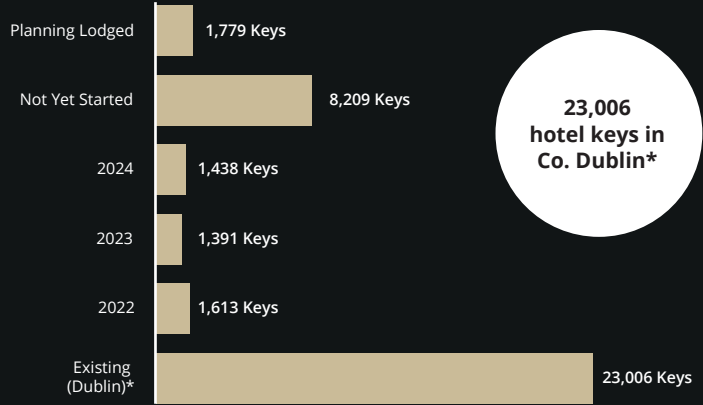
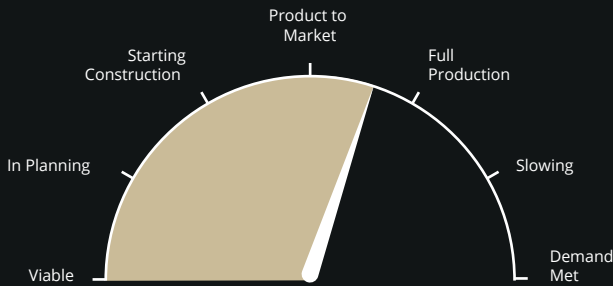


SUPPLY & DEMAND 2023



23,006 hotel keys in Co. Dublin*

2022 has seen the existing hotel keys registered in Dublin City grow despite the loss of some larger stock from the market. There has been unprecedented demand for hotels this year in Dublin with some negative headlines hitting the hotel industry over room prices, however with the ever growing competitive market in the city, new operators are keen to land a presence in the capital city.

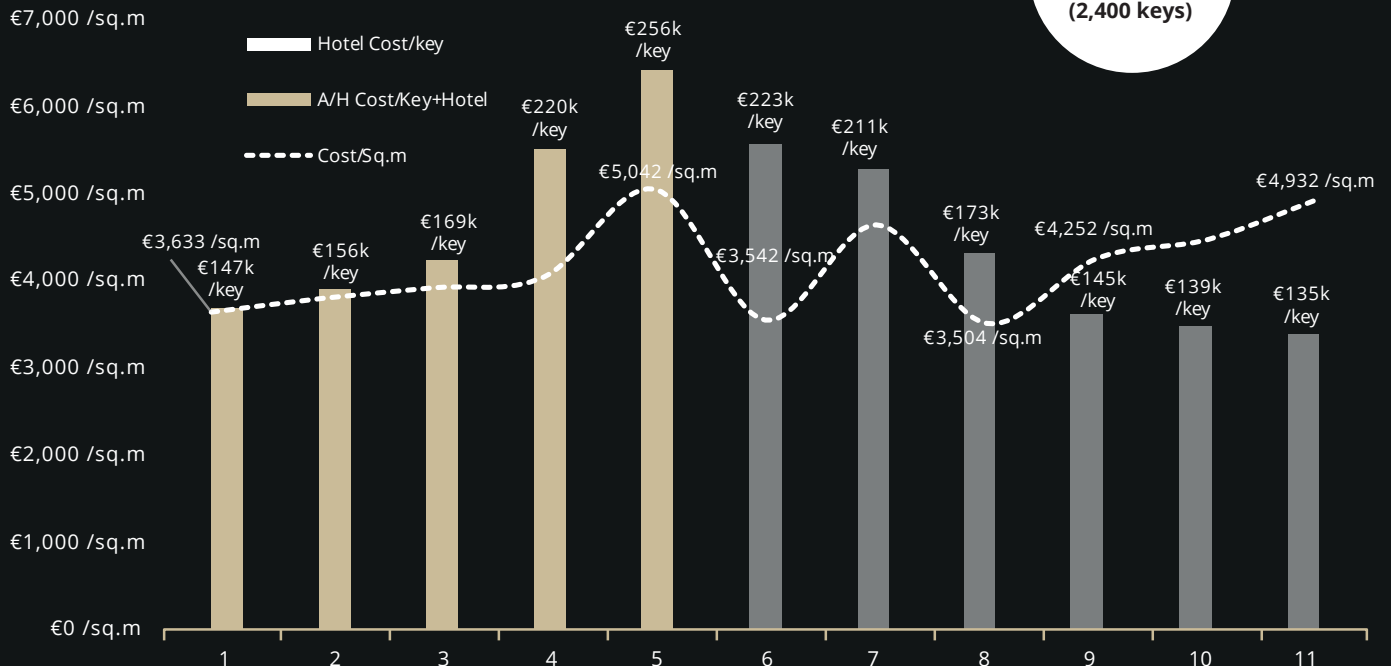
From the figures outlined above, the future pipeline for hotels being developed is positive with close to 3,000 keys expected to be delivered by 2024, and a further 8,000 keys with planning, the next 5 years will see significant increase in hotel numbers. The delivery model for these developments however will be unknown and could see a change in approach, with operator/developer models playing a pivotal role in upcoming projects.

