plate	16.47	m2	€105.00	€1,729.35
E.08	Sarking felt and battens	18.20	m2	€20.00	€364.00
E.09	600x300mm fibre cement slates fibre cement slates, double-lapped, stainless nails	19.07	m2	€45.00	€858.15
E.10	Ridge tiles	3.63	m	€40.00	€145.20
E.11	Lead flashings and soakers at all abutments	1	Item	€1,610.00	€1,610.00
E.12	2 layers of loft insulation on top of ceiling joists 300mm thick	18.46	m2	€20.00	€369.20
E.13	Velux rooflight MK04 (78cm x 98cm) supply and install	1	Nr	€1,290.00	€1,290.00
E.14	Fascia and soffit boards (new eaves)	1	Item	€1,610.00	€1,610.00
E.15	Rainwater goods - gutters, downpipes, fittings	1	Item	€2,150.00	€2,150.00
<b>SECTION TOTAL</b>					<b>€18,941.50</b>

## § F

**Windows & Doors****€28,655.00**

Windows and doors include all new triple-glazed aluminium windows and a sliding / folding door unit. Internal doors, frames, architraves, handles and locks are also included.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
F.01	New window - Kitchen rear (large glazed unit) 2425mm x 2050mm	1	Nr	€3,760.00	€3,760.00
F.02	New window - Dining area rear 1676mm x 2050mm	1	Nr	€3,005.00	€3,005.00
F.03	New window - Den/Office rear 1235mm x 1545mm	1	Nr	€1,935.00	€1,935.00
F.04	New sliding/folding door - Dining to garden 3667mm x 2050mm	1	Nr	€8,055.00	€8,055.00
F.05	New window - Side extension GF 1000mm x 1545mm	1	Nr	€1,610.00	€1,610.00
F.06	New window - Bedroom 4 front 1217mm x 1200mm	1	Nr	€1,505.00	€1,505.00
F.07	New window - Bedroom 4 side 1160mm x 1200mm	1	Nr	€1,450.00	€1,450.00
F.08	S/W window boards to all new windows	7	Nr	€45.00	€315.00
F.09	Supply and fit new internal doors incl. frames/architrave (9 No.)	9	Nr	€700.00	€6,300.00
F.10	Provide door handles and locks for all internal doors	9	Nr	€80.00	€720.00
<b>SECTION TOTAL</b>					<b>€28,655.00</b>

## § G

**Internal Finishes****€30,157.50**

Internal finishes cover all plastering, painting, floor finishes (timber, carpet, tiling), wall tiling, joinery (skirting, wardrobes), and sanitaryware. Note: the kitchen supply and fit is excluded from the main contract.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
G.01	Internal face of external walls - plasterboard finish (new extension)	56.34	m2	€25.00	€1,408.50
G.02	Ceilings of flat roof area - plasterboard + skim	19.94	m2	€25.00	€498.50

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
G.03	Ceilings ground floor (less flat roof) - Living + Hall + WC	15.60	m2	€25.00	€390.00
G.04	Ceilings first floor - all bedrooms, bathroom, landing	48.54	m2	€25.00	€1,213.50
G.05	Internal partition walls - non load bearing - plaster slab	60.67	m2	€25.00	€1,516.75
G.06	Make good plaster and repaint to existing retained walls	1	Item	€3,760.00	€3,760.00
G.07	Painting to all ceilings and walls (2 coats emulsion)	1	Item	€5,370.00	€5,370.00
G.08	Fitting of timber floor - GF Kitchen, Dining, Den, Living, Hall	54.89	m2	€45.00	€2,470.05
G.09	Fitting of carpets to first floor bedrooms + landing	52.64	m2	€10.00	€526.40
G.10	Fitting of tiles - Bathroom	4.91	m2	€60.00	€294.60
G.11	Fitting of tiles - WC (ground floor)	1.50	m2	€60.00	€90.00
G.12	Wall tiling - Kitchen splashback	1.56	m2	€60.00	€93.60
G.13	Wall tiling - Bathroom (full height to wet areas)	13	m2	€60.00	€780.00
G.14	Wall tiling - WC (half height)	3.54	m2	€60.00	€212.40
G.15	Provide profiled primed white skirting boards (to be painted)	111.72	m	€15.00	€1,675.80
G.16	Provide wardrobes to bedrooms	5.59	m	€860.00	€4,807.40
G.17	WC suite (ground floor) - WC pan, cistern, wash hand basin	1	Nr	€1,290.00	€1,290.00
G.18	Bathroom suite (first floor) - bath, shower, WC, WHB	1	Nr	€3,760.00	€3,760.00
G.19	Kitchen - supplied and fitted by nominated sub-contractor	1	Item	€0.00	EXCL.
<b>SECTION TOTAL</b>					<b>€30,157.50</b>

