

Construction Cost per square metre - Sydney

Construction Type	Level of Finish		
	Low	Mid	High
Residential			
3br brick veneer project home, level block, single level, shelf design	\$980	\$1,250	\$1,580
3br full brick project home, level block, single level, shelf design	\$1,010	\$1,320	\$1,620
4br brick veneer home, level block, single level, unique design	\$1,520	\$1,750	\$1,835
4br full brick home, level block, single level, unique design	\$1,595	\$1,810	\$1,952
3br brick veneer project home, level block, two level, shelf design	\$1,029	\$1,310	\$1,660
3br full brick project home, level block, two level, shelf design	\$1,060	\$1,380	\$1,710
4br brick veneer home, level block, two level, unique design	\$1,590	\$1,830	\$1,925
4br full brick home, level block, two level, unique design	\$1,670	\$1,910	\$2,050
Architecturally designed executive residence	\$2,100	\$3,250	\$4,900
Townhouse			
2br, single level brick veneer townhouse, including allowance for common property	\$950	\$1,220	\$1,510
2br, 2 level brick veneer townhouse, including allowance for common property	\$1,150	\$1,320	\$1,655
3br, single level brick veneer townhouse, including allowance for common property	\$940	\$1,210	\$1,500
3br, 2 level brick veneer townhouse, including allowance for common property	\$1,260	\$1,480	\$2,200
Units			
3 level walk-up unit complex, concrete structure, ground floor parking	\$1,420	\$1,700	\$2,200
3 level walk-up unit complex, concrete structure, basement parking	\$1,510	\$1,780	\$2,250
4-8 level walk-up unit complex, concrete structure, ground floor parking	\$1,550	\$1,820	\$2,370
4-8 level walk-up unit complex, concrete structure, basement parking	\$1,650	\$1,920	\$2,480
8 or more level unit complex, including lift and basement car parking	\$1,710	\$1,970	\$2,940
Commercial			
1-4 level open plan offices, including A/C & lifts, excluding fit out	\$1,280	\$1,510	\$2,224
4-8 level open plan offices, including A/C & lifts, excluding fit out	\$1,520	\$1,850	\$2,325
8 levels and over, including A/C & lifts, excluding fit out	\$1,820	\$2,064	\$2,689
Industrial			
High Bay Warehouse, standard config, concrete floor, metal clad	\$790	\$885	\$950
High Bay Warehouse, standard config, concrete floor, pre-cast concrete wall clad	\$900	\$990	\$1,100
Retail			
Suburban shopping mall area including A/C	\$1,295	\$1,620	\$1,950
Supermarket, including A/C, excluding fit out	\$1,280	\$1,400	\$1,530
Hotels/Motels			
Single level boutique motel, including A/C guest facilities	\$1,860	\$2,390	\$3,000
Single level tavern/hotel, including A/C, excluding loose item fitout	\$1,650	\$2,050	\$2,200

The above rates are exclusive of GST

Source: [BMT Tax Depreciation, Quantity Surveyors](#)