



Rider
Levett
Bucknall

**RIDERS
DIGEST
2019**

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EDITION**

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RIDERS DIGEST

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A yearly publication from RLB's Research & Development department.

Riders Digest is a compendium of cost information and related data specifically prepared by RLB for the Australian construction industry.

While the information in this publication is believed to be correct, no responsibility is accepted for its accuracy. Persons desiring to utilise any information appearing in this publication should verify its applicability to their specific circumstances. Cost information in this publication is indicative and for general guidance only and is based on rates ruling at Fourth Quarter 2018 (unless stated differently). All figures exclude GST.

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INTRODUCTION

RIDER LEVETT BUCKNALL

“CONFIDENCE TODAY INSPIRES TOMORROW”

With a network that covers the globe and a heritage spanning over two centuries, Rider Levett Bucknall is a leading independent organisation in quantity surveying and advisory services.

Our achievements are renowned: from the early days of pioneering quantity surveying, to landmark projects such as the Sydney Opera House, HSBC Headquarters Building in Hong Kong, the 2012 London Olympic Games and CityCenter in Las Vegas.

We continue this successful legacy with our dedication to the value, quality and sustainability of the built environment. Our innovative thinking, global reach, and flawless execution push the boundaries. Taking ambitious projects from an idea to reality.

“CREATING A BETTER TOMORROW”

The Rider Levett Bucknall vision is to be the global leader in the market, through flawless execution, a fresh perspective and independent advice.

Our focus is to create value for our customers, through the skills and passion of our people, and to nurture strong long-term partnerships.

By fostering confidence in our customers, we empower them to bring their imagination to life, to shape the future of the built environment, and to create a better tomorrow.

PROFESSIONAL SERVICES

Cost Management and Quantity Surveying	6
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COST MANAGEMENT AND QUANTITY SURVEYING SERVICES

The skilled cost management professionals at RLB use many tools when creating a plan that optimises the relationship between the cost and quality of a project and a client's cost objectives. The services offered by the firm to achieve these objectives are:

- Preparation of preliminary elemental estimates based on preliminary design
- Preparation of detailed estimates and cost planning advice throughout design development
- Estimation of building services
- Participation and leadership in the value management process
- Comparative cost studies and advice on cost effective design solutions
- Advice on materials selection and general buildability advice
- Advice on selection of tenderers
- Attendance at design meetings and construction control meetings

Feasibility Analysis

An accurate, reliable feasibility study is an essential prerequisite to any procurement decision-making process. Feasibility studies assess the viability of a project over its expected life and indicate the probable return, either at the point of sale or over a period of time, generally using discounted cash flow techniques. They can also assist in the process of obtaining project financing, as well as highlight variables that have the greatest impact on project returns.

Whether it's a simple developer's return on capital cost feasibility or a detailed discounted cash flow feasibility based on a range of rates of return and risk sensitivity tests, RLB can provide expert analysis and materials.

Financial Institution Auditing

RLB takes a two-step approach to financial institution audits.

At the pre-commencement stage, the firm looks beyond the items identified in the financier's brief, and expands upon it with a full analysis of all risk-related issues, providing a comprehensive profile of the project.

During the post-contract stage, the company provides detailed cost-to-complete assessments. This ensures there are adequate funds should the financier be required to initiate step-in rights.

To provide effective financial management of the development process for the duration of the project, RLB will prepare a pre-commencement report including auditing project costs and the adequacy of project documentation, monitor authority approvals, prepare progress payment assessments and recommendations, and prepare cost-to-complete assessments.

Post-Contract Services

RLB ensures the successful performance building contracts by applying proven cost management, monitoring and cost reporting procedures, as well as through managing a productive working relationship with the project team.

To ensure efficient progress as specified in the cost plan, the firm will:

- Review progress claims for work in progress and recommend payment values
- Monitor documentation changes
- Prepare regular financial statements forecasting final end cost
- Measure, price, and negotiate variations
- Structure agreement of final account
- Attend meetings to represent the financial interests of the client

Tendering and Documentation

Among the tendering and documentation services offered by RLB:

- Preparation of bills/schedule bills of quantities or schedule of rates
- Preparation of bid documentation for tendering contractors
- Strategic advice of method of project procurement and tendering
- Advice on suitability of contractor tender lists
- Review of tenders received, reconciliation to budget, and recommendation of contractor
- Attendance at tender interviews

COST MANAGEMENT AND QUANTITY SURVEYING SERVICES

Value Management

RLB offers a strategic value-management process that is dedicated to assisting with the improvement of value obtained in capital expenditure. This is achieved through participatory workshops which challenge option and design assumptions and encourage creative and lateral thinking for better value solutions.

The integration of value management with cost management results in a powerful and dynamic approach to the economic management of projects, especially during the design process.

ADVISORY SERVICES

RLB's depth of experience in all aspects of the property cycle enables us to deliver mature and innovative solutions for property, construction, and facilities sector clients in seven principal areas:

Asset Advisory

With total operating costs amounting to several times the initial capital cost, clients are increasingly focused on longer term strategies that span their investment horizons and beyond, to ensure they are able to consider the impact on value at all points in a property's useful life. RLB works with owners and occupiers of buildings to ensure that they are able to take full account of the total impact of their buildings and can advise on many alternate methods of identifying and accounting for assets.

RLB is expert in the following strategic services:

- Total Asset Management Planning to ISO Standards
- Asset Recognition and Rationalisation
- Cost-Benefit Analysis
- Sustainability and Environmental Performance Issues
- Whole-Life Cost Modeling

RElivering of Assets

RLB is a pioneer in using building life-extension and repositioning studies to realise and optimise the use of buildings. This methodology identifies if, when, and where to spend money to capture remaining asset values and extend the life of existing buildings.

Facilities Consultancy

Facilities management is the business practice of optimising people, process, assets, and the work environment to support the delivery of the organisation's business objectives. As acknowledged thought-leaders in the facilities management field, RLB works with a diverse range of clients to enhance facilities performance through:

- Facilities Management (FM) Planning
- Building Quality Assessments (BQA)
- Facilities and Operational Performance Audits
- Maintenance Planning and Operating Expenditure Forecast
- Performance Reviews and Benchmarking
- Post-Occupancy Evaluations
- Space Audits and Utilisation Studies

ADVISORY SERVICES

Building Surveying

RLB works closely with major developers, corporations, fund managers, financial institutions, and property owners and tenants to understand, maintain, and enhance the value of their built assets. The firm's expertise includes:

- Condition/Dilapidation Surveys
- Compliance Advisory
- Conservation and Heritage Surveys
- Tenancy Make-Good Reinstatements Surveys

By combining a practical knowledge of construction issues with a strong understanding of property law, RLB offers a multi-faceted building surveying service that is responsive to the client's needs. The firm's understanding of local markets enables us to deliver a solution that is appropriate to your specific requirements.

Risk Mitigation and Due Diligence

RLB understands that clients and stakeholders are increasingly requiring more detailed information to ensure a level of confidence is achieved and maintained in terms of enhancing value and mitigating risks. The firm can conduct risk assessments to review the scope of required work, identify project risks, prioritise key issues, provide risk analysis and develop risk management action plans for your strategic asset/facilities plan or next capital works project.

RLB can provide key advisory services targeted at risk mitigation, including:

- Review of the scope of required work
- Identification of project risks
- Capital Expenditure Forecasting
- Prioritisation of key issues
- Risk analysis and customized risk-management action plans

In addition, RLB's expert services extend to specific associated property risks, among them:

- Insurance replacement cost assessments
- Technical due diligence (for owners, vendors, purchasers and tenants)
- Services procurement, outsourcing, compliance, and supply chain issues

Property Taxation

RLB recognises the financial, compliance, and management benefits that can be achieved by adopting taxation advice from professionals who understand the business of property. The firm provides its clients with advice on capital allowances and property tax assessment and depreciation, inventories and asset registers, and changes in tax legislation to enable them to optimise their entitlements and potential for existing assets and new projects. Its experienced and qualified staff can provide proactive reporting and analysis of how taxation changes may affect a client's real estate decisions, including capital gains tax, land taxes and rating assessments, and stamp duty.

RLB's experience in property taxation covers all asset types. Data has been retained and compiled over many years to enable the firm to produce dynamic models that can quickly produce accurate indicative analysis for all property situations.

Litigation Support

RLB has a team of highly seasoned professionals with considerable expertise in the litigation arena. The firm offers comprehensive front-end, claims management, and dispute resolution services, and has particular expertise in scope definition claims appraisal, documentation, and negotiation; expert witness and determination; and arbitration and mediation.

Procurement Strategies

RLB develops procurement strategies that provide a systematic means of analysing the costs and benefits during project development, before any commitment is given to a particular option, including:

- Clear definition of project objectives
- Identification of practical ranges of options
- Quantification of the costs and benefits of each option
- Consideration for qualitative aspects
- Identification of the preferred option and development of action plans

ADVISORY SERVICES

RLB can examine the issues and assist in the development and evaluation of a project or service delivery with vast experience and knowledge of value enhancement through:

- Needs Analysis and Brief Definition
- Feasibility Studies
- Develop, Own and Lease Options
- Contractual Arrangements
- Project Monitoring and Certifications
- Value Engineering/Management Workshops

Our services do not deal with asset creation and capital projects alone. RLB's expertise and experience extends to property transactions, services procurement, outsourcing operations and supply chain management. RLB is uniquely positioned to provide independent and specialist advisory services and supplementary support to a client who wishes for certainty in contractual outcomes.

Research

- Industry and sectoral workload
- Cost escalation
- Cost benchmarking by sector
- Industry trend analysis

INTERNATIONAL CONSTRUCTION

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INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

Refer to www.rlbintelligence.com for updates.

LOCATION /CITY	LOCAL CURRENCY	COST PER M ²			
		OFFICE BUILDING			
		PREMIUM		GRADE A	
		LOW	HIGH	LOW	HIGH
AMERICAS @ Q3 2018					
BOSTON	USD	3,230	5,115	2,155	3,230
CHICAGO	USD	3,015	4,845	1,885	3,015
DENVER	USD	1,775	2,745	1,290	1,990
HONOLULU	USD	3,015	5,595	2,585	4,250
LOS ANGELES	USD	2,475	3,765	1,830	2,745
NEW YORK	USD	4,035	6,190	3,230	4,305
PHEONIX	USD	1,830	2,960	1,290	1,885
SEATTLE	USD	2,315	2,800	1,505	2,155
TORONTO	CAD	2,100	2,800	1,885	2,690
ASIA @ Q3 2018					
BEIJING	RMB	8,400	13,750	7,800	11,750
GUANGZHOU	RMB	7,700	12,250	7,100	10,750
HO CHI MINH CITY	VND ('000)	23,900	35,800	21,300	26,600
HONG KONG	HKD	23,250	34,500	19,750	26,750
JAKARTA	RP ('000)	10,130	13,200	6,870	11,000
KUALA LUMPUR	RINGGIT	2,600	4,500	1,400	3,200
MACAU	MOP	18,500	26,500	16,250	22,750
SEOUL	KRK ('000)	2,525	3,275	1,925	2,350
SHANGHAI	RMB	8,200	13,000	7,300	11,250
SINGAPORE	SGD	2,950	4,150	2,050	3,300
EUROPE @ Q3 2018					
BELFAST	GBP	1,400	1,960	1,220	1,960
BERLIN	EUR	1,380	1,800	1,000	1,180
BIRMINGHAM	GBP	1,940	2,850	1,580	2,850
BRISTOL	GBP	2,000	2,900	1,640	2,900
EDINBURGH	GBP	1,820	2,600	1,600	2,600
LONDON	GBP	3,000	3,900	2,700	3,700
MANCHESTER	GBP	2,150	2,750	1,820	2,750
OSLO	EUR	2,900	3,750	2,250	2,900
MIDDLE EAST @ Q3 2018					
ABU DHABI	AED	5,700	6,800	4,600	6,400
DUBAI	AED	6,000	7,200	4,850	6,800
DOHA	QAR	6,500	8,500	6,100	8,200
OCEANIA @ Q4 2018					
ADELAIDE	AUD	2,650	3,800	2,200	3,150
AUCKLAND	NZD	3,700	4,900	3,100	4,650
BRISBANE	AUD	3,000	4,400	2,500	3,800
CANBERRA	AUD	3,500	5,500	2,800	4,300
CHRISTCHURCH	NZD	3,600	4,500	2,750	4,250
DARWIN	AUD	3,100	4,150	2,400	3,800
GOLD COAST	AUD	2,600	4,000	1,900	3,200
MELBOURNE	AUD	3,250	4,350	2,500	3,450
PERTH	AUD	3,000	4,700	2,400	3,750
SYDNEY	AUD	3,750	5,500	2,850	4,050
WELLINGTON	NZD	3,900	5,000	3,050	4,800

The following data represents estimates of current building costs in the respective market. Costs may vary as a consequence of factors such as site conditions, climatic conditions, standards of specification, market conditions etc.

Rates are in national currency per square metre of Gross Floor Area except as follows:

Chinese cities, Hong Kong and Macau: Rates are per square metre of Construction Floor Area, measured to outer face of external walls.

Singapore, Ho Chi Minh City, Jakarta and Kuala Lumpur: Rates are per square metre of Construction Floor Area, measured to outer face of external walls and inclusive of covered basement and above ground parking areas.

Chinese cities, Hong Kong, Macau and Singapore: All hotel rates are inclusive of Furniture Fittings and Equipment (FF&E).

COST PER M ²					
RETAIL				RESIDENTIAL MULTI STOREY	
MALL		STRIP SHOPPING		LOW	HIGH
LOW	HIGH	LOW	HIGH		
1,885	2,960	1,345	2,155	1,885	3,230
1,990	3,120	1,455	2,370	1,775	4,305
970	1,560	860	1,885	970	2,155
2,205	5,220	1,885	4,575	2,100	4,680
1,670	3,660	1,345	1,990	2,155	3,390
2,960	4,575	1,885	3,230	2,155	4,035
1,290	2,155	860	1,615	970	2,260
1,455	3,285	1,185	1,670	1,720	2,905
2,155	2,690	1,130	1,720	1,400	2,205
9,200	14,000	8,100	12,750	4,400	9,000
8,700	12,500	7,500	11,500	4,000	8,000
20,100	26,750	-	-	15,400	23,300
23,250	29,500	20,000	25,750	21,750	43,250
6,520	8,515	-	-	6,870	16,000
2,100	3,500	-	-	1,900	4,500
20,250	24,750	17,000	21,750	13,750	25,250
1,700	2,475	1,425	2,200	1,650	2,775
8,600	13,750	7,600	12,500	4,000	8,200
2,000	3,350	-	-	1,960	3,150
2,200	3,000	680	1,280	1,280	1,800
1,160	1,480	850	1,060	1,000	1,440
2,900	4,100	910	1,760	1,660	2,350
2,850	4,000	900	1,700	1,240	1,760
2,850	3,950	890	1,680	1,680	2,400
3,550	5,000	1,140	2,150	2,550	4,450
3,000	4,200	960	1,800	1,760	2,550
1,820	2,400	1,460	1,900	2,450	3,200
4,000	6,300	-	-	4,400	6,500
4,250	6,700	-	-	4,650	6,900
5,300	6,500	-	-	6,500	7,800
1,580	3,000	1,300	1,840	2,250	3,550
2,850	3,200	1,660	2,050	3,700	4,900
2,200	3,600	1,400	2,000	2,400	4,400
2,400	4,050	1,260	2,550	2,950	5,200
2,500	2,800	1,400	1,800	3,000	4,000
1,760	2,650	1,260	2,150	2,050	2,650
2,500	3,500	1,200	1,800	1,600	4,500
2,200	3,200	1,240	1,680	2,500	4,400
1,900	2,900	1,000	2,500	1,900	4,100
2,100	4,400	1,600	2,100	2,750	5,900
2,950	3,150	-	-	3,900	4,800

INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

Refer to www.rbintelligence.com for updates.

