



Rider  
Levett  
Bucknall

**RIDERS  
DIGEST  
2020**

**SYDNEY,  
AUSTRALIA  
EDITION**

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# **RIDERS DIGEST**

## **48<sup>TH</sup> EDITION**

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 2019 (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.

## PROJECT PROGRAMMING

With an in-depth knowledge of a wide range of construction techniques and delivery methodologies, and experience working for owners and developers as well as contractors, we manage the time related risks on your projects, allowing you to focus on what you do best.

The skilled project programming professionals at RLB have strong capabilities across all building sectors, and utilise the latest project planning techniques.

We bring a solid reputation for providing reliable and accurate information and translating complex information into a format that can be easily understood and acted upon.

It is often said that 'time is money', so it makes sense that RLB provide you with the ability to manage both cost and time delivering tangible benefits for you in terms of saving time on your projects and most importantly, saving money.

# 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

## RElifying 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.rbintelligence.com](http://www.rbintelligence.com) for updates.

LOCATION /CITY	LOCAL CURRENCY	COST PER M <sup>2</sup>			
		OFFICE BUILDING			
		PREMIUM		GRADE A	
		LOW	HIGH	LOW	HIGH
<b>AMERICAS @ Q3 2019</b>					
BOSTON	USD	3,500	5,380	2,420	3,500
CHICAGO	USD	3,015	4,845	1,885	3,015
DENVER	USD	2,370	3,015	1,780	2,155
HONOLULU	USD	3,120	5,705	2,635	4,305
LAS VEGAS	USD	1,720	3,175	1,455	2,045
LOS ANGELES	USD	2,530	3,820	1,885	2,800
NEW YORK	USD	4,305	6,460	3,230	4,305
PHOENIX	USD	2,045	3,765	1,615	2,155
TORONTO	CAD	2,260	3,015	2,045	2,905
<b>ASIA @ Q4 2019</b>					
BEIJING	RMB	8,700	14,250	8,000	12,250
GUANGZHOU	RMB	7,700	12,250	7,100	10,750
HO CHI MINH CITY	VND ('000)	25,500	35,800	21,300	26,500
HONG KONG	HKD	22,500	33,500	19,250	25,750
JAKARTA	Rp ('000)	10,150	15,900	7,500	11,550
KUALA LUMPUR	RINGGIT	2,600	4,500	1,400	3,200
MANILA	PHP	37,600	55,400	np	np
SEOUL	KRW ('000)	2,575	3,350	1,950	2,400
SHANGHAI	RMB	8,300	13,250	7,400	11,500
SINGAPORE	SGD	2,900	4,950	2,050	3,950
<b>EUROPE @ Q4 2019</b>					
AMSTERDAM	EUR	1,400	2,000	1,160	1,560
BIRMINGHAM	GBP	2,050	2,900	1,660	3,050
BRISTOL	GBP	2,150	3,050	1,740	3,050
EDINBURGH	GBP	1,880	2,650	1,640	2,650
LONDON	GBP	3,050	3,950	2,750	3,750
MANCHESTER	GBP	2,200	2,850	1,880	2,850
MOSCOW	EUR	1,360	1,860	1,200	1,460
OSLO	EUR	2,450	3,000	1,800	2,150
<b>MIDDLE EAST @ Q4 2019</b>					
ABU DHABI	AED	5,700	6,800	4,600	6,400
DUBAI	AED	6,000	7,200	4,850	6,800
RIYADH	SAR	5,200	8,100	5,300	7,300
<b>OCEANIA @ Q4 2019</b>					
ADELAIDE	AUD	2,700	3,800	2,250	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	3,700	4,700	2,900	4,350
DARWIN	AUD	3,100	4,150	2,400	3,800
GOLD COAST	AUD	2,800	4,400	2,050	3,200
MELBOURNE	AUD	3,450	4,600	2,650	3,650
PERTH	AUD	3,000	4,700	2,400	3,750
SYDNEY	AUD	3,900	5,800	2,950	4,250
WELLINGTON	NZD	4,200	5,000	3,050	4,300



