

## APPROXIMATE BUILDING COST RATES 2025

### Building rates

Rates include the cost of appropriate building services, for example, air-conditioning, but exclude costs of site infrastructure development, parking, any future escalation, loss of interest, professional fees and value-added tax (VAT).

### Offices

1.	Low-rise office park development with standard specification	/m <sup>2</sup>	R10.700 – R13.100
2.	Low-rise prestigious office park development	/m <sup>2</sup>	R13.800 – R20.500
3.	High-rise tower block with standard specification	/m <sup>2</sup>	R15.500 – R20.500
4.	High-rise prestigious tower block	/m <sup>2</sup>	R20.500 – R25.900
<i>Note: Office rates exclude parking and include appropriate tenant allowances incorporating carpets, wallpaper, louvre drapes, partitions, lighting, air-conditioning and electrical reticulation.</i>			

### Parking

1.	Parking on grade, including integral landscaping	/m <sup>2</sup>	R750 – R950
2.	Structured parking	/m <sup>2</sup>	R5.200 – R5.800
3.	Parking in semi-basement	/m <sup>2</sup>	R5.800 – R7.800
4.	Parking in basement	/m <sup>2</sup>	R6.100 – R10.700

### Retail

1.	Local convenience centres (not exceeding 5.000m <sup>2</sup> )	/m <sup>2</sup>	R10.500 – R13.800
2.	Neighbourhood centres (5.000m <sup>2</sup> - 12.000m <sup>2</sup> )	/m <sup>2</sup>	R11.500 – R15.200
3.	Community centres (12.000m <sup>2</sup> - 25.000m <sup>2</sup> )	/m <sup>2</sup>	R12.600 – R16.100
4.	Minor regional centres (25.000m <sup>2</sup> - 50.000m <sup>2</sup> )	/m <sup>2</sup>	R13.300 – R17.100
5.	Regional centres (50.000m <sup>2</sup> - 100.000m <sup>2</sup> )	/m <sup>2</sup>	R14.100 – R17.100
6.	Super regional centres (exceeding 100.000m <sup>2</sup> )	/m <sup>2</sup>	R15.500 – R20.000
<i>Note: Super regional centres and regional centres are generally inward trading with internal malls, whereas convenience, neighbourhood and community centres are generally outward trading with no internal malls. Retail rates include the cost of tenant requirements and specifications of national chain stores. Retail costs vary considerably depending on the tenant mix and sizing of the various stores.</i>			

### Industrial

Industrial warehouses, including office and change facilities within the structure area (architect/engineer designed):

1.	Steel frame, steel cladding and roof sheeting (light-duty)	/m <sup>2</sup>	R5.400 – R6.900
2.	Steel frame, brickwork to ceiling, steel cladding above and roof sheeting (heavy-duty)	/m <sup>2</sup>	R6.100 – R8.800
3.	Administration offices, ablution and change room block	/m <sup>2</sup>	R9.900 – R12.700
4.	Cold storage facilities	/m <sup>2</sup>	R18.500 – R26.300

## Residential

1.	Site services to low-cost housing stand (250m <sup>2</sup> – 350m <sup>2</sup> )	/site	R67.000 – R107.000
2.	RDP housing	/m <sup>2</sup>	R3.200 – R3.400
3.	Low-cost housing	/m <sup>2</sup>	R4.000 – R7.000
4.	Simple low-rise apartment block	/m <sup>2</sup>	R9.800 – R13.500
5.	Duplex townhouse – economic	/m <sup>2</sup>	R9.800 – R13.900
6.	Prestige apartment block	/m <sup>2</sup>	R19.000 – R28.000
7.	Private dwelling houses:		
	Economic	/m <sup>2</sup>	R7.400
	Standard	/m <sup>2</sup>	R9.300
	Middle-class	/m <sup>2</sup>	R11.200
	Luxury	/m <sup>2</sup>	R15.600
	Exclusive	/m <sup>2</sup>	R25.000
	Exceptional ('super luxury')	/m <sup>2</sup>	R37.000 – R75.000
8.	Outbuildings:		
	Standard	/m <sup>2</sup>	R6.900
	Luxury	/m <sup>2</sup>	R9.800
9.	Carport (shaded):		
	Single	/no.	R6.000
	Double	/no.	R12.100
10.	Carport (covered):		
	Single	/no.	R9.400
	Double	/no.	R18.400
11.	Swimming pool:		
	Not exceeding 50kl	/no.	R127.000
	Exceeding 50kl and not exceeding 100kl	/no.	R225.000
12.	Tennis court:		
	Standard	/no.	R670.000
	Floodlit	/no.	R830.000

