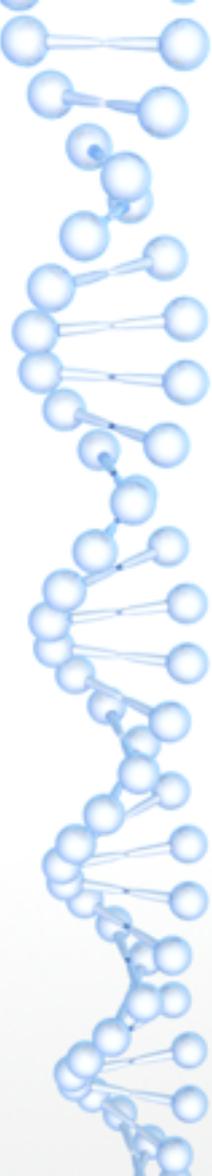


Build cost variables

Ray O'Brien



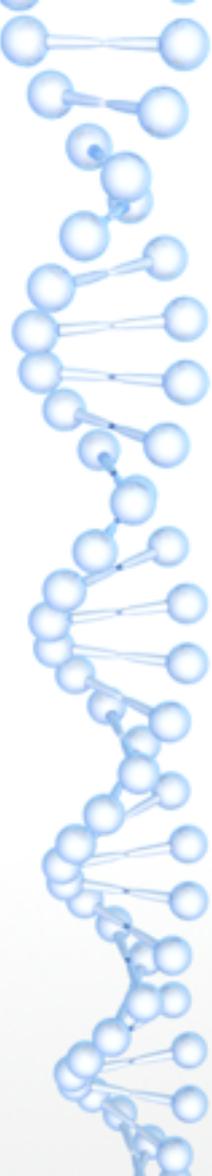
Design

Cheapest to construct is a building that is:

- a simple square or rectangle on plan,
- external walls without internal angles (Ls or Ts),
- few breaks in the roof,
- concrete roof tiles and
- simple brickwork facings to external walls.

Internally, some cost savers include:

- straight stairs and
- minimum circulation areas,
- no conservatory.

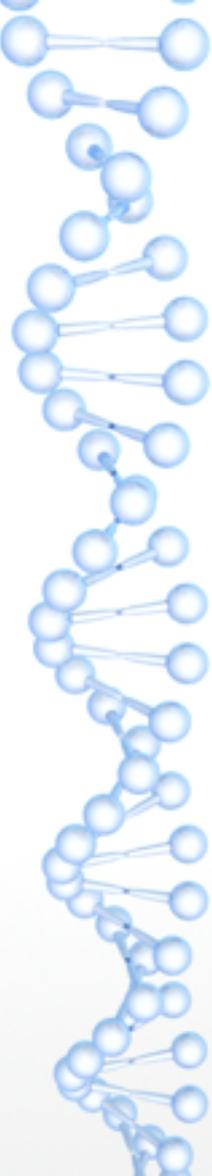


How the build is managed

There are three major ways to manage the build:

1. getting a main contractor to do it and you can expect him to make a profit of 15 per cent to 25 per cent.
2. to hire a project manager, the fee is usually 10 per cent, but there are many different levels of service on offer, ranging from appointing a builder and sub-contractors, and pricing, through to a turn- key finish requiring a permanent presence on site.
3. The cheapest route upfront is to manage it yourself, potentially saving 25 per cent of the build cost, but very few people can afford to take a long time off work and deal with the stress.

A well managed build will save you a lot of money; the project manager will make sure everything goes smoothly, which is a tall ordering considering the number of things that can go wrong.

