



First Half **2025**
Construction
Cost Guide



Market Sentiment

After a period of fluctuations in tender price inflation, the market has now returned to a more stable trajectory.

Recent Inflation

The latest Tender Indices published by the Society of Chartered Surveyors Ireland (SCSI) for the second half of 2024 indicate a national average tender price increase of 1.5% over the past six months, mirroring the growth recorded in the previous 6 month period. However, this national average varies regionally:

- Dublin: +1.0%
- Rest of Leinster: +1.0%
- Munster: +1.5%
- Connacht/Ulster: +2.0%

This equates to an overall tender price inflation of 3.0% for 2024, reflecting a period of relative stabilisation compared to previous years of heightened price increases.

Short - Medium Term Expectations

SCSI survey findings suggest that tender prices, along with labour and material costs, are expected to continue rising in the first half of 2025. A key concern for the industry is the potential impact of tariffs imposed on goods and services destined for the US, which could influence the broader economy and capital investment.

In the housing sector, Ireland experienced a 6.7% decline in housing completions in 2024, with the Central Statistics Office (CSO) reporting 30,330 new dwellings, falling short of the government's target of 33,000 units. A recent Davy report estimates that Ireland will require 93,000 new homes per year between now and 2031 to meet demand. However, several challenges continue to constrain housing delivery, including:

- Delays in utility connections (water, electricity, and gas)
- Labour shortages
- Planning system delays and ongoing reforms
- High interest rates and financing difficulties, particularly in the apartment sector
- Regulatory changes, such as stricter building codes and new levies on construction waste

Despite these challenges, the recent moderation in inflation offers an opportunity for the incoming government to accelerate investment in public infrastructure, particularly in utilities, which will be essential for increasing housing supply.

Construction Cost Overview

This report provides an overview of current construction costs, presented as a range to account for project-specific variables. The position of any given project within this range will depend on several factors, including location, complexity, and specification. The figures provided are intended as a guide only. For tailored cost advice specific to your project, please contact us for a detailed consultation.