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 <sup>2</sup>					
RETAIL				RESIDENTIAL MULTI STOREY	
MALL		STRIP SHOPPING		LOW	HIGH
LOW	HIGH	LOW	HIGH		
2,155	3,230	1,615	2,585	1,990	3,390
1,990	3,120	1,455	2,370	1,775	4,305
1,025	1,615	860	1,885	970	2,155
2,260	5,330	1,940	4,680	2,155	4,845
1,240	5,380	860	1,560	970	4,360
1,670	3,660	1,400	2,045	2,420	3,985
2,960	4,575	1,885	3,230	2,155	4,035
1,290	2,690	860	1,615	970	2,690
2,475	3,015	1,290	1,720	2,045	2,475
9,500	14,500	8,300	13,000	4,500	9,300
8,800	12,500	7,600	11,500	4,050	8,100
20,775	27,650	NP	NP	15,900	24,350
22,500	28,500	19,250	25,000	21,000	42,000
6,525	9,000	NP	NP	6,875	16,000
2,100	3,500	NP	NP	1,900	4,500
38,900	60,100	50,600	67,000	31,000	72,500
1,750	2,525	1,450	2,225	1,675	2,825
8,700	13,750	7,700	12,500	4,050	8,300
1,900	3,300	NP	NP	1,900	3,100
1,540	2,200	1,000	1,540	1,160	1,860
3,050	4,250	960	1,820	1,740	2,400
3,000	4,200	950	1,800	1,260	1,800
2,900	4,050	920	1,720	1,720	2,450
3,650	5,200	1,180	2,200	2,600	4,500
3,050	4,300	980	1,840	1,820	2,650
1,100	1,800	1,060	1,300	650	1,200
2,100	2,700	1,800	2,150	1,880	1,780
4,000	6,300	NP	NP	4,400	6,500
4,250	6,700	NP	NP	4,650	6,900
3,300	6,000	3,600	5,100	3,150	13,750
1,600	3,000	1,300	1,840	2,300	3,550
2,850	3,200	1,660	2,050	4,000	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
2,550	2,900	1,440	1,840	3,400	4,100
1,760	2,650	1,260	2,150	2,050	2,650
2,500	3,500	1,200	1,800	1,760	4,500
2,350	3,400	1,320	1,780	2,650	4,650
1,900	2,900	1,000	2,500	1,900	4,100
2,200	4,600	1,660	2,200	2,850	6,200
2,950	3,150	NP	NP	3,900	4,800

# INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

**Refer to [www.rbintelligence.com](http://www.rbintelligence.com) for updates.**

LOCATION /CITY	LOCAL CURRENCY	COST PER M <sup>2</sup>			
		HOTELS			
		3 STAR		5 STAR	
		LOW	HIGH	LOW	HIGH
<b>AMERICAS @ Q3 2019</b>					
BOSTON	USD	2,960	4,200	4,305	6,245
CHICAGO	USD	3,120	4,415	4,305	7,105
DENVER	USD	2,155	2,960	3,070	3,985
HONOLULU	USD	3,500	5,920	5,595	8,075
LAS VEGAS	USD	1,615	3,230	4,305	5,920
LOS ANGELES	USD	3,015	3,875	4,035	5,815
NEW YORK	USD	3,230	4,305	4,305	6,460
PHOENIX	USD	1,830	3,230	4,305	5,920
TORONTO	CAD	2,205	2,850	4,305	5,380
<b>ASIA @ Q4 2019</b>					
BEIJING	RMB	11,000	14,000	14,750	19,500
GUANGZHOU	RMB	10,500	12,500	14,000	18,000
HO CHI MINH CITY	VND ('000)	25,175	32,550	35,850	43,000
HONG KONG	HKD	28,250	32,750	34,000	41,750
JAKARTA	RP ('000)	13,500	19,000	18,000	24,000
KUALA LUMPUR	RINGGIT	2,500	3,500	5,000	7,000
MANILA	PHP	55,700	70,200	86,000	101,200
SEOUL	KRW ('000)	1,900	2,650	3,500	5,200
SHANGHAI	RMB	10,500	13,500	14,250	19,000
SINGAPORE	SGD	3,200	3,650	4,200	4,850
<b>EUROPE @ Q4 2019</b>					
AMSTERDAM	EUR	1,340	1,700	1,920	2,850
BIRMINGHAM	GBP	1,420	2,200	2,350	3,300
BRISTOL	GBP	1,460	1,960	2,500	3,350
EDINBURGH	GBP	1,400	2,050	2,200	3,050
LONDON	GBP	1,940	2,500	2,900	3,850
MANCHESTER	GBP	1,580	1,960	2,350	3,200
MOSCOW	EUR	1,600	2,000	2,300	2,950
Oslo	EUR	2,850	3,100	3,150	3,800
<b>MIDDLE EAST @ Q4 2019</b>					
ABU DHABI	AED	5,900	8,300	8,800	11,750
DUBAI	AED	6,200	9,300	9,300	14,500
RIYADH	SAR	6,400	8,000	17,000	20,000
<b>OCEANIA @ Q4 2019</b>					
ADELAIDE	AUD	2,750	3,550	3,700	4,550
AUCKLAND	NZD	4,200	4,750	6,500	7,200
BRISBANE	AUD	3,000	4,200	4,200	5,700
CANBERRA	AUD	3,100	5,300	4,250	6,400
CHRISTCHURCH	NZD	4,100	4,600	5,100	6,200
DARWIN	AUD	2,850	3,550	3,600	4,450
GOLD COAST	AUD	2,800	4,000	4,000	5,600
MELBOURNE	AUD	3,100	4,000	4,400	5,900
PERTH	AUD	2,600	3,600	3,600	4,800
SYDNEY	AUD	3,500	4,400	4,800	6,600
WELLINGTON	NZD	4,100	4,600	5,100	6,700

