

Construction Costs

South East Queensland July 2024

BUILDING COSTS FOR THE SOUTH EAST QUEENSLAND MARKET		JULY 2024 EXCL GST	
Commercial Offices		Range	
Over 20 storey offices - premium grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$5,330	\$6,890
Over 20 storey offices - "A" grade CBD facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$4,490	\$6,050
Up to 20 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$3,640	\$4,760
Up to 8 storey offices - medium grade facilities and finishes with lifts, air conditioning, and sprinklers	per sqm	\$2,850	\$3,920
Up to 2 storey offices - medium grade facilities and finishes with air conditioning, no lift and no sprinklers	per sqm	\$1,860	\$3,140
Retail			
Regional shopping complex - high standard including major stores, specialty shops and enclosed malls	per sqm	\$3,050	\$3,870
Suburban supermarkets with air conditioning, excluding fitout	per sqm	\$2,230	\$2,720
Suburban department stores with air conditioning, excluding fitout	per sqm	\$1,940	\$2,560
Suburban specialty shops - shell only	per sqm	\$1,450	\$1,990
Suburban enclosed mall area - medium standard with air conditioning	per sqm	\$2,370	\$3,680
Bulky goods warehouse style retail with air conditioning excluding fitout	per sqm	\$1,360	\$2,070
Residential			
Single project home up to 250 sqm - medium standard, brick veneer, with normal site cost for flat site	per sqm	\$1,370	\$2,100
2 storey townhouse - medium standard	per sqm	\$1,630	\$2,660
2 storey townhouse - high standard	per sqm	\$2,640	\$3,420
3 storey apartments - medium standard	per sqm	\$2,550	\$3,450
3 storey apartments - high standard, air conditioning	per sqm	\$3,030	\$4,040
Multi storey apartments - medium standard, lift	per sqm	\$2,940	\$4,540
Multi storey apartments - high standard, air conditioning, lift	per sqm	\$3,780	\$5,430
Apartment balconies	per sqm	\$1,080	\$1,800
Industrial			
Up to 10m high warehouse - basic standard, metal clad walls, no sprinklers (up to 3,000 sqm)	per sqm	\$920	\$1,140
Up to 10m high warehouse - basic standard, metal clad walls, sprinklers (over 3,000 sqm)	per sqm	\$790	\$1,110
Up to 10m high warehouse - medium standard, precast walls, no sprinklers (up to 3,000 sqm)	per sqm	\$900	\$1,170
Up to 10m high warehouse - medium standard, precast walls, sprinklers (over 3,000 sqm)	per sqm	\$950	\$1,220
Truck hardstand, 175 RC slab, drainage, linemarking	per sqm	\$140	\$220
Retirement & Aged Care			
Residential aged care - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$3,730	\$4,870
Serviced apartments - 2 to 4 storeys, medium standard, lift, air conditioning	per sqm	\$2,750	\$4,180
Independent living units - single storey, medium standard, air conditioning	per sqm	\$1,800	\$3,170



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COST ■ RISK ■ RETURN

BUILDING COSTS FOR THE SOUTH EAST QUEENSLAND MARKET

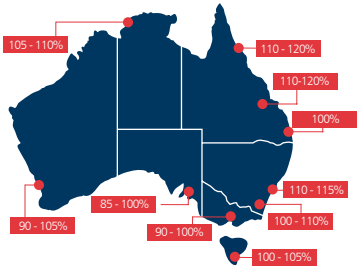
JULY 2024
EXCL GST

Hotels		Range	
1 or 2 storey brick motel - medium standard, dining facilities, air conditioning, excluding fitout	per sqm	\$2,750	\$3,450
Fitout to 1 or 2 storey motel - medium standard	per rm	\$31,350	\$53,740
Multi storey 3 star hotel, restaurant, public areas, air conditioning, excluding fitout	per sqm	\$3,900	\$5,150
Fitout to 3 star hotel	per rm	\$50,380	\$80,610
Multi storey 5 star hotel, restaurants, public areas, air conditioning, excluding fitout	per sqm	\$5,770	\$7,390
Fitout to 5 star hotel	per rm	\$100,760	\$145,540
Car Parking			
Open bitumen car parking, drainage, linemarking (30 sqm/car)	per sqm	\$130	\$200
2 to 3 storey parking station, concrete structure, no lifts, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$960	\$1,340
Multi storey parking station, concrete structure, lift, no mechanical ventilation, no sprinklers (30 - 35 sqm/car)	per sqm	\$1,020	\$1,560
Underground, below offices, concrete structure, excavation, lifts, mechanical ventilation, sprinklers (35 - 40 sqm/car)	per sqm	\$1,570	\$2,580

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 South East Queensland.

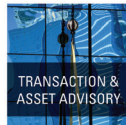
This guide is for use in initial broad feasibilities only and we recommend that you contact your nearest Napier & Blakeley office to ensure accurate project specific costings.



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

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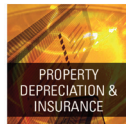
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Version
4.25