

			DUBLIN	CORK	GALWAY	WATERFORD	LIMERICK	NORTH WEST	NORTH EAST
House Type	No of Bedrooms	Typical Size per sq.ft/sq.m	Rebuild Cost per sq.ft/sq.m						
Terraced Town House	2	753sq.ft 70sq.m	€194 sq.ft €2093 sq.m	€156 sq.ft €1680 sq.m	€149 sq.ft €1613 sq.m	€146 sq.ft €1583 sq.m	€150 sq.ft €1627 sq.m	€127 sq.ft €1376 sq.m	€154 sq.ft €1656 sq.m
Terraced Town House	3	1023sq.ft 95sq.m	€185 sq.ft €2001 sq.m	€147 sq.ft €1593 sq.m	€143 sq.ft €1545 sq.m	€139 sq.ft €1497 sq.m	€143 sq.ft €1540 sq.m	€120 sq.ft €1298 sq.m	€145 sq.ft €1564 sq.m
Semi Detached	3	1023sq.ft 95sq.m	€193 sq.ft €2076 sq.m	€149 sq.ft €1616 sq.m	€147 sq.ft €1587 sq.m	€141 sq.ft €1518 sq.m	€144 sq.ft €1557 sq.m	€121 sq.ft €1310 sq.m	€152 sq.ft €1652 sq.m
Semi Detached	4	1270sq.ft 118sq.m	€188 sq.ft €2035 sq.m	€147 sq.ft €1593 sq.m	€140 sq.ft €1508 sq.m	€138 sq.ft €1492 sq.m	€139 sq.ft €1500 sq.m	€120 sq.ft €1294 sq.m	€141 sq.ft €1521 sq.m
Detached	4	1270sq.ft 118sq.m	€188 sq.ft €2035 sq.m	€152 sq.ft €1644 sq.m	€144 sq.ft €1556 sq.m	€142 sq.ft €1538 sq.m	€146 sq.ft €1577 sq.m	€121 sq.ft €1306 sq.m	€147 sq.ft €1595 sq.m
Detached Bungalow	4	1572sq.ft 146sq.m	€182 sq.ft €1959 sq.m	€148 sq.ft €1599 sq.m	€138 sq.ft €1490 sq.m	€133 sq.ft €1439 sq.m	€146 sq.ft €1573 sq.m	€117 sq.ft €1260 sq.m	€143 sq.ft €1548 sq.m

Source: SCSi



+ Garage: Total rebuilding costs range from €14,443 for a single attached garage to €25,983 for a double attached garage.

This table is a guideline based on a typical speculatively built, estate-type house in the Dublin, Cork, Galway, Waterford, Limerick, North West and North East regions. These figures are September 2018 figures. See important notes below.

- The figures shown in the table are a MINIMUM base cost guide for your house insurance.
- The figures assume a standard quality specification with normal foundations, timber frames or brick/block walls, concrete tiled roof, concrete ground floor and timber first floor, softwood flush doors and hardwood double glazed windows, painted plaster to walls, plastered ceilings, standard electrics and central heating. The sum insured should be increased to allow for better than average kitchen fittings, built-in wardrobes, finishes and any other items not normally included in an estate-type house.
- House contents such as carpets, curtains, furniture, etc., are not covered by the figures.
- No allowance has been made for the cost of outbuildings or patios. The figures do, however, allow for a concrete path around the house, for driveway and re-grassing and fencing.
- The figures allow for demolition costs, professional fees incurred in reinstatement and VAT at 13.5% on building costs and 23% on professional fees.
- The amounts included for professional fees have been calculated to cover the following services:
 - Building Surveyor/Architect: prepare working drawings and specification, and administer the building contract.
 - Chartered Quantity Surveyor: invite and examine tenders, process payments and agree final account.
 - Engineer: advice on structural issues.
 - Fees associated with the certification of the house under the Building Control (Amendment) Regulations 2014.



**Excellence
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