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 <sup>2</sup>					
CAR PARKING				INDUSTRIAL WAREHOUSE	
MULTI STOREY		BASEMENT			
LOW	HIGH	LOW	HIGH	LOW	HIGH
915	1,505	1,075	1,720	1,185	2,045
860	1,345	1,345	1,830	1,185	1,990
805	1,075	1,345	1,615	970	1,615
1,075	1,560	1,505	2,850	1,560	2,475
540	915	645	1,615	645	1,075
1,130	1,345	1,400	2,045	1,290	1,990
1,025	1,885	1,345	2,155	1,240	2,155
485	805	755	1,185	645	1,075
805	1,185	1,240	1,615	860	1,075
2,500	3,450	4,200	7,300	4,850	6,200
2,250	3,200	3,950	6,900	4,450	5,500
9,225	13,750	18,925	25,850	6,225	9,400
8,800	10,750	18,500	25,250	15,000	18,750
3,500	4,500	6,000	8,000	4,800	6,100
800	1,200	1,400	3,400	1,000	1,800
NP	NP	NP	NP	53,300	68,100
730	910	940	1,200	1,300	1,625
2,350	3,350	4,350	7,300	4,400	5,700
750	1,300	1,460	2,100	1,060	1,320
430	650	800	1,240	460	820
400	750	880	1,520	450	640
440	870	1,040	1,620	440	700
360	700	870	1,500	390	700
470	930	1,240	2,000	520	920
580	740	1,100	1,600	510	740
440	560	810	1,020	500	700
480	550	980	1,080	1,260	1,540
1,760	3,500	2,800	4,400	1,460	2,650
2,400	3,700	3,200	4,650	1,900	3,000
2,450	3,050	3,300	3,850	3,550	4,300
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
970	1,400	2,050	2,250	740	1,140
750	1,260	1,180	1,540	800	1,420
850	1,400	1,600	2,200	750	1,200
860	1,360	1,360	1,880	700	1,300
650	1,000	1,800	3,100	550	1,060
840	1,300	1,220	2,000	800	1,300
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](http://www.rlbintelligence.com) for updates.

