

Development cost guide (value of work)

For fee estimation purposes (inclusive of GST)

				\$ Rate per m ²					\$ Rate per m ²
DWELLING (including additions)					SHOPS				
Dwellings 1 and 2 storey				1,450	Lock-up single storey				2,200
Secondary Dwelling				1,800	Shopping complex				2,370
Boarding House 1-3 storey				2,625	Parkin - under cover				1,015
First floor additions				2,400	Parkin - open				162
Relocated Dwelling (not manufactured home)				380					
PATIOS/VERANDAHS					DEMOLITION				80
Concrete floor				567					
Timber floor				635	OFFICES				
PERGOLA				283	1-4 storey				2,400
DECK NO ROOF				450	MOTELS, CLUBS, HOTELS				
GARAGES/CARPORTS/SHEDS					Motel		- up to 2 storey		1,905
Brick		Attached		850	Hotel		- up to 2 storey		2,462
Fibre board		Detached		572	Club		- up to 3 storey		2,672
Weatherboard/metal		Detached		572	Parkin		- under cover		1,018
Garage		Under		690	Parkin		- open		162
Carport		Kit	No Slab	220	INDUSTRIAL				
Carport		Kit	With Slab	320	Warehouse – single storey, brick walls, truss roof				1,050
Carport		Constructed	No Slab	257	Portal frame – metal cladding office accommodation				1,013
Carport		Constructed	With Slab	330	Portal frame-blockwork walls first floor office				1,160
Machinery shed/garage (metal construction)		Concrete floor		365	Portal frame – metal cladding, mezzanine floors, first floor office accommodation, ground floor				1,328
Machinery shed/garage (metal construction)		Earth floor		300	Load bearing cavity brickwork open web joists				1,040
Garden shed maximum 20m ²				99.50					
FLATS/UNITS					TOWN HOUSES VILLAS + (DUAL OCCUPANCY)				
Units of up to 3 storeys – including parking				2,625	Villa units (Dual occupancy)				2,100
Units 4+ storeys				2,835	Town houses 1-3 storey				2,625
PLEASE NOTE: These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the above categories do not adequately reflect the type of construction, contact Council's Building Assessment Section.									
SWIMMING POOLS									
Guide only – does not include landscaping, paving, retaining walls, electrical, spas									
Pools less than (<) 40m ²									
In ground		concrete			40,000 plus fencing				
In ground		fibreglass			35,000 plus fencing				
Above ground		vinyl lined			20,000 plus fencing				
Pools greater than (>) 40m ²									
As per above up to 40m ² then add per m ²		concrete			840/m ²				
		fibreglass			760/m ²				
FENCING									
Face brick with inserted panels per lineal metre				866	Brushwood 1.8		246		
Pool type 1.5				250	Colourbond 1.8		99		
RETAINING WALLS									
Brick 1m high per lineal metre		595	Block 1m high		378	Treated pine 1m high		388	

Cost Summary Guide

(refer to the 'Development Cost Guide')

Main floor area (excluding verandahs and garages)		m2 x		= \$	
Floor area (Verandahs /balconies / patios)		m2 x		= \$	
Floor area (Garages)		m2 x		= \$	
Cost of additional components		m2 x		= \$	
TOTAL AREA		m2 x		= \$	

TOTAL VALUE INCLUDING GST	\$	
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