

CONSTRUCTION COST PER SQUARE METER

Construction Type	Level of Finish		
	Low	Medium	High
House			
3br Weatherboard project home, level block, single level, shelf design	\$1,085	\$1,245	\$1,595
3br Brick veneer project home, level block, single level, shelf design	\$1,130	\$1,290	\$1,640
3br Full brick project home, level block, single level, shelf design	\$1,170	\$1,330	\$1,710
4br Weatherboard home, level block, single level, unique design	\$1,640	\$1,750	\$2,245
4br Brick veneer home, level block, single level, unique design	\$1,740	\$1,835	\$2,370
4br Full brick home, level block, single level, unique design	\$1,910	\$2,230	\$2,450
3br Brick veneer project home, level block, two level, shelf design	\$1,175	\$1,340	\$1,720
3br Full brick project home, level block, two level, shelf design	\$1,170	\$1,440	\$1,830
4br Brick veneer home, level block, two level, unique design	\$1,810	\$1,980	\$2,270
4br Full brick home, level block, two level, unique design	\$1,850	\$2,030	\$2,320
Architecturally designed executive residence	\$2,600	\$3,450	\$5,050
Townhouse			
2br Single level brick veneer townhouse, including allowance for common property	\$1,535	\$1,830	\$2,120
2br 2 level brick veneer townhouse, including allowance for common property	\$1,590	\$1,870	\$2,250
3br Single level brick veneer townhouse, including allowance for common property	\$1,505	\$1,800	\$2,090
3br 2 level brick veneer townhouse, including allowance for common property	\$1,570	\$1,920	\$2,270
Units			
3 level unit complex, concrete structure, ground floor parking	\$1,820	\$1,980	\$2,480
3 level unit complex, concrete structure, basement parking	\$1,795	\$1,955	\$2,455
4-8 level unit complex, including lift, concrete structure, ground floor parking	\$2,090	\$2,280	\$2,850
4-8 level unit complex, including lift, concrete structure, basement parking	\$2,040	\$2,250	\$2,810
8 or more level unit complex, including lift and basement car parking	\$2,060	\$2,430	\$3,290
Commercial			
1-4 level open plan offices, including A/C & lifts, excluding fit out	\$1,890	\$2,150	\$2,590
4-8 level open plan offices, including A/C & lifts, excluding fit out	\$2,050	\$2,240	\$2,720
8 levels and over, including A/C & lifts, excluding fit out	\$2,960	\$3,170	\$3,350
Industrial			
High Bay Warehouse, standard config, concrete floor, metal clad	\$920	\$1,040	\$1,130
High Bay Warehouse, standard config, concrete floor, pre-cast concrete wall clad	\$1,140	\$1,210	\$1,360
Retail			
Suburban shopping mall area including A/C	\$2,280	\$2,400	\$2,750
Supermarket, including A/C, excluding fit out	\$1,470	\$1,590	\$1,820
Hotels-Motels			
Single level boutique motel, including A/C, guest facilities	\$3,000	\$3,500	\$4,750
Single level tavern/hotel, including A/C, excluding loose item fit out	\$2,550	\$3,100	\$3,800
Regional Variations			
Cairns	110% - 130%		
Brisbane	95% - 115%		
Sydney	100% - 100%		
Canberra	96% - 110%		
Melbourne	95% - 110%		
Hobart	90% - 115%		
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.