

Costs and Indices of Building Construction

This information is provided on behalf of the New Zealand Department of Building and Housing (DBH). The costs and indices are updated on a six monthly basis. For further information on the background and history of both the data and the DBH, visit the website, www.dbh.govt.nz/bofficials-estimated-building-costs

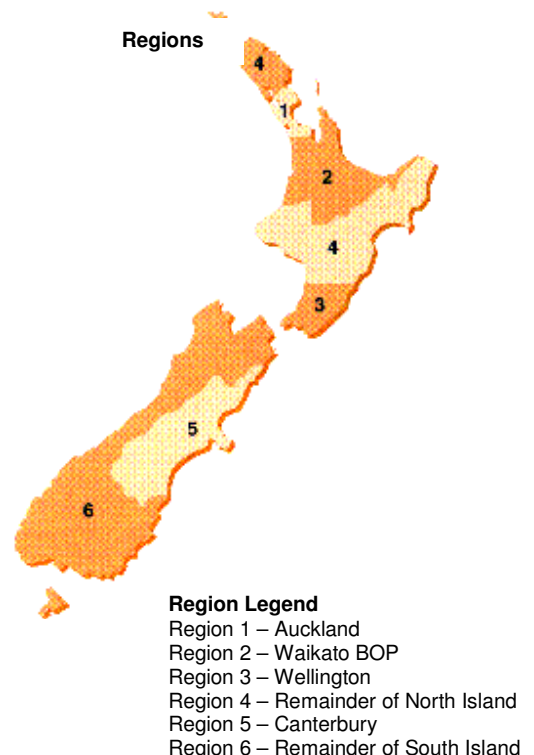
Disclaimer

Unit construction costs are built up from current commercial prices of materials and labour along with current allowances for Contractor's overheads and margin. Pricing is based on a model building for the region and consequently allowances will need to be made where recognition is deemed necessary for particular and specific conditions. The rates are per m² of gross floor area for each building type and include GST. Unit construction costs are provided as a guide to Territorial Authorities in assessing Building Consent fees. They are not intended as a definitive cost for actual buildings and are not to be used for such purpose. Should further information be required, or you wish to discuss the contents of this page, feel free to contact us at admin@maltbys.co.nz

Residential

The estimated costs have been provided for what might be best described as speculative houses, in other words, 'one-off' houses built on a speculative basis. Costs for speculative houses do not reflect either the economies that may be gained by builders of groups of houses or reflect the additional costs normally associated with architecturally designed houses. It is therefore thought appropriate to distinguish between these three groups of common housing types. Group houses are those provided by franchise builders that erect significant numbers of houses that are, in general, similar in design and construction. Architecturally designed houses are, as the term implies, one-off houses with a significant degree of specific architectural input.

- To adjust for group housing construction
 - subtract 18-25% from the \$/m² rate.
- To adjust for architectural or elaborate houses
 - add 20+% to the \$/m² rate.



Building Indices

The building indices tabled can be used to establish the likely cost of a building compared with the actual cost of a similar building constructed at an earlier date. For Example, if the base cost (actual cost) of a large house in Wellington, completed in July 2003, was \$1150 per square meter, to establish the probable cost of that building as at January 2010, the calculation would be:

Large House, Wellington – example calculation

$$\begin{array}{rcl}
 \text{New Escalated Cost} & & \\
 \text{(January 10)} & = & \text{\$1150 m}^2 \\
 & & \text{(Base/Actual Cost)} \\
 & = & \text{\$1483 m}^2
 \end{array}
 \quad \times \quad
 \begin{array}{r}
 \underline{1441 \text{ (January 2010 Index)}} \\
 1117 \text{ (July 2003 Base} \\
 \text{Index)}
 \end{array}$$

Building Descriptions

Small House 145m²

Single-storey house on a flat site including internal double garage, three bedrooms, open plan kitchen, dining and lounge, bathroom, separate toilet, ensuite, and separate laundry. Constructed of reinforced concrete slab, laser frame timber walls and trusses, brick veneer external cladding, aluminium external joinery, prefinished steel roof and plasterboard linings. Carpet is excluded.

Large House 203m²

Single-storey house on a flat site including internal double garage, four bedrooms, open-plan kitchen and family room, open plan dining and lounge, bathroom, separate toilet, ensuite, separate dressing room, separate laundry. Constructed of reinforced concrete slab, laser frame timber walls and trusses, brick veneer external cladding, aluminium external joinery, prefinished steel roof and plasterboard linings and intruder alarm in addition to standard services. Carpet is excluded.