**§ H M&E; Services €50,690.00**

Mechanical and electrical services encompass underfloor heating, boiler replacement, hot & cold water distribution, full electrical rewire, lighting, power, external lighting, fire alarms, data cabling, and drainage.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
H.01	Underfloor heating system complete - pipework, manifolds, controls	1	Item	€12,890.00	€12,890.00
H.02	Boiler replacement/upgrade (existing BLR location)	1	Nr	€4,835.00	€4,835.00
H.03	Hot and cold water distribution - new and modified	1	Item	€3,760.00	€3,760.00
H.04	Heating distribution pipework - first-fix and second-fix	1	Item	€4,295.00	€4,295.00
H.05	Mechanical ventilation - kitchen extract, bathroom extract	1	Item	€1,610.00	€1,610.00
H.06	Full electrical rewire - new and existing areas	1	Item	€8,590.00	€8,590.00
H.07	Lighting - first and second fix (all rooms)	1	Item	€4,295.00	€4,295.00
H.08	Power - socket outlets, spurs, dedicated circuits	1	Item	€3,220.00	€3,220.00
H.09	External lighting (front and rear)	1	Item	€1,610.00	€1,610.00
H.10	Smoke/heat detectors and alarm system	1	Item	€1,290.00	€1,290.00
H.11	TV/data/broadband cabling	1	Item	€1,610.00	€1,610.00
H.12	Above ground drainage - soil and waste pipes	1	Item	€2,685.00	€2,685.00
<b>SECTION TOTAL</b>					<b>€50,690.00</b>

## § I

## External Works

€23,899.90

External works include rear patio paving, driveway reinstatement, Aco drainage, manholes, boundary wall repair, external decoration, fencing make-good, and front and rear garden reinstatement / landscaping.

Ref	Description	Qty	Unit	Rate (€)	Amount (€)
I.01	Supply and fitting external paving slabs incl. hardcore, bedding sand, rompox grouting - rear patio	15.60	m2	€240.00	€3,744.00
I.02	Supply and fitting external paving - driveway reinstatement	34.84	m2	€240.00	€8,361.60
I.03	Provide brick slot Aco drains to paved areas	9.31	m	€30.00	€279.30
I.04	Provide manhole cover and AJ recessed trays for paving	2	Nr	€120.00	€240.00
I.05	Boundary wall - repair/reinstate after junction works	1	Item	€3,220.00	€3,220.00
I.06	External painting and decoration	1	Item	€2,685.00	€2,685.00
I.07	Fencing/boundary treatment - make good	1	Item	€1,610.00	€1,610.00
I.08	Front garden reinstatement	1	Item	€1,610.00	€1,610.00
I.09	Rear garden reinstatement/landscaping	1	Item	€2,150.00	€2,150.00
<b>SECTION TOTAL</b>					<b>€23,899.90</b>

## 5. Cost Summary

The table below aggregates all section totals and applies preliminary costs, contingency and professional fee allowances before calculating VAT.

§	Description	Amount (€)
A	Demolitions & Enabling	€20,819.75
B	Substructure	€38,000.15
C	Superstructure – Walls	€34,459.30
D	Structure & Floors	€15,639.80
E	Roofing	€18,941.50
F	Windows & Doors	€28,655.00
G	Internal Finishes	€30,157.50
H	M&E; Services	€50,690.00
I	External Works	€23,899.90
	<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>€261,262.90</b>
J	Preliminaries – site setup, insurance, welfare, scaffolding (12%)	€31,351.55
K	Contingency Allowance (10%)	€26,126.29
L	Professional Fees – Architect, Engineer, QS (10%)	€26,126.29
	<b>TOTAL ESTIMATED PROJECT COST (EXCL. VAT)</b>	<b>€344,867.03</b>
	VAT @ 13.5% (residential construction rate)	€46,557.05
	<b>TOTAL ESTIMATED PROJECT COST (INCL. VAT)</b>	<b>€391,424.08</b>