LOCATION /CITY	LOCAL CURRENCY	COST PER M ²			
		HOTELS			
		3 STAR		5 STAR	
		LOW	HIGH	LOW	HIGH
AMERICAS @ Q3 2018					
BOSTON	USD	2,690	4,035	4,035	5,920
CHICAGO	USD	3,120	4,415	4,305	7,105
DENVER	USD	1,720	2,585	2,960	3,875
HONOLULU	USD	3,445	5,760	5,435	7,860
LOS ANGELES	USD	2,960	3,820	3,930	5,705
NEW YORK	USD	3,230	4,305	4,305	6,460
PHEONIX	USD	1,615	2,690	3,230	5,595
SEATTLE	USD	2,420	2,585	2,635	3,875
TORONTO	CAD	2,100	2,800	3,230	3,820
ASIA @ Q3 2018					
BEIJING	RMB	10,750	13,750	14,250	18,750
GUANGZHOU	RMB	10,250	12,500	13,750	17,750
HO CHI MINH CITY	VND ('000)	25,000	32,300	35,600	42,700
HONG KONG	HKD	29,000	33,750	35,250	43,000
JAKARTA	RP ('000)	11,500	13,500	15,000	20,000
KUALA LUMPUR	RINGGIT	2,500	3,500	5,000	7,000
MACAU	MOP	24,750	28,500	31,000	38,000
SEOUL	KRK ('000)	1,875	2,600	3,425	5,100
SHANGHAI	RMB	10,500	13,500	14,250	18,750
SINGAPORE	SGD	3,250	3,650	4,250	5,500
EUROPE @ Q3 2018					
BELFAST	GBP	1,040	1,520	1,640	2,250
BERLIN	EUR	1,380	1,800	2,050	2,800
BIRMINGHAM	GBP	1,340	2,100	2,200	3,150
BRISTOL	GBP	1,400	1,860	2,400	3,200
EDINBURGH	GBP	1,360	1,980	2,150	2,950
LONDON	GBP	1,900	2,450	2,850	3,800
MANCHESTER	GBP	1,540	1,920	2,300	3,150
OSLO	EUR	3,000	3,900	4,000	5,200
MIDDLE EAST @ Q3 2018					
ABU DHABI	AED	5,900	8,300	8,800	11,750
DUBAI	AED	6,200	9,300	9,300	14,500
DOHA	QAR	7,500	8,500	11,500	14,500
OCEANIA @ Q4 2018					
ADELAIDE	AUD	2,700	3,550	3,700	4,550
AUCKLAND	NZD	4,200	4,750	5,700	6,700
BRISBANE	AUD	3,000	4,200	4,200	5,700
CANBERRA	AUD	3,100	5,300	4,250	6,400
CHRISTCHURCH	NZD	3,800	4,300	4,500	5,500
DARWIN	AUD	2,850	3,550	3,600	4,450
GOLD COAST	AUD	2,600	4,000	3,400	5,500
MELBOURNE	AUD	2,950	3,800	4,150	5,600
PERTH	AUD	2,600	3,600	3,600	4,800
SYDNEY	AUD	3,350	4,200	4,650	6,300
WELLINGTON	NZD	4,100	4,600	5,100	6,100

The following data represents estimates of current building costs in the respective market. Costs may vary as a consequence of factors such as site conditions, climatic conditions, standards of specification, market conditions etc.

Rates are in national currency per square metre of Gross Floor Area except as follows:

Chinese cities, Hong Kong and Macau: Rates are per square metre of Construction Floor Area, measured to outer face of external walls.

Singapore, Ho Chi Minh City, Jakarta and Kuala Lumpur: Rates are per square metre of Construction Floor Area, measured to outer face of external walls and inclusive of covered basement and above ground parking areas.

Chinese cities, Hong Kong, Macau and Singapore: All hotel rates are inclusive of Furniture Fittings and Equipment (FF&E).

COST PER M ²					
CAR PARKING				INDUSTRIAL WAREHOUSE	
MULTI STOREY		BASEMENT			
LOW	HIGH	LOW	HIGH	LOW	HIGH
805	1,345	970	1,615	1,075	1,885
860	1,345	1,345	1,830	1,185	1,990
590	805	970	1,290	970	1,615
1,075	1,505	1,505	2,800	1,505	2,420
1,130	1,345	1,400	1,885	1,240	1,940
1,025	1,885	1,345	2,155	1,240	2,155
485	755	645	1,185	590	1,075
970	1,130	1,455	1,720	1,025	1,345
755	970	1,240	1,615	1,240	1,615
2,400	3,350	4,100	7,100	4,750	6,000
2,250	3,200	3,900	6,800	4,400	5,500
9,100	13,700	18,800	25,700	6,210	9,400
9,100	11,000	19,000	26,000	15,500	19,250
3,500	4,500	5,000	7,000	4,790	6,078
800	1,200	1,400	3,400	1,000	1,800
-	-	10,750	13,500	-	-
720	890	920	1,200	1,300	1,600
2,300	3,300	4,300	7,200	4,350	5,700
700	1,400	1,500	2,250	1,100	1,600
260	520	650	1,120	285	510
480	690	800	1,060	370	740
370	710	840	1,440	420	590
410	820	980	1,540	410	670
350	680	850	1,460	380	680
460	920	1,220	1,960	500	900
560	720	1,080	1,560	490	720
700	890	900	1,180	1,600	2,100
1,760	3,500	2,800	4,400	1,460	2,650
2,400	3,700	3,200	4,650	1,900	3,000
-	-	2,750	4,500	-	-
680	980	1,340	1,960	650	1,100
1,060	1,360	2,300	2,800	780	1,060
1,000	1,500	1,700	2,200	750	1,200
790	1,320	1,060	1,840	740	1,400
850	1,360	1,760	2,200	720	1,100
750	1,260	1,180	1,540	800	1,420
700	1,200	1,500	2,100	700	1,100
810	1,280	1,280	1,680	660	1,220
650	1,000	1,800	3,100	550	1,060
810	1,240	1,180	1,900	770	1,240
1,440	1,640	2,850	3,050	1,020	1,400

INTERNATIONAL CONSTRUCTION RLB ESCALATION FORECASTS

RLB TENDER PRICE INDEX ANNUAL CHANGE

All indices are stated as annual percentage changes.

Refer to www.rlbintelligence.com for updates.

CALENDAR YEAR	2016	2017	2018 (F)	2019 (F)	2020 (F)	2021 (F)
AFRICA @ Q3 2018						
CAPE TOWN	7.3	6.2	5.0	5.4	5.7	6.0
JOHANNESBURG	6.4	7.9	4.1	5.1	5.5	5.7
MAPUTO	4.0	0.3	0.5	1.0	1.1	NP
AMERICAS @ Q3 2018						
BOSTON	4.0	3.2	4.7	4.4	4.1	3.0
CALGARY	NP	0.3	4.0	2.5	1.8	1.8
CHICAGO	4.3	5.3	6.8	4.3	3.8	3.5
HONOLULU	0.7	-1.7	2.6	3.3	3.5	3.0
LAS VEGAS	3.3	3.5	5.3	4.3	3.5	3.0
LOS ANGELES	8.4	7.6	4.4	3.8	3.5	3.0
NEW YORK	3.9	3.3	4.1	4.1	3.3	3.0
PHEONIX	3.7	4.3	6.5	4.3	3.3	3.0
SEATTLE	4.7	5.1	5.3	4.1	3.5	3.0
TORONTO	NP	1.1	5.2	2.0	2.3	2.3
WASHINGTON DC	4.3	3.2	4.3	4.1	3.5	3.0
ASIA @ Q3 2018						
BEIJING	0.0	7.7	3.0	4.1	3.0	3.0
CHENGDU	-0.8	2.0	6.1	3.0	3.0	3.0
GUANGZHOU	1.0	2.5	2.0	3.0	3.0	3.0
HONG KONG	0.4	0.0	-2.0	0.0	2.0	2.0
MACAU	0.0	2.0	-2.0	0.0	2.0	2.0
SEOUL	3.9	2.5	4.4	4.9	4.5	4.1
SHANGHAI	6.0	7.0	3.5	3.5	3.0	3.0
SHENZHEN	1.0	2.0	4.1	4.1	4.1	4.1
SINGAPORE	-5.8	-1.5	0.0	NP	NP	NP
EUROPE @ Q3 2018						
BIRMINGHAM	3.0	2.8	2.5	2.3	3.3	4.0
BRISTOL	5.0	2.5	3.0	3.0	3.0	3.0
BUDAPEST	5.5	9.5	8.0	8.0	5.0	NP
LONDON	3.5	2.0	1.3	1.0	1.5	2.0
SHEFFIELD	2.5	2.0	-1.5	3.8	4.3	5.6
MADRID	0.1	0.8	0.1	0.1	NP	NP
MANCHESTER	4.0	2.0	1.0	1.0	2.5	3.5
MOSCOW	0.0	1.0	1.5	1.5	2.0	NP
MIDDLE EAST @ Q3 2018						
ABU DHABI	-5.0	-3.0	3.2	2.7	3.7	4.2
DOHA	5.5	6.0	7.0	NP	NP	NP
DUBAI	3.0	3.5	3.0	2.5	3.5	4.0
RIYADH	5.0	5.0	5.0	5.0	5.0	5.0
OCEANIA @ Q4 2018						
ADELAIDE	1.8	3.1	3.5	4.0	4.0	4.5
AUCKLAND	5.5	8.0	6.0	3.5	3.0	3.0
BRISBANE	7.2	3.0	1.0	3.0	5.1	4.1
CANBERRA	2.5	2.8	3.5	3.2	3.0	3.0
CHRISTCHURCH	3.0	3.0	3.0	2.0	2.0	2.0
DARWIN	1.0	0.8	0.5	0.8	1.2	1.8
GOLD COAST	6.5	2.5	2.0	2.5	3.0	3.5
MELBOURNE	2.0	3.0	4.0	4.0	3.5	3.2
PERTH	0.0	0.0	1.0	2.5	3.0	3.0
SYDNEY	4.8	4.3	4.9	4.4	4.2	3.8
TOWNSVILLE	3.0	4.0	3.0	3.5	3.5	3.5
WELLINGTON	4.5	5.3	6.0	4.0	4.0	3.0

NP: Not published

AUSTRALIAN CONSTRUCTION

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AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

CONSTRUCTION RATES

The following range of current building costs could be expected should tenders be called in the respective city. Items specifically included are those normally contained in a Building Contract.

Specific exclusions:

- Goods & Services Tax (GST)
- Land
- Legal and professional fees
- Loose furniture and fittings
- Site works and drainage
- Subdivisional partitions in office buildings
- Telstra and private telephone systems (PABX)
- Tenancy works

CITY	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
OFFICE BUILDINGS				
Prestige, CBD				
10 TO 25 STOREYS (75-80% EFFICIENCY)	2,650	3,400	3,000	3,900
25 TO 40 STOREYS (70-75% EFFICIENCY)	2,950	3,800	3,200	4,100
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	3,400	4,400
Investment, CBD				
UP TO 10 STOREYS (81-85% EFFICIENCY)	2,200	2,650	2,500	3,000
10 TO 25 STOREYS (76-81% EFFICIENCY)	2,350	2,950	2,800	3,300
25 TO 40 STOREYS (71-76% EFFICIENCY)	2,550	3,150	2,900	3,800
Investment, other than CBD				
WALK UP (83-87% EFFICIENCY)	1,800	2,300	2,000	2,400
UP TO 10 STOREYS (82-86% EFFICIENCY)	2,050	2,550	2,200	2,600
10 TO 25 STOREYS (77-82% EFFICIENCY)	-	-	2,400	2,800
HOTELS				
Multi-Storey (ex FF&E)				
FIVE STAR	3,700	4,550	4,200	5,700
FOUR STAR	3,150	4,250	3,600	4,700
THREE STAR	2,700	3,550	3,000	4,200
CAR PARK				
OPEN DECK MULTI-STOREY	680	980	1,000	1,500
BASEMENT: CBD	1,340	1,960	1,700	2,200
BASEMENT: OTHER THAN CBD	930	1,760	1,100	1,800
UNDERCROFT: OTHER THAN CBD	580	880	700	900
INDUSTRIAL BUILDINGS				
6.00 M to underside of truss and 4,500 M² Gross Floor Area with:				
ZINCALUME METAL CLADDING	650	1,000	750	1,100
PRECAST CONCRETE CLADDING	750	1,100	850	1,200
Attached Airconditioned Offices				
200 M ²	1,560	2,150	2,000	2,600
400 M ²	1,560	2,150	2,000	2,400

NOTES

- i Car Parking costs have been excluded to arrive at the various building rates.
- ii Refer to Page 30 for definitions.
- iii The percentages shown against each building may be used to calculate the rate per Net Lettable Area.

Example: the NLA rate for a Premium Office CBD 10 to 25 Storeys would be calculated
 NLA rate = \$/M² × efficiency percentage.

Refer to www.rlbintelligence.com for updates.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
3,500	5,100	3,100	4,000	3,250	3,750	3,000	4,000	3,750	4,300
3,750	5,500	3,250	4,150	3,750	4,100	3,300	4,400	4,350	5,000
-	-	-	-	3,850	4,350	3,500	4,700	4,850	5,500
2,800	4,000	2,400	3,450	2,500	2,950	2,400	3,300	2,850	3,300
2,900	4,150	2,550	3,800	2,850	3,250	2,500	3,500	3,350	3,750
2,950	4,300	-	-	2,900	3,450	2,600	3,750	3,450	4,050
1,500	2,500	2,200	2,800	1,820	2,350	1,800	2,600	2,250	2,650
2,150	2,950	2,300	3,350	2,050	2,750	2,000	2,800	2,450	3,150
2,250	3,500	2,550	3,450	2,350	3,050	2,200	3,000	2,850	3,600
4,250	6,400	3,600	4,450	4,150	5,600	3,600	4,800	4,650	6,300
3,700	6,000	3,350	4,050	3,750	4,800	3,100	4,000	3,950	5,500
3,100	5,300	2,850	3,550	2,950	3,800	2,600	3,600	3,350	4,200
790	1,320	750	1,260	810	1,280	650	1,000	810	1,240
1,060	1,840	1,180	1,540	1,280	1,680	1,800	3,100	1,180	1,900
1,040	1,840	1,040	1,520	1,220	1,580	1,400	2,800	1,160	1,740
790	1,200	720	1,020	810	970	700	1,100	-	-
740	920	800	1,400	660	1,120	550	800	770	970
850	1,400	840	1,420	760	1,220	630	1,060	840	1,240
1,740	2,750	1,700	2,400	1,580	2,050	1,400	1,900	2,100	2,750
1,660	2,650	1,700	2,400	1,520	1,980	1,360	1,860	2,150	2,950

AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

All costs current as at Fourth Quarter 2018.

