



Construction Costs Sydney

July 2013

Building Costs for the Sydney 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	\$3,400	\$4,100
■ Over 20 storey offices – “A” grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,100	\$3,800
■ Up to 20 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,300	\$3,000
■ Up to 8 storey offices – medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$1,650	\$2,300
■ Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,200	\$1,600

RETAIL

■ Regional shopping complex – high standard including major stores, specialty shops and enclosed malls	per sqm	\$1,850	\$2,300
■ Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$1,550	\$1,850
■ Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,275	\$1,900
■ Suburban specialty shops – shell only	per sqm	\$1,000	\$1,450
■ Suburban enclosed mall area – medium standard with air conditioning	per sqm	\$1,500	\$2,100
■ Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$1,000	\$1,400

RESIDENTIAL

■ Single project home up to 250 sqm – medium standard, brick veneer, with normal site cost for flat site	per sqm	\$970	\$1,475
■ 2 storey townhouse – medium standard	per sqm	\$1,400	\$1,850
■ 2 storey townhouse – high standard	per sqm	\$1,550	\$2,200
■ 3 storey apartments – medium standard	per sqm	\$1,500	\$1,900
■ 3 storey apartments – high standard, air conditioning	per sqm	\$1,950	\$2,550
■ Multi storey apartments – medium standard, lift	per sqm	\$1,950	\$2,950
■ Multi storey apartments – high standard, air conditioning, lift	per sqm	\$2,600	\$4,200
■ Apartment balconies	per sqm	\$650	\$1,350

INDUSTRIAL

■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (up to 5,000 sqm)	per sqm	\$600	\$775
■ Up to 10m high warehouse – basic standard, metal clad walls, no sprinklers (over 5,000 sqm)	per sqm	\$550	\$715
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (up to 5,000 sqm)	per sqm	\$680	\$950
■ Up to 10m high warehouse – medium standard, precast walls, no sprinklers (over 5,000 sqm)	per sqm	\$575	\$770
■ Up to 10m warehouse – high standard, precast walls, sprinklers (up to 5,000 sqm)	per sqm	\$900	\$1,150
■ Up to 10m high warehouse – high standard, precast walls, sprinklers (over 5,000 sqm)	per sqm	\$750	\$1,080
■ Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$100	\$150

Building Costs for the Sydney Market

HOTELS

		July 2013 Excl GST	
		Range	
■ 1 or 2 storey brick motel – medium standard, dining facilities, air conditioning, excluding fitout	per sqm	\$1,650	\$2,100
■ Fitout to 1 or 2 storey motel – medium standard	per rm	\$20,000	\$28,000
■ Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout	per sqm	\$2,950	\$3,700
■ Fitout to 3 star hotel	per rm	\$27,000	\$50,000
■ Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout	per sqm	\$3,450	\$4,500
■ Fitout to 5 star hotel	per rm	\$50,000	\$87,000

CAR PARKING

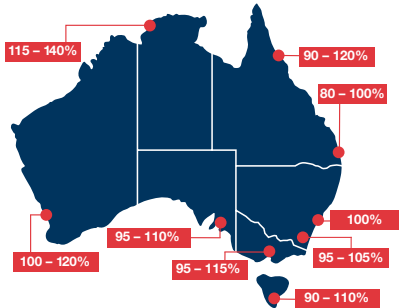
■ Open bitumen car parking, drainage, linemarking (30 sqm/car)	per sqm	\$75	\$100
■ 2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)	per sqm	\$500	\$700
■ Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 – 35 sqm/car)	per sqm	\$550	\$870
■ Underground, below offices, concrete structure, excavation, lifts, mechanical ventilation, sprinklers (35 – 40 sqm/car)	per sqm	\$1,175	\$1,600

Our range of prices is representative of current market conditions which in many instances currently exhibit highly competitive tendering. The range in prices received from building contractors remains large. Whilst the global financial market is in sporadic and uncertain recovery some sectors are seeing positive work however there is still likely to be retained discounting within certain sectors in the future.

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 Sydney.

This guide is for use in initial broad feasibility 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 Melbourne, Adelaide and South East QLD construction costs.

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

napierblakeley.com

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