

APPROXIMATE BUILDING COST RATES 2026

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 ²	R 11,300 – R 13,900
2.	Low-rise prestigious office park development	/m ²	R 14,600 – R 21,700
3.	High-rise tower block with standard specification	/m ²	R 16,400 – R 21,700
4.	High-rise prestigious tower block	/m ²	R 21,700 – R 27,400

Note: Office rates exclude parking and include appropriate tenant allowances incorporating carpets, wallpaper, louvre drapes, partitions, lighting, air-conditioning and electrical reticulation.

Parking

1.	Parking on grade, including integral landscaping	/m ²	R 800 – R 1,000
2.	Structured parking	/m ²	R 5,500 – R 6,100
3.	Parking in semi-basement	/m ²	R 6,100 – R 8,300
4.	Parking in basement	/m ²	R 6,500 – R 11,300

Retail

1.	Local convenience centres (not exceeding 5.000m ²)	/m ²	R 11,100 – R 14,600
2.	Neighbourhood centers (5.000m ² - 12.000m ²)	/m ²	R 12,100 – R 16,100
3.	Community centers (12.000m ² - 25.000m ²)	/m ²	R 13,300 – R 17,100
4.	Minor regional centres (25.000m ² - 50.000m ²)	/m ²	R 14,100 – R 18,100
5.	Regional centres (50.000m ² - 100.000m ²)	/m ²	R 15,000 – R 18,100
6.	Super regional centres (exceeding 100.000m ²)	/m ²	R 16,400 – R 21,200

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 size of the various stores.

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 ²	R 5,800 – R 7,400
2.	Steel frame, brickwork to ceiling, steel cladding above and roof sheeting (heavy-duty)	/m ²	R 6,500 – R 9,300
3.	Administration offices, ablution and change room block	/m ²	R 10,500 – R 13,400
4.	Cold storage facilities	/m ²	R 19,600 – R 27,900

Residential

1.	Site services to low-cost housing stand (250m ² – 350m ²)	/site	R 71,000 – R 114,000
2.	RDP housing	/m ²	R 3,400 – R 3,600
3.	Low-cost housing	/m ²	R 4,300 – R 7,400
4.	Simple low-rise apartment block	/m ²	R 10,300 – R 14,300
5.	Duplex townhouse – economic	/m ²	R 10,300 – R 14,700
6.	Prestige apartment block	/m ²	R 20,000 – R 30,000
7.	Private dwelling houses:		
	Economic	/m ²	R 7,920
	Standard	/m ²	R 9,850
	Middle-class	/m ²	R 11,830
	Luxury	/m ²	R 16,350
	Exclusive	/m ²	R 26,450
	Exceptional ('super luxury')	/m ²	R 38,000 – R 80,000
8.	Outbuildings:		
	Standard	/m ²	R 7,400
	Luxury	/m ²	R 10,400
9.	Carport (shaded):		
	Single	/no.	R 6,300
	Double	/no.	R 12,800
10.	Carport (covered):		
	Single	/no.	R 10,000
	Double	/no.	R 19,500
11.	Swimming pool:		
	Not exceeding 50kl	/no.	R 135,000
	Exceeding 50kl and not exceeding 100kl	/no.	R 240,000
12.	Tennis court:		
	Standard	/no.	R 710,000
	Floodlit	/no.	R 880,000

Student residential

High rise tower block with standard specification	/m ²	R 16,000 – R 17,500
<i>Note: Student residential rates include allowances for furniture, fittings, and equipment (FF&E).</i>		

Hotels

1.	Budget	/key	R 890,000 – R 1,400,000
2.	Mid-scale (3-star)	/key	R 1,401,000 – R 2,100,000
3.	Upper-scale (4-star)	/key	R 2,101,000 – R 3,000,000
4.	Luxury (5-star)	/key	R 3,001,000 – R 4,000,000
<i>Note: Hotel rates include allowances for furniture, fittings, and equipment (FF&E).</i>			

Studios

I.	Studios: dancing, art exhibitions, etc.	/m ²	R 19,500 – R 28,000
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Conference Centres

I.	Conference centre to international standards	/m ²	R 36,000 – R 46,000
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Retirement Centres

I.	Dwelling houses:		
	middle-class	/m ²	R 11,600
	luxury	/m ²	R 16,400
2.	Apartment block:		
	middle-class	/m ²	R 12,000
	luxury	/m ²	R 18,600
3.	Community centre:		
	middle-class	/m ²	R 15,800
	luxury	/m ²	R 23,000
4.	Frail care	/m ²	R 18,600

Schools

I.	Primary school	/m ²	R 9,300 – R 10,700
2.	Secondary school	/m ²	R 11,100 – R 11,900

Hospitals

I.	District hospital	/m ²	R 39,000
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Note: Hospital rates exclude allowances for furniture, fittings, and equipment (FF&E).

Stadiums

I.	Stadium to PSL standards	/seat	R 48,000 – R 74,000
2.	Stadium to FIFA standards	/seat	R 110,000 – R 146,000
3.	Stadium pitch to FIFA standards	/pitch	R 32,000,000 – R 37,000,000

Prisons

I.	1,000 Inmate prison	/inmate	R 830,000 – R 880,000
2.	500 Inmate prison	/inmate	R 855,000 – R 990,000
3.	High/maximum security prison	/inmate	R 1,300,000 – R 1,750,000

Infrastructure airport development costs

Rates exclude any future escalation, loss of interest, professional fees, VAT and ACSA direct costs.

Apron stands (incl. associated infrastructure)

1.	Code F stand (85m long x 80m wide = 6.800m ²)	/m ²	R 7,800
2.	Code E stand (80m long x 65m wide = 5.200m ²)	/m ²	R 8,300
3.	Code C stand (56m long x 40m wide = 2.240m ²)	/m ²	R 10,500

Taxi lanes (incl. associated infrastructure)

1.	Code F taxi lane (101m wide)	/m	R 262,000
2.	Code E taxi lane (85m wide)	/m	R 219,000
3.	Code C taxi lane (49m wide)	/m	R 130,000

Service roads

1.	Service road (10m wide)	/m	R 26,200
2.	Dual carriage service road (15m wide)	/m	R 33,000

Taxi ways (incl. associated infrastructure)

1.	Code F taxi way (70m wide)	/m	R 195,000
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Runways (incl. associated infrastructure)

1.	Code F runway (3.885m long x 60m wide = 233.100m ²)	/m	R 439,000
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Parking (excl. bulk earthworks)

1.	Structured parking	/bay	R 268,000
2.	Basement parking	/bay	R 402,000

Perimeter fencing/security gates

1.	Perimeter walls with perimeter intrusion detection (PIIDS)	/m	R 12,200
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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 ²	R 43,000
2.	Telescopic air bridges	/unit	R 16,000,000
3.	Aircraft docking system	/unit	R 2,300,000