CITY	ADELAIDE		BRISBANE	
COST RANGE PER GROSS FLOOR AREA	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
AGED CARE				
SINGLE STOREY FACILITY	2,150	2,700	2,400	3,000
PRIVATE HOSPITALS				
Low Rise Hospital				
45-60 M ² GFA/BED	3,700	5,700	4,500	5,800
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	4,000	6,000	5,000	6,500
CINEMAS				
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	2,750	3,650	3,500	4,500
REGIONAL SHOPPING CENTRES				
DEPARTMENT STORE	1,560	2,400	1,600	2,100
SUPERMARKET/VARIETY STORE	1,440	1,760	1,600	2,000
DISCOUNT DEPARTMENT STORE	1,200	1,460	1,400	2,000
MALLS	1,580	3,000	2,200	3,600
SPECIALTY SHOPS	1,000	1,680	1,400	1,800
SMALL SHOPS AND SHOWROOMS				
SMALL SHOPS & SHOWROOMS	1,300	1,840	1,400	2,000
RESIDENTIAL				
SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)	1,580	3,450	1,800	4,000
RESIDENTIAL UNITS				
WALK-UP 85 TO 120 M ² /UNIT	1,660	2,750	1,800	3,400
TOWNHOUSES 90 TO 120 M ² /UNIT	1,740	2,650	1,500	3,500
MULTI-STOREY UNITS				
Up to 10 storeys with lift				
UNITS 60-70 M ²	2,350	3,450	2,400	3,500
UNITS 90-120 M ²	2,250	3,350	2,400	3,500
Over 10 and up to 20 storeys				
UNITS 60-70 M ²	2,450	3,550	2,800	3,600
UNITS 90-120 M ²	2,400	3,450	2,800	3,600
Over 20 and up to 40 storeys				
UNITS 60-70 M ²	2,650	3,450	3,000	3,800
UNITS 90-120 M ²	2,600	3,400	3,000	3,700
Over 40 and up to 80 storeys				
UNITS 60-70 M ²	-	-	3,300	4,400
UNITS 90-120 M ²	-	-	3,200	4,200

Building Costs include Building Works and Building Services

Refer to www.rlbintelligence.com for updates.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
2,100	3,500	2,400	3,550	1,920	3,100	1,760	2,800	2,850	3,650
4,400	7,300	3,900	4,650	2,900	3,450	3,400	4,300	3,000	3,800
4,800	8,000	4,700	5,700	3,200	4,400	3,600	4,500	3,750	5,000
3,050	4,200	2,750	3,500	2,500	3,300	2,200	2,700	3,450	4,850
2,450	3,200	1,720	2,450	2,100	2,500	1,900	2,600	1,600	2,350
1,480	2,450	1,820	2,500	1,300	1,940	1,200	1,760	1,560	3,050
1,340	1,920	1,660	2,300	1,340	1,720	1,200	1,700	1,360	1,680
2,400	4,050	1,760	2,650	2,200	3,200	1,900	2,900	2,100	4,400
1,240	2,050	1,460	2,100	1,240	1,720	1,000	1,500	1,780	2,750
1,260	2,550	1,260	2,150	1,240	1,680	1,000	2,500	1,600	2,100
1,700	3,400	1,800	2,800	1,720	3,300	1,400	2,700	1,780	5,100
1,800	4,400	1,980	2,400	1,820	3,300	1,460	2,900	-	-
1,800	4,300	1,980	2,400	1,820	3,050	1,460	2,900	-	-
3,000	4,500	2,050	2,450	2,500	3,150	2,000	3,000	3,000	3,900
2,950	4,400	2,050	2,400	2,500	3,200	1,900	2,900	2,750	3,600
3,250	4,800	2,100	2,550	2,800	3,600	2,300	3,300	3,150	4,200
3,200	4,800	2,050	2,500	2,800	3,650	2,200	3,200	3,000	4,000
3,750	5,200	2,350	2,650	3,250	3,900	2,800	3,600	4,100	5,200
3,650	4,950	2,300	2,600	3,250	4,000	2,700	3,500	3,850	4,650
-	-	-	-	3,650	4,300	3,300	4,100	4,700	5,900
-	-	-	-	3,650	4,400	3,200	4,000	4,550	5,700

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2018.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
OFFICE BUILDINGS				
Prestige, CBD				
10 TO 25 STOREYS (75-80% EFFICIENCY)	748	1,122	820	1,199
25 TO 40 STOREYS (70-75% EFFICIENCY)	799	1,222	904	1,286
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	1,057	1,457
Investment, CBD				
UP TO 10 STOREYS (81-85% EFFICIENCY)	731	998	747	983
10 TO 25 STOREYS (76-81% EFFICIENCY)	733	1,047	803	1,053
25 TO 40 STOREYS (71-76% EFFICIENCY)	753	1,096	846	1,182
INVESTMENT, OTHER THAN CBD				
WALK UP (83-87% EFFICIENCY)	398	580	545	674
UP TO 10 STOREYS (82-86% EFFICIENCY)	551	778	684	953
10 TO 25 STOREYS (77-82% EFFICIENCY)	-	-	757	1,070
HOTELS				
Multi-Storey				
FIVE STAR	1,037	1,456	1,001	1,260
FOUR STAR	931	1,277	974	1,235
THREE STAR	878	1,071	931	1,187
CAR PARK				
OPEN DECK MULTI-STOREY	132	268	141	281
BASEMENT: CBD	214	422	241	423
BASEMENT: OTHER THAN CBD	213	422	241	423
UNDERCROFT: OTHER THAN CBD	105	118	80	109
INDUSTRIAL BUILDINGS				
6.00 M to underside of truss and 4,500 M² Gross Floor Area with:				
ZINCALUME METAL CLADDING	213	302	205	367
PRECAST CONCRETE CLADDING	213	345	205	367
Attached Airconditioned Offices				
200 M ²	481	631	493	626
400 M ²	474	624	493	626

BUILDING SERVICES COSTS INCLUDE:

- Building Management
- Electrical
- Fire Protection
- Hydraulic
- Mechanical
- Special Equipment
- Vertical Transport

Refer to page 34 to 37 for detailed services costs.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
909	1,319	1,160	1,523	811	1,260	930	1,340	1,028	1,357
964	1,429	1,246	1,594	958	1,338	965	1,395	1,212	1,356
-	-	-	-	1,014	1,432	990	1,470	1,353	1,498
753	1,208	911	1,321	632	1,082	695	1,125	702	976
798	1,208	983	1,445	701	1,150	720	1,185	831	1,066
798	1,263	-	-	774	1,207	760	1,225	920	1,174
476	654	841	1,082	439	711	420	600	480	679
632	909	882	1,281	549	871	565	820	692	941
698	1,030	971	1,326	607	988	660	920	838	1,083
1,295	1,761	1,394	1,753	1,751	2,211	1,235	1,750	1,213	1,535
1,182	1,579	1,272	1,539	1,265	1,887	1,025	1,465	1,075	1,426
932	1,352	1,122	1,386	957	1,443	825	1,265	918	1,192
176	286	201	363	97	286	135	300	67	163
242	483	328	449	171	370	200	405	249	332
176	472	298	449	160	339	185	390	153	285
66	121	135	282	31	63	135	305	50	70
232	410	210	499	183	325	160	335	125	215
232	399	225	518	183	325	170	355	125	217
531	708	661	926	470	654	385	630	514	893
531	642	661	926	470	868	385	595	514	906

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2018.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
AGED CARE				
SINGLE STOREY FACILITY	430	699	518	828
PRIVATE HOSPITALS				
Low Rise Hospital				
45-60 M ² GFA/BED	1,246	1,514	943	1,686
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	1,460	1,939	1,427	2,153
CINEMAS				
GROUP COMPLEX, 2,000-4,000 SEATS. (WARM SHELL)	794	1,071	649	1,006
REGIONAL SHOPPING CENTRES				
DEPARTMENT STORE	447	719	529	830
SUPERMARKET/VARIETY STORE	433	674	521	771
DISCOUNT DEPARTMENT STORE	440	616	511	678
MALLS	527	799	603	907
SPECIALTY SHOPS	302	577	497	710
SMALL SHOPS AND SHOWROOMS				
SMALL SHOPS AND SHOWROOMS	411	642	356	672
RESIDENTIAL				
SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)	252	554	265	582
RESIDENTIAL UNITS				
WALK-UP 85 TO 120 M ² /UNIT	212	480	253	502
TOWNHOUSES 90 TO 120 M ² /UNIT	215	488	253	493
MULTI-STOREY UNITS				
Up to 10 storeys with lift				
UNITS 60-70 M ²	476	749	464	886
UNITS 90-120 M ²	455	703	442	851
Over 10 and up to 20 storeys				
UNITS 60-70 M ²	482	811	562	883
UNITS 90-120 M ²	468	796	533	840
Over 20 and up to 40 storeys				
UNITS 60-70 M ²	527	913	639	1,010
UNITS 90-120 M ²	511	884	616	969
Over 40 and up to 80 storeys				
UNITS 60-70 M ²	-	-	859	1,141
UNITS 90-120 M ²	-	-	797	1,082

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
431	804	883	1,322	470	1,103	670	1,100	412	763
1,125	1,485	1,433	1,680	997	1,519	1,130	1,500	1,049	1,366
1,369	1,961	1,580	1,981	1,199	2,070	1,275	1,710	1,410	1,955
818	984	1,013	1,278	627	920	695	910	1,017	1,464
768	883	642	877	533	823	630	870	511	700
481	722	662	920	423	784	540	775	513	703
481	653	602	840	371	680	555	695	483	631
596	883	577	918	491	915	-	-	548	867
424	665	519	762	340	685	360	600	529	782
253	690	417	760	220	655	270	570	358	572
244	543	336	649	209	638	235	785	201	744
243	681	400	574	209	575	240	470	228	693
127	681	400	574	209	554	240	470	197	655
566	920	654	851	518	880	495	860	645	912
566	861	620	809	512	849	485	830	610	888
614	920	648	846	554	905	555	860	736	988
614	1,015	636	829	554	874	550	825	702	908
733	1,040	712	875	648	992	655	955	791	1,131
686	1,040	696	855	627	900	630	935	778	1,064
-	-	-	-	821	1,220	870	1,110	1,035	1,345
-	-	-	-	763	1,168	850	1,095	1,009	1,335

AUSTRALIAN CONSTRUCTION RLB TENDER PRICE INDEX

DATE	ADELAIDE		BRISBANE		CANBERRA	
	TPI	CPI	TPI	CPI	TPI	CPI
DEC-1980	35.8	29.0	36.2	30.6	30.2	29.6
DEC-1981	40.5	32.3	41.0	34.2	34.9	32.9
DEC-1982	45.7	35.8	46.2	37.8	40.7	36.9
DEC-1983	48.5	39.1	49.5	40.9	45.2	39.8
DEC-1984	51.1	40.4	51.6	42.4	47.9	41.1
DEC-1985	55.6	43.8	54.3	45.7	53.9	44.7
DEC-1986	59.7	47.9	56.5	49.8	59.3	48.6
DEC-1987	65.0	51.1	60.4	53.3	63.3	51.8
DEC-1988	70.1	54.6	65.4	57.0	68.5	55.4
DEC-1989	75.4	58.6	60.5	61.4	70.9	59.5
DEC-1990	79.6	63.1	55.2	65.2	73.7	63.5
DEC-1991	79.7	64.3	53.3	66.3	65.8	64.6
DEC-1992	78.7	65.4	55.2	66.9	62.6	65.3
DEC-1993	81.2	66.6	57.5	68.1	76.0	66.7
DEC-1994	83.5	68.6	62.3	70.3	78.1	68.2
DEC-1995	84.7	71.6	65.5	73.4	82.6	71.9
DEC-1996	86.1	72.5	68.4	74.6	84.1	72.7
DEC-1997	86.8	71.6	71.7	75.1	83.9	71.8
DEC-1998	87.1	73.0	75.6	76.0	85.5	72.8
DEC-1999	87.0	74.3	78.2	76.7	87.1	74.0
DEC-2000	88.2	78.3	78.3	81.4	92.5	78.6
DEC-2001	90.1	80.7	79.7	84.0	93.1	80.8
DEC-2002	94.6	83.7	87.5	86.5	97.5	83.4
DEC-2003	102.9	86.4	95.0	89.2	103.0	85.6
DEC-2004	112.4	88.6	106.8	91.4	110.4	87.6
DEC-2005	119.4	91.0	118.9	94.1	117.8	90.3
DEC-2006	126.2	93.9	129.3	97.3	125.0	93.2
DEC-2007	134.0	96.5	137.5	101.0	130.8	96.3
DEC-2008	142.5	100.0	127.1	105.4	134.9	99.9
DEC-2009	138.6	102.1	119.8	108.0	136.5	102.2
DEC-2010	142.5	104.7	119.0	111.3	141.0	104.4
DEC-2011	137.9	108.5	119.3	114.0	143.0	108.0
DEC-2012	138.1	110.8	119.3	116.5	142.1	109.9
DEC-2013	139.3	113.3	117.0	119.6	145.3	112.3
DEC-2014	140.1	115.2	123.0	122.0	147.5	113.6
DEC-2015	141.2	116.4	130.3	124.0	150.5	114.4
DEC-2016	143.7	117.9	139.7	126.0	154.3	116.4
DEC-2017	148.1	120.7	143.9	128.4	158.6	119.0
MAR-2018	149.3	121.1	143.9	128.5	160.0	120.0
JUN-2018	150.3	121.6	143.9	129.1	161.3	120.4
SEP-2018	151.6	122.0	145.3	129.6	162.7	121.2
DEC-2018	153.3		145.3		164.1	

The following indices reflect the change in tender levels for buildings, other than housing, as compared with the consumer price index. The Tender Price Index figures take into account labour and material cost changes and market conditions.

DARWIN		MELBOURNE		PERTH		SYDNEY	
TPI	CPI	TPI	CPI	TPI	CPI	TPI	CPI
		35.5	33.9	38.4	36.3	37.3	34.7
		39.6	37.8	43.9	40.8	43.6	38.6
		44.4	41.7	51.3	44.8	46.9	43.2
		47.3	45.7	53.4	48.6	49.7	46.4
		52.0	46.8	56.0	49.5	52.6	47.5
		58.5	50.7	65.8	53.6	60.6	51.5
		63.4	55.9	72.6	59.1	67.2	56.5
		69.3	59.8	76.5	63.2	74.1	60.5
		74.9	63.9	81.7	68.0	80.6	66.1
		81.9	69.2	89.5	73.3	86.8	71.0
		82.6	74.4	92.1	78.8	84.1	75.5
		76.7	75.6	91.2	78.6	75.1	76.6
		74.8	75.5	91.2	78.6	71.4	76.9
		77.0	77.4	91.2	80.5	72.5	77.9
		78.3	79.0	92.1	82.2	75.4	80.0
		79.8	82.7	93.0	86.2	79.1	84.7
		82.0	83.7	95.0	87.8	83.8	86.1
		84.1	83.7	97.2	87.1	89.7	86.0
		86.8	84.4	99.3	89.1	96.1	87.6
88.0		89.4	86.1	101.9	90.9	100.0	89.3
89.8		93.8	91.3	102.6	95.5	99.9	94.6
91.8		96.7	94.1	100.6	98.3	100.9	97.8
93.7	93.7	104.6	97.0	103.8	101.1	103.9	100.5
101.1	95.2	110.1	99.2	112.1	103.1	110.1	102.8
113.2	97.1	114.7	101.5	124.5	106.2	117.8	105.5
121.8	100.0	118.4	104.2	135.0	110.4	123.1	108.0
132.7	105.0	122.2	107.2	147.2	115.2	128.7	111.5
144.7	108.0	128.0	110.6	163.4	118.8	133.2	114.2
159.1	112.0	129.6	114.1	159.9	123.2	139.2	118.4
164.7	115.4	131.8	116.2	150.0	125.7	139.2	121.0
168.0	118.1	137.4	119.8	147.6	129.0	140.6	123.9
148.8	121.0	141.4	123.5	149.5	132.8	143.7	127.9
151.8	124.1	141.4	126.1	146.1	135.6	145.4	131.1
156.4	129.5	141.8	129.5	147.7	139.6	148.3	134.6
159.1	132.0	143.9	131.4	148.9	142.3	152.8	136.9
160.7	132.6	146.8	133.9	150.0	144.5	159.7	139.5
162.3	132.1	149.7	135.8	150.0	145.0	167.3	142.1
163.6	133.4	154.2	138.8	150.0	146.2	174.4	145.2
163.8	133.4	155.7	140.0	150.3	146.3	176.5	145.6
164.0	133.9	157.3	140.7	150.7	146.6	178.7	146.1
164.2	134.8	158.8	140.9	151.1	147.4	180.8	147.0
164.4		160.4		151.5		183.0	

AUSTRALIAN CONSTRUCTION DEFINITIONS

CBD

Central Business District.

BUILDING WORKS

Building works include substructure, structure, finishings, fittings, preliminary items, attendance and builder's work in connection with services.

BUILDING SERVICES

Building services include special equipment, hydraulics, fire protection, mechanical, vertical transport, building management and electrical services.

OFFICE BUILDINGS

Prestige offices are based on landmark office buildings located in major CBD Office Markets, which are pacesetters in establishing rents.

Investment offices are based on high quality buildings which are built for the middle range of the rental market. (used as generic descriptions for Building Cost Ranges on page 20).

HOTELS

RATING	GFA PER ROOM		
	TOTAL	ACCOMMODATION	PUBLIC SPACE
FIVE STAR	85-120 M ²	45-65 M ²	40-55 M ²
FOUR STAR	60-85 M ²	35-45 M ²	25-40 M ²
THREE STAR	40-65 M ²	30-40 M ²	10-25 M ²

Note: Public space includes service areas.

CAR PARKS

Open Deck Multi-storey – minimal external walling.

Basement – CBD locations incur higher penalties for restricted sites and perimeter conditions.

INDUSTRIAL BUILDINGS

Quality reflects a simplified type of construction suitable for light industry.

Exclusions: hardstandings, roadworks and special equipment.

AGED CARE

Single storey domestic construction with no operating theatre capacity, minimal specialist and service areas. 35-45 M² GFA/bed (150 beds).

HOSPITAL

Low rise hospital (45–60 M² GFA/Bed) - Minimal operating theatre capacity, specialist and service areas.

Low rise hospital (55–80 M² GFA/Bed) - Major operating theatre capacity including extensive specialist and service areas.

Exclusions: Loose furniture, special medical equipment.

CINEMAS

Multiplex Group Complex (warm shell).

2,000–4,000 seats.

Exclusions: Projection equipment, seating.

SHOPPING CENTRES

Department Store

Partially finished suspended ceilings and painted walls.

Exclusions: Floor finishes, shop fittings, etc.

