

# Construction Costs

## Auckland July 2024

BUILDING COSTS FOR THE AUCKLAND MARKET		JULY 2024 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	\$5,900	\$6,600
Over 20 storey offices - "A" grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$5,600	\$6,400
Up to 20 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$4,900	\$5,700
Up to 8 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$4,400	\$4,900
Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$4,200	\$4,700
<b>Retail</b>			
Regional shopping complex - high standard including major stores, specialty shops and enclosed malls	per sqm	\$3,400	\$3,900
Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$3,050	\$3,650
Suburban department stores with air conditioning, excluding fitout	per sqm	\$3,300	\$3,900
Suburban specialty shops - shell only	per sqm	\$2,500	\$2,900
Suburban enclosed mall area - medium standard with air conditioning	per sqm	\$3,000	\$3,300
Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$3,400	\$4,500
<b>Residential</b>			
Single project home up to 250 sqm - medium standard, brick veneer, with normal site cost for flat site	per sqm	\$2,700	\$3,900
2 storey townhouse - medium standard	per sqm	\$3,150	\$3,750
2 storey townhouse - high standard	per sqm	\$3,600	\$4,500
3 storey apartments - medium standard	per sqm	\$4,000	\$4,300
3 storey apartments - high standard, air conditioning	per sqm	\$4,650	\$4,950
Multi storey apartments - medium standard, lift	per sqm	\$5,400	\$6,200
Multi storey apartments - high standard, air conditioning, lift	per sqm	\$5,700	\$6,800
Apartment balconies	per sqm	\$1,100	\$1,600
<b>Industrial</b>			
Up to 10m high warehouse - basic standard, metal clad walls, no sprinklers (up to 3,000 sqm)	per sqm	\$1,450	\$1,750
Up to 10m high warehouse - basic standard, metal clad walls, sprinklers (over 3,000 sqm)	per sqm	\$1,500	\$1,800
Up to 10m high warehouse - medium standard, precast walls, no sprinklers (up to 3,000 sqm)	per sqm	\$1,700	\$1,900
Up to 10m high warehouse - medium standard, precast walls, sprinklers (over 3,000 sqm)	per sqm	\$1,880	\$2,155
Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$250	\$350
<b>Retirement &amp; Aged Care</b>			
Residential aged care - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$5,600	\$6,100
Serviced apartments - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$5,750	\$6,150
Independent living units - single storey, medium standard, air conditioning	per sqm	\$4,100	\$4,400



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## BUILDING COSTS FOR THE CHRISTCHURCH MARKET

JULY 2024  
EXCL GST

### Car Parking

Basement carparking in CBD	per sqm	\$3,900	\$4,400
Basement carparking	per sqm	\$2,900	\$3,600

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

- » 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



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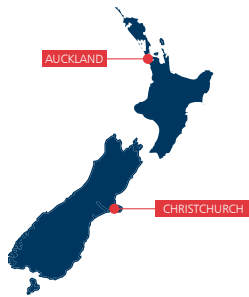


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## Our New Zealand Offices

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 Auckland.

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.



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