Buildcost Directors



Liam Langan
Director

Liam Langan



Jason Tully
Director

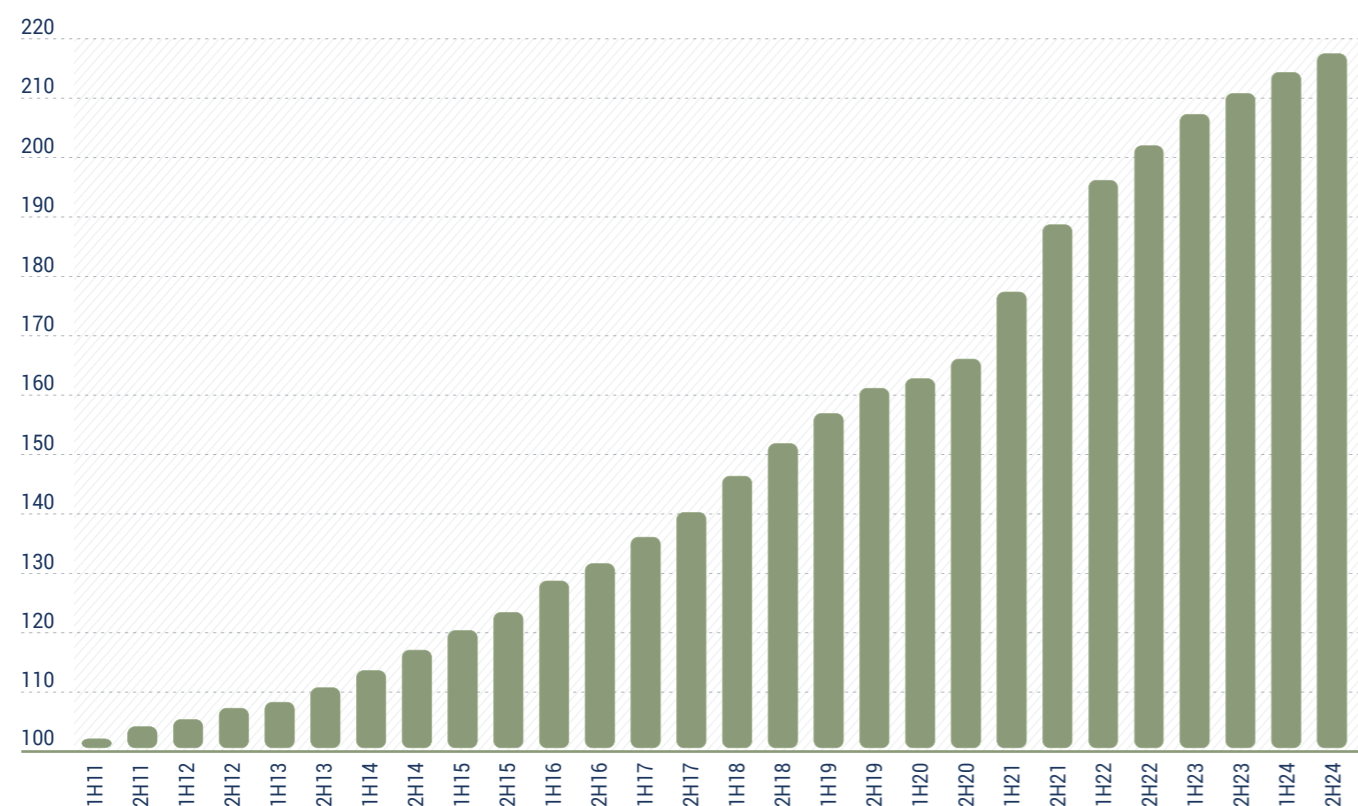
Jason Tully

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SCSI Tender Indices

The latest Tender Price Indices from the Society of Chartered Surveyors Ireland (SCSI) report a 1.5% increase in construction tender prices for the second half of 2024, matching the 1.5% rise recorded in the first half of the year. This brings the total annual tender price inflation for 2024 to 3.0%, a decline from 3.9% in 2023, indicating a continued slowdown in tender price growth. This stabilisation suggests that inflationary pressures in the construction sector are easing compared to previous years of higher volatility.



Year	First half	Second half	Year	First half	Second half	Year	First half	Second half
1998	100.0	103.8	2007	152.0	145.2	2016	125.5	129.2
1999	108.6	116.1	2008	140.7	130.0	2017	132.6	137.2
2000	121.7	130.7	2009	116.4	107.7	2018	142.6	147.7
2001	132.2	136.9	2010	103.7	101.5	2019	152.7	157.0
2002	133.9	130.1	2011	101.5	103.5	2020	158.4	160.5
2003	127.2	129.3	2012	104.5	106.4	2021	171.7	182.0
2004	135.3	139.4	2013	107.3	109.7	2022	195.7	202.9
2005	142.6	144.7	2014	112.0	115.2	2023	207.9	210.9
2006	146.7	151.7	2015	118.2	121.5	2024	214.1	217.2

Table 2: SCSI National Commercial Construction Tender Price Index (base 1998).

SCSI House Rebuilding Guide



This guide is intended to assist you in insuring your home and briefly explains some of the more important aspects of house insurance. It also seeks to emphasize the importance of adequately insuring what is probably your most valuable possession. Remember that home insurance policies differ, some covering more than others; hence the importance of examining your policy carefully and insuring for the correct amount.

House Type	No. of Bedrooms	Typical Size	Dublin Area	Cork Area	Galway Area	Waterford Area	Limerick Area	North West Area	North East Area
Terraced Town House	2	78 sq.m	€3,190	€2,845	€2,833	€2,790	€2,740	€2,633	€2,865
Terraced Town House	3	98 sq.m	€3,010	€2,680	€2,629	€2,590	€2,547	€2,432	€2,640
Semi Detached	3	98 sq.m	€3,190	€2,860	€2,750	€2,775	€2,733	€2,528	€2,770
Semi Detached	4	115 sq.m	€3,020	€2,720	€2,610	€2,635	€2,591	€2,428	€2,690
Detached	4	119 sq.m	€3,300	€2,980	€2,814	€2,866	€2,800	€2,639	€2,840
Detached Bungalow	4	137 sq.m	€2,860	€2,690	€2,580	€2,470	€2,465	€2,368	€2,520

Costs are based on rates set in November 2024. More information can be found at: scsi.ie/consumer/build/calculator/

Planning & Fire Certificate Charges

The planning charges below are based on Dublin City Council charges and excludes development levies such as contributions towards road, water, sewerage, parks and other facilities provided by the council.

Planning	Charges
Provision of dwelling house or apartment	€65 for each dwelling
Domestic extension / other improvements	€34 for each dwelling
Other buildings (i.e. offices, commercial etc.)	€80 or €3.60 per m2 (whichever is greater) up to a maximum of €38,000
Use of land as golf or pitch & putt course	€50 per hectare
Outline Planning Permission	75% of full planning permission charge up to a maximum of €28,500

Fire Certificate	Charges
Standard Application	€125 or €2.90 per m2 (whichever is greater) up to a maximum of €12,500
A Seven Day Notice Application	€250 or €5.80 per m2 (whichever is greater) up to a maximum of €25,000
A Regularisation Fire Safety Certificate Application	€500 or €11.60 per m2 (whichever is greater) up to a maximum of €50,000

Other	Charges
Commencement Notice	€30 in respect of each building
Disability Access Certificate	€800 per building

Construction Cost Guide

Our construction cost guide sets out typical building costs prepared from our experience and cost database. The cost ranges are representative of standard specifications and should be used as a guidance only. These costs exclude FF&E, siteworks, VAT, professional fees, future inflation and other developer costs etc.

