

Construction Costs

Adelaide July 2022

BUILDING COSTS FOR THE ADELAIDE MARKET		JULY 2022 EXCL GST	
Commercial Offices		Range	
Over 20 storey offices - premium grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,350	\$4,000
Over 20 storey offices - "A" grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,950	\$3,650
Up to 20 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,650	\$3,150
Up to 8 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,300	\$2,800
Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,700	\$2,100
Retail			
Regional shopping complex - high standard including major stores, specialty shops and enclosed malls	per sqm	\$2,500	\$3,000
Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$2,000	\$2,300
Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,700	\$2,300
Suburban specialty shops - shell only	per sqm	\$1,400	\$1,750
Suburban enclosed mall area - medium standard with air conditioning	per sqm	\$2,000	\$2,350
Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$1,100	\$1,450
Residential			
Single project home up to 250 sqm - medium standard, brick veneer, with normal site cost for flat site	per sqm	\$1,600	\$1,900
2 storey townhouse - medium standard	per sqm	\$1,800	\$2,250
2 storey townhouse - high standard	per sqm	\$2,000	\$2,750
3 storey apartments - medium standard	per sqm	\$2,100	\$2,900
3 storey apartments - high standard, air conditioning	per sqm	\$2,750	\$3,300
Multi storey apartments - medium standard, lift	per sqm	\$3,000	\$3,600
Multi storey apartments - high standard, air conditioning, lift	per sqm	\$3,600	\$4,000
Apartment balconies	per sqm	\$950	\$1,500
Industrial			
Up to 10m high warehouse - basic standard, metal clad walls, no sprinklers (up to 3,000 sqm)	per sqm	\$660	\$780
Up to 10m high warehouse - basic standard, metal clad walls, sprinklers (over 3,000 sqm)	per sqm	\$580	\$700
Up to 10m high warehouse - medium standard, precast walls, no sprinklers (up to 3,000 sqm)	per sqm	\$730	\$880
Up to 10m high warehouse - medium standard, precast walls, sprinklers (over 3,000 sqm)	per sqm	\$630	\$800
Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$120	\$150
Retirement & Aged Care			
Residential aged care - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$2,950	\$3,500
Serviced apartments - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$2,800	\$3,500
Independent living units - single storey, medium standard, air conditioning	per sqm	\$1,700	\$1,950



Napier & Blakeley

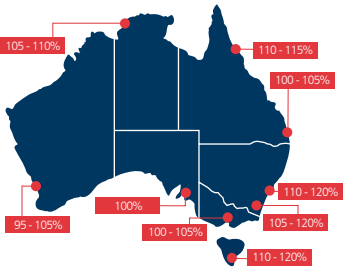
COST ■ RISK ■ RETURN

BUILDING COSTS FOR THE ADELAIDE MARKET		JULY 2022 EXCL GST	
Hotels		Range	
1 or 2 storey brick motel - medium standard, dining facilities, air conditioning, excluding fitout	per sqm	\$2,400	\$2,650
Fitout to 1 or 2 storey motel - medium standard	per rm	\$20,000	\$30,000
Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout	per sqm	\$3,800	\$4,250
Fitout to 3 star hotel	per rm	\$28,000	\$50,000
Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout	per sqm	\$4,600	\$5,300
Fitout to 5 star hotel	per rm	\$60,000	\$86,000
Car Parking			
Open bitumen car parking, drainage, linemarking (30 sqm/car)	per sqm	\$95	\$110
2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$750	\$920
Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$900	\$1,050
Underground, below offices, concrete structure, excavation, lifts, mechanical ventilation, sprinklers (35 - 40 sqm/car)	per sqm	\$1,350	\$1,650

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 Adelaide.

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 Melbourne, Sydney, South East QLD and Perth construction costs.

SYDNEY	t. +61 2 9299 1899	MELBOURNE	t. +61 3 9915 6300
BRISBANE	t. +61 7 3221 8255	ADELAIDE	t. +61 8 8274 3760
PERTH	t. +61 8 6244 1877	SINGAPORE	t. +65 6550 9642
EMAIL	info@napierblakeley.com		

- » Quantity Surveying
- » Financier's Project Certifying
- » Client Representation
- » Cost Planning & Management
- » Technical Due Diligence
- » Capital Expenditure Planning
- » Property Depreciation Allowances
- » Insurance Reinstatement Costs
- » Sustainable Property Solutions
- » Make Good & Dilapidation Schedules



napierblakeley.com

Version 4.23

SYDNEY - MELBOURNE - BRISBANE - ADELAIDE - PERTH - SINGAPORE