CALENDAR YEAR	2017	2018	2019 (F)	2020 (F)	2021 (F)	2022 (F)
<b>AFRICA @ Q2 2019</b>						
DURBAN	6.2	6.3	5.0	5.6	5.8	5.9
JOHANNESBURG	7.9	4.1	5.1	5.5	5.7	NP
MAPUTO	0.3	0.5	1.0	1.1	NP	NP
<b>AMERICAS @ Q3 2019</b>						
BOSTON	3.2	4.4	4.5	4.0	4.0	3.0
CALGARY	0.3	7.3	5.0	4.0	3.0	3.0
CHICAGO	5.3	7.6	5.3	4.0	3.0	3.0
HONOLULU	-1.7	4.9	4.0	3.0	3.0	3.0
LAS VEGAS	3.5	5.4	5.0	4.0	3.0	3.0
LOS ANGELES	7.6	4.4	4.0	3.5	3.0	3.0
NEW YORK	3.3	4.5	5.0	4.0	4.0	4.0
PHOENIX	4.3	6.7	5.0	4.0	3.0	3.0
SEATTLE	5.1	6.5	5.0	4.0	3.0	3.0
TORONTO	1.1	9.5	6.0	2.3	2.3	2.3
WASHINGTON DC	3.2	6.5	5.0	4.0	3.0	3.0
<b>ASIA @ Q4 2019</b>						
BEIJING	7.7	3.0	2.0	3.0	3.0	2.0
CHENGDU	2.0	6.1	3.0	3.0	3.0	3.0
GUANGZHOU	2.5	5.0	0.0	1.0	2.0	2.0
HONG KONG	0.0	-4.7	-3.9	-2.0	2.0	2.0
MACAU	2.0	-4.1	-3.9	-2.0	2.0	2.0
SEOUL	2.5	4.4	1.7	1.7	1.5	0.3
SHANGHAI	7.0	3.5	0.0	2.0	2.0	3.0
SHENZHEN	2.0	5.0	3.0	3.0	3.0	3.0
SINGAPORE	-1.5	1.8	0.2	3.5	6.5	3.0
<b>EUROPE @ Q4 2019</b>						
AMSTERDAM	NP	5.8	3.1	0.0	-3.5	NP
BIRMINGHAM	2.8	2.5	2.3	3.3	4.0	4.0
BRISTOL	2.5	3.0	2.4	2.6	3.2	3.8
BUDAPEST	9.5	10.0	10.0	8.0	6.0	NP
LONDON	2.0	1.3	1.0	1.5	2.0	2.8
SHEFFIELD	2.0	1.2	2.0	2.6	3.0	3.6
MANCHESTER	2.0	1.0	2.0	2.5	3.5	3.5
MOSCOW	1.0	1.5	5.0	2.0	NP	NP
OSLO	NP	3.5	3.5	3.5	3.5	3.5
<b>MIDDLE EAST @ Q4 2019</b>						
ABU DHABI	-3.0	3.2	2.2	3.0	3.5	3.0
DOHA	6.0	7.0	7.2	NP	NP	NP
DUBAI	3.5	3.0	2.2	3.0	3.5	3.0
RIYADH	5.0	5.0	3.1	2.4	3.0	3.5
<b>OCEANIA @ Q4 2019</b>						
ADELAIDE	3.1	3.5	3.9	4.0	4.5	4.5
AUCKLAND	8.0	6.0	3.5	3.0	3.0	2.5
BRISBANE	3.0	1.0	2.0	3.0	4.1	4.1
CANBERRA	2.8	3.5	3.5	3.0	3.0	3.0
CHRISTCHURCH	3.0	3.0	2.0	2.0	2.0	2.0
DARWIN	0.8	0.5	0.8	1.2	1.8	2.5
GOLD COAST	2.5	2.0	1.5	2.5	3.0	3.0
MELBOURNE	3.0	4.0	3.8	3.5	3.4	3.4
PERTH	0.0	1.0	1.5	2.7	3.0	3.0
SYDNEY	4.3	4.9	4.1	4.0	3.8	3.5
TOWNSVILLE	4.0	3.0	3.0	3.0	3.0	3.0
WELLINGTON	5.3	6.0	3.0	3.0	3.0	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

All costs current as at Fourth Quarter 2019.

CITY	ADELAIDE		BRISBANE	
	\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
<b>COST RANGE PER GROSS FLOOR AREA</b>				
<b>OFFICE BUILDINGS</b>				
<b>Prestige, CBD</b>				
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
<b>Investment, CBD</b>				
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
<b>Investment, other than CBD</b>				
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
<b>HOTELS</b>				
<b>Multi-Storey (ex FF&amp;E)</b>				
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
<