Light Industrial Building

Single storey warehouse with mezzanine on a flat site having a gross floor area of 414 m² accommodating warehouse, office accommodation, reception and display area, staff lunchroom, kitchen and toilet facilities. Constructed of reinforced slab, reinforced concrete columns, tilt-up precast concrete external walls, powder coated external aluminium joinery, roller shutter doors, and Colorsteel roof. Timber-framed internal partitions with painted plasterboard linings. Siteworks, security and carpet are excluded.

Commercial (bulk retail) building

Single storey two-unit retail building on a flat site having a gross floor area of 896 m². Two retail units: one comprising retail area, two offices, kitchen and toilet facilities, the other containing retail area and toilet facilities. Constructed of reinforced slab, driven timber piles, steel columns, tilt-up precast concrete external walls, powder coated external aluminium, automatic sliding doors, and Colorsteel roof. Timber-framed internal partitions with painted plasterboard linings; suspended ceiling to all but warehouse areas. Steel-framed fire wall between retail units. The unit construction costs include all necessary internal and external finishes to achieve compliance with the New Zealand Building Code, all services, and provision of standard appliances. Siteworks, security and carpet are excluded.

Retirement Home

Single storey building of 394 m² on a flat site including 12 residential bedrooms with wash basins, separate sanitary facilities, dining and lounge, commercial kitchen and laundry, staff accommodation, and office. Constructed of reinforced concrete slab, timber-framed walls and prefabricated timber-trussed roof, external cladding of fibre cement with textured coating, aluminium external joinery, pre-finished steel roof, plasterboard linings. Siteworks and carpet are excluded.

Costs and Indices of Building Construction

Region 1 - Auckland

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$969	916	\$868	899	\$710	935	\$749	975	\$1,282	959
Jan-00	\$984	930	\$885	917	\$729	960	\$759	988	\$1,292	966
Jul-00	\$1,023	967	\$926	959	\$745	981	\$766	997	\$1,305	976
Jan-01	\$1,058	1000	\$966	1000	\$759	999	\$768	999	\$1,337	1000
Jul-01	\$1,054	996	\$965	999	\$776	1022	\$771	1003	\$1,323	990
Jan-02	\$1,080	1021	\$987	1022	\$778	1025	\$771	1003	\$1,344	1006
Jul-02	\$1,105	1045	\$1,014	1050	\$808	1065	\$791	1029	\$1,372	1027
Jan-03	\$1,136	1074	\$1,040	1077	\$820	1081	\$807	1050	\$1,399	1047
Jul-03	\$1,178	1113	\$1,069	1107	\$858	1129	\$849	1105	\$1,454	1088
Jan-04	\$1,261	1191	\$1,145	1186	\$914	1203	\$915	1190	\$1,534	1147
Jul-04	\$1,308	1236	\$1,174	1216	\$967	1273	\$981	1276	\$1,595	1193
Jan-05	\$1,359	1284	\$1,204	1247	\$1,004	1322	\$1,014	1319	\$1,632	1221
Jul-05	\$1,449	1369	\$1,274	1319	\$1,074	1414	\$1,087	1414	\$1,717	1284
Jan-06	\$1,493	1411	\$1,305	1352	\$1,085	1428	\$1,095	1425	\$1,738	1300
Jul-06	\$1,634	1544	\$1,388	1438	\$1,149	1513	\$1,179	1534	\$1,874	1402
Jan-07	\$1,683	1590	\$1,421	1472	\$1,207	1589	\$1,238	1611	\$1,908	1427
Jul-07	\$1,750	1653	\$1,477	1530	\$1,252	1648	\$1,290	1678	\$1,999	1495
Jan-08	\$1,768	1670	\$1,493	1546	\$1,267	1668	\$1,305	1698	\$2,027	1516
Jul-08	\$1,790	1691	\$1,512	1566	\$1,292	1701	\$1,331	1732	\$2,052	1535
Jan-09	\$1,743	1647	\$1,461	1513	\$1,287	1694	\$1,314	1709	\$2,023	1513
Jul-09	\$1,707	1613	\$1,403	1453	\$1,242	1635	\$1,262	1642	\$1,942	1453
Jan-10	\$1,698	1604	\$1,396	1446	\$1,281	1686	\$1,294	1683	\$1,933	1446

