

# Monthly update / Property

## January 2018

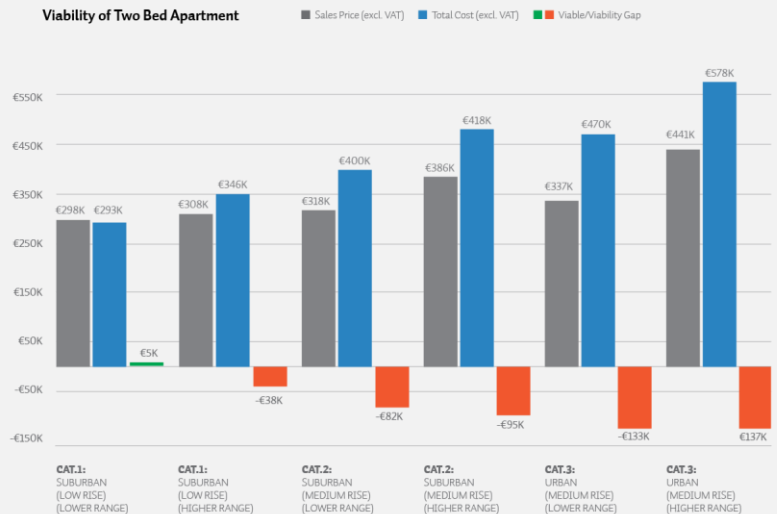


## WHY ARE APARTMENTS EXPENSIVE TO BUY?

The Society of Chartered Surveyors Ireland, who represent estate agents in Ireland, published a comprehensive report showing that construction costs represent 43% of the total delivery costs of an apartment. So, the question remains, what are the other 57% of costs? Site costs, VAT, levies, fees and margin makes up the remainder. Read more at [www.scsi.ie](http://www.scsi.ie) and learn about what innovative recommendations are put forward to tackle our housing and homelessness crisis.

Listen to this short video [here](#).

Viability of Two Bed Apartment

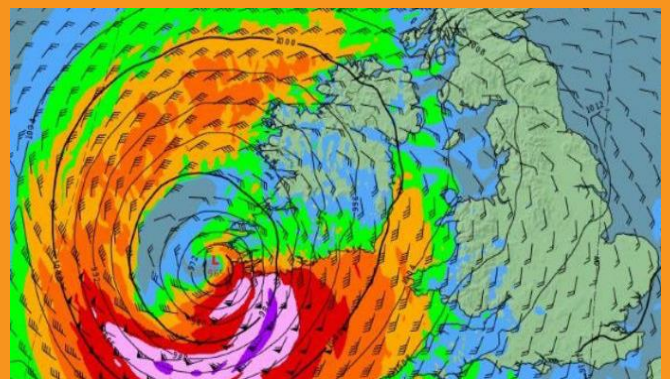


## IS YOUR HOME OR BUSINESS PREPARED FOR WINTER?

Ireland is set to get more milder and wetter winters and in many parts of our country the threat of water ingress is a real possibility. There are some clever techniques to make your property more flood resistant and resilient.

Check out this paper which is worth a read!

[www.scsi.ie/documents/view?id=735](http://www.scsi.ie/documents/view?id=735)

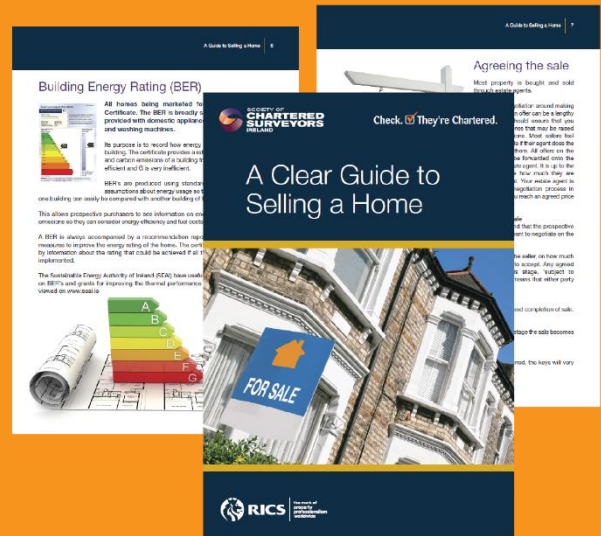


## ARE YOU THINKING OF SELLING?

Selling your home can be a stressful and time-consuming effort so it's important that you take whatever advice is available to prepare yourself for the sales process. The SCSi, has published an impartial guide for homeowners and there are some useful tips and guidance such as employing a licensed agent, what sales strategy to employ, marketing, closing the sale and instructing your solicitor. The guide also provides some useful suggestions to homeowners to avoid any unnecessary delays for a smooth conveyance process.

