



# BUILDING COST GUIDE

## JULY 2006

Based on information published by the Australian Institute of Building Surveyors NSW Chapter

**This guide is designed to assist in determining building costs where a contract price is not available. This Guide is for guidance only and should not be relied upon to the exclusion of obtaining professional advice. No responsibility can be accepted for any errors or omissions.**

<b>NOTES:</b>
Costs apply to level sites only
Area is measured over the external walls of the building
Figures are a guide only and should not be relied upon as an actual valuation of the work
Figures supplied are based on a 5% adjustment to Sydney prices to allow for regional area pricing
<b>SPECIAL NOTE:</b> This Guide does not include costing for BASIX, excavation, site establishment, compliance with DA conditions and sediment controls.  BASIX may add between \$6,000 - \$10,000 to the total cost.  In the case of building costs over \$2 million, a registered Quantity Surveyor's certificate estimate is recommended.

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### DWELLINGS

SMALL LOT HOUSINGS	1 STOREY (basic const) PER M <sup>2</sup>	709
DUAL OCCUPANCY	1 & 2 STOREY PER M <sup>2</sup>	761
STD PROJECT HOME	1 & 2 STOREY PER M <sup>2</sup>	788
PREMIUM PROJECT HOME o/b	1 & 2 STOREY PER M <sup>2</sup>	892
ARCHITECTURAL DESIGN	1 STOREY ONLY PER M <sup>2</sup>	1050
ARCHITECTURAL DESIGN	OVER 400M/2 FLR AREA OR 3 STOREYS PER M <sup>2</sup>	1470
ADDITIONS	GD FLOOR EXTENSION B/V PER M <sup>2</sup>	819
ADDITIONS	GD FLOOR EXTENSION TIMB PER M <sup>2</sup>	756
ADDITIONS	FIRST FLOOR PER M <sup>2</sup>	1418
SPECULATIVE PROJECT HOMES BY PROJECT BUILDER (MAX M/2 =350)	1 & 2 STOREY (\$550-M <sup>2</sup> ) PER M <sup>2</sup>	578

### DECKS/ PERGOLAS

UNROOFED DECK – CONCRETE	PER M <sup>2</sup>	242
UNROOFED DECK – TIMBER	PER M <sup>2</sup>	268
ROOFED DECK – CONCRETE	PER M <sup>2</sup>	368
ROOFED DECK – TIMBER	PER M <sup>2</sup>	399
PERGOLA - UNROOFED	PER M <sup>2</sup>	163

### GARAGES

TIMBER FRAME WITH CLADDING	PER M <sup>2</sup>	368
BRICK	PER M <sup>2</sup>	504

### FRONT FENCE

FACE BRICK WITH INSERTED PANELS	PER LIN M	630
POOL TYPE – 1.5M		105
COLORBOND 1.8M		67

### RETAINING WALLS

BRICK 1M HIGH	PER LIN M	462
BLOCK 1 M HIGH		277
TREATED PINE 1M HIGH		289

### POOLS

CONCRETE	AVERAGE SIZE	17,850
FIBREGLASS	(LARGE SIZE - INCREASE BY 25%)	13,125
VINYL ABOVE GROUND		8,400

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<b>TOWNHOUSES</b>		1198
<b>VILLAS</b>		1010
<b>FLATS 3 storey</b>		
FLATS (2 bed only) WITH STD BALCONY	NO LIFT INSTALLED/per unit	168,000
FLATS (3 BED UNITS) WITH STD BALCONY		210,000
FLATS – WITH BALCONY, SEPARATE LAUNDRIES, AND LIFTS & BASEMENT PARKING	OVER 3 STOREY Cost per unit 120-180M <sup>2</sup> Cost per unit 95-125M <sup>2</sup>	315,000 262,500
UNDERCOVER PARKING AT GL. FOR FLATS	Cost per space	1,943
<b>COMMERCIAL</b>		
OFFICE (2 OR 3 STOREYS)	MASONARY CONST PER M <sup>2</sup>	924
OFFICE (3 TO 8 STOREYS)	MASONARY CONST PER M <sup>2</sup>	1,339
OFFICE (8 TO 25 STOREYS)	MASONARY CONST PER M <sup>2</sup>	1,733
SHOP (STAND ALONE 1 STOREY)	MASONARY CONST PER M <sup>2</sup>	788
SHOPS (GROUPS 2 STOREY)	MASONARY CONST PER M <sup>2</sup>	840
SUPERMARKETS	MASONARY CONST PER M <sup>2</sup>	882
DEPARTMENT STORES	MASONARY CONST PER M <sup>2</sup>	1,113
SHOPPING COMPLEX	MASONARY CONST PER M <sup>2</sup>	1,617
CINEMAS	COST PER SEAT	6,300
<b>HOTELS/ MOTELS/ CLUBS</b>		
HOTEL	1-2 STOREY PER M <sup>2</sup>	1,470
HOTEL	OVER 2 STOREYS PER M <sup>2</sup>	1,890
MOTEL	1-2 STOREY PER M <sup>2</sup>	1,260
MOTEL	MULTI STOREY PER M <sup>2</sup>	2100
CLUBS	1-3 STOREY PER M <sup>2</sup>	1,575
<b>HEALTH CARE BUILDINGS</b>		
PRIVATE HOSPITAL	1 STOREY UP TO 30 BEDS PER M <sup>2</sup>	1,838
PUBLIC HOSPITAL	MULTI STOREY 200-500 BEDS PER M <sup>2</sup>	2,625
MEDICAL CENTRE	1 STOREY CONSULTING ROOMS PER M <sup>2</sup>	1,407
NURSING HOME	1 STOREY OR \$200,000 PER BED PER M <sup>2</sup>	1,470

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### EDUCATION FACILITY

PRIMARY / HIGH SCHOOL	1-2 STOREY PER M <sup>2</sup>	1,050
TECHNICAL COLLEGE	2-3 STOREY PER M <sup>2</sup>	1,155

### INDUSTRIAL DEVELOPMENT

FACTORY/ WAREHOUSE	PRE-CAST CONCRETE	
	<1,000 M <sup>2</sup> PER M <sup>2</sup>	599
	>2,000 M <sup>2</sup> PER M <sup>2</sup>	473
	METAL WALLS	
	<1,000 M <sup>2</sup> PER M <sup>2</sup>	473
	>2,000 M <sup>2</sup> PER M <sup>2</sup>	404

### SERVICE STATION

	AWNING OVER PUMPS & CONCRETE DRIVE M <sup>2</sup>	1,785
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### PARKING STATIONS

	MULTI STOREY WITH CONCRETE FLOORS, RAMPS, STAIRS & LIFT COST PER SPACE	13,000
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### PARKING AREAS

OPEN CARPARK	BITUMEN PAVING PER M <sup>2</sup>	89
UNDERCOVER CARPARK (multi-storey) (no mech ventilation & no sprinklers)	COST PER CAR SPACE	15,750
BASEMENT CARPARK (with mech ventilation & sprinklers)	CONCRETE STRUCTURE	31,500
	COST PER CAR SPACE	