Supermarket/Variety Store

Fully finished and serviced space.

Exclusions: Cool rooms, shop fittings, refrigeration equipment, etc.

Malls

Fully finished and serviced space.

Specialty Shops

Partially finished with ceilings, unpainted walls and power to perimeter point.

Exclusions: Floor finishes and shop fittings.

SMALL SHOPS AND SHOWROOMS

Exclusions: Floor finishes, plumbing (other than hot and cold water to sink fittings in each shop) and shop fittings.

RESIDENTIAL

Single Storey or 1-3 Storey

Units reflect medium quality accommodation.

Multi-Storey

Units reflect medium to luxury quality and air conditioned accommodation up to 80 storeys in height.

Note: the ratio of kitchen, laundry and bathroom areas to living areas considerably affects the cost range.

Range given is significantly affected by the height and configuration of the building.

Exclusions: Loose furniture, special fittings, washing machines, dryers and refrigerators.

RIDERS DIGEST

47TH EDITION

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Land Values, Rents and Yields, Rental Growth Rates and Construction Sector Data.

Colliers International - NT

Northern Territory Land Values & Yields and Rental Rates.

WSP Structures

Reinforcement Ratios.

Australian Bureau of Statistics

Construction and Building Data and CPI information.

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DARWIN CONSTRUCTION COSTS

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DARWIN CONSTRUCTION BUILDING SERVICES COSTS

All costs current as at Fourth Quarter 2018.

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
OFFICE BUILDINGS				
Prestige, CBD				
10 TO 25 STOREYS (75-80% EFFICIENCY)	18	52	87	100
25 TO 40 STOREYS (70-75% EFFICIENCY)	19	49	86	104
Investment, CBD				
UP TO 10 STOREYS (81-85% EFFICIENCY)	17	38	82	100
10 TO 25 STOREYS (76-81% EFFICIENCY)	18	62	88	103
Investment, other than CBD				
1 TO 3 STOREYS (81-85% EFFICIENCY)	-	-	104	150
UP TO 10 STOREYS (82-86% EFFICIENCY)	7	21	89	112
10 TO 25 STOREYS (77-82% EFFICIENCY)	6	54	82	115
HOTELS				
Multi-Storey				
FIVE STAR	51	83	261	291
FOUR STAR	41	75	225	290
THREE STAR	24	55	227	264
CAR PARK				
OPEN DECK MULTI-STOREY	13	31	22	26
BASEMENT: CBD	16	29	24	24
BASEMENT: OTHER THAN CBD	15	29	22	24
UNDERCROFT: OTHER THAN CBD	19	35	29	37
INDUSTRIAL BUILDINGS				
6.00 M to underside of truss and 4,500 M² Gross Floor Area with:				
ZINCALUME METAL CLADDING	-	29	39	66
PRECAST CONCRETE CLADDING	-	30	42	68
Attached Air Conditioned Offices				
200 M ²	-	28	59	87
400 M ²	-	28	59	87

SPECIAL EQUIPMENT

Special Equipment includes Building Maintenance Units, Medical Gases, Chutes, Incinerators and Compactors where appropriate.

HYDRAULIC

Hydraulic Services include Cold Water Supply, Soil, Waste and Ventilation Plumbing and Associated Sanitary Fittings and Faucets where appropriate.

FIRE		MECH.		VERTICAL TRANSPORT		BUILDING MGT.		ELECTRICAL		TOTAL	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
87	95	427	641	204	230	89	105	247	300	1,160	1,523
88	98	475	651	275	287	62	95	240	310	1,246	1,594
69	104	333	541	181	212	52	83	179	243	911	1,321
89	106	359	567	184	277	50	84	195	247	983	1,445
92	135	430	497	-	-	-	-	216	301	841	1,082
82	99	361	502	152	210	38	71	155	266	882	1,281
87	109	370	519	197	224	50	66	178	240	971	1,326
86	113	474	637	216	246	58	105	248	278	1,394	1,753
84	103	457	498	178	208	43	86	244	279	1,272	1,539
63	96	400	447	162	162	49	86	198	275	1,122	1,386
60	73	-	55	39	82	8	26	59	70	201	363
75	81	58	101	48	101	21	38	85	76	328	449
69	81	53	101	44	101	19	38	77	76	298	449
19	29	-	78	-	-	-	22	69	81	135	282
44	86	48	145	-	-	-	24	79	149	210	499
47	89	51	150	-	-	-	25	85	155	225	518
82	136	336	425	-	-	24	44	160	207	661	926
82	136	336	425	-	-	24	44	160	207	661	926

FIRE PROTECTION

Fire Services include Detectors, Warden Communication, Sprinklers, Hydrants, Hose Reels and Extinguishers.

MECHANICAL

Mechanical Services include Air Conditioning, Ventilation, Heating and Domestic Hot Water where appropriate.

DARWIN CONSTRUCTION BUILDING SERVICES COSTS

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
AGED CARE				
SINGLE STOREY FACILITY	17	79	137	200
PRIVATE HOSPITALS				
Low Rise Hospital				
45-60 M ² GFA/BED	52	113	234	238
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	49	147	250	248
CINEMAS				
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	-	39	86	107
REGIONAL SHOPPING CENTRES				
DEPARTMENT STORE	27	49	70	93
SUPERMARKET/VARIETY STORE	28	43	72	96
DISCOUNT DEPARTMENT STORE	25	44	66	84
MALLS	-	38	63	101
SPECIALTY SHOPS	-	32	40	68
SMALL SHOPS AND SHOWROOMS				
SMALL SHOPS & SHOWROOMS	-	29	38	70
RESIDENTIAL				
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT)	-	-	139	218
RESIDENTIAL UNITS				
WALK-UP 85 TO 120 M ² /UNIT	-	-	165	193
TOWNHOUSES 90 TO 120 M ² /UNIT	-	-	165	193
MULTI-STOREY UNITS				
Up to 10 storeys with lift				
UNITS 60-70 M ²	11	40	191	205
UNITS 90-120 M ²	9	39	183	194
Over 10 and up to 20 storeys				
UNITS 60-70 M ²	13	40	181	203
UNITS 90-120 M ²	12	39	183	199
Over 20 and up to 40 storeys				
UNITS 60-70 M ²	14	39	205	197
UNITS 90-120 M ²	13	35	200	191

VERTICAL TRANSPORT

Transport Services include Lifts, Escalators, Travelators, Dumbwaiters, etc. where appropriate.

BUILDING MANAGEMENT

Building Management Services include Communications, Security and Building Automation Systems where appropriate.

FIRE		MECH.		VERTICAL TRANSPORT		BUILDING MGT.		ELECTRICAL		TOTAL	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
94	116	411	583	-	-	25	48	200	296	883	1,322
120	145	560	684	71	101	51	63	345	336	1,433	1,680
117	149	681	871	91	112	51	90	342	363	1,580	1,981
86	117	639	712	-	-	-	49	202	255	1,013	1,278
97	114	283	363	-	40	15	33	150	185	642	877
100	128	292	409	-	-	16	37	155	207	662	920
91	114	265	346	-	36	14	39	141	177	602	840
69	104	249	361	-	-	20	46	176	268	577	918
69	98	277	337	-	-	-	27	134	199	519	762
53	87	174	334	-	-	-	18	153	222	417	760
4	9	68	218	-	-	-	32	125	171	336	649
5	8	81	193	-	-	-	29	149	151	400	574
5	8	81	193	-	-	-	29	149	151	400	574
88	103	154	238	59	95	13	23	137	147	654	851
85	97	150	228	54	92	12	21	125	138	620	809
86	101	157	237	60	95	16	23	135	147	648	846
85	99	151	233	58	93	12	22	134	144	636	829
96	98	169	231	65	92	14	22	150	197	712	875
94	90	165	248	63	90	13	23	147	177	696	855

ELECTRICAL

Electrical Services include the provision of Lighting and Power to occupied areas where appropriate.

DARWIN CONSTRUCTION UNIT COSTS

ITEM	CONSTRUCTION COST RANGE		PER
	LOW	HIGH	
HOTELS			
Multi-Storey (excluding basements)			
FIVE STAR	355,000	440,000	BEDROOM
FOUR STAR	260,000	350,000	BEDROOM
THREE STAR	220,000	285,000	BEDROOM
CAR PARKS			
Based on 30 M ² per car			
OPEN DECK MULTI-STOREY	25,000	32,000	CAR
BASEMENT - CBD	37,500	45,000	CAR
BASEMENT - OTHER THAN CBD	37,500	45,000	CAR
UNDERCROFT - OTHER THAN CBD	26,000	28,750	CAR
AGED CARE			
FACILITY	175,000	210,000	BEDROOM
PRIVATE HOSPITALS			
Low Rise Hospital			
45-60 M ² GFA/BED	225,000	350,000	BED
55-80 M ² GFA/BED	350,000	500,000	BED
CINEMAS			
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	6,900	9,300	SEAT
HOUSING			
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT) - 325 M ²	585,000	850,000	HOUSE
RESIDENTIAL UNITS (EXCL CARPARK/SITE WORKS)			
WALK-UP UNITS 85-120 M ² /UNIT	220,000	380,000	UNIT
TOWNHOUSES 90-120 M ² /UNIT	230,000	395,000	UNIT
MULTI-STOREY RESIDENTIAL UNITS			
Up to 10 storeys with lift			
UNITS 60-70 M ²	210,000	280,000	UNIT
UNITS 90-120 M ²	260,000	390,000	UNIT
Over 10 and up to 20 storeys			
UNITS 60-70 M ²	230,000	310,000	UNIT
UNITS 90-120 M ²	275,000	420,000	UNIT
Over 20 and up to 40 storeys			
UNITS 60-70 M ²	240,000	340,000	UNIT
UNITS 90-120 M ²	310,000	490,000	UNIT

DARWIN CONSTRUCTION SITEWORKS COSTS

LANDSCAPING

	LOW	HIGH	PER
LIGHT LANDSCAPING TO LARGE AREAS WITH MINIMAL PLANTING AND SITE FORMATION BUT EXCLUDING TOPSOIL AND GRASSING	43,000	58,000	HECTARE
DENSE LANDSCAPING AROUND BUILDINGS INCLUDING SHRUBS, PLANTS, TOPSOIL AND GRASSING	90	110	M ²
GRASSING ONLY TO LARGE AREAS INCLUDING TOPSOIL, SOWING AND TREATING	45	65	M ²

CAR PARKS - ON GROUND

Based on 30 M² overall area per car with asphalt paving including sub-base and sealing.

	LOW	HIGH	PER
LIGHT DUTY PAVING	4,500	5,700	CARSPACE
HEAVY DUTY PAVING TO FACTORY TYPE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, DRAINAGE AND KERB TREATMENT	4,800	6,000	CARSPACE
LIGHT DUTY PAVING TO SHOPPING CENTRE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, AND INCLUDING DRAINAGE AND KERB TREATMENT	4,900	5,800	CARSPACE

ROADS

Asphalt finish including kerb, channel and drainage.

	LOW	HIGH	PER
RESIDENTIAL ESTATE 6.80 METRES WIDE INCLUDING FOOT PATH AND NATURE STRIP	1,080	1,300	M
INDUSTRIAL ESTATE 10.4 METRES WIDE INCLUDING MINIMAL TO EXTENSIVE FORMATION	1,580	2,000	M

DARWIN CONSTRUCTION DEMOLITION COSTS

Demolition costs include grubbing up footings, sealing services, temporary shoring, supports, removal of demolished materials, rubbish and site debris.

Exclusions: work carried out outside normal working hours, credit value of demolished materials and restricted site conditions.

BUILDING TYPE	LOW	HIGH	PER
SINGLE STOREY TIMBER FRAMED HOUSE WITH TIMBER CLADDING AND TILED ROOF	70	85	M ²
SINGLE/DOUBLE STOREY BRICK HOUSE WITH TILED ROOF	90	110	M ²
SINGLE STOREY FACTORY/ WAREHOUSE WITH REINFORCED CONCRETE GROUND SLAB, TIMBER OR STEEL FRAMED WALLS			
• METAL CLAD	80	95	M ²
• BRICK CLAD	85	110	M ²
TWO STOREY OFFICE BUILDING WITH REINFORCED CONCRETE FRAME MASONRY CLADDING AND METAL ROOF	120	140	M ²
MULTI-STOREY OFFICE BUILDING UP TO 15 FLOORS WITH MASONRY CLADDING	-	-	
• REINFORCED CONCRETE	175	210	M ²
• STRUCTURAL STEEL	175	210	M ²
MULTI-STOREY OFFICE BUILDING UP TO 25 STOREYS, CONSTRUCTED OF STEEL FRAME WITH MASONRY CLADDING	190	230	M ²

HOTEL FURNITURE, FITTINGS & EQUIPMENT COSTS

The cost of hotel furniture, fittings and equipment (FF&E) varies within a wide range and is dependent on the quality of items provided. The following gives the expected cost ranges for different rating hotels. These costs include fitting out public areas.

	LOW	HIGH	PER
FIVE STAR RATING	50,000	75,000	BEDROOM
FOUR STAR RATING	41,000	53,000	BEDROOM
THREE STAR RATING	37,000	46,000	BEDROOM

DARWIN CONSTRUCTION OFFICE FITOUT COSTS

The following costs, which include workstations, are an indication of those currently achievable for good quality office accommodation, inclusive of all loose and fixed furniture.

TYPE OF TENANCY	OPEN PLANNED		FULLY PARTITIONED		PER
	LOW	HIGH	LOW	HIGH	
INSURANCE OFFICES, GOVERNMENT DEPARTMENT	1,060	1,480	1,260	1,760	M ²
MAJOR COMPANY HEADQUARTERS	1,340	1,700	1,700	2,250	M ²
SOLICITORS, FINANCIERS	1,380	1,680	1,740	2,250	M ²
EXECUTIVE AREAS AND FRONT OF HOUSE	-	-	4,700	5,800	M ²
COMPUTER AREAS	2,250	3,150	2,700	3,550	M ²

Computer areas include access flooring and additional services costs but exclude computer equipment.

WORKSTATIONS

Fully self-contained workstation module size 1,800 x 1,800 MM including screens generally 1,220 MM high (managerial 1,620 MM high), desks, storage cupboards, shelving.

TYPE OF WORKSTATION	LOW	HIGH	PER
CALL CENTRE	2,000	3,050	EACH
SECRETARIAL	3,000	3,550	EACH
TECHNICAL STAFF	3,050	3,600	EACH
EXECUTIVE	3,800	5,500	EACH

REFURBISHMENT

Office

The following refurbishment costs include for demolition and removal of partitions and internal finishes, provide new floor, ceiling and wall finishes, but excluding fitting out and removal of asbestos and upgrading of building for Green Star ratings. The lower end of the range indicates re-use and modification of existing specialist building services, while the upper end of the range indicates complete replacement of equipment and accessories.

	LOW	HIGH	PER
CBD OFFICES TYPICAL FLOOR	980	2,300	M ²
CBD OFFICES CORE UPGRADE (EXCLUDING LIFTS MODERNISATION)	850	1,360	M ²

DARWIN CONSTRUCTION RECREATIONAL FACILITIES COSTS

BASKETBALL CENTRE

	LOW	HIGH	PER
CONSISTING OF BRICK WALLS, STEEL PORTAL FRAME AND PURLINS WITH METAL ROOF, TIMBER FLOOR TO PLAYING AREA, PUBLIC SEATING, PUBLIC TOILETS AND CHANGE ROOMS	1,240	1,700	M ²

SWIMMING POOL CENTRES

	LOW	HIGH	PER
INCLUDING FOYER, KIOSK, OFFICE, LOCKERS, ADMINISTRATION OFFICES, CHANGE ROOMS	2,600	3,500	M ²

SWIMMING POOLS

High quality fully tiled including drainage and filtration but excluding surrounding paving and enclosures.

	LOW	HIGH	PER
HALF OLYMPIC (25.0 X 12.5 M)	1,100,000	1,700,000	EACH
• EXTRA FOR HEATING	130,000	180,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	164,000	244,000	EACH
• EXTRA FOR WET DECK	60,000	100,000	EACH
OLYMPIC (50.0 X 21.5 M)	2,800,000	3,200,000	EACH
• EXTRA FOR HEATING	270,000	350,000	EACH
• EXTRA FOR FILTRATION AND DOSING PLANT	260,000	490,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	100,000	180,000	EACH

SMALL BOAT AND YACHT MARINA BERTHS

Floating pontoon walkways, serviced with power and water.

