



GLEN INNES SEVERN COUNCIL BUILDING COST GUIDE

This Guide has been designed to assist in estimating building costs for the purposes of determining Council fees applicable to Development Applications, Construction Certificates, Complying Development Certificates and PCA Services. The square metre rates used in this Guide are based on Rawlinsons Construction Cost Guide 2010.

NOTES: -

- The square metre rates provided are based on level sites.
- Floor area is calculated based on the total area between the inner faces of external walls.
- This Guide does not include costing for site establishment, sediment and erosion control provisions or compliance with any conditions of Development Consent.
- In the case of development in excess of \$1 Million, a registered Quantity Surveyors Certificate may be required.

Disclaimer: - This cost guide is for guidance only and should not be relied upon to the exclusion of professional advice. No responsibility will be accepted for any exclusions and omissions.

RESIDENTIAL		
Dwellings	Type	Square Metre Rate (Based Rate x 5% as per cost guide)
Basic Finish Project House (Single Storey)	Brick Veneer	\$987.00
Medium Finish Project House (Single Storey)	Brick Veneer	\$1,102.50
Architectual - Medium Finish (Single or Two Storey)	Framed	\$1,433.25
	Brick Veneer	\$1,554.00
	Full Brick	\$1,627.50
Architectual - High Finish (Single or Two Storey)	Framed	\$1,984.50
	Brick Veneer	\$2,168.25
	Full Brick	\$2,231.25
Architectual - Prestige Finish (Single Storey and Two Storey)	Full Brick	\$2,866.50
Prefabricated House		\$1,417.50
Additions/extentions (Ground Floor)	Framed	\$1,302.00
	Brick Veneer	\$1,454.25

Additions/extentions (First Floor)		\$2,163.00
Dual Occupancy and Unit Developments (base figure used - basic project house less than 110m2)	Brick Veneer	\$1,029.00

Swimming Pools	Size	Complete Price
Concrete	9.0 x 4.5m with depth ranging from 1.0 to 2.0m	\$33,075.00
Fibreglass	9.0 x 4.5m with depth ranging from 1.0 to 2.0m	\$21,525.00

Garage/Carport	Type	Square Metre Rate
Carport	Concrete floor, steel frame, metal roof	\$262.50
Garage	Concrete floor, metal clad walls, roof on timber frame	\$603.75
Garage	Concrete floor, cavity brick walls, metal deck roof	\$693.00

Decks/Pergolas	Type	Square Metre Rate
Timber Deck	Unroofed	\$265.00
Roofed Timber Deck		\$430.00
Roofed Concrete Patio		\$395.00
Pergola	Unroofed	\$170.00

Retaining Walls	Type	Square Metre Rate
Brick Retaining Wall	Up to 1.5m high	\$495.00
Block Retaining Wall	Up to 1.5m high	\$295.00
Treated Pine Retaining Wall	Up to 1.5m high	\$305.00
COMMERCIAL		

Farm Buildings	Type	Square Metre Rate
Machinery Shed	Steel Framed with metal deck roof and metal clad walls (no slab)	\$194.25
Hay Shed	Steel Frame with metal deck roof (no walls or slab)	\$147.00
	Add concrete slab	\$58.00

Offices/Retail Shops	Type	Square Metre Rate
Office	Single Storey Fully Serviced	\$1,491.00
	Two Storey Fully Serviced	\$1,701.00
	Fitout	\$519.75
Neighbourhood Shops (excludes shops within centres/complexes)	Single Storey	\$651.00
	Two Storey	\$766.50
	Fitout	\$231.00

Tavern & Clubs	Type	Square Metre Rate
Tavern	Single Storey, standard construction and finishes	\$2,357.25
Club (Social or Sporting Club)	Single or Two Storey construction, standard construction and finishes	\$2,268.00

Industry	Type	Square Metre Rate
Warehouses for Letting (Single Storey, Shell Construction, Bay Height of 3.5 up to 6.5m)	Brick external walls	\$540.75
	Precast or tilt up concrete panels	\$514.50
Warehouses for Letting (Single Storey, Shell Construction, Bay Height of greater than 6.5 to 9.0m)	Brick external walls	\$651.00
	Precast or tilt up concrete panels	\$630.00
Warehouses for Owner Occupation (Single Storey, includes small offices, amenities, services, Bay Height of 3.5 up to 6.5m)	Brick external walls	\$656.25
	Precast or tilt up concrete panels	\$630.00
Warehouses for Owner Occupation (Single Storey, includes small offices, amenities, services, Bay Height of greater than 6.5 to 9.0m)	Brick external walls	\$782.25

	Precast or tilt up concrete panels	\$750.75
Factory for Letting (Single Storey, Span less than 10m, Standard shell construction)	Framed and Metal Clad external walls	\$525.00
	Brick external walls	\$551.25
	Precast or tilt up concrete panels	\$525.00
Factory for Owner Occupation (Single Storey, Span less than 10m, small office, toilets and amenities & all services)	Brick external walls	\$703.50
	Precast or tilt up concrete panels	\$666.75
Service Station	Single Storey, brick walls, metal roof, workshop, toilets, services	\$1,375.50
	Add metal clad awning	\$582.75
	Add for driveways	\$106.05
Religious	Type	Square Metre Rate
Chapel/Church/Synagogue	Basic Finish	\$1,281.00
	Medium Finish	\$1,968.75

Educational	Type	Square Metre Rate
Primary School	Single Storey Standard Finish	\$1,365.00

Child & Health Care	Type	Square Metre Rate
Child Care Centre	Single Storey Standard Finishes	\$1,580.25
Group Practice Surgery	Single Storey Standard Finishes with consulting rooms, surgery	\$1,727.25