## Student residential

High rise tower block with standard specification	/m <sup>2</sup>	R15.100 – R16.600
<i>Note: Student residential rates include allowances for furniture, fittings, and equipment (FF&amp;E).</i>		

## Hotels

1.	Budget	/key	R840.000 – R1.339.999
2.	Mid-scale (3-star)	/key	R1.340.000 – R2.009.999
3.	Upper-scale (4-star)	/key	R2.010.000 – R2.849.999
4.	Luxury (5-star)	/key	R2.850.000 – R3.800.000
<i>Note: Hotel rates include allowances for furniture, fittings, and equipment (FF&amp;E).</i>			

## Studios

1.	Studios: dancing, art exhibitions, etc.	/m <sup>2</sup>	R18.500 – R26.000
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## Conference Centres

1.	Conference centre to international standards	/m <sup>2</sup>	R34.000 – R43.000
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## Retirement Centres

1.	Dwelling houses :		
	middle-class	/m <sup>2</sup>	R11.000
	luxury	/m <sup>2</sup>	R15.500
2.	Apartment block :		
	middle-class	/m <sup>2</sup>	R11.300
	luxury	/m <sup>2</sup>	R17.600
3.	Community centre :		
	middle-class	/m <sup>2</sup>	R14.900
	luxury	/m <sup>2</sup>	R21.700
4.	Frail care	/m <sup>2</sup>	R17.600

## Schools

1.	Primary school	/m <sup>2</sup>	R8.800 – R10.100
2.	Secondary school	/m <sup>2</sup>	R10.500 – R11.200

## Hospitals

1.	District hospital	/m <sup>2</sup>	R37.000
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*Note: Hospital rates exclude allowances for furniture, fittings, and equipment (FF&E).*

## Stadiums

1.	Stadium to PSL standards	/seat	R45.000 – R70.000
2.	Stadium to FIFA standards	/seat	R105.000 – R138.000
3.	Stadium pitch to FIFA standards	/pitch	R30.000.000 – R35.000.000

## Prisons

1.	1.000 Inmate prison	/inmate	R783.000 – R832.000
2.	500 Inmate prison	/inmate	R807.000 – R932.000
3.	High/maximum security prison	/inmate	R1.245.000 – R1.645.000

## Infrastructure airport development costs

Rates exclude any future escalation, loss of interest, professional fees, VAT and ACSA direct costs.			
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**Apron stands (incl. associated infrastructure)**

1.	Code F stand (85m long x 80m wide = 6.800m <sup>2</sup> )	/m <sup>2</sup>	R7.400
2.	Code E stand (80m long x 65m wide = 5.200m <sup>2</sup> )	/m <sup>2</sup>	R7.800
3.	Code C stand (56m long x 40m wide = 2.240m <sup>2</sup> )	/m <sup>2</sup>	R9.900

**Taxi lanes (incl. associated infrastructure)**

1.	Code F taxi lane (101m wide)	/m	R247.000
2.	Code E taxi lane (85m wide)	/m	R207.000
3.	Code C taxi lane (49m wide)	/m	R123.000

**Service roads**

1.	Service road (10m wide)	/m	R24.700
2.	Dual carriage service road (15m wide)	/m	R31.000

**Taxi ways (incl. associated infrastructure)**

1.	Code F taxi way (70m wide)	/m	R184.000
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**Runways (incl. associated infrastructure)**

1.	Code F runway (3.885m long x 60m wide = 233.100m <sup>2</sup> )	/m	R184.000
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**Parking (excl. bulk earthworks)**

1.	Structured parking	/bay	R253.000
2.	Basement parking	/bay	R379.000

**Perimeter fencing/security gates**

1.	Perimeter walls with perimeter intrusion detection (PIDS)	/m	R11.500
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**Terminal & other buildings (excl. bulk earthworks, external site & services works)**

1.	Terminal building (excl. baggage & X-ray, air bridges, seating & aircraft docking systems)	/m <sup>2</sup>	R40.200
2.	Telescopic air bridges	/unit	R15.225.000
3.	Aircraft docking system	/unit	R2.195.000