



# Cordell m<sup>2</sup> Commercial Building Cost Guide

The Cordell m<sup>2</sup> Building Cost Guide is a high level pricing database designed for professionals within the building industry as well as people involved in the Property, Finance and Insurance industries who wish to estimate building costs for complete buildings quickly and easily.

For each category within the database, users are given square-metre rates for various size and finish options, plus elemental breakdowns for each of those rates. See over the page for an example of these rates and elemental components.

The commercial database includes categories such as commercial offices, education, hospitality, retail, and sporting to name just a few. See the 'Categories covered' list on this page for a full list of categories in the database.

Users access the square-metre rates through **Cordell eCosting**, which is a web-based system that allows you to quickly and easily select the database you wish to use, and then navigate through the 'tree' menu to find the items you require. Cordell eCosting even allows you to select relevant items and add them into a simple estimate of costs. The system is updated quarterly, so you'll have up-to-date rates at your disposal when you need them, and any saved estimates can be easily revised when updated pricing comes through.

Because eCosting is web-based, you can access it from any computer with Internet access, so there's no software to install or special programs to learn. And your access to eCosting is password protected, so you know that any estimates you save are secure and only viewable by you.

The Cordell m<sup>2</sup> Building Cost Guide Databases are currently available for Commercial construction costs in New South Wales, Victoria, Queensland, South Australia and Western Australia.



## Categories covered:

- Commercial Offices
- Education
- Hospitality
- Industrial
- Medical
- Public
- Residential
- Retail
- Retirement
- Social
- Sporting
- Carpark
- Landscaping & External Works
- Balcony

Estimating Type	Name	Unit	Rate
<b>Factory (2 levels)</b>			
<i>(Steel frame construction: concrete slab; roller doors; small office and amenities. Rates include labour, material and plant hire costs along with contractors margin but exclude GST.)</i>			
Factory (2 levels) (average)	per level (1000sq m)	sqm	\$1,300.00
Factory (2 levels) (quality)	per level (1000sq m)	sqm	\$1,200.00
Factory (2 levels) (average)	per level (2000sq m)	sqm	\$700.00
Factory (2 levels) (quality)	per level (2000sq m)	sqm	\$600.00
Factory (2 levels) (average)	per level (3000sq m)	sqm	\$610.00
Factory (2 levels) (quality)	per level (3000sq m)	sqm	\$570.00
Factory (2 levels) (average)	per level (4000sq m)	sqm	\$1,200.00
Factory (2 levels) (quality)	per level (4000sq m)	sqm	\$1,400.00
Factory (2 levels) (average)	per level (5000sq m)	sqm	\$700.00
Factory (2 levels) (quality)	per level (5000sq m)	sqm	\$650.00
Factory (2 levels) (average)	per level (6000sq m)	sqm	\$710.00
Factory (2 levels) (quality)	per level (6000sq m)	sqm	\$600.00
Factory (2 levels) (average)	per level (8000sq m)	sqm	\$1,070.00
Factory (2 levels) (quality)	per level (8000sq m)	sqm	\$1,200.00

For more information please contact us  
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- BALCONY

Estimating Tips		Items			
<b>Office (2 to 3 levels)</b> <i>(Concrete frame construction; membrane ritti Rates include labour, material and plant hire GST.)</i>					
Description	Per	Labour		Total	<input type="button" value="Add"/>
Office (2 to 3 levels);masonry wall;250m <sup>2</sup> per level (750m <sup>2</sup> overall)					
average	m <sup>2</sup>	-	-	\$1,865.00	<input type="checkbox"/>
quality	m <sup>2</sup>	-	-	\$2,090.00	<input type="checkbox"/>
prestige	m <sup>2</sup>	-	-	\$2,805.00	<input type="checkbox"/>
Office (2 to 3 levels);masonry wall;1000m <sup>2</sup> per level (3000m <sup>2</sup> overall)					
average	m <sup>2</sup>	-	-	\$1,150.00	<input type="checkbox"/>
quality	m <sup>2</sup>	-	-	\$1,475.00	<input type="checkbox"/>
prestige	m <sup>2</sup>	-	-	\$1,870.00	<input type="checkbox"/>
Office (2 to 3 levels);concrete wall;250m <sup>2</sup> per level (750m <sup>2</sup> overall)					
average	m <sup>2</sup>	-	-	\$1,880.00	<input type="checkbox"/>
quality	m <sup>2</sup>	-	-	\$2,105.00	<input type="checkbox"/>
prestige	m <sup>2</sup>	-	-	\$2,850.00	<input type="checkbox"/>
Office (2 to 3 levels);concrete wall;1000m <sup>2</sup> per level (3000m <sup>2</sup> overall)					
average	m <sup>2</sup>	-	-	\$1,235.00	<input type="checkbox"/>
quality	m <sup>2</sup>	-	-	\$1,370.00	<input type="checkbox"/>
prestige	m <sup>2</sup>	-	-	\$1,890.00	<input type="checkbox"/>

lifts.  
exclude

Estimating Tips		Items			
<b>Office (2-3 levels at 250m<sup>2</sup>; masonry; ave</b> <i>(250m<sup>2</sup> per level - 750m<sup>2</sup> overall; concrete fra aluminium windows; air conditioning; lifts EXC material and plant hire costs along with contr</i>					
Description	Per	ub		Total	<input type="button" value="Add"/>
Office (2-3 levels at 250m <sup>2</sup> ; masonry; average)					
preliminaries	m <sup>2</sup>	-	-	\$169.00	<input type="checkbox"/>
substructure	m <sup>2</sup>	-	-	\$30.50	<input type="checkbox"/>
columns	m <sup>2</sup>	-	-	\$28.50	<input type="checkbox"/>
upper floors	m <sup>2</sup>	-	-	\$161.00	<input type="checkbox"/>
staircases	m <sup>2</sup>	-	-	\$52.00	<input type="checkbox"/>
roof	m <sup>2</sup>	-	-	\$116.00	<input type="checkbox"/>
external walls		-	-	\$130.50	<input type="checkbox"/>
windows and external doors		-	-	\$66.00	<input type="checkbox"/>
internal walls and screens		-	-	\$110.50	<input type="checkbox"/>
internal doors		-	-	\$15.50	<input type="checkbox"/>
wall finishes		-	-	\$51.00	<input type="checkbox"/>
floor finishes		-	-	\$72.00	<input type="checkbox"/>
ceiling finishes		-	-	\$63.50	<input type="checkbox"/>
fixtures and fittings		-	-	\$55.50	<input type="checkbox"/>
special equipment		-	-	-	<input type="checkbox"/>
hydraulics		-	-	\$39.50	<input type="checkbox"/>
fire protection		-	-	\$27.00	<input type="checkbox"/>
mechanical services		-	-	\$242.50	<input type="checkbox"/>
electrical / communication		-	-	\$98.00	<input type="checkbox"/>
transportation		-	-	\$148.00	<input type="checkbox"/>

ry wall;  
labour,