

To: "johnhouston" <tijoart@btconnect.com>
From: Crete Complete Property <info@crete-perfect-home.com>
Subject: Re: Initial Estimates 09 Feb 2008
Cc:

Hi John and Tish

Thanks for your emails.

Your comments appear to be based on two misconceptions:

(a) [We made it clear to all our clients including yourselves, that construction prices had been held for three years and would have to rise this year.](#) The basic house construction cost is now E1,350/m² and pool with permit E1,000/m².

(b) [We provided you with the \[V2\] contract purely in order to read the text of the contractual section, and made it clear that the figures within related to a part-completed house](#) (see para 2 of that contract), and because of this situation were calculated on a per item estimate not a m² fixed price basis. [Indeed, we took you to see the house during your visits here and pointed out that the ground floor structure had been built two years previously and the project was suspended and then re-drawn to a two-floor design. Therefore you cannot compare the two sets of figures.](#)

In detailed reply to your questions:

1. *Basic house construction costs you gave us a figure of 1.100 euros per m² i.e. 200 x 1,100 = 220,000 euros, your figure of 270,00 is vastly different?? 1,350 euros per m²??*
As per above, this is correct.

2. *Your building contract October 2007 for the Design V2 which has the same 200m² flooring a slightly smaller pool but additional pathways etc.*
[As per above, these costs exclude most of the ground floor and basement structure \(excavations, footings, concrete, bricks, plaster\), which had already been carried out.](#) At the older build price per m², this would have cost around 116m² x E1,100 x (say) 75% = E95,000. In addition, IKA had been paid for the work carried out (around E,6000), together with the permit for the full 200m² (around E21,000). So there is a starting differential of around E122,000.

3. *The costs you have shown gives more detailed costs which also incorporates items such as Kitchen/Toilet goods extra showers, average fitted kitchen (9,394 ?? our shows reduction only of 5,499 ??)*
This house has a kitchen run of approximately 9.3m which costs E9,394. The standard price per m² includes a kitchen run of 4m (E4,000) plus fridge/cooker/washing machine (E1,500) = E5,500.

4. *then shows a base cost of 304,702 euros??*

Add back in the already-completed works from (2) E122,000 = E427,000. [In addition, you have a larger pool, large extra tiled areas \(198m²\), large balconies, steel steps, stainless steel](#)

[railings, triplex glass, 2.6m BBQ wall, pergola, etc.](#)

5. *we have done away with balcony and veranda walls but your figures does not indicate if there is any reduction?*

Yes, we have deducted 13m of bricks, plaster and paint which reflects a typical length of balcony wall for 16m² area (20% of the first floor area).

6. [We have included a pitched roof with beams](#) etc but, is there a reduction for the original roof??

Yes, we have deducted E2,080 for a 36m² concrete roof.

7. [We have included large glass windows](#) but there was original windows? and the large window areas means less brickwork etc.is there a reduction here ??

Standard windows cost much more than brick/plaster/paint, let alone [triplex glass](#). So we have not deducted for this.

8. *Statutory/Utilities of 65,062 euros what's this ?? statutory costs within the [V2] contract shows nothing near this figure??*

As per above, the [V2] permit and IKA had already been paid. Our figures for your design are pessimistic but are dependent on figures produced by the architect at permit stage.

Breakdown as follows:

*dependent on architect/permit figures

21,000 Permit (house)*

22,050 IKA (house & pool)*

14,962 VAT*

5,000 Electricity supply (cost shared with neighbours)

1,000 Electricity column

750 Water supply

300 Site level survey

9. [Your Initial Estimated costs to us show a figure of 447,333 euros this, against a house \(Design V2\) of the same size gives a plus differential of 142,631 euros](#) I cannot accept this difference exists.

Please see (4) above.

10. *Previously we had requested the Name/contact persons/address/telephone numbers of both acting PoA and Lawyers which has never been received can you, please supply.*

Both the same person: ***** of *****, Chania, Crete, telephone 28210 *****.

We hope this clarifies the figures and await your reply.

With kind regards,

Stuart Simon