Click here to download the guide

<https://www.scsi.ie/documents/view?id=24>



## DO YOU NEED TO RENEW YOUR HOME INSURANCE?

Renewing your home insurance can be a daunting exercise. How do you know that you are insuring your home to the correct amount? Log onto SCSi.ie and use the House Reinstatement Calculator for an indication of reinstatement costs. It's important to note that the calculator covers estate type dwellings and please read the guidance note that explains the limitations of the cost calculator.

Click here to visit the calculator

[https://www.scsi.ie/advice/house\\_rebuilding\\_calculator](https://www.scsi.ie/advice/house_rebuilding_calculator)



## SALE OF SALESIANS

Rooney Auctioneers have negotiated the sale of the Former Salesian Secondary School & Convent at Fernbank, North Circular Road, Limerick.

Carlo Hanrahan, FRICS FSCSI, of Rooney Auctioneers acted on behalf of the Salesian Order and the property was bought by Limerick City & County Council. Salesian Primary School is unaffected and does not form part of the sale.





## KYLEMORE NEW LAUNCH

Rooney Auctioneers are delighted to announce the launch of the next phase at Kylemore, Old Schoolhouse Road, Monaleen, Castletroy Limerick on Saturday 10th February 2018 at 9.30am

For more information, click on the link below or contact Lisa Kearney at Rooney Auctioneers for further details.

<http://www.myhome.ie/4143103>



## PROPERTY MANAGEMENT SERVICE

A growth of 60% in Rooney's Property Management department has resulted in a large database of tenants seeking property in Galway, Limerick & Ennis.

To discuss further contact Tony Wallace on 0872621760 or [twallace@rooneys.eu](mailto:twallace@rooneys.eu)

Click below for further information on our Property Management Service:

<http://www.rooneys.eu/propertymanagment>



## HOUSE PRICES UP 7%

House prices in Limerick City and County are being driven by the lack of available properties, according to Lisa Kearney of Rooney's Auctioneers.

Read the full story by clicking on the link below:

<http://bit.ly/2CWLvpO>

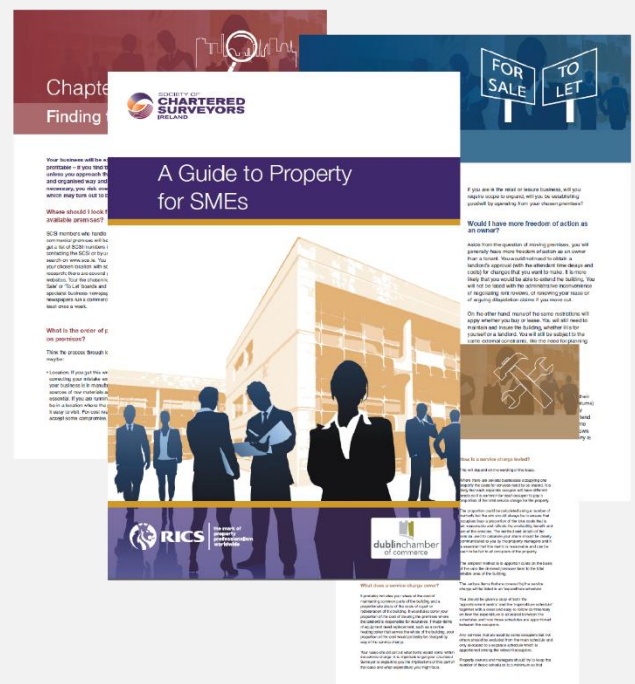


## ARE YOU A START-UP OR SME AND LOOKING FOR A ONE-STOP-SHOP SOURCE OF PROPERTY INFORMATION?

The 48-page guide includes a comprehensive overview of what firms need to know in relation to their business premises including negotiating leases, rent reviews, commercial rates and service charges. The guide offers advice on all aspects of property, from deciding whether to buy or lease, to finding the right premises and carrying out building surveys. Other chapters consider the importance of valuations and property insurance, planning permission and sub-letting.

Click here to download the guide

<https://www.scsi.ie/documents/view?id=11>



Published by Society of Chartered Surveyors Ireland.  
Copyright © 2017/2018. All rights reserved.

**The Society of Chartered Surveyors Ireland**  
38 Merrion Square, Dublin 2  
Tel: (01) 6445500  
Email: [info@scsi.ie](mailto:info@scsi.ie)  
Web: [www.scsi.ie](http://www.scsi.ie)

**Rooney Auctioneers**  
99 O'Connell Street, Limerick.  
Tel: 061-413511  
Email: [info@rooneys.eu](mailto:info@rooneys.eu)  
Web: [www.rooneys.eu](http://www.rooneys.eu)  
PSRA 2593

