



## Construction Costs Melbourne

July 2013

### Building Costs for the Melbourne Market

July 2013  
Figures Excl GST

#### Range

#### COMMERCIAL OFFICES

■ Over 20 storey offices – premium grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,100	\$3,700
■ Over 20 storey offices – "A" grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,800	\$3,300
■ Up to 20 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,500	\$2,800
■ Up to 8 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,200	\$2,600
■ Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,600	\$1,900

#### RETAIL

■ Regional shopping complex – high standard including major stores, specialty shops and enclosed malls	per sqm	\$2,350	\$2,650
■ Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$1,750	\$1,850
■ Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,450	\$2,000
■ Suburban specialty shops – shell only	per sqm	\$1,200	\$1,500
■ Suburban enclosed mall area – medium standard with air conditioning	per sqm	\$1,800	\$2,100
■ Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$900	\$1,250

#### RESIDENTIAL

■ Single project home up to 250 sqm – medium standard, brick veneer, with normal site cost for flat site	per sqm	\$900	\$1,300
■ 2 storey townhouse – medium standard	per sqm	\$1,600	\$1,850
■ 2 storey townhouse – high standard	per sqm	\$1,850	\$2,500
■ 3 storey apartments – medium standard	per sqm	\$2,100	\$2,500
■ 3 storey apartments – high standard, air conditioning	per sqm	\$2,500	\$2,950
■ Multi storey apartments – medium standard, lift	per sqm	\$2,900	\$3,250
■ Multi storey apartments – high standard, air conditioning, lift	per sqm	\$3,200	\$3,600
■ Apartment balconies	per sqm	\$850	\$1,300

#### INDUSTRIAL

■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (up to 5,000 sqm)	per sqm	\$580	\$680
■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (over 5,000 sqm)	per sqm	\$530	\$630
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (up to 5,000 sqm)	per sqm	\$630	\$830
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (over 5,000 sqm)	per sqm	\$580	\$720
■ Up to 10m warehouse – high standard, precast walls, sprinklers (up to 5,000 sqm)	per sqm	\$670	\$880
■ Up to 10m high warehouse – high standard, precast walls, sprinklers (over 5,000 sqm)	per sqm	\$630	\$810
■ Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$110	\$125

## Building Costs for the Melbourne Market

### HOTELS

■ 1 or 2 storey brick motel – medium standard, dining facilities, air conditioning, excluding fitout	per sqm	\$2,100	\$2,400
■ Fitout to 1 or 2 storey motel – medium standard	per rm	\$20,000	\$29,000
■ Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout	per sqm	\$3,400	\$3,850
■ Fitout to 3 star hotel	per rm	\$30,000	\$50,000
■ Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout	per sqm	\$4,200	\$4,800
■ Fitout to 5 star hotel	per rm	\$60,000	\$85,000

### CAR PARKING

■ Open bitumen car parking, drainage, linemarking (30 sqm/car)	per sqm	\$85	\$100
■ 2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)	per sqm	\$600	\$800
■ Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)	per sqm	\$700	\$960
■ Underground, below offices, concrete structure, excavation, lifts, mechanical ventilation, sprinklers (35 – 40 sqm/car)	per sqm	\$1,200	\$1,450

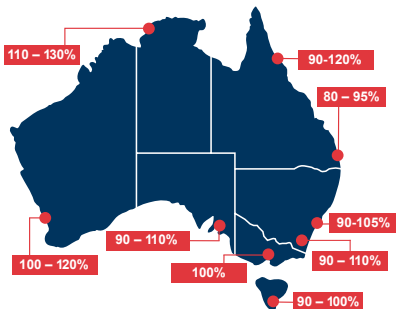
July 2013  
Excl GST

### Range

## Regional Variations – Major Cities

It must be stressed that the information on this datacard represents a guide to a range of indicative construction costs for gross building areas, based within Melbourne.

This guide is for use in initial broad feasibilities only and we recommend that you contact your nearest Napier & Blakeley office to ensure accurate project specific costings.



Please contact your nearest Napier & Blakeley office to obtain datacards based on Sydney, Adelaide and South East QLD construction costs.

■ <b>Quantity Surveying</b>	<b>SYDNEY</b>	<b>T +61 2 9299 1899</b>
■ <b>Financier's Project Certifying</b>	<b>MELBOURNE</b>	<b>T +61 3 9915 6300</b>
■ <b>Client Representation</b>	<b>BRISBANE</b>	<b>T +61 7 3221 8255</b>
■ <b>Cost Planning &amp; Management</b>	<b>ADELAIDE</b>	<b>T +61 8 8274 3760</b>
■ <b>Technical Due Diligence</b>	<b>PERTH</b>	<b>T +61 8 9489 4895</b>
■ <b>Capital Expenditure Planning</b>	<b>SINGAPORE</b>	<b>T +65 6808 6558</b>
■ <b>Property Depreciation Allowances</b>	<b>EMAIL</b>	<b>info@napierblakeley.com</b>
■ <b>Insurance Reinstatement Costs</b>		
■ <b>Sustainable Property Solutions</b>		
■ <b>Make Good &amp; Dilapidation Schedules</b>		

**napierblakeley.com**

Napier & Blakeley Pty Ltd  
ACN 006 386 278 ATF The Napier & Blakeley Unit Trust