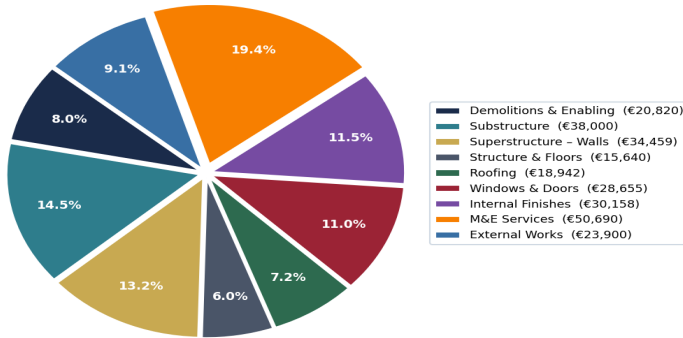
Note: Rates are provisional / indicative and should be confirmed with tendering contractors. Items marked EXCL. (Section G, kitchen) are excluded from the main contract. Specialist and nominated sub-contractor work should be priced separately.

## 6. Charts & Graphical Summary

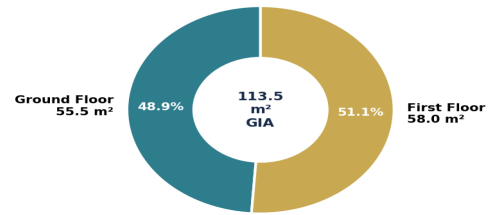
The following charts visualise the cost breakdown, area schedule and project cost build-up derived from the Bill of Works data above.

### 6.1 Construction Cost Breakdown

Construction Cost Breakdown by Section



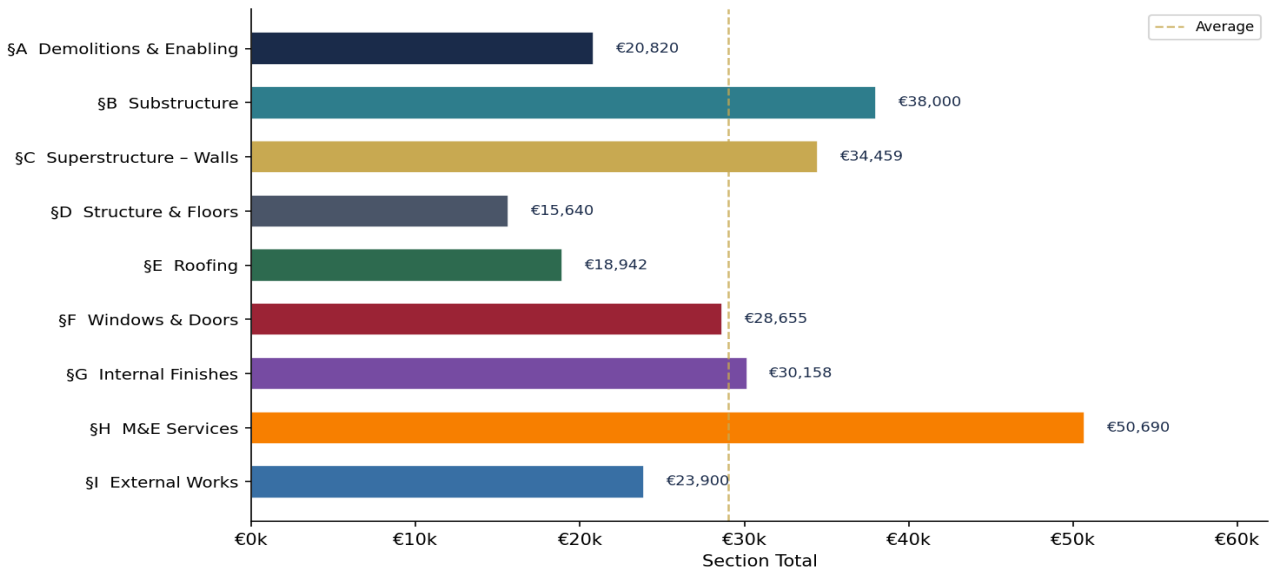
Gross Internal Area Split



Left: Proportional cost breakdown across the nine Bill of Works sections. M&E Services represents the largest single section at 19.4% of the construction sub-total. Right: Gross Internal Area split between ground and first floor.