Region 2 - Waikato BOP

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$969	926	\$868	911	\$695	926	\$735	971	\$1,260	963
Jan-00	\$977	934	\$877	920	\$708	943	\$736	972	\$1,265	967
Jul-00	\$1,006	961	\$909	953	\$722	962	\$740	977	\$1,275	975
Jan-01	\$1,046	1000	\$953	1000	\$751	1000	\$757	1000	\$1,308	1000
Jul-01	\$1,043	997	\$946	993	\$737	981	\$748	988	\$1,291	987
Jan-02	\$1,080	1032	\$977	1026	\$758	1009	\$764	1009	\$1,331	1018
Jul-02	\$1,085	1037	\$999	1049	\$751	1000	\$764	1009	\$1,343	1027
Jan-03	\$1,123	1073	\$1,028	1079	\$762	1015	\$780	1030	\$1,373	1050
Jul-03	\$1,164	1113	\$1,055	1107	\$797	1061	\$819	1082	\$1,417	1083
Jan-04	\$1,244	1189	\$1,129	1185	\$859	1144	\$886	1170	\$1,513	1157
Jul-04	\$1,288	1231	\$1,157	1214	\$924	1230	\$962	1271	\$1,570	1200
Jan-05	\$1,332	1273	\$1,186	1244	\$951	1266	\$982	1297	\$1,607	1229
Jul-05	\$1,426	1363	\$1,257	1319	\$1,007	1341	\$1,050	1387	\$1,697	1297
Jan-06	\$1,476	1411	\$1,292	1356	\$1,032	1374	\$1,073	1417	\$1,718	1313
Jul-06	\$1,609	1538	\$1,372	1440	\$1,107	1474	\$1,147	1515	\$1,846	1411
Jan-07	\$1,626	1554	\$1,379	1447	\$1,138	1515	\$1,175	1552	\$1,853	1417
Jul-07	\$1,675	1601	\$1,425	1495	\$1,187	1581	\$1,229	1624	\$1,932	1477
Jan-08	\$1,695	1620	\$1,443	1514	\$1,210	1611	\$1,252	1654	\$1,964	1502
Jul-08	\$1,714	1639	\$1,462	1534	\$1,234	1643	\$1,277	1687	\$1,987	1519
Jan-09	\$1,671	1598	\$1,410	1480	\$1,221	1626	\$1,256	1659	\$1,959	1498
Jul-09	\$1,595	1525	\$1,319	1384	\$1,148	1529	\$1,175	1552	\$1,833	1401
Jan-10	\$1,596	1526	\$1,320	1385	\$1,190	1585	\$1,211	1600	\$1,833	1401

Costs and Indices of Building Construction

Region 3 - Wellington

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$972	934	\$872	917	\$693	930	\$733	987	\$1,260	966
Jan-00	\$987	948	\$889	935	\$715	960	\$738	994	\$1,280	981
Jul-00	\$1,021	981	\$927	976	\$733	984	\$741	998	\$1,295	992
Jan-01	\$1,041	1000	\$951	1000	\$745	1000	\$743	1000	\$1,305	1000
Jul-01	\$1,038	997	\$955	1005	\$758	1018	\$756	1018	\$1,289	988
Jan-02	\$1,061	1019	\$978	1029	\$759	1019	\$757	1019	\$1,310	1004
Jul-02	\$1,086	1043	\$1,004	1056	\$777	1043	\$778	1047	\$1,346	1032
Jan-03	\$1,118	1074	\$1,029	1082	\$786	1055	\$790	1063	\$1,368	1049
Jul-03	\$1,164	1118	\$1,062	1117	\$818	1099	\$832	1120	\$1,417	1086
Jan-04	\$1,245	1196	\$1,136	1195	\$882	1184	\$899	1210	\$1,516	1162
Jul-04	\$1,291	1240	\$1,164	1224	\$937	1258	\$967	1302	\$1,577	1208
Jan-05	\$1,342	1289	\$1,197	1259	\$980	1316	\$1,004	1352	\$1,618	1240
Jul-05	\$1,432	1375	\$1,264	1330	\$1,037	1393	\$1,068	1438	\$1,702	1304
Jan-06	\$1,486	1427	\$1,300	1368	\$1,043	1401	\$1,082	1457	\$1,733	1328
Jul-06	\$1,627	1563	\$1,386	1458	\$1,121	1505	\$1,162	1564	\$1,863	1427
Jan-07	\$1,655	1590	\$1,401	1474	\$1,169	1570	\$1,206	1623	\$1,875	1437
Jul-07	\$1,704	1637	\$1,445	1520	\$1,219	1637	\$1,255	1689	\$1,950	1494
Jan-08	\$1,720	1652	\$1,459	1535	\$1,231	1653	\$1,273	1714	\$1,975	1513
Jul-08	\$1,739	1670	\$1,478	1555	\$1,255	1685	\$1,298	1747	\$1,998	1531
Jan-09	\$1,704	1637	\$1,434	1509	\$1,252	1681	\$1,287	1733	\$1,980	1517
Jul-09	\$1,686	1619	\$1,391	1463	\$1,220	1638	\$1,248	1680	\$1,921	1472
Jan-10	\$1,661	1595	\$1,370	1441	\$1,245	1672	\$1,267	1706	\$1,892	1450

