

ESTIMATED DEMOLITION COSTS PER M²

Oct-21

Construction Type	Adelaide \$ per m ²	Brisbane \$ per m ²	Melbourne Hobart \$ per m ²	Perth \$ per m ²	Sydney \$ per m ²
AGRICULTURAL					
Bulk Storage Shed	48	41	53	47	67
BANK					
General	110	85	103	94	124
CLUBS, HOTELS, MOTELS					
General	122	111	110	106	136
COMMERCIAL					
1-2 Level Offices	110	85	103	94	124
3-7 Level Offices	130	111	110	106	136
8-20 Level Offices	134	121	132	129	150
Structural steel frame (add)	36	19	19	12	13
Prestressed concrete (add 50%)					
INDUSTRIAL					
Warehouse (metal clad)	48	41	53	47	66
Warehouse (brick)	63	55	75	59	100
Factory (heavy, metal clad)	63	51	67	61	84
Factory (heavy, brick)	75	68	89	73	112
PARKING					
General	110	85	103	94	124
RESIDENTIAL					
Framed	43	44	44	39	58
Brick	52	51	59	44	70
RETAIL					
Single Storey	72	66	86	68	109
Two Storey	110	90	103	94	125
Three Storey	85	79	111	105	112

Note:

The area is based on Gross Floor Area (GFA)

In this case, the GFA is defined as the sum of the fully enclosed covered floor areas of a building at all floor levels, measured from the external face of the building. Unenclosed covered areas are excluded from the GFA, in this instance.

Demolition cost rates per m²

Estimated demolition costs can provide a rough guide only to the probable cost of a typical building and, whilst a single rate may provide a good guide in many instances, this relates to the "average" type of construction. There are many other instances where costs may vary considerably in excess of the ranges provided.

Assumptions

Prices are based on:

- Normal demolition periods
- No site access problems
- Includes removal of debris

No allowance is made for:

- Work outside normal working hours
- Credit value of demolished materials
- Site remediation