

Building Costs Guide v.7



BUILDING STANDARDS AND OCCUPATIONAL LICENSING DEPARTMENT of JUSTICE

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A guide to assist building surveyors to estimate costs of building work for calculation of the *Building Act 2000* Building Permit Levy, when no contract price is available (for example owner builder work, or the work is still subject to receipt of quotes/ tenders).

Notes

- Estimates are provided by the building surveyor to the permit authority – building for statutory fee and levy calculation purposes only.
- No GST is included.
- Excluded are costs of consultants fees for compliance, permits fees, etc
- These estimates apply to a level site only.
- Area is in square metres and is measured over the inner face of the external walls of a building.
- Figures are an estimate of the completed building work That price per m² is for the completed building including a finished kitchen and bathrooms, floor finishes and painting of exterior and interior. It also allows for builder's preliminaries, overheads and profit.
- All figures are based on Hobart, Launceston, Devonport and Burnie prices and adjustments should be made for country and regional areas. The following percentage adjustments to the total project cost are suggested:
 - Bass Strait Islands e.g. Currie and Whitemark, add 40%
 - Derwent Valley e.g. Hamilton, add 5%
 - West Coast e.g. Strahan, add 10%
- Figures are provided as a guide only and should not be relied on as an actual valuation of the work. It is not professional advice. Building surveyors may use other more accurate information if available and may adjust costs to suit the actual construction type or situation. If detailed estimates are required advice should be sought from a quantity surveyor.

Part A – Domestic Building Work

Dwellings - basic to medium standard finish - 120/350 m ² colour coated steel roof	\$ per square metre
Timber framed with cladding	1500
Brick veneer	1500
Full brick	1700

Dwellings – high standard finish - 120/350 m ² colour coated steel or tile roof	\$ per square metre
Timber framed with cladding	1800
Brick veneer	2000
Full brick	2500 - 3000

Prefabricated house - colour coated steel skin and roof, plywood internal walls	Size (m²)	\$ per square metre
Medium standard finish	70/150	1300
Medium standard finish	150/250	1300

House additions - 50-75 m² - medium standard finish, ground floor extension, colour coated steel roof	Size (m²)	\$ per square metre
Timber framed with cladding	50-75	1500
Brick veneer	50-75	1500
Full brick	50-75	1700

House additions - 75-125 m² - medium standard finish, ground floor extension, colour coated steel roof	Size (m²)	\$ per square metre
Timber framed with cladding	75-125	1500
Brick veneer	75-125	1500
Full brick	75-125	1700

Town house - two storey, brick veneer or full brick, colour coated steel roof	\$ per square metre
Medium standard finish	1400
High standard finish	1650

Deck - Unroofed (separate from a Class 1a dwelling)	\$ per square metre		
	Timber frame	Steel frame	Concrete slab
Standard finish including timber piers, decking and handrail	300	420	-
High finish including compressed cement sheet or cast concrete deck, waterproof membranes, tiled floor, stainless steel balustrading	420	530	850

Veranda (not including deck costs)	\$ per square metre		
	Timber frame	Steel frame	Concrete slab (without timber deck)
Medium standard finish with colour coated steel or polycarbonate sheeting, concrete pad for supports	250	280	+110 per m ²
Architecturally designed, high quality finish, premium multiwall polycarbonate glazing system, concrete pad for supports	340	400	+110 per m ²

Garage or carport (Class 10a) conventional build including costs of the concrete slab	\$ per square metre		
	Lightweight cladding	Brick veneer	Full masonry/Concrete
Garage, metal roof, roller door	350	800	750
Single carport - metal roof colour coated or zinc finish	300	-	-

Kit metal shed, garage or carport - (Class 10a) colour coated or zinc finish, steel frame, metal roof, roller door. Plus concrete slab	Erection cost \$ per square metre	Concrete Slab
Cost of manufacturer's supplied kit plus erection costs and slab	58	+\$100 per m ²

Farm shed, conventional build, freestanding fully enclosed machinery shed, steel frame, colour coated or zinc finish, sliding doors. Plus concrete slab	Shed cost \$ per square metre	Concrete Slab
	180	+\$100 per m ²

Retaining wall - height 1m +	\$ per lineal metre
Brick	410/lm
Masonry block or concrete	350/lm
Treated timber sleepers	210/lm

Fences – \$ per lineal metre	Height 1.2 m	Height 1.5 m	Height 2.1 m
Face brickwork	160	260	320
Face brick with insert panels	-	420	620
Timber palings	65	85	110
Steel sheeting (colour coated)	90	100	140
Swimming Pool safety fencing	-	150	-
Swimming Pool safety gate	\$310 per swimming pool gate 1m wide		

Swimming pool (domestic) 9 x 4.5 x 1.5 m deep. Cost includes and filtration equipment, but <u>not</u> excavation or pool safety fencing.	Fibreglass	Concrete
	Cost price	
Pool excavation	\$80 per cubic metre	

Part B – Commercial Building Work

New commercial buildings

New commercial building (shop or office) floor area less than 500 m ²	Timber frame \$ per m ²	Steel frame \$ per m ²	Concrete/ Masonry \$ per m ²
Office – low rise (max two storeys)	1325	1425	1625
Shop – general fit out	1200	1400	1600
Shop – food premises	1400	1600	2000

Fit out of shell of new commercial building (retail shop or office) or change of fit out of existing commercial premises. Floor area less than 500 m ²	Partition walls only \$ per m ²	Plasterboard walls, shop fittings, finishes, services, toilets, packaged air conditioning unit \$ per m ²
	560	1160

New industrial building (factory or warehouse) including basic standard fit out, floor area less than 500 m ²	Metal clad on steel frame \$ per m ²	Concrete clad \$ per m ²
Low standard finish	950	1100
High standard finish	1300	1500

Additions and alterations to existing commercial buildings

Commercial building (shop or office) floor area less than 500 m ²	Timber frame \$ per m ²	Steel frame \$ per m ²	Concrete/ Masonry \$ per m ²
Office – low rise (max two storeys)	1590	1825	2100
Shop – general fit out	1590	1900	2100
Shop - food premises	2000	2150	2500

Industrial building (factory or warehouse) floor area less than 500 m ²	Metal clad steel frame \$ per m ²	Concrete clad \$ per m ²
	1800	2000