Region 4 - Remainder of North Island

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$944	916	\$856	904	\$689	942	\$730	997	\$1,264	971
Jan-00	\$960	932	\$871	920	\$706	965	\$729	996	\$1,272	977
Jul-00	\$995	966	\$909	960	\$719	983	\$729	996	\$1,281	984
Jan-01	\$1,030	1000	\$947	1000	\$731	1000	\$732	1000	\$1,302	1000
Jul-01	\$1,025	995	\$945	998	\$737	1008	\$744	1016	\$1,287	988
Jan-02	\$1,041	1011	\$970	1024	\$748	1023	\$750	1024	\$1,306	1003
Jul-02	\$1,080	1049	\$995	1050	\$762	1042	\$763	1042	\$1,337	1027
Jan-03	\$1,113	1081	\$1,023	1080	\$774	1058	\$778	1062	\$1,360	1045
Jul-03	\$1,149	1116	\$1,047	1106	\$794	1086	\$803	1097	\$1,402	1077
Jan-04	\$1,236	1200	\$1,125	1188	\$849	1161	\$871	1190	\$1,504	1155
Jul-04	\$1,278	1241	\$1,153	1218	\$902	1234	\$940	1284	\$1,562	1200
Jan-05	\$1,327	1288	\$1,183	1249	\$945	1293	\$966	1320	\$1,603	1231
Jul-05	\$1,427	1385	\$1,261	1332	\$1,005	1375	\$1,046	1429	\$1,696	1303
Jan-06	\$1,489	1446	\$1,299	1372	\$1,021	1397	\$1,056	1443	\$1,722	1323
Jul-06	\$1,628	1581	\$1,384	1461	\$1,099	1503	\$1,147	1567	\$1,858	1427
Jan-07	\$1,659	1611	\$1,408	1487	\$1,148	1570	\$1,191	1627	\$1,882	1445
Jul-07	\$1,729	1679	\$1,472	1554	\$1,215	1662	\$1,257	1717	\$1,995	1532
Jan-08	\$1,737	1686	\$1,481	1564	\$1,234	1688	\$1,267	1731	\$2,011	1545
Jul-08	\$1,756	1705	\$1,501	1585	\$1,258	1721	\$1,292	1765	\$2,036	1564
Jan-09	\$1,720	1670	\$1,453	1534	\$1,242	1699	\$1,271	1736	\$2,012	1545
Jul-09	\$1,642	1594	\$1,360	1436	\$1,169	1599	\$1,190	1626	\$1,883	1446
Jan-10	\$1,626	1579	\$1,347	1422	\$1,199	1640	\$1,214	1658	\$1,865	1432