	LOW	HIGH	PER
DOUBLE LOADED BERTHS	30,000	45,000	BERTH
SINGLE LOADED BERTHS	40,000	53,000	BERTH
SUPER YACHTS	330,000	390,000	BERTH

DARWIN CONSTRUCTION RECREATIONAL FACILITIES COSTS

TENNIS COURTS

Six courts with minimal site formation and including sub base playing surface, chainwire fence 3.60 M high and spoon drains.

	LOW	HIGH	PER
SYNTHETIC GRASS	93,000	110,000	COURT
RED POROUS (EN-TOUT-CAS)	45,000	53,000	COURT
SYNTHETIC ACRYLIC (FLEXIPAVE)	68,000	88,000	COURT
ASPHALT (5 MM)	45,000	58,000	COURT
PLEXICUSHION	115,000	125,000	COURT
CONCRETE	55,000	65,000	COURT
FLOODLIGHTING	43,000	58,000	COURT

GOLF COURSES

18 hole championship course including siteworks, finishing works, irrigation, grassing, landscaping, green keeping, plant and equipment, course furniture and groundstaff to practical completion but excluding mains water supply to course, roads, carparks and clubhouse. The following are indicative costs only.

	LOW	HIGH	PER
SANDY SOIL SITE, REQUIRING MINIMAL EXCAVATION AND SITE PREPARATION	11,500,000	17,000,000	COURSE
SITE REQUIRING ROCK EXCAVATION	20,000,000	30,000,000	COURSE
SWAMPY SITE REQUIRING DREDGING FOR LAKES, ETC. AND EXTENSIVE FILL	25,000,000	38,000,000	COURSE

PLAYING FIELDS

Soccer, rugby, Australian rules, hockey or similar turfed areas with minimal site formation and including sub base, drainage and turfing.

	LOW	HIGH	PER
EXCLUDES SPRINKLERS	115	170	M ²

GRANDSTANDS

Prestige metropolitan grandstand with a high standard of finishes and facilities including bars, stores, meeting/change rooms, dining and kitchen area.

	LOW	HIGH	PER
GRANDSTAND	-	-	SEAT

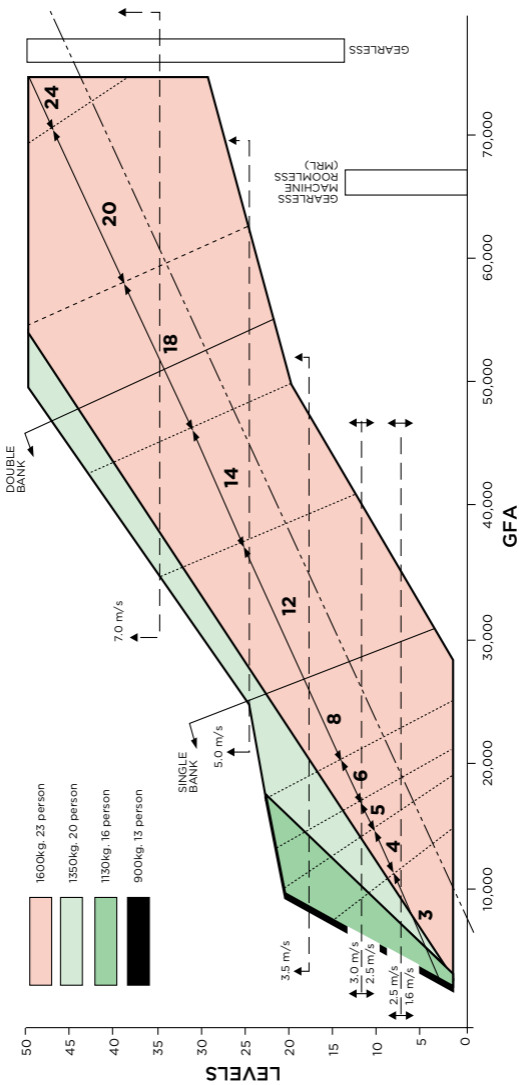
DARWIN CONSTRUCTION VERTICAL TRANSPORTATION

LIFT SELECTION CHART

To calculate the number and type of lifts:

- Locate a point on the graph by using the GFA in M² shown on the bottom axis and number of levels on the left axis
- The colour at the intersection point indicates the lift capacity, the horizontal lines the lift speed and the angled lines the number of lifts and the number of banks
- By extending the horizontal line to the far right hand side, the type of lift required can be obtained

Destination control is an optional lift control system in which passengers key-in the number of their destination floor at a button panel located in their current lift lobby area. Each floor lobby has a button panel. The lifts cars themselves do not have destination buttons and are designated to serve the floors as required. Destination control will generally boost the “Up peak” or morning performance of the lift system and will provide additional security provisions. The performance of the lift system during lunch times and at the end of the day is generally not improved with this control system. Lobby area may need to be increased.



DARWIN CONSTRUCTION VERTICAL TRANSPORTATION

APPLICATION	LIFT TYPE	SPEED M/S	NO. OF FLOORS SERVED	BASE COST \$		ADDITIONAL FLOOR	EXPRESS FLOOR
				LOW	HIGH	RATE	RATE
OFFICE & RESIDENTIAL	ELECTRO-HYDRAULIC PASSENGER	0.5	2	98,280	124,200	11,880	8,640
	GEARLESS TO 17 PASSENGER	1	5	138,240	154,440	9,720	6,480
	GEARLESS UP TO 17 PASSENGER	1.6	8	174,960	236,520	10,800	6,480
	GEARLESS	2.5	10	307,800	436,320	10,800	7,560
	GEARLESS	3.5	10	451,440	559,440	10,800	7,560
	GEARLESS	4	10	614,520	697,680	12,960	10,800
	GEARLESS	5	10	655,560	729,000	12,960	10,800
	GEARLESS	6	10	666,360	759,240	12,960	10,800
	GEARLESS	7	10	696,600	790,560	16,200	10,800
	GEARLESS	8	10	819,720	912,600	20,520	12,960
HOSPITAL	GEARED UP TO 40 PASSENGER	2	5	429,840	471,960	16,200	10,800
	GEARLESS	2.5	10	614,520	697,680	19,440	10,800
LARGE GOODS	GEARLESS MRL TO 2,000 KG	1.6	10	330,640	369,360	14,040	9,720
	ELECTRO-HYDRAULIC TO 5,000 KG	0.5	2	399,600	440,640	29,160	19,440
	GEARLESS 2,500 KG	2.5	10	696,600	779,760	19,440	10,800
ESCALATORS	RISE 2,600 TO 5,000 MM	0.5	-	159,760	190,080	-	-
MOVING WALKS	2,500 TO 5,000 MM	0.5	-	143,640	257,040	-	-
SERVICE LIFT	BENCH HEIGHT UNIT	0.2	3	32,400	35,640	5,400	1,728
	LARGER UNIT	0.2	3	48,600	61,560	5,940	2,160
DISABLED PLATFORM LIFT	TO 1,000 MM	0.1	2	31,320	34,560	-	-
	1,000 TO 4,000 MM	0.1	2	43,200	47,520	-	-

Note: Destination Control Lift System option costs are not included in the above rates.

DARWIN DEVELOPMENT

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DARWIN DEVELOPMENT STAMP DUTIES

A conveyance or an agreement to convey dutiable property is liable to stamp duty. Where dutiable property is acquired without being evidenced by a dutiable document, the person acquiring the property is required to complete a statement detailing the transaction. Duty is calculated on the purchase price or unencumbered value of the dutiable property, whichever is the greater, as follows:

WHERE THE DUTIABLE VALUE DOES NOT EXCEED \$525,000 IN ACCORDANCE WITH THE FOLLOWING FORMULA:

$$D = (0.06571441 \times V^2) + 15V$$

WHERE D = THE DUTY PAYABLE IN \$

$$\text{AND } V = \frac{\text{THE DUTIABLE VALUE}}{1000}$$

DUTIABLE VALUE	RATE OF DUTY
EXCEEDS \$525,000 LESS THAN \$3,000,000	4.95 PER CENT OF THAT AMOUNT
EXCEEDS \$3,000,000 LESS THAN \$5,000,000	5.75 PER CENT OF THAT AMOUNT
EXCEEDS \$5,000,000	5.95 PER CENT OF THAT AMOUNT

Refer to www.treasury.nt.gov.au/ for more details.

DARWIN DEVELOPMENT LAND TAX

Land tax is not payable on the value of any property in the Northern Territory.

DARWIN DEVELOPMENT PLANNING – CAR PARKING

The following car parking information is derived from the Northern Territory Planning Scheme, Part 4-6, Table to Clause 6.5.1, which details the appropriate number of car parking spaces to be provided to service particular uses of land.

Full details of the Northern Territory Planning Scheme can be found at <https://nt.gov.au/property/building-and-development/northern-territory-planning-scheme>.

USE OR DEVELOPMENT	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED WITHIN ZONE CB IN DARWIN
GENERAL INDUSTRY	1 FOR EVERY 100 M ² OF NET FLOOR AREA OTHER THAN OFFICES PLUS 4 FOR EVERY 100 M ² OF NET FLOOR AREA OF OFFICE PLUS 1 FOR EVERY 250 M ² USED AS OUTDOOR STORAGE	
HOSPITAL	1 FOR EVERY 4 PATIENT BEDS PLUS 4 FOR EVERY 100 M ² OF NET FLOOR AREA USED FOR ADMINISTRATIVE PURPOSES PLUS FOR A MEDICAL CLINIC, 4 FOR EVERY CONSULTING ROOM	
HOTEL	16 FOR EVERY 100 M ² OF NET FLOOR AREA USED AS A LOUNGE BAR OR BEER GARDEN PLUS 50 FOR EVERY 100 M ² OF NET FLOOR AREA USED AS A BAR PLUS 10 FOR A DRIVE-IN BOTTLE SHOP (IF ANY) FOR CARS BEING SERVED OR AWAITING SERVICE PLUS 1 FOR EVERY GUEST SUITE OR BEDROOM PLUS 3 FOR EVERY 100 M ² USED FOR DINING	16 FOR EVERY 100 M ² OF NET FLOOR AREA PLUS 0.4 FOR EVERY GUEST SUITE OR BEDROOM
MULTIPLE DWELLINGS	2 PER DWELLING	1 PER BED-SITTER AND ONE BEDROOM DWELLING 1.5 PER TWO BEDROOM DWELLING 1.7 PER THREE BEDROOM DWELLING 2 PER DWELLING WITH FOUR OR MORE BEDROOMS
OFFICE	2.5 FOR EVERY 100 M ² OF NET FLOOR AREA	3 FOR EVERY 100 M ² OF NET FLOOR AREA
RESTAURANT	6 FOR EVERY 100 M ² OF NET FLOOR AREA AND ANY ALFRESCO DINING AREAS PLUS 10 FOR DRIVE-THROUGH (IF ANY) FOR CARS BEING SERVED OR AWAITING SERVICE	3 FOR EVERY 100 M ² OF NET FLOOR AREA AND ANY ALFRESCO DINING AREAS
SHOP	6 FOR EVERY 100 M ² OF NET FLOOR AREA	3 FOR EVERY 100 M ² OF NET FLOOR AREA

DARWIN DEVELOPMENT LAND VALUES

The values shown are indicative of current land values in the Northern Territory and may vary according to position, planning requirements, etc.

LOCATION (COSTS PER M ²)	\$/M ²	
	LOW	HIGH
OFFICES		
CBD	1,500	2,500
FRINGE	400	750
SUBURBAN (EG. 2,000 M ²)	300	650
RETAIL		
CBD	-	-
SECONDARY AREAS	-	-
SUBURBAN RETAIL		
NEIGHBOURHOOD SHOPPING CENTRE	300	600
STRIP CENTRE	300	600
INDUSTRIAL (1HA TO 5HA)		
PRIME	130	200
SECONDARY	75	125

Prepared in association with Colliers International.

DARWIN DEVELOPMENT RENTAL RATES

The net rents indicated below show the change in levels since 2001. Allowance has been made for the effects of rental incentives, rent free periods, etc.

	OFFICES		INDUSTRIAL
	CBD	FRINGE	PRIME
2001	225	175	70
2002	225	175	70
2003	225	200	80
2004	250	200	80
2005	275	225	90
2006	300	250	100
2007	350	275	110
2008	380	275	110
2009	400	300	125
2010	425	300	125
2011	435	300	125
2012	435	300	125
2013	435	300	125
2014	380	250	125
2015	350	225	120
2016	350	225	110
2017	350	225	110
2018	325	200	105

Prepared in association with Colliers International.

DARWIN DEVELOPMENT SECTOR DATA

The rents and yields are indicative of modern average quality existing accommodation in each location. Factors causing variations to these rates and yields are: location – age – quality – size of building. Unless otherwise stated, net rentals are given below, ie. the tenant pays all outgoings. Allowance has been made for the effects of rental incentives, rent free periods, etc. ie. the rates are net effective rents.

	RENT \$/M ²		% YIELD	
	LOW	HIGH	LOW	HIGH
OFFICES				
CITY PRIME	300	500	8.00	9.50
SECONDARY	150	250	9.50	11.00
RETAIL				
CBD	200	700	8.00	9.00
MAJOR SHOPPING CENTRE	400	800	8.00	9.00
NEIGHBOURHOOD CENTRES	250	400	8.00	9.50
INDUSTRIAL				
PRIME	70	130	7.50	8.50
SECONDARY	50	100	9.00	11.00

Prepared in association with Colliers International.

DARWIN DEVELOPMENT NORTHERN TERRITORY FORECASTED DEVELOPMENT ACTIVITY

PROJECT
ACCOMMODATION
BLATHERSKITE PARK INTERNATIONAL STUDENT HUB & TECHNOLOGY PARK
LUXURY HOTEL DARWIN
BRIDGES, RAILWAYS, HARBOURS
MARINE INDUSTRY PARK MASTER PLAN
EAST ARM MULTI USER SHIP LIFT FACILITY
INDUSTRIAL
ARNHEM LAND SPACE CENTRE
TROPICAL TIDAL TESTING CENTRE
MISCELLANEOUS
LARRAKEYAH BARRACKS & HMAS COONAWARRA REDEVELOPMENT
RAAF BASE DARWIN
PALMERSTON POLICE STATION
OFFICES
BERRIMAH FARM COMMERCIAL & RESIDENTIAL REDEVELOPMENT - NORTHCREST
MOUNT BUNDY GOLD OPERATIONS RECOMMENCEMENT - OFFICE COMPLEX
RECREATION AND OTHER
RUGBY LEAGUE STADIUM WARREN PARK
RESIDENTIAL
EAST WEDDELL SUBDIVISION
THE BOULEVARDE RESIDENTIAL DEVELOPMENT STAGES 1-7
NOONAMAH RIDGE ESTATE
DARWIN CBD REJUVENATION
LEE POINT COASTAL VILLAGE
DINAH BEACH ROAD RESIDENTIAL DEVELOPMENT
ZUCCOLI SUBDIVISION STAGES 3 & 4
ROADS
BARNESON BOULEVARD & TIGER BRENNAN DRIVE DUPLICATION
GUNN POINT ROAD ROADWORKS

Source: ACIF & RLB

LOCATION	VALUE \$M	STAGE
ILPARPA	500	EARLY
DARWIN	25	FIRM
EAST ARM	500	EARLY
EAST ARM	100	FIRM
NHULUNBUY	236	EARLY
GUNN POINT	100	EARLY
LARRAKEYAH	450	FIRM
EATON	60	FIRM
FARRAR	26	FIRM
BERRIMAH	300	EARLY
MARRAKAI	33	EARLY
MARRARA	24	FIRM
NOONAMAH	401	EARLY
BAYVIEW	300	EARLY
NOONAMAH	175	EARLY
DARWIN	100	EARLY
LEE POINT	100	EARLY
DARWIN	50	EARLY
ZUCCOLI	30	FIRM
DARWIN	40	FIRM
DARWIN	40	FIRM

DARWIN DEVELOPMENT BUILDING COMMENCEMENT VALUE

YEAR ENDING	RESIDENTIAL			
	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS	TOTAL RESIDENTIAL
JUN-2000	285,836	142,019	72,260	493,632
JUN-2001	174,788	99,377	46,930	317,749
JUN-2002	201,832	111,442	45,428	354,725
JUN-2003	187,864	127,472	58,521	371,052
JUN-2004	199,418	164,365	72,585	434,016
JUN-2005	244,885	251,530	77,894	571,965
JUN-2006	249,593	254,835	99,658	601,667
JUN-2007	281,374	250,069	92,487	620,385
JUN-2008	241,858	143,496	78,778	460,517
JUN-2009	256,615	135,988	79,917	468,467
JUN-2010	332,263	154,574	138,824	619,796
JUN-2011	351,935	259,932	247,869	856,831
JUN-2012	355,846	243,109	157,526	752,906
JUN-2013	293,303	443,077	72,814	810,563
JUN-2014	329,326	269,995	73,773	673,748
JUN-2015	317,140	284,264	89,198	691,325
JUN-2016	340,407	184,716	90,611	615,734
JUN-2017	265,330	61,819	105,767	432,917
JUN-2018	218,266	96,078	117,788	432,133

Note: Chain volume measures calculated by the ABS do not, in some tables, sum exactly to the total value of the components. This is due to the re-referencing and indexing of historical data.