* Hotels in County Dublin only, excludes hostels, caravan parks, guesthouses etc. from the data.

KEY POINTS 2023

- 1,030 keys registered in 2022
- 588 keys removed from the register in 2022 by Fáilte Ireland
- 1,445 keys submitted for planning in 2022
- 349 keys refused planning in 2022

HOTEL COST BENCHMARKING

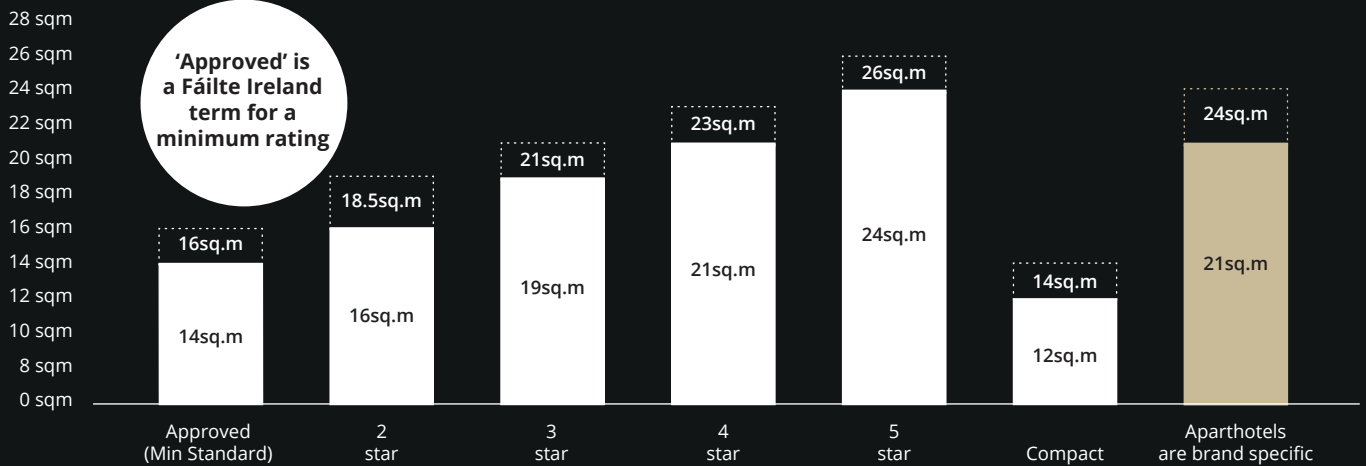


€400m worth of construction (2,400 keys)

