

# CONSTRUCTION COST PER SQUARE METER

## Construction Type

## Level of Finish

### House

Low Medium High

3br Weatherboard project home, level block, single level,shelf design	\$ 1,301	\$ 1,461	\$ 1,811
3br Brick veneer project home, level block, single level, shelf design	\$ 1,391	\$ 1,551	\$ 1,856
3br Full brick project home, level block, single level, shelf design	\$ 1,386	\$ 1,546	\$ 1,926
4br Weatherboard home, level block, single level, unique design	\$ 1,856	\$ 1,966	\$ 2,461
4br Brick veneer home, level block, single level, unique design	\$ 1,956	\$ 2,051	\$ 2,586
4br Full brick home, level block, single level, unique design	\$ 2,200	\$ 2,520	\$ 2,740
3br Brick veneer project home, level block, two level, shelf design	\$ 1,451	\$ 1,606	\$ 1,986
3br Full brick project home, level block, two level, shelf design	\$ 1,506	\$ 1,696	\$ 2,086
4br Brick veneer home, level block, two level, unique design	\$ 2,046	\$ 2,316	\$ 2,691
4br Full brick home, level block, two level, unique design	\$ 2,240	\$ 2,580	\$ 2,820
Architecturally designed executive residence	\$ 2,940	\$ 3,790	\$ 5,340

### Townhouse

2br Single level brick veneer townhouse, including allowance for common property	\$ 2,030	\$ 2,315	\$ 2,615
2br 2 level brick veneer townhouse, including allowance for common property	\$ 2,085	\$ 2,355	\$ 2,745
3br Single level brick veneer townhouse, including allowance for common property	\$ 2,010	\$ 2,295	\$ 2,585
3br 2 level brick veneer townhouse, including allowance for common property	\$ 2,065	\$ 2,415	\$ 2,755

### Units

3 level unit complex, concrete structure, ground floor parking	\$ 2,140	\$ 2,300	\$ 2,800
3 level unit complex, concrete structure, basement parking	\$ 2,095	\$ 2,255	\$ 2,755
4-8 level unit complex, including lift, concrete structure, ground floor parking	\$ 2,443	\$ 2,633	\$ 3,203
4-8 level unit complex, including lift, concrete structure, basement parking	\$ 2,395	\$ 2,585	\$ 3,155
8 or more level unit complex, including lift and basement car parking	\$ 2,545	\$ 2,895	\$ 3,695

### Commercial/Office

1-4 level open plan offices, including A/C & lifts, excluding fit out	\$ 2,200	\$ 2,460	\$ 2,900
4-8 level open plan offices, including A/C & lifts, excluding fit out	\$ 2,555	\$ 2,745	\$ 3,225
8 levels and over, including A/C & lifts, excluding fit out	\$ 3,650	\$ 3,860	\$ 4,040

### Industrial

High Bay Warehouse, standard config, concrete floor, metal clad	\$ 1,030	\$ 1,163	\$ 1,255
High Bay Warehouse, standard config, concrete floor, pre-cast concrete wall clad	\$ 1,265	\$ 1,336	\$ 1,489

### Retail

Suburban shopping mall area including A/C	\$ 2,755	\$ 2,875	\$ 3,225
Supermarket, including A/C, excluding fit out	\$ 1,745	\$ 1,865	\$ 2,095

### Hotels-Motels

Single level boutique motel, including A/C, guest facilities	\$ 3,355	\$ 3,855	\$ 5,105
Single level tavern/hotel, including A/C, excluding loose item fit out	\$ 2,830	\$ 3,380	\$ 4,080

### Regional Variations

Cairns	110% - 130%
Brisbane	95% - 115%
Sydney	100% - 100%
Canberra	92% - 115%
Melbourne	95% - 105%
Hobart	90% - 120%
Adelaide	95% - 108%
Perth	100% - 120%
Darwin	110% - 130%

Sear Insurance Brokers <http://www.searinsure.com.au/>

Cabinet Makers Insurance Brokers <http://www.cmib.com.au/>

Metal Industries Insurance Brokers <http://www.miiib.com.au/>

Sign Manufacturers Insurance Brokers <http://www.smib.com.au/>

Based on information from BMT Quantity Surveying <https://www.bmtqs.com.au/construction-cost-table>

Disclaimer: The construction cost information above is provided as a general guide to allow you to estimate the potential construction costs for a building type. However, the Cost Information is based on assumptions concerning construction type, quality and condition of inclusions which may differ from your personal circumstances. You acknowledge and agree you must undertake your own analysis and obtain independent construction, legal, financial and taxation advice before using, relying or acting on the Cost Information.