



Australian Institute of Building Surveyors

# BUILDING COST GUIDE

As at July 2006

(published by the AIBS NSW Chapter)

This Guide is designed to assist in determining building costs where a contract price is not available.

<b>NOTES:</b>	
Costs apply to level sites only	
Area is measured over the external walls of the building	
Figures are a guide only and should not be relied upon as an actual valuation of the work	
All figures are based upon Sydney prices and adjustments should be made for country and regional areas. The following percentage adjustments are provided:	
Central Coast, Wollongong	0%
Newcastle, Bathurst, Blue Mountains	+5%
Mid North Coast	+10%
Far North Coast	+5%
South Coast	+12%
Central West	+7.5%
Far West	+30%
<b>SPECIAL NOTE:</b>	
This Guide does not include costing for BASIX, excavation, site establishment, compliance with DA conditions and sediment controls.	
BASIX may add between \$6,000 - \$10,000 to the total cost.	
In the case of building costs over \$2 million, a registered Quantity Surveyor's certificate estimate is recommended.	

**Disclaimer:**

This Guide is for guidance only and should not be relied upon to the exclusion of obtaining professional advice. No responsibility can be accepted for any errors or omissions.

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**DWELLINGS**

SMALL LOT HOUSINGS	1 STOREY (basic const)	\$675
DUAL OCCUPANCY	1 & 2 STOREY	\$725
STD PROJECT HOME	1 & 2 STOREY	\$750
PREMIUM PROJECT HOME o/b	1 & 2 STOREY	\$850
ARCHITECTURAL DESIGN	1 STOREY ONLY	\$1,000
ARCHITECTURAL DESIGN	OVER 400M/2 FLR AREA OR 3 STOREY'S	\$1,400
ADDITIONS	GF FOOR EXTENSION B/V	\$780
ADDITIONS	GF FOOR EXTENSION TIMB	\$720
ADDITIONS	FIRST FLOOR	\$1,350

**DECKS /PERGOLAS**

UNROOFED DECK -CONCRETE	PER M/2	\$230
UNROOFED DECK -TIMBER	PER M/2	\$255
ROOFED DECK -CONCRETE	PER M/2	\$350
ROOFED DECK -TIMBER	PER M/2	\$380
PERGOLA -UNROOFED	PER M/2	\$155

**GARAGES**

TIMBER FRAME WITH CLADDING	PER M/2	\$350
BRICK	PER M/2	\$480

**FRONT FENCE**

FACE BRICK WITH INSERTED PANELS	PER LIN M	\$600
BRUSH WOOD -1.8M		\$165
POOL TYPE -1.5M		\$100
COLOUR BOND 1.8M		\$64

**RETAINING WALLS**

BRICK 1M HIGH	PER LIN M	\$440
BLOCK 1M HIGH		\$264
TREATED PINE 1M HIGH		\$275

**TOWNHOUSES**

		\$1,141
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VILLAS		\$962
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**SPECULATIVE PROJECT HOMES**

<b>BY PROJECT BUILDER (MAX M/2= 350)</b>	I & 2 STOREY (\$550-M/2)	\$550
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**POOLS**

CONCRETE	AVERAGE SIZE	\$17,000
FIBREGLASS		\$12,500
VINYL ABOVE GROUND		\$8,000

**FLATS 3 storey ( 2 bed only )**

FLATS -WITH STD BALCONY	NO LIFT INSTALLED/per unit	\$160,000
<b>FLATS (3 bed units )</b>		\$200,000

FLATS -WITH BALCONY,SEPERATE LAUNDRIES,AND LIFTS & BASEMENT PARKING	OVER 3 STOREY cost per unit 120-180M/2 cost per unit 95-125M/2	\$300,000 \$250,000
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UNDERCOVER PARKING AT GL. FOR FLATS	cost per space	\$1,850
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**COMMERCIAL**

OFFICE (2 OR 3 STOREYS)	MASONARY CONST	\$880
OFFICE( 3 TO 8 STOREYS)	MASONARY CONST	\$1,275
OFFICE( 8 TO 25 STOREYS)	MASONARY CONST	\$1,650
SHOP -(STAND ALONE 1 STOREY)	MASONARY CONST	\$750
SHOPS -(GROUPS 2 STOREY)	MASONARY CONST	\$800
SUPERMARKETS	MASONARY CONST	\$840
DEPARTMENT STORES	MASONARY CONST	\$1,060
SHOPPING COMPLEX	MASONARY CONST	\$1,540
CINEMAS	COST PER SEAT	\$6,000

**PARKING AREAS**

OPEN CARPARK	BITUMEN PAVING	\$85
UNDERCOVER CARPARK (multi-storey) (no mech ventilation & no sprinklers)	COST PER CAR SPACE	\$15,000
BASEMENT CARPARK (with mech ventilation & sprinklers)	CONCRETE STRUCTURE	\$30,000

**HOTELS / MOTELS / CLUBS**

HOTEL	1- 2 STOREY	\$1,400
HOTEL	OVER 2 STOREYS	\$1,800
MOTEL	1- 2 STOREY	\$1,200
MOTEL	MULTI STOREY	\$2,000
CLUBS	1- 3 STOREY	\$1,500

**HEALTH CARE BUILDINGS**

PRIVATE HOSPITAL	1 STOREY UP TO 30 BEDS	\$1,750
PUBLIC HOSPITAL	MULTI STOREY 200- 500 BEDS	\$2,500
MEDICAL CENTRE	1 STOREY CONSULTING ROOMS	\$1,340
NURSING HOME	1STOREY OR \$200,000 PER BED	\$1,400
<b>EDUCATION FACILITY</b>		
PRIMARY/ HIGH SCHOOL	1-2 STOREY	\$1,000
TECHNICAL COLLEGE	2-3 STOREY	\$1,100

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**INDUSTRIAL DEVELOPMENT**

FACTOR/ WAREHOUSE	PRE-CAST CONCRETE	
	<1000M/2	\$570
	> 2000M/2	\$450
	METAL WALLS	
	<1000M/2	\$450
	>2000M/2	\$385

<b>SERVICE STATION</b>	AWNING OVER PUMPS & CONCRETE DRIVE	\$1,700
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**PARKING STATIONS**

	MULTI STOREY WITH CONCRETE FLOORS RAMPS, STAIRS & LIFT COST PER SPACE= \$13,000	
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