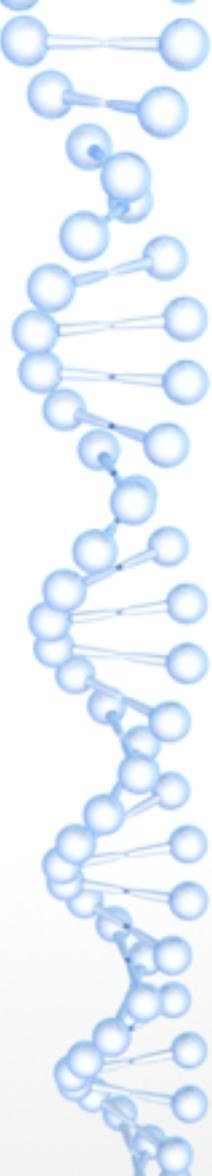


Site conditions

Your foundations could cost a lot more than anticipated or you may require an elaborate drainage scheme; this will all depend on what lies beneath, which you won't know until you start digging.

A level site with easy access to services (water, drainage, electricity, roadway, gas, telephone, cable) will also cost less to get connected.

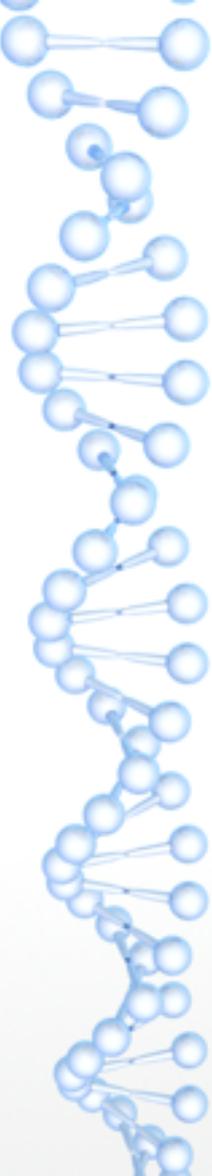
Access during construction must also be factored in – building additional routes and/or hiring specialist equipment may be required if the site is hard to get to.



Preliminaries

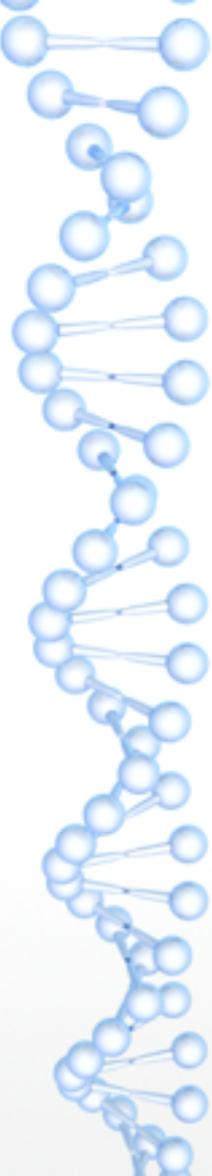
These costs are specific to the design, the site and the builder, so it's a combination of all of the above.

Two-storey houses require more scaffolding than one-storey, rural sites may require wc and site offices, and some builders may have higher overheads than others, a cost they will pass on to you.



Sourcing

Take the time to do your research, bargains can be found for things like sanitary ware and kitchens. Consider off the shelf windows and doors, simple lighting and avoid expensive finishes. Shop around and haggle, it's a buyer's market!



Site Costs

Site costs vary greatly from county to county.

A search of one of the leading property websites has advertised prices from €10,000 to nearly €5,000,000.

The price paid will be subject to Stamp Duty.

The price largely will be determined by the following:

- Location
- Popularity
- Zoning
- Services available
- Size

Other Preliminary Costs:

	from	to	+VAT
Solicitors' Fees	0.75%	1.25%	23%
Planning Consultant	€2450	€4900	23%
Land Surveyor	€300	€700	23%
Site Suitability Testing Engineer	€350	€555	23%
Design Consultant	€2450	€4900	23%
Structural Engineer	Depends		
Quantity Surveyor	€350	€600	23%
BER Certificates	€200		
Air-Tightness Certificate	€400	€700	

based on a average 200 m2 4 bedroom house