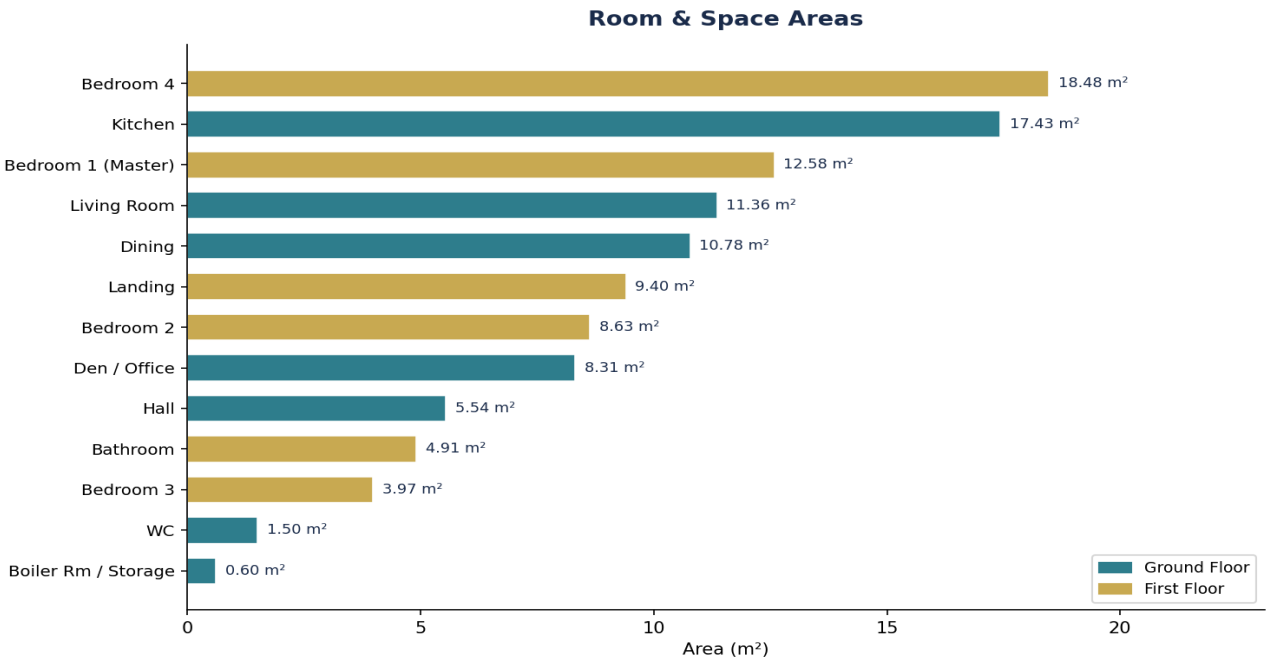
### 6.2 Cost by Work Section

Cost by Work Section



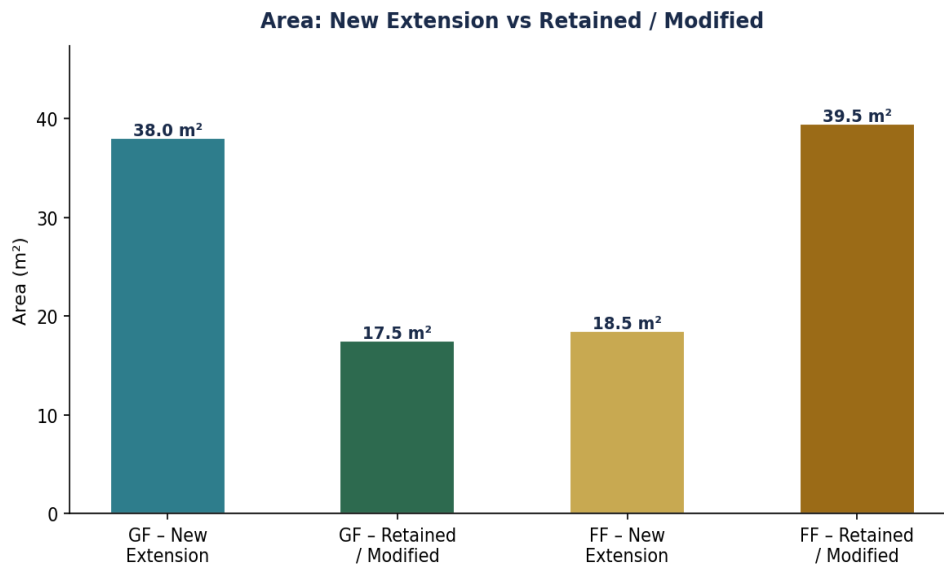
Horizontal bar chart showing absolute section costs. The dashed line marks the average section cost of €29,029. Sections A (Demolitions) and I (External Works) fall below average; Sections H (M&E) and B (Substructure) are the most significant contributors.

### 6.3 Room & Space Areas



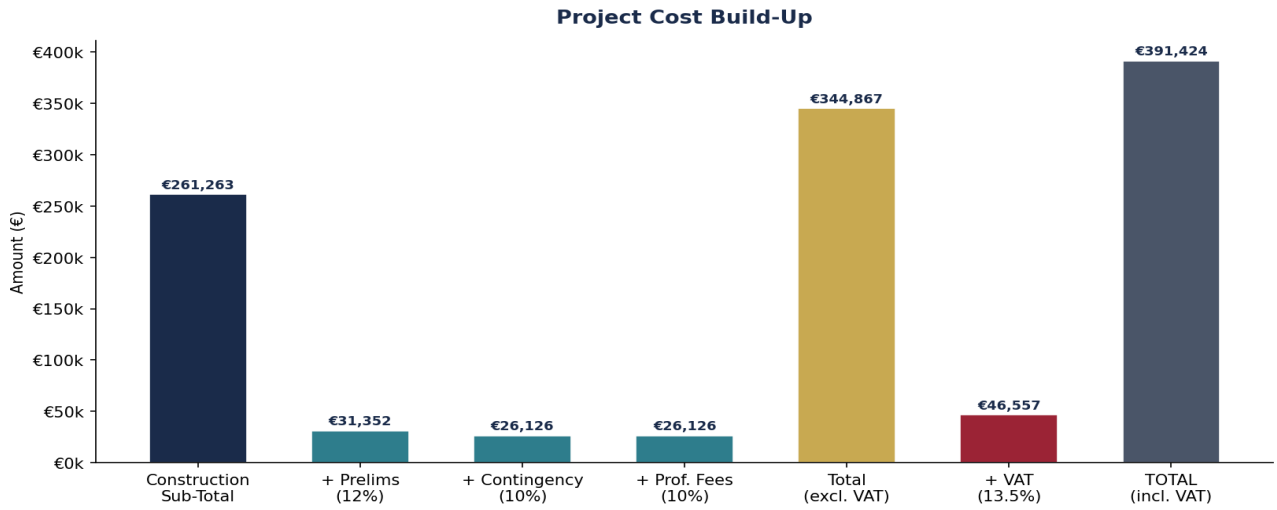
Room areas sorted by size. Bedroom 4 (new first-floor extension) at 18.48 m² is the largest single room, followed by the Kitchen at 17.43 m². Blue bars = Ground Floor spaces; Gold bars = First Floor spaces.

### 6.4 New Extension vs Retained / Modified Area



The new rear extension contributes the majority of new ground-floor area. The new first-floor side extension (Bedroom 4) adds 18.48 m² of new floor space. Retained and remodelled spaces have been upgraded with new insulation, finishes and mechanical services.

### 6.5 Project Cost Build-Up



The waterfall chart shows how the construction sub-total (€261,262.90) builds up through the addition of preliminaries (€31,351.55), contingency (€26,126.29), and professional fees (€26,126.29) to give the total excluding VAT (€344,867.03), and then including VAT at 13.5% (€391,424.08).