Source: ABS Building Activity 8752.0. (CVM Cost - \$,000's)

TOTAL NON-RESIDENTIAL	TOTAL
272,604	756,273
387,924	703,789
279,479	635,388
260,920	632,996
306,718	741,694
435,931	1,008,580
488,879	1,090,244
413,872	1,034,216
495,718	952,823
436,273	901,811
510,611	1,125,498
537,140	1,384,718
1,245,288	1,994,148
988,480	1,796,824
881,646	1,553,114
503,104	1,192,892
752,841	1,368,575
537,464	970,380
479,472	911,602

DARWIN DEVELOPMENT FORECASTED CONSTRUCTION VOLUME

SECTOR (\$M)	2018-19	2019-20	2020-21
NEW HOUSES	285	315	320
NEW OTHER RESIDENTIAL	59	119	122
ALTERATIONS AND ADDITIONS (LARGE)	97	100	106
OTHER (MAINLY SMALL ALTERATIONS AND ADDITIONS)	193	192	202
TOTAL RESIDENTIAL	634	726	750
RETAIL/WHOLESALE TRADE	118	130	122
OFFICES	50	39	46
OTHER COMMERCIAL	8	7	7
INDUSTRIAL	46	116	104
EDUCATION	107	114	106
HEALTH AND AGED CARE	89	105	110
ENTERTAINMENT AND RECREATION	36	37	45
ACCOMMODATION	63	49	49
MISCELLANEOUS	133	142	148
TOTAL NON-RESIDENTIAL	650	739	737
ROADS	358	345	338
BRIDGES, RAILWAYS, HARBOURS	65	72	79
ELECTRICITY, PIPELINES	193	211	237
WATER AND SEWERAGE	112	115	110
TELECOMMUNICATIONS	201	146	142
RECREATION AND OTHER	115	113	113
TOTAL ENGINEERING	1,044	1,002	1,019
HEAVY INDUSTRY INCL. MINING	2,937	959	934
TOTAL FORECAST	5,265	3,426	3,440

Source: ACIF & RLB.

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF CONSTRUCTION WORK DONE IN NORTHERN TERRITORY

YEAR ENDING	RESIDENTIAL	NON-RESIDENTIAL	ENGINEERING	TOTAL CONSTRUCTION
JUN-1990	88	135	161	383
JUN-1991	98	175	159	432
JUN-1992	130	127	137	395
JUN-1993	137	117	138	392
JUN-1994	168	156	213	537
JUN-1995	194	145	271	609
JUN-1996	201	239	207	647
JUN-1997	201	267	191	659
JUN-1998	264	212	201	677
JUN-1999	319	242	349	910
JUN-2000	255	138	277	671
JUN-2001	163	146	168	478
JUN-2002	177	181	1,227	1,585
JUN-2003	210	156	1,332	1,698
JUN-2004	218	183	1,620	2,021
JUN-2005	309	210	1,731	2,250
JUN-2006	374	285	1,876	2,535
JUN-2007	412	334	1,698	2,445
JUN-2008	451	413	1,280	2,143
JUN-2009	439	447	2,657	3,543
JUN-2010	574	468	1,169	2,211
JUN-2011	762	457	928	2,146
JUN-2012	721	712	1,864	3,297
JUN-2013	620	1,047	5,848	7,516
JUN-2014	818	1,109	5,918	7,845
JUN-2015	730	735	8,113	9,578
JUN-2016	649	731	6,347	7,727
JUN-2017	460	699	5,758	6,917
JUN-2018	420	597	5,925	6,942

Source - ABS 8752.0 & 8762.0 (Current Prices - Original Series - \$Millions)

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF NON-RESIDENTIAL BUILDING WORK DONE IN NORTHERN TERRITORY

YEAR ENDING	COMMERCIAL	INDUSTRIAL	RETAIL	EDUCATION	HEALTH
JUN-2002	25	18	19	22	42
JUN-2003	44	12	27	10	23
JUN-2004	52	34	26	12	10
JUN-2005	64	26	29	19	16
JUN-2006	90	31	34	36	22
JUN-2007	58	43	39	48	18
JUN-2008	67	58	27	80	17
JUN-2009	136	89	25	76	31
JUN-2010	76	51	34	196	28
JUN-2011	44	44	41	166	23
JUN-2012	51	62	28	97	77
JUN-2013	51	420	26	54	38
JUN-2014	128	323	54	95	62
JUN-2015	151	229	43	70	40
JUN-2016	62	63	154	107	102
JUN-2017	35	51	142	105	156
JUN-2018	59	42	91	78	80

Source: ABS 8752.0 (Original Cost - \$ millions).

AGED CARE	HOTELS	ENTERTAINMENT & RECREATION	OTHER	TOTAL
5	22	22	6	181
4	12	12	11	156
1	22	4	22	183
0	20	6	30	210
2	6	40	25	285
2	31	70	26	334
10	72	62	20	413
8	27	30	25	447
5	24	12	42	468
10	32	37	61	457
0	50	60	286	712
5	40	20	392	1,047
2	52	33	360	1,109
6	91	34	71	737
0	41	16	59	731
6	6	37	130	699
10	22	53	162	597

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN NORTHERN TERRITORY

YEAR ENDING	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS	TOTAL RESIDENTIAL
JUN-1990	49	20	19	88
JUN-1991	60	20	18	98
JUN-1992	79	35	16	130
JUN-1993	86	31	20	137
JUN-1994	114	36	19	168
JUN-1995	113	54	26	194
JUN-1996	111	58	32	201
JUN-1997	121	57	23	201
JUN-1998	146	91	26	264
JUN-1999	199	90	30	319
JUN-2000	150	73	33	255
JUN-2001	84	56	24	163
JUN-2002	104	50	23	177
JUN-2003	102	77	31	210
JUN-2004	108	77	33	218
JUN-2005	137	120	52	309
JUN-2006	160	147	67	374
JUN-2007	194	145	73	412
JUN-2008	219	170	63	451
JUN-2009	199	170	70	439
JUN-2010	296	160	117	574
JUN-2011	309	226	226	762
JUN-2012	350	215	155	721
JUN-2013	297	248	76	620
JUN-2014	300	447	72	818
JUN-2015	324	322	84	730
JUN-2016	350	208	90	649
JUN-2017	271	79	110	460
JUN-2018	219	83	118	420

Source: ABS 8752.0 (Original Cost - \$ millions).

DARWIN DEVELOPMENT DWELLING COMMENCEMENTS

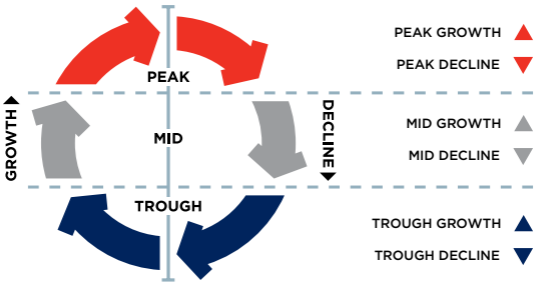
ANNUAL NUMBER OF DWELLING COMMENCEMENTS IN NORTHERN TERRITORY

YEAR ENDING	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	TOTAL RESIDENTIAL
JUN-1990	575	288	868
JUN-1991	597	258	869
JUN-1992	921	436	1,362
JUN-1993	828	366	1,200
JUN-1994	1,205	446	1,658
JUN-1995	947	541	1,499
JUN-1996	885	572	1,469
JUN-1997	985	701	1,726
JUN-1998	1,219	952	2,185
JUN-1999	1,427	532	1,974
JUN-2000	936	594	1,557
JUN-2001	560	446	1,010
JUN-2002	643	382	1,029
JUN-2003	525	452	986
JUN-2004	515	497	1,045
JUN-2005	633	704	1,349
JUN-2006	679	625	1,368
JUN-2007	760	564	1,333
JUN-2008	609	455	1,078
JUN-2009	678	308	998
JUN-2010	830	506	1,358
JUN-2011	798	845	1,663
JUN-2012	841	762	1,620
JUN-2013	821	1,491	2,333
JUN-2014	880	1,093	2,040
JUN-2015	868	1,029	1,959
JUN-2016	888	624	1,539
JUN-2017	734	241	994
JUN-2018	608	334	972

Source: ABS 8752.0 (Number).

RLB CONSTRUCTION MARKET ACTIVITY CYCLE

Activity within the construction industry traditionally has been subject to volatile cyclical fluctuations. The RLB Construction Market Activity Cycle (cycle) is a representation of the development activity cycle for the construction industry within the general economy.



Within the general construction industry, RLB considers seven sectors to be representative of the industry as a whole.

Each sector is assessed as to which of the three zones (peak, mid or trough) best represents the current status of that sector within the cycle, then further refined by identifying whether the current status is in a growth or a decline phase.

The 'up' and 'down' arrows within the table represent whether the sector is in a growth or decline phase with the colour of the arrow determining the zone within the cycle.

DARWIN	Q2 2016	Q4 2016	Q2 2017	Q4 2017	Q2 2018	Q4 2018
HOUSES	▲	▲	▲	▲	▲	▲
APARTMENTS	▼	▼	▼	▼	▼	▼
OFFICES	▼	▼	▲	▲	▼	▼
INDUSTRIAL	▲	▲	▲	▲	▲	▲
RETAIL	▲	▼	▲	▲	▼	▼
HOTEL	▼	▼	▲	▲	▲	▲
CIVIL	▲	▲	▲	▲	▲	▲

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BENCHMARKS REGIONAL INDICES

The construction cost information in this publication is based upon rates for capital city construction projects and are current for the Fourth Quarter 2018. For towns or cities outside capital cities, costs can be expected to vary in accordance with the following table of indices:

NEW SOUTH WALES		QUEENSLAND		WESTERN AUSTRALIA	
SYDNEY	100	BRISBANE	100	PERTH	100
ARMIDALE	105	CAIRNS	105	ALBANY	110
COFFS HARBOUR	100	GLADSTONE	125	BROOME	145
NEWCASTLE	99	GOLD COAST	95	BUNBURY	103
ORANGE	106	MACKAY	114	CARNARVON	145
TAMWORTH	102	SUNSHINE COAST	95	ESPERANCE	125
WAGGA WAGGA	106	TOWNSVILLE	108	GERALDTON	105
WOLLONGONG	100			KALGOORLIE	125
				KUNUNURRA	165
				PORT HEDLAND	160
				TOM PRICE	165

The above table should be used only as a comparative guide, and is only appropriate for the urban precincts nominated and for the larger commercial projects.

Care must be taken to review specific local market conditions within the anticipated time frame of a project's development period before establishing and committing viable budgets for projects.

In the event that projects are required to be constructed in remote locations or in areas without urban infrastructure, then special consideration must be given to the budget structure of these projects. Each project must be considered in detail and its specific resource requirements assessed and sourced to establish budget costs.

RLB recommend that advice on local market conditions be sought from our regional offices when initial project budgets and feasibility studies are in the process of establishment. Our regional offices are identified on page 84.

BENCHMARKS

KEY CITY RELATIVITIES - Q4 2018

RLB's Key City Relativity Matrix highlights the cost relativity between key Australian cities. The Relativity Matrix compares the general cost of building between cities. Each column represents a base city indexed to 100 with other city's relativities re-indexed to that base city.

In order to calculate the relativity between different cities, the difference can be calculated using the following formula:

$$\text{where: } C_{cc} = B_{cc} \times \left(\frac{C_r}{C_b}\right)^{-1}$$

C_{cc} = Compared city cost
 B_{cc} = Base city cost

C_r = Relativity of compared city
 C_b = Relativity of base city

For example, when comparing costs between Sydney (base city) and Perth (compared city), Sydney building costs are generally 20.5% more than Perth i.e. $\left(\frac{100}{83}\right)$ and Perth is 17.4% cheaper than Sydney i.e. $\left(\frac{100}{121}\right)$

If the tendered price of a building in Sydney was \$1,000,000, the equivalent cost in Perth would be \$830,000 i.e. $1,000,000 \times \left(\frac{100}{83}\right)^{-1}$ and conversely a \$1,000,000 building in Perth would cost \$1,210,000 in Sydney, i.e. $1,000,000 \times \left(\frac{100}{121}\right)^{-1}$

ADELAIDE 100	BRISBANE 100	CANBERRA 100	DARWIN 100	GOLD COAST 100
BNE 95	ADE 105	ADE 93	ADE 93	ADE 113
CAN 107	CAN 113	BNE 89	BNE 88	BNE 107
DAR 107	DAR 113	DAR 100	CAN 100	CAN 121
GC 89	GC 93	GC 83	GC 83	DAR 121
MEL 105	MEL 110	MEL 98	MEL 98	MEL 118
PER 99	PER 104	PER 92	PER 92	PER 112
SYD 119	SYD 126	SYD 111	SYD 111	SYD 135
TVE 99	TVE 105	TVE 93	TVE 93	TVE 112

MELBOURNE 100	PERTH 100	SYDNEY 100	TOWNSVILLE 100
ADE 96	ADE 101	ADE 84	ADE 101
BNE 91	BNE 96	BNE 79	BNE 95
CAN 102	CAN 108	CAN 90	CAN 108
GC 85	GC 90	GC 74	GC 89
DAR 103	DAR 109	DAR 90	DAR 108
PER 94	MEL 106	MEL 88	MEL 105
SYD 114	SYD 121	PER 83	PER 99
TVE 95	TVE 101	TVE 83	SYD 120

BENCHMARKS

OFFICE BUILDING EFFICIENCIES

The efficiency of an office building is expressed as a percentage of the Net Lettable Area (NLA) to the Gross Floor Area (GFA). The table below indicates that relationship to the GFA of the whole building both with car parks and basements included and excluded, that could be expected for an average project in the nominated category. Also shown is the average net to gross efficiency of the office floors only in each of the eight building types listed below.

TYPE OF CBD OFFICE BUILDING	EFFICIENCY		
	BASEMENTS AND CAR PARKS		
	INCLUDED %	EXCLUDED %	OFFICE FLOORS %
PRESTIGE			
10 TO 25 STOREYS	63-68	75-80	85-90
25 TO 40 STOREYS	58-63	70-75	80-85
40 TO 55 STOREYS	53-58	68-73	75-80
INVESTMENT			
UP TO 10 STOREYS	69-74	81-85	86-91
10 TO 25 STOREYS	64-69	76-81	81-86
25 TO 40 STOREYS	59-64	71-76	76-81
INVESTMENT, OTHER THAN			
UP TO 10 STOREYS	70-75	82-86	87-92
10 TO 25 STOREYS	65-70	77-82	82-87

PLANT ROOM SPACE

Generally plant room space represents 6-11% of the GFA of a multi-storey office building.

REINFORCEMENT RATIOS

The following ratios give an indication of the average weight of reinforcement per cubic metre of concrete for the listed elements. Differing structural systems and sizes of individual elements and grid sizes will cause considerable variation to the stated ratios. For project specific ratios a structural engineer should be consulted.

	AVE KG/M ³		AVE KG/M ³
STRIP FOOTINGS	50	STRAP BEAMS	120
COLUMN BASES	40	SLAB ON GROUND	40
PILE CAPS	50	SUSPENDED SLABS 100-150 MM ONE AND TWO WAY	90
BORED PIER	90	250 MM FLAT PLATE	120
RAFT FOUNDATION	70	250 MM WAFFLE	160
PEDESTAL & STUB COLUMNS	240	COLUMNS	240
RETAINING WALLS			
1-2 STOREY	70	BEAMS	170
2-3 STOREY	120		
GROUND BEAMS	120	WALLS (CORE)	140
		STAIRS	80

BENCHMARKS

LABOUR AND MATERIALS

TRADE RATIOS

The following represents the ratio of on-site labour to material for various trades and sub-trades based upon our own survey.