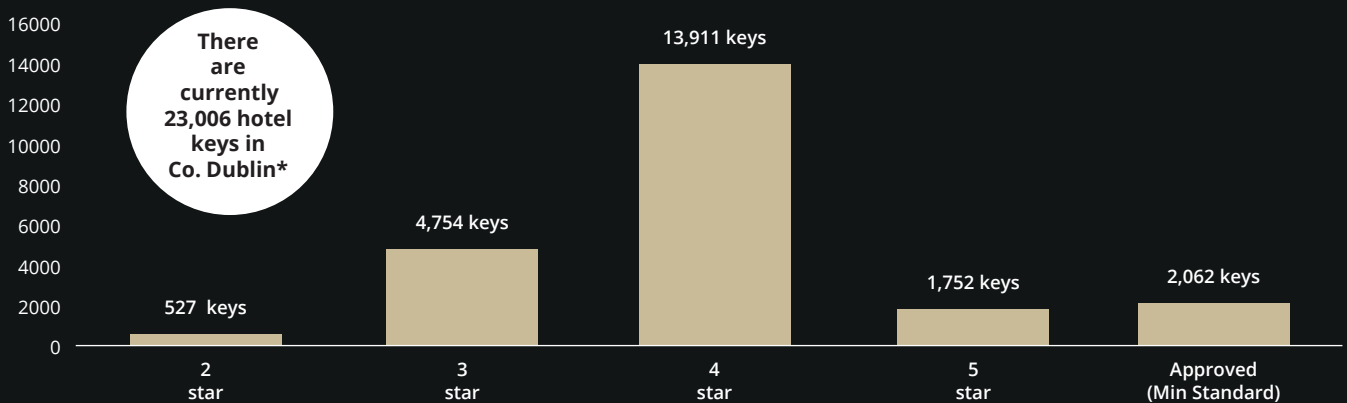
Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes. Mitchell McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude VAT | Tender Inflation from January 2023 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Site Works | Sprinklers | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions



TYPICAL DOUBLE/STUDIO ROOM SIZES (subject to brand standards)



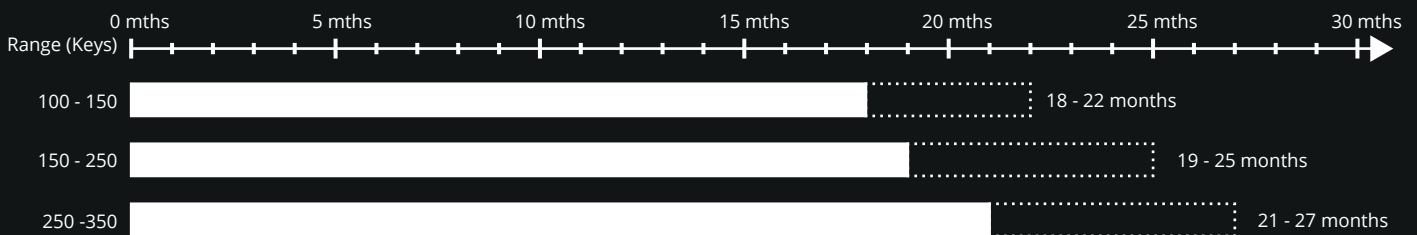
BREAKDOWN OF EXISTING HOTEL KEY TYPES IN CO. DUBLIN



* The above key count is for hotels only



PROGRAMME



ITEMS TO WATCH

When registering a new build hotel with Fáilte Ireland



While new developments strive to meet the brand standards and design criteria set by operators, the minimum requirements to meet Fáilte Ireland Registrations Standards can sometimes cause a conflict in direction.

Most Fáilte Ireland requirements are a pre-requisite to comply with Building Control and best practice design, however it is important to note some of the following criteria when delivering your next new build hotel.

NEW BUILD HOTEL CHECKLIST

Separate male and female toilets in reception	✓
Door spyhole on each guest door	✓
Additional locking mechanism on each guest door	✓
Printed fire escape plans on the back of each door	✓
Shaver socket in each guest bathroom	✓
Fixed wall mirror with adjacent lighting in bathroom	✓
Separate service entrance to the hotel	✓
Childproof locks on all windows	✓



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