Costs and Indices of Building Construction

Region 5 - Canterbury

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$946	922	\$869	930	\$666	915	\$707	971	\$1,249	964
Jan-00	\$958	934	\$883	944	\$686	942	\$710	975	\$1,259	972
Jul-00	\$991	966	\$914	977	\$704	967	\$715	982	\$1,271	981
Jan-01	\$1,026	1000	\$935	1000	\$727	1000	\$727	1000	\$1,296	1000
Jul-01	\$1,027	1001	\$950	1016	\$732	1007	\$729	1002	\$1,281	988
Jan-02	\$1,076	1049	\$973	1041	\$750	1032	\$735	1010	\$1,327	1023
Jul-02	\$1,083	1056	\$1,000	1070	\$758	1043	\$748	1028	\$1,337	1031
Jan-03	\$1,113	1085	\$1,024	1096	\$769	1058	\$767	1054	\$1,362	1050
Jul-03	\$1,157	1128	\$1,054	1127	\$810	1114	\$814	1122	\$1,413	1090
Jan-04	\$1,239	1208	\$1,130	1208	\$874	1202	\$887	1219	\$1,504	1160
Jul-04	\$1,287	1255	\$1,154	1234	\$932	1282	\$958	1317	\$1,569	1211
Jan-05	\$1,344	1310	\$1,187	1269	\$972	1337	\$995	1368	\$1,612	1244
Jul-05	\$1,449	1412	\$1,269	1357	\$1,030	1416	\$1,068	1468	\$1,716	1324
Jan-06	\$1,483	1446	\$1,300	1390	\$1,043	1434	\$1,080	1485	\$1,732	1336
Jul-06	\$1,613	1572	\$1,383	1479	\$1,110	1526	\$1,160	1595	\$1,846	1424
Jan-07	\$1,642	1601	\$1,387	1483	\$1,143	1572	\$1,190	1636	\$1,870	1443
Jul-07	\$1,711	1668	\$1,448	1548	\$1,205	1657	\$1,253	1723	\$1,959	1512
Jan-08	\$1,736	1692	\$1,471	1573	\$1,237	1701	\$1,287	1769	\$2,000	1543
Jul-08	\$1,755	1711	\$1,490	1593	\$1,261	1734	\$1,313	1805	\$2,024	1562
Jan-09	\$1,709	1666	\$1,433	1532	\$1,237	1701	\$1,281	1761	\$1,984	1531
Jul-09	\$1,707	1664	\$1,404	1501	\$1,217	1673	\$1,255	1725	\$1,943	1499
Jan-10	\$1,682	1640	\$1,383	1479	\$1,242	1708	\$1,274	1751	\$1,914	1477

Region 6 - Remainder of South Island

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul-99	\$969	928	\$878	918	\$703	944	\$739	990	\$1,266	967
Jan-00	\$978	935	\$886	927	\$715	960	\$737	987	\$1,272	972
Jul-00	\$1,005	962	\$915	957	\$727	976	\$737	987	\$1,281	979
Jan-01	\$1,045	1000	\$956	1000	\$745	1000	\$747	1000	\$1,309	1000
Jul-01	\$1,045	1000	\$963	1008	\$752	1010	\$762	1021	\$1,288	984
Jan-02	\$1,072	1026	\$984	1030	\$755	1014	\$760	1018	\$1,322	1010
Jul-02	\$1,094	1047	\$1,009	1056	\$768	1031	\$772	1034	\$1,348	1030
Jan-03	\$1,122	1074	\$1,033	1081	\$782	1050	\$786	1053	\$1,364	1042
Jul-03	\$1,155	1105	\$1,053	1102	\$804	1079	\$814	1090	\$1,411	1078
Jan-04	\$1,240	1187	\$1,131	1183	\$870	1168	\$882	1181	\$1,509	1153
Jul-04	\$1,286	1231	\$1,162	1216	\$926	1243	\$950	1272	\$1,568	1198
Jan-05	\$1,335	1277	\$1,191	1246	\$960	1289	\$982	1315	\$1,605	1226
Jul-05	\$1,425	1364	\$1,262	1320	\$1,027	1379	\$1,048	1404	\$1,691	1292
Jan-06	\$1,481	1417	\$1,293	1353	\$1,040	1396	\$1,066	1428	\$1,719	1313
Jul-06	\$1,609	1540	\$1,376	1440	\$1,106	1485	\$1,152	1543	\$1,842	1407
Jan-07	\$1,629	1559	\$1,376	1440	\$1,138	1528	\$1,183	1585	\$1,856	1418
Jul-07	\$1,678	1606	\$1,425	1491	\$1,185	1591	\$1,228	1645	\$1,935	1478
Jan-08	\$1,686	1613	\$1,434	1500	\$1,204	1617	\$1,250	1674	\$1,957	1495
Jul-08	\$1,712	1638	\$1,457	1524	\$1,227	1647	\$1,275	1708	\$1,986	1517
Jan-09	\$1,679	1607	\$1,413	1478	\$1,209	1623	\$1,259	1686	\$1,964	1500
Jul-09	\$1,660	1588	\$1,369	1432	\$1,177	1580	\$1,220	1634	\$1,903	1454
Jan-10	\$1,660	1588	\$1,369	1432	\$1,220	1638	\$1,257	1684	\$1,904	1455