Commercial Offices	Cost Range €
Sub Urban Offices - Shell & Core	2,700 - 3,200 per m2
City Centre Offices - Shell & Core	3,400 - 4,000 per m2
Office Fit Outs (Cat A)	700 - 1,000 per m2
Office Fit Outs (Cat B)	2,200 - 3,000 per m2

Refurbishment	Cost Range €
Minor upgrade of internal finishes	750 - 1,000 per m2
New internal finishes and upgrade of mechanical & electrical works	1,000 - 2,000 per m2
New internal finishes, new mechanical & electrical works & facade enhancements	2,500 - 3,300 per m2

Protected Structures	Cost Range €
Refurbishment / Fit-Out Works to existing Georgian Buildings	3,300 - 5,000 per m2

High Tech Industrial Units	Cost Range €
Warehouse with no Office - Low Specification	850 - 950 per m2
Warehouse with 10% Office - Medium Specification	900 - 1,050 per m2
Warehouse with 10% Office - High Specification	1,050 - 1,250 per m2

Retail	Cost Range €
Shopping Centre - Anchor Unit	1,400 - 1,700 per m2
Shopping Centre - Shop Unit	1,600 - 1,800 per m2
Shopping Centre - Covered Mall	3,200 - 4,000 per m2

Residential	Cost Range €
Terraced Houses	1,750 - 1,900 per m2
Semi Detached Houses	1,900 - 2,050 per m2
Apartments (Superstructure)	2,500 - 3,000 per m2
Shared / Student Accommodation	120,000 - 135,000 per unit
Crèche "Grey Box"	1,300 - 1,600 per m2

Construction Cost Guide



Site Development Works	Cost Range €
Estate Roads	3,000 - 3,500 per m
Roads, Footpaths, Enclosed and Services	200 - 250 per m2
Civic / Public Realm Areas	500 - 800 per m2

Education *Basic building costs only - external allowance of 12.5% And abnormal costs to be added	Cost Range €
Primary Level (DOE Allowance)	1,753 per m2*
Secondary Level (DOE Allowance)	1,753 per m2*
Sports Hall (DOE Allowance)	2,279 per m2
Third Level (Excludes FF & E)	3,300 - 4,000 per m2

Hotels * All of the figures below exclude FF&E, Pool & Spa	Cost Range €
Hotel - 3 Star	160,000 - 180,000 per key
Hotel - 4 Star	190,000 - 210,000 per key
Hotel - 5 Star	220,000 - 250,000 per key

Health * Health budgets exclude medical equipment	Cost Range €
Primary Care Centre	3,400 - 4,000 per m2
Hospital	7,000 - 10,000 per m2

Carparks * Carpark costs will depend on efficiencies	Cost Range €
Surface Car Park	4,500 - 6,000 per space
Multi Storey Car Park	19,000 - 25,000 per space
Undercroft Car Park	25,000 - 30,000 per space
Single Basement Car Park	50,000 - 70,000 per space
Double Basement Car Park	70,000 - 85,000 per space

Recent Projects

Just finished



RCSI ERC Connolly Hospital: Dublin

Charlemont Square Blocks 5 & 7: Dublin



Recent Projects

Just finished



SEI Dublin Head Office

Fidelis Insurance Group: Dublin



About Buildcost

Buildcost is one of Ireland's leading quantity surveying firms, renowned for providing exceptional cost consultancy services. We are more than just quantity surveyors; we are your trusted partners in bringing your construction projects to life within budget.

With our extensive expertise and established presence in the industry, we have had the privilege of working on numerous landmark and award-winning projects throughout Ireland.

What Sets Us Apart

Our unwavering commitment to excellence and client satisfaction has established us as professional budget management experts in the construction industry. We are trusted partners of some of the industry's leading developers and financial institutions.

With offices in Dublin and Letterkenny, we are well-equipped to cater to our clients' needs across Ireland. Whatever the construction project, our friendly, knowledgeable, and expert team is here to assist you at every stage to ensure stringent cost control.

Trust, Integrity, Knowledge

At Buildcost, we understand the value of building relationships based on trust, integrity, knowledge, and mutual respect. This is evidenced by the high level of repeat clients we have maintained since the establishment of our practice. We pride ourselves on providing reliable cost advice and recommendations to help our clients achieve their goals.

Values

Honesty, integrity, and professionalism guide every aspect of our work, ensuring that we deliver the highest standards of service as a team. We prioritise understanding our clients' vision and tailoring our services to meet their requirements and objectives.

Expertise

With a wealth of industry expertise, Buildcost provides comprehensive quantity surveying services across all construction projects. We are committed to delivering excellence on all projects for our clients, both in the private and public sectors.

Sustainability

Our dedication to sustainability is evident in our support for clients in achieving energy-efficient buildings through various avenues such as LEED, BREEAM, EXEED, WELL, EU Taxonomy, HPI, and deep building retrofits. These efforts improve thermal performance, reduce carbon footprints, and ultimately enhance Building Energy Ratings (BER).



The Buildcost Team



Great People

Great Clients

Great Work



Dublin Office

13 Merrion Square North,
Dublin 2.
D02 HW89

Donegal Office

Unit 4D, Riverside Office Park,
Neil T Blaney Road,
Letterkenny,
Co Donegal.
F92 R928

Contact

Tel. +353 (0)1 685 7219
Email. info@buildcost.ie
www.buildcost.ie