The figures are relevant to all works constructed by traditional methods; variations to these methods will change the ratios, i.e. on-site fabrication of items traditionally factory fabricated such as joinery fittings, metalwork items, etc.

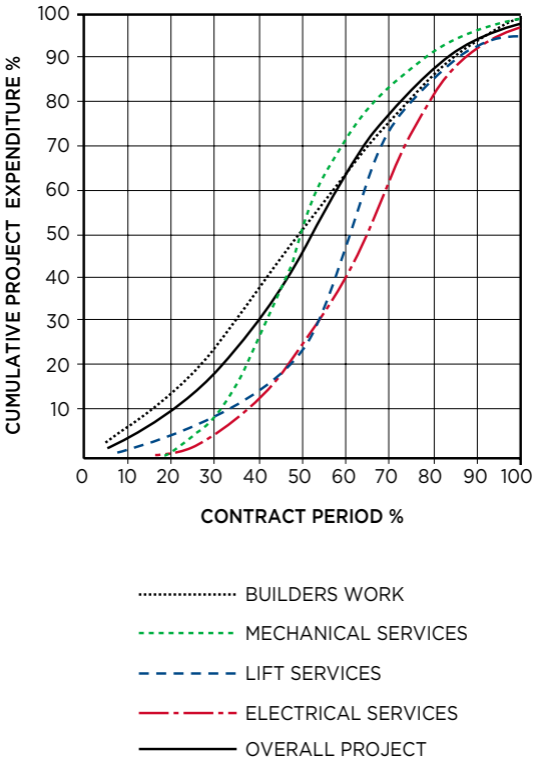
PRELIMINARIES	40	10	50
DEMOLISHER	85		15
EXCAVATOR	32	15	53
PILER	20	50	30
IN SITU CONCRETOR	25		75
FORMWORKER	70		30
REINFORCEMENT FIXER	20		80
PRECAST CONCRETOR	20		80
BRICKLAYER & BLOCKLAYER	50		50
MASON	10		90
ASPHALTOR	40		60
STRUCTURAL STEELWORK	60		40
METALWORKER	20		80
SUSPENDED CEILING FIXER	40		60
CARPENTER	45		55
JOINER	15		85
STEEL DECK ROOFER	40		60
BITUMINOUS BUILT UP ROOFER	30		70
PIPEWORK PLUMBER	60		40
FITTING PLUMBER	25		75
DRAINER	65		35
PLASTERER	80		20
PLASTERBOARD & FIB. PLASTER FIXER	40		60
CERAMIC TILER	55		45
VINYL TILER	45		55
IN SITU PAVIOR	75		25
GLAZIER	20		80
PAINTER	75		25
CARPET LAYER	10		90
ROADWORKER & EXTERNAL PAVIOR	15		85
AIR CONDITIONING SPECIALIST	35		65
LIFT INSTALLER	25		75
ELECTRICAL SPECIALIST	40		60
WATER FIRE SERVICE SPECIALIST	44		56

LABOUR
 MATERIAL
 FIXED FACTOR

BENCHMARKS

PROGRESS PAYMENT CLAIMS

Average rate of claims expenditure on construction projects from \$4,000,000 to \$34,000,000 and/or greater than one year but less than two years construction period to practical completion are depicted in the following graph.



BENCHMARKS

COMMON INDUSTRY ACRONYMS

PROJECT MANAGEMENT

AA	Architects Advice
ABIC	Australian Building Industry Contracts
AI	Architects Instruction
AIA	Australian Institute of Architects
BCA	Building Code of Australia
BOQ	Bill of Quantities
BP	Building Permit
BS	Building Surveyor
CA	Contract Administration
CAN	Consultants Advice Notice
DA	Development Application
DD	Design Development
DWG	Drawing (also an Autocad file format)
EBD	Evidence Based Design
ESD	Environmentally Sustainable Design
PI	Professional Indemnity (Insurance)
PM	Project Manager
QS	Quantity Surveyor
RCP	Reflected Ceiling Plan
RFI	Request for Information
SD	Schematic Design

ARCHITECTURAL DRAWINGS

ABS	Acrylonitrile Butadiene Styrene (Edging)
AS	Australian Standards
COL	Column
CTS	Centres (Spacing)
DP	Downpipe
ENS	Ensuite
EX	Existing
FC	Fibre Cement (Sheet)
FCL	Finished Ceiling Level
FFL	Finished Floor Level
FR	Fire Rated
GFA	Gross Floor Area
HMR	Highly Moisture Resistant (Particleboard)
KDHW	Kiln Dried Hardwood
MDF	Medium Density Fibreboard
PB	Plasterboard
RL	Relative Level
SS	Stainless Steel
TYP	Typical
VOC	Volatile Organic Compound
WC	Water Closet (Toilet)

LAND SURVEYS

AHD	Australian Height Datum
AMG	Australian Mapping Grid
DP	Downpipe
IL	Invert Level
U/G	Underground
RL	Relative Level

STRUCTURAL DRAWINGS

CFW	Continuous Fillet Weld
CHS	Cylindrical Hollow Section
CJ	Construction Joint
EA	Equal Angle
PFC	Parallel Flange Channel
RB	Roof Beam
RHS	Rectangular Hollow Section
SB	Sill Beam
SHS	Square Hollow Section
TB	Tie Beam
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
WT	Wall Tie

HYDRAULIC DRAWINGS

DCW	Domestic Cold Water
DHW	Domestic Hot Water
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS	Fire Service
FW	Floorwaste
HWS	Hot Water System
TD	Tundish
TMV	Thermostatic Mixing Valve
UPVC	Unplasticated Polyvinyl Chloride (Pipework)
VP	Vent Pipe

MECHANICAL DRAWINGS

A/C	Air Conditioning
A/P	Access Panel
ACU	Air Conditioning Unit
AHU	Air Handling Unit
CU	Condensing Unit
FCU	Fan Coil Unit
FD	Fire Damper
R/A	Return Air
S/A	Supply Air
SD	Smoke Damper

ELECTRICAL DRAWINGS

DB	Distribution Board
DGPO	Double General Power Outlet
GPO	General Power Outlet
MSB	Main Switchboard
RCD	Residual Current Device
SB	Switchboard

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

The rules for measurement of building areas are defined by the Australian Institute of Quantity Surveyors and the Australian Institute of Architects.

The definitions are as follows: Unit of measurement: square metres (M²).

GROSS FLOOR AREA (GFA)

The sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" as defined.

FULLY ENCLOSED COVERED AREA (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

BUILDING AREA (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

USABLE FLOOR AREA (UFA)

The sum of the floor areas measured at floor level from the general inside face of walls of all interior spaces related to the primary function of the building. This will normally be computed by calculating the "Fully Enclosed Covered Area" (FECA) and deducting all the following areas supplementary to the primary function of the building:

Deductions

- (a) Common Use Areas
- (b) Service Areas
- (c) Non-Habitable Areas

NET LETTABLE AREA (NLA)

Application

Calculating tenancy areas in office buildings and office & business parks.

Definition

3.1 The net lettable area of a building is the sum of its whole floor lettable areas.

3.2 Net Lettable Area - Whole Floors

The whole floor net lettable area is calculated by:

- 3.2.1 taking measurements from the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls
- 3.2.2 included in the lettable area calculation are:
 - 3.2.2.1 window mullions
 - 3.2.2.2 window frames
 - 3.2.2.3 structural columns
 - 3.2.2.4 engaged perimeter columns or piers
 - 3.2.2.5 fire hose reels attached to walls
 - 3.2.2.6 additional facilities specially constructed for or used by individual tenants that are not covered in section 3.2.3

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

3.2.3 excluded from the lettable area of each tenancy are:

- 3.2.3.1 stairs, accessways, fire stairs, toilets, recessed doorways, cupboards, telecommunication cupboards, fire hose reel cupboards, lift shafts, escalators, smoke lobbies, plant/motor rooms, tea rooms and other service areas, where all are provided as standard facilities in the building
- 3.2.3.2 lift lobbies where lifts face other lifts, blank walls or areas listed in section 3.2.3.1 above
- 3.2.3.3 areas set aside for the provision of all services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building
- 3.2.3.4 area dedicated as public spaces or thoroughfares such as foyers, atria and accessways in lift and building service areas
- 3.2.3.5 areas and accessways set aside for use by service vehicles and for delivery of goods, where such areas are not for the exclusive use of occupiers of the floor or building
- 3.2.3.6 areas and accessways set aside for car parking
- 3.2.3.7 areas where there is less than 1.5 metre height clearance above floor level – these spaces should be measured and recorded separately

3.3 Net Lettable Area (NLA) - Sub Divided Floors

Follow 3.2 but measure to the centre line of inter-tenancy walls or partitions except where the walls or partitions adjoin public areas, such as lobbies and corridors, in which case measure to the line of the dominant portion of their public area faces.

3.4 Treatment of Balconies, Verandahs etc.

Balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from tenancy area calculations, but may be separately identified for the purpose of negotiating rentals.

Areas should be measured to the inside face of the enclosing walls or structures. The outer edge of the awning or covered area is the defined edge.

ASSETS AND FACILITIES

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Essential Safety Measures	80
Capital Allowances (Tax Depreciation)	81



Through the Rider Levett Bucknall | Life suite of services, we are able to provide meaningful, practical, commercial advice to clients in the delivery of sustainable and economically responsible projects.

The services help building owners understand the life value and expectancy of their buildings' whole life costs and provide options to extend the useful life of buildings and maintain quality.

ASSETS AND FACILITIES SUSTAINABILITY AND QUALITY

Sustainability is concerned with improving the quality of life while living within the carrying capacity of supporting ecosystems. The planning, delivering and managing of our Built Environment requires a balance between environmental, economic and social factors.

The provision of a more productive, sustainable and liveable Built Environment is best considered in collaboration with all the stakeholders, including owners, managers and tenants. This process should include not only the review of sustainability objectives and initiatives, but address functional requirements and whole of life costings along with the implementation of facilities planning and asset management strategies. Rating systems developed to assist with performance benchmarking within Australia include:

Green Star - The Green Building Council of Australia's (GBCA) six star environmental rating system evaluates: communities, design, as-built of buildings, interiors, building performance in terms of energy and water efficiency, indoor environmental quality and resource conservation.

NABERS - National Australian Built Environment Rating System is a national program managed by the NSW Department of Environment and Heritage. NABERS measures the environmental performance of Australian offices, tenancies, shopping centres, hotels, data centers and homes. There are NABERS tools for energy efficiency, water usage, waste management and indoor environment quality. Additionally, a NABERS Energy rating forms part of the Building Energy Efficiency Certificate (BEEC) requirement under the Commercial Building Disclosure (CBD) program. The CBD Program requires most sellers and lessors of office space of 2,000 M² or more to have an up-to-date Building Energy Efficiency Certificate (BEEC).

IS - The Infrastructure Sustainability Council of Australia's (ISCA) Infrastructure Sustainability (IS) rating scheme. IS is Australia's only comprehensive rating system for evaluating sustainability across design, construction and operation of infrastructure. IS evaluates the sustainability (including environmental, social, economic and governance aspects) of infrastructure projects and assets including transport, energy, water and communications sectors.

Quality - Property Council of Australia's (PCA) "a Guide to Office Building Quality" (2006, 2012), provides separate tools for assessing office building quality in new and existing buildings. The tools provide a guide to parameters that typically influence building quality. They offer a voluntary, market-based approach to classifying building characteristics and performance. The 2nd edition of the guide took effect on 1 January 2012 and includes expanded environmental performance criteria for Energy, Water, Waste and Indoor Environment. Additionally, the Building Management criteria was expanded to include Level of Service, Energy and Water Sub-Metering and Life Cycle/Maintenance Plan requirements.

RLB have staff accredited in the use of Green Star, NABERS, along with access to LEED, BREEAM, GreenMark and other international standards.

RLB also provides Building Quality Assessment (BQA) services for PCA Quality gradings.

ASSETS AND FACILITIES MANAGEMENT STANDARDS

Since late 2012 Standards Australia, supported by FMA Australia, PCA, RICS, SBEncr, TEFMA and other industry bodies, have been involved with the ISO's international Facilities Management (FM) standards initiative.

ISO 41001:2018 specifies the requirements for a facility management (FM) system when an organization:

- a) needs to demonstrate effective and efficient delivery of FM that supports the objectives of the demand organization
- b) aims to consistently meet the needs of interested parties and applicable requirements
- c) aims to be sustainable in a globally-competitive environment

The requirements specified in ISO 41001:2018 are non-sector specific and intended to be applicable to all organizations, or parts thereof, whether public or private sector, and regardless of the type, size and nature of the organization or geographical location.

Separately, there was the release in 2014 of the ISO 55000 series for Asset Management (AM). ISO 55000 specifies the requirements for the establishment, implementation, maintenance and improvement of a management system for asset management, referred to as an "asset management system" for those wishing to:

- improve the realisation of value for their organization from their asset base
- be involved in the establishment, implementation, maintenance and improvement of an asset management system
- be involved in the planning, design, implementation and review of asset management activities along with service providers



Meanwhile, FMA Australia's local efforts include "An Operational Guide to Sustainable Facilities Management" (2010) - a practical document that provides technical guidance in achieving a more sustainable FM approach in an Australian context.

RLB can provide strategic advisory and technical support across the latest in AM and FM practices.

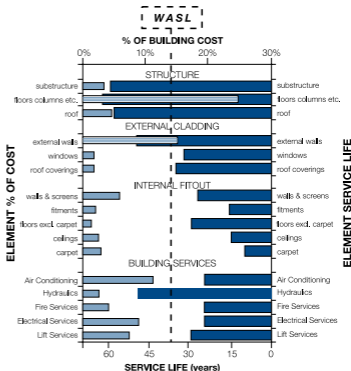
ASSETS AND FACILITIES USEFUL LIFE ANALYSIS

LIFE CYCLE ANALYSIS

Life Cycle Studies recognise that every 'whole' asset consists of many component parts, each with its own life expectancy, interrelationships, resulting quality and maintenance issues. However, in addition to physical obsolescence, useful life expectancy is also dependent on the influence of economic, functional, technological, social and legal obsolescence.

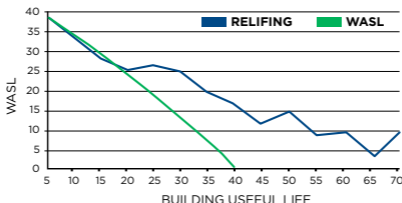
WEIGHTED AVERAGE SERVICE LIFE

Weighted Average Service Life (WASL) is a methodology used to determine the "Useful Life" of an asset. For buildings the WASL is the collective result of applying service life criteria to each element of a cost analysis; excluding capital recurrent expenditure other than routine maintenance.



RELIFING

RELifing takes the "WASL" a stage further by considering the effect of capital upgrades, refurbishments, replacement of plant, architectural fabric and finishes. Below is a graphical representation of a RELifing profile for a typical office building, compared to the base WASL. RELifing analysis is useful for developers, owners and occupiers in financial planning, calculating depreciation and in the negotiation of long term property costs.



ASSETS AND FACILITIES OUTGOINGS

Outgoings are the costs required to operate a property that are generally recoverable by a Landlord from the tenants. The recovery of outgoings is usually calculated by a sharing of costs amongst tenants relative to their leasehold interest. They generally cover the recurrent costs for the delivery of services, maintenance, power and statutory and management costs.

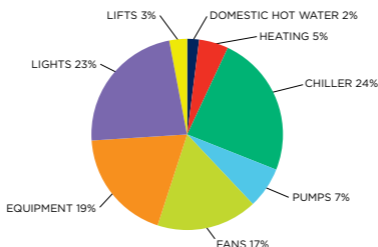
The level of recovery of outgoings is normally governed and regulated by leases and other agreements with tenants.

The cost of outgoings varies depending upon:

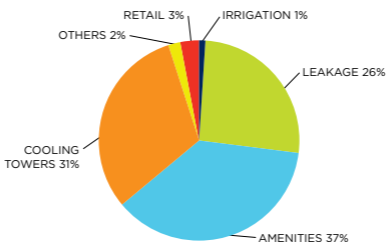
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

The following graphs highlight typical component usage of both energy and water consumption for office buildings.

TYPICAL OFFICE ENERGY USAGE



TYPICAL OFFICE WATER USAGE



ASSETS AND FACILITIES ESSENTIAL SAFETY MEASURES

The following table provides a brief overview of building owners' responsibilities with regard to certifying the annual maintenance of essential safety systems and measures within commercial buildings.

	VIC	QLD	NSW	SA	TAS	ACT	WA	NT
IS MAINTENANCE OF ESSENTIAL SAFETY MEASURES REQUIRED BY LEGISLATION (OTHER THAN BCA)?	✓	✓	✓	✓	✓	✓	✗	✓
IS THERE A PRESCRIBED FORM OF CERTIFICATE?	✓	✓	✓	✓	✓	✗	✗	✗
CERTIFICATE REQUIRED TO BE DISPLAYED	✗	✗	✓	✗	✓	NA	NA	NA
CERTIFICATE REQUIRED TO BE FORWARDED TO AN AUTHORITY	✗	✓	✓	✓	✗	NA	NA	NA
CAN FINES BE IMPOSED IF MAINTENANCE IS NOT CARRIED OUT?	✓	✓	✓	✓	✓	✓	NA	✓

The relevant legislation governing the essential safety measures by state are:

- VIC** Building Regulations 2018 Part 15
- QLD** Fire and Emergency Services Act 1990
- NSW** Environmental Planning and Assessment Regulations 2000
- SA** Development Regulations 2008 & Minister's Specifications SA 76
- TAS** Fire Services Act 1979 & General Fire Regulations 2010
- ACT** Emergencies Act 2004
- WA** Building Regulations 2012 & Building Amendment Regulations 2014
- NT** Northern Territory Fire and Emergency Regulations

Note:

The above is a brief guide only. Other state or national legislation and laws may also be relevant. It is recommended that all property owners consult a building surveyor regarding responsibilities associated with maintenance of essential measures within their buildings.

ASSETS AND FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

The Australian Taxation Office (ATO) allows a tax deduction for the recovery of the cost of assets used in a business or for the production of income. The Income Tax Assessment Act (ITAA) allows two types of allowances for assets:

Division 40 - Depreciating Assets

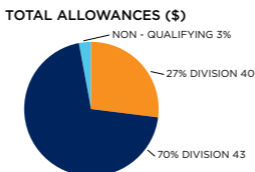
Assets with a limited effective life that are reasonably expected to decline in value. The decline in value is based on the cost and effective life of the depreciating asset, not its actual change in value. Examples of these are carpet, air conditioning plant, lights etc.

Division 43 - Capital Allowances

Capital allowances are the building allowance and structural improvement deductions that are available for buildings. Depreciating rates are either 2.5% or 4% dependent on the use of the building and construction commencement date.

The ATO issued the latest effective life review of assets under TR2018/4 which came into effect on the 1st July 2018. The following broad principles outline the rates of depreciation deductions relative to income producing assets under ITAA 1997 (Division 40 & 43).

- The effective life and hence the rate of depreciation of an item of plant can be self-assessed by the taxpayer
- Depreciating Assets (Division 40) are subject to a balancing adjustment on disposal. Capital works deductions (Division 43) are subject to Capital Gains Tax on disposal
- Low value pool option for assets less than \$1,000 in value depreciated at 18.75% in the first year and 37.50% in subsequent years
- The Diminishing Value rate is currently 200% of Prime Cost rate (excluding low value pool), with the effect of accelerating the tax write off in earlier years of the asset's life



Typical percentage apportionment of depreciation allowances based on new \$300m Commercial Office Tower including fitout with 6 Star Green Star certification.

RLB employs qualified staff, who are registered with the Tax Practitioners Board under the Tax Agent Services Act 2009, for the preparation of Capital Allowance Reports.

ASSETS AND FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

SCHEDULE OF ASSETS	PRIME COST %	DIMINISHING VALUE %
THE FOLLOWING LIST GIVES A SAMPLE OF ELIGIBLE DEPRECIATING ASSETS.		
OFFICE BUILDING		
HOT WATER INSTALLATIONS	6.667	13.333
MULTI TYPE FIRE DETECTION SYSTEMS	4-16.67	8-33.33
CENTRAL AIR CONDITIONING (VARIOUS RATES APPLY TO EQUIPMENT COMPONENTS)	4-10	8-20
ROOM AIR CONDITIONING	10	20
PACKAGED AIR CONDITIONING	6.667	13.333
ELECTRIC HAND DRYERS	10	20
DEMOUNTABLE PARTITIONS	5	10
SECURITY SYSTEMS	14.286-50	28.572-100
LIGHTING PLANT	10	20
VINYL FLOORING	10	20
CARPET	12.5	25
WINDOW BLINDS	5	10
OFFICE FURNITURE, FREESTANDING	4-10	8-20
ESCALATORS	5	10
LIFTS, ELEVATORS & HOISTS	3.333	6.667
SIGNAGE FOR BUSINESS IDENTIFICATION	10	20
HOTELS, MOTELS		
CARPETS	14.286	28.572
WINDOW BLINDS AND CURTAINS	16.667	33.333
FURNITURE AND FITTINGS (FREE STANDING)	14.286-20	28.572-40
HOT WATER SYSTEMS	10	20
BEDS AND BEDDING	14.286-50	28.572-100
SHOPPING CENTRES		
Generally, the list for office buildings will apply with the following additions:		
FLOATING TIMBER FLOORS	10	20
FURNITURE, FREESTANDING	10	20
INDUSTRIAL		
Generally, the list for office buildings will apply with the following additions:		
CRANES	5	10
GANTRIES	3	6
DOCK LEVELLERS	5	10
ROLLER SHUTTER ELECTRIC MOTORS	5	10
RESIDENTIAL		
Only for assets continuously owned prior to 10/05/17 or new assets (not used) purchased from 10/05/17.		
FLOOR COVERINGS:		
CARPET	10	20
FLOATING TIMBER	6.667	13.333
Hot Water Systems (excluding piping):		
ELECTRIC AND GAS	8.333	16.667
SOLAR	6.667	13.333
Miscellaneous:		
INTERCOM SYSTEM ASSETS	10	20
WINDOW BLINDS	10	20
ROOM AIR CONDITIONING	10	20
Kitchen Assets:		
COOKTOPS, OVENS, RANGEHOODS	8.333	16.667
DISHWASHERS, WASHING MACHINES, CLOTHES DRYERS	10	20

OFFICES AROUND THE WORLD

Oceania	84
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CALENDARS

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CALENDARS 2018 - 2021

2018

JANUARY 2018							FEBRUARY 2018							MARCH 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28				25	26	27	28	29	30	31

APRIL 2018							MAY 2018							JUNE 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4						1	2
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30						27	28	29	30	31			24	25	26	27	28	29	30

JULY 2018							AUGUST 2018							SEPTEMBER 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	31					26	27	28	29	30	31		23	24	25	26	27	28	29
														30						

OCTOBER 2018							NOVEMBER 2018							DECEMBER 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7					1	2	3							1
8	9	10	11	12	13	14	4	5	6	7	8	9	10	2	3	4	5	6	7	8
15	16	17	18	19	20	21	11	12	13	14	15	16	17	9	10	11	12	13	14	15
22	23	24	25	26	27	28	18	19	20	21	22	23	24	16	17	18	19	20	21	22
28	29	30	31				25	26	27	28	29	30		23	24	25	26	27	28	29
														30	31					

2019

JANUARY 2019							FEBRUARY 2019							MARCH 2019						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3						1	2
7	8	9	10	11	12	13	3	4	5	6	7	8	9	3	4	5	6	7	8	9
14	15	16	17	18	19	20	10	11	12	13	14	15	16	10	11	12	13	14	15	16
21	22	23	24	25	26	27	17	18	19	20	21	22	23	17	18	19	20	21	22	23
28	29	30	31				24	25	26	27	28			24	25	26	27	28	29	30

APRIL 2019							MAY 2019							JUNE 2019						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30						26	27	28	29	30	31		23	24	25	26	27	28	29
														30						

JULY 2019							AUGUST 2019							SEPTEMBER 2019						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	1	2	3	4	5	6	7	
8	9	10	11	12	13	14	4	5	6	7	8	9	10	8	9	10	11	12	13	14
15	16	17	18	19	20	21	11	12	13	14	15	16	17	15	16	17	18	19	20	21
22	23	24	25	26	27	28	18	19	20	21	22	23	24	22	23	24	25	26	27	28
29	30	31					25	26	27	28	29	30	31	29	30					

OCTOBER 2019							NOVEMBER 2019							DECEMBER 2019						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3	1	2	3	4	5	6	7
7	8	9	10	11	12	13	3	4	5	6	7	8	9	8	9	10	11	12	13	14
14	15	16	17	18	19	20	10	11	12	13	14	15	16	15	16	17	18	19	20	21
21	22	23	24	25	26	27	17	18	19	20	21	22	23	22	23	24	25	26	27	28
28	29	30	31				24	25	26	27	28	29	30	29	30	31				

2020

JANUARY 2020							FEBRUARY 2020							MARCH 2020						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3						1		1	2	3	4	5	6	7
5	6	7	8	9	10	11	2	3	4	5	6	7	8	8	9	10	11	12	13	14
12	13	14	15	16	17	18	9	10	11	12	13	14	15	15	16	17	18	19	20	21
19	20	21	22	23	24	25	16	17	18	19	20	21	22	22	23	24	25	26	27	28
26	27	28	29	30	31		23	24	25	26	27	28	29	29	30	31				

APRIL 2020							MAY 2020							JUNE 2020						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3						1	2		1	2	3	4	5	6
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				

JULY 2020							AUGUST 2020							SEPTEMBER 2020						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3						1				1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28	29	27	28	29	30			

OCTOBER 2020							NOVEMBER 2020							DECEMBER 2020						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2						1	2			1	2	3	4	5
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
25	26	27	28	29	30	31	29	30						27	28	29	30	31		

2021

JANUARY 2021							FEBRUARY 2021							MARCH 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28							28	29	30	31			

APRIL 2021							MAY 2021							JUNE 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2						1				1	2	3	4	5
4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12
11	12	13	14	15	16	17	9	10	11	12	13	14	15	13	14	15	16	17	18	19
18	19	20	21	22	23	24	16	17	18	19	20	21	22	20	21	22	23	24	25	26
25	26	27	28	29	30		23	24	25	26	27	28	29	27	28	29	30			

JULY 2021							AUGUST 2021							SEPTEMBER 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2						1	2			1	2	3	4	5
4	5	6	7	8	9	10	8	9	10	11	12	13	14	5	6	7	8	9	10	11
11	12	13	14	15	16	17	15	16	17	18	19	20	21	12	13	14	15	16	17	18
18	19	20	21	22	23	24	22	23	24	25	26	27	28	19	20	21	22	23	24	25
25	26	27	28	29	30	31	29	30	31					26	27	28	29	30		

OCTOBER 2021							NOVEMBER 2021							DECEMBER 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6			1	2	3	4	
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	

CALENDARS 2019

ROSTERED DAYS OFF

	ADELAIDE	BRISBANE & DARWIN
BASIS	CFMEU EBA	CFMEU EBA
HOURS BASIS	36	36
JAN	TUE 29	WED 2
	WED 30	THU 3
		FRI 4
		TUE 29
FEB	MON 11	MON 25
	MON 25	
MAR	TUE 12	MON 25
	WED 13	
APR	THU 18	MON 23
	TUE 23	TUE 24
	WED 24	FRI 26
	FRI 26	
MAY	MON 13	MON 20
	MON 27	
JUN	TUE 11	MON 17
	WED 12	
JUL	MON 15	MON 15
	MON 29	
AUG	MON 12	MON 12
	MON 26	TUE 13
SEP	MON 9	MON 9
	MON 23	
OCT	TUE 8	TUE 8
	WED 9	
NOV	MON 11	MON 4
	MON 25	TUE 5
		WED 6
DEC	MON 23	MON 2
	TUE 24	FRI 20
		MON 23
		TUE 24
		FRI 27
		MON 30
		TUE 31
TOTAL	26	26

CANBERRA	MELBOURNE	PERTH	SYDNEY
CFMEU EBA	CFMEU EBA	CFMEU EBA	CFMEU EBA
36	36	36	36
WED 2	TUE 8	WED 2	TUE 29
FRI 25	TUE 29	THU 3	
TUE 29		FRI 4	
		TUE 29	
MON 4	MON 11	MON 11	MON 25
MON 25	MON 25		
FRI 8	TUE 12	TUE 5	MON 25
TUE 12			
TUE 23	MON 1	TUE 23	FRI 26
WED 24	TUE 23	WED 24	
FRI 26	WED 24		
	FRI 26		
FRI 24	MON 13	MON 13	MON 27
TUE 28	MON 27		
TUE 11	TUE 11	TUE 4	TUE 11
MON 17	MON 24		
MON 1	MON 8	MON 1	MON 8
MON 22	MON 22	MON 29	
MON 5	MON 5	MON 26	MON 5
MON 26	MON 19		
MON 9	MON 9		MON 2
MON 30	MON 30		
FRI 4	MON 14	TUE 1	TUE 8
TUE 8		MON 28	
MON 4	MON 4	MON 4	MON 4
MON 25	WED 6	TUE 5	
	MON 18		
MON 2	MON 23	MON 23	TUE 3
MON 23	TUE 24	TUE 24	MON 23
	FRI 27	FRI 27	
		MON 30	
		TUE 31	
26	26	22 FIXED & 4 VARIABLE	13 FIXED & 13 VARIABLE

CALENDARS

PUBLIC HOLIDAYS IN AUSTRALIA

ALL STATES	2019	2020	2021
NEW YEARS DAY	1 JAN	1 JAN	1 JAN
AUSTRALIA DAY	28 JAN	27 JAN	26 JAN
GOOD FRIDAY	19 APR	10 APR	2 APR
EASTER MONDAY	22 APR	13 APR	5 APR
ANZAC DAY	25 APR	25 APR	25 APR
QUEENS BIRTHDAY (EXCL QLD & WA)	10 JUN	8 JUN	14 JUN
CHRISTMAS DAY	25 DEC	25 DEC	27 DEC
BOXING DAY	26 DEC	28 DEC	28 DEC
AUSTRALIAN CAPITAL TERRITORY			
CANBERRA DAY	11 MAR	9 MAR	8 MAR
EASTER SATURDAY	20 APR	11 APR	3 APR
EASTER SUNDAY	21 APR	12 APR	4 APR
RECONCILIATION DAY	27 MAY	1 JUN	31 MAY
LABOUR DAY	7 OCT	5 OCT	4 OCT
NEW SOUTH WALES			
EASTER SATURDAY	20 APR	11 APR	3 APR
EASTER SUNDAY	21 APR	12 APR	4 APR
BANK HOLIDAY	5 AUG	3 AUG	2 AUG
LABOUR DAY	7 OCT	5 OCT	4 OCT
NORTHERN TERRITORY			
EASTER SATURDAY	20 APR	11 APR	3 APR
MAY DAY	6 MAY	4 MAY	3 MAY
PICNIC DAY	5 AUG	3 AUG	2 AUG
QUEENSLAND			
EASTER SATURDAY	20 APR	11 APR	3 APR
LABOUR DAY	6 MAY	4 MAY	3 MAY
ROYAL QUEENSLAND SHOW	14 AUG	12 AUG	11 AUG
QUEENS BIRTHDAY	7 OCT	5 OCT	4 OCT
SOUTH AUSTRALIA			
EASTER SATURDAY	20 APR	11 APR	3 APR
ADELAIDE CUP DAY	11 MAR	9 MAR	8 MAR
LABOUR DAY	7 OCT	5 OCT	4 OCT
TASMANIA			
ROYAL HOBART REGATTA	11 FEB	10 FEB	8 FEB
LAUNCESTON CUP	27 FEB	26 FEB	24 FEB
EIGHT HOURS DAY	11 MAR	9 MAR	8 MAR
EASTER TUESDAY	23 APR	14 APR	6 APR
LAUNCESTON SHOW	10 OCT	8 OCT	7 OCT
HOBART SHOW	24 OCT	22 OCT	21 OCT
RECREATION DAY (NORTHERN)	4 NOV	2 NOV	1 NOV
VICTORIA			
LABOUR DAY	11 MAR	9 MAR	8 MAR
EASTER SATURDAY	20 APR	11 APR	3 APR
EASTER SUNDAY	21 APR	12 APR	4 APR
GRAND FINAL EVE DAY	27 SEP	25 SEP	TBA
MELBOURNE CUP DAY	5 NOV	3 NOV	2 NOV
WESTERN AUSTRALIA			
LABOUR DAY	4 MAR	2 MAR	1 MAR
FOUNDATION DAY	3 JUN	1 JUN	7 JUN
QUEENS BIRTHDAY	30 SEP	28 SEP	27 SEP

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