

Architect's/Engineer's/Building Surveyor's Initial Report

PLEASE COMPLETE IN BLOCK CAPITALS

Name of Borrower: Address of Property:
Folio No: GPS Reference: Loan Application No:

Architect's/Engineer's/Building Surveyor's Declaration

- * I will supervise construction through all stages.
- * Planning permission has been obtained under Planning reference:
- * I confirm Commencement Notice has been, or will be submitted, in accordance with current Building Control Regulations.
- * I will issue Certificates of Compliance with Planning and Building Regulations in the Law Society/RIAI Standard format on completion of the property. I will also issue a Declaration of Identity.
- * Professional Indemnity insurance for €500,000 (minimum) for each and every claim is held.
- * I understand I must provide a photograph, if requested by the Lender at each stage payment.
- * In my Professional opinion, I confirm that the property can be completed and ancillary costs met within the budget of €_____ advised.

Site Area:		Square Metres/Square Feet
Property Size:		Square Metres/Square Feet
Build Cost per Square metre/feet		€
Property to be built by:		Fixed price contract (Please attach copy of the signed contract) <input type="checkbox"/> Direct Labour <input type="checkbox"/>
	ITEM DESCRIPTION	Total Cost (Materials AND Labour incl. VAT)
1.	Demolition of existing dwelling (if applicable)	
	Preliminaries	
	Site clearance and Preparation	
	Substructure	
	Foundation	
	Blocklaying	
	Timberframe (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	
	- 2nd Fix	

Architect's/Engineer's/Building Surveyor's Initial Report

PLEASE COMPLETE IN BLOCK CAPITALS

	Plumbing	
	- 1st Fix	
	- 2nd Fix	
	Heating	
	Insulation	
4.	Kitchen & Utility units	
	Bathroom, sanitary ware & fittings	
	Fitted wardrobes	
	Fireplace	
	Fixtures & Fittings	
	Waste and Drainage	
	Landscaping & Driveway	
	Boundaries/Walls	
	Garage	
	Tarmac & Kerbing	
	5.	Architect/Professional Fees (incl. VAT)
Connection Fees (Water and ESB)		
Other Fees		
Total Build Cost (incl.VAT)		

* Standard timber frame structure with traditional block exterior.

** Please note in addition to the overall outlay the expectation is that the applicants have made sufficient provisions (minimum 10%) to cover contingencies.

I am a qualified person under Law Society guidelines to issue a Certificate of Compliance, and where the Borrower has not opted out of Statutory Certification, I am the Assigned Certifier.

Signed: _____

Date: _____

Name _____

Company Name (if applicable): _____

Address: _____

Telephone Number: _____

Qualifications: _____

Qualifications Held under Law Society Guidelines – tick as appropriate:

Persons who are on the register of architects.	
Persons who have been in practice as architects or engineers on their own account for ten years.	
Qualified Engineers practising in the construction industry	
Qualified building surveyors practising in the construction industry	
Persons from another jurisdiction in the European Union whose qualification is entitled to recognition in Ireland under the Architect's Directive	

If none of the above please clarify:

Bank of Ireland Mortgage Bank trading as Bank of Ireland Mortgages and The Mortgage Store is regulated by the Central Bank of Ireland.
Bank of Ireland is regulated by the Central Bank of Ireland.