

CONSTRUCTION COST PER SQUARE METER

Construction Type

Level of Finish

House	Low	Medium	High
3br Weatherboard project home, level block, single level, shelf design	\$ 1,398	\$ 1,565	\$ 1,935
3br Brick veneer project home, level block, single level, shelf design	\$ 1,490	\$ 1,659	\$ 1,981
3br Full brick project home, level block, single level, shelf design	\$ 1,484	\$ 1,654	\$ 2,054
4br Weatherboard home, level block, single level, unique design	\$ 1,980	\$ 2,096	\$ 2,617
4br Brick veneer home, level block, single level, unique design	\$ 2,085	\$ 2,185	\$ 2,749
4br Full brick home, level block, single level, unique design	\$ 2,366	\$ 2,703	\$ 2,936
3br Brick veneer project home, level block, two level, shelf design	\$ 1,553	\$ 1,716	\$ 2,117
3br Full brick project home, level block, two level, shelf design	\$ 1,611	\$ 1,811	\$ 2,222
4br Brick veneer home, level block, two level, unique design	\$ 2,180	\$ 2,464	\$ 2,860
4br Full brick home, level block, two level, unique design	\$ 2,409	\$ 2,767	\$ 3,020
Architecturally designed executive residence	\$ 3,198	\$ 4,093	\$ 5,726
Townhouse			
2br Single level brick veneer townhouse, including allowance for common property	\$ 2,191	\$ 2,491	\$ 2,808
2br 2 level brick veneer townhouse, including allowance for common property	\$ 2,250	\$ 2,534	\$ 2,945
3br Single level brick veneer townhouse, including allowance for common property	\$ 2,171	\$ 2,471	\$ 2,776
3br 2 level brick veneer townhouse, including allowance for common property	\$ 2,228	\$ 2,597	\$ 2,955
Units			
3 level unit complex, concrete structure, ground floor parking	\$ 2,307	\$ 2,476	\$ 3,003
3 level unit complex, concrete structure, basement parking	\$ 2,260	\$ 2,492	\$ 2,955
4-8 level unit complex, including lift, concrete structure, ground floor parking	\$ 2,635	\$ 2,834	\$ 3,434
4-8 level unit complex, including lift, concrete structure, basement parking	\$ 2,576	\$ 2,776	\$ 3,377
8 or more level unit complex, including lift and basement car parking	\$ 2,734	\$ 3,103	\$ 3,945
Commercial/Office			
1-4 level open plan offices, including A/C & lifts, excluding fit out	\$ 2,376	\$ 2,649	\$ 3,113
4-8 level open plan offices, including A/C & lifts, excluding fit out	\$ 2,754	\$ 2,955	\$ 3,973
8 levels and over, including A/C & lifts, excluding fit out	\$ 3,940	\$ 4,161	\$ 4,351
Industrial			
High Bay Warehouse, standard config, concrete floor, metal clad	\$ 1,131	\$ 1,278	\$ 1,378
High Bay Warehouse, standard config, concrete floor, pre-cast concrete wall clad	\$ 1,390	\$ 1,468	\$ 1,636
Retail			
Suburban shopping mall area including A/C	\$ 2,967	\$ 3,094	\$ 3,463
Supermarket, including A/C, excluding fit out	\$ 1,880	\$ 2,007	\$ 2,250
Hotels-Motels			
Single level boutique motel, including A/C, guest facilities	\$ 3,656	\$ 4,183	\$ 5,500
Single level tavern/hotel, including A/C, excluding loose item fit out	\$ 3,050	\$ 3,630	\$ 4,367
Regional Variations			
Cairns	110% - 130%		
Brisbane	95% - 115%		
Sydney	100% - 100%		
Canberra	92% - 120%		
Melbourne	95% - 105%		
Hobart	95% - 120%		
Adelaide	95% - 108%		
Perth	98% - 120%		
Darwin	110% - 135%		

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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 on or acting on the Cost Information.