

# Construction Costs

## Sydney July 2022

BUILDING COSTS FOR THE SYDNEY MARKET		JULY 2022 EXCL GST	
<b>Commercial Offices</b>		Range	
Over 20 storey offices - premium grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$4,800	\$7,000
Over 20 storey offices - "A" grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$4,400	\$5,750
Up to 20 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,400	\$4,350
Up to 8 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,450	\$3,400
Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,800	\$2,400
<b>Retail</b>			
Regional shopping complex - high standard including major stores, specialty shops and enclosed malls	per sqm	\$2,700	\$3,350
Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$2,250	\$2,725
Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,850	\$2,775
Suburban specialty shops - shell only	per sqm	\$1,425	\$2,225
Suburban enclosed mall area - medium standard with air conditioning	per sqm	\$2,150	\$3,100
Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$1,400	\$2,100
<b>Residential</b>			
Single project home up to 250 sqm - medium standard, brick veneer, with normal site cost for flat site	per sqm	\$1,375	\$2,200
2 storey townhouse - medium standard	per sqm	\$2,020	\$2,725
2 storey townhouse - high standard	per sqm	\$2,200	\$3,300
3 storey apartments - medium standard	per sqm	\$2,150	\$2,950
3 storey apartments - high standard, air conditioning	per sqm	\$2,775	\$3,700
Multi storey apartments - medium standard, lift	per sqm	\$2,700	\$4,550
Multi storey apartments - high standard, air conditioning, lift	per sqm	\$3,700	\$6,000
Apartment balconies	per sqm	\$940	\$1,950
<b>Industrial</b>			
Up to 10m high warehouse - basic standard, metal clad walls, no sprinklers (up to 3,000 sqm)	per sqm	\$800	\$1,125
Up to 10m high warehouse - basic standard, metal clad walls, sprinklers (over 3,000 sqm)	per sqm	\$820	\$1,100
Up to 10m high warehouse - medium standard, precast walls, no sprinklers (up to 3,000 sqm)	per sqm	\$975	\$1,350
Up to 10m high warehouse - medium standard, precast walls, sprinklers (over 3,000 sqm)	per sqm	\$890	\$1,175
Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$150	\$250
<b>Retirement &amp; Aged Care</b>			
Residential aged care - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$2,850	\$4,175
Serviced apartments - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$2,650	\$4,050
Independent living units - single storey, medium standard, air conditioning	per sqm	\$2,350	\$3,450



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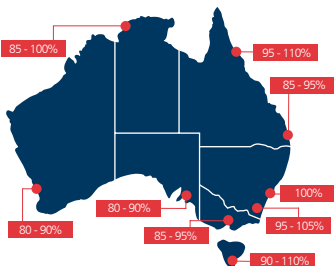
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BUILDING COSTS FOR THE SYDNEY MARKET		JULY 2022 EXCL GST	
<b>Hotels</b>		<b>Range</b>	
1 or 2 storey brick motel - medium standard, dining facilities, air conditioning, excluding fitout	per sqm	\$2,350	\$3,000
Fitout to 1 or 2 storey motel - medium standard	per rm	\$26,000	\$39,000
Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout	per sqm	\$4,175	\$5,750
Fitout to 3 star hotel	per rm	\$38,000	\$68,000
Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout	per sqm	\$4,925	\$6,950
Fitout to 5 star hotel	per rm	\$65,000	\$118,000
<b>Car Parking</b>			
Open bitumen car parking, drainage, linemarking (30 sqm/car)	per sqm	\$100	\$140
2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$750	\$1,175
Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$825	\$1,300
Underground, below offices, concrete structure, sprinklers (35 - 40 sqm/car)	per sqm	\$1,600	\$2,280

## 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.

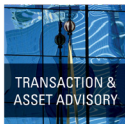
This guide is for use in initial broad feasibilities only and we recommend that you contact your nearest Napier & Blakeley office to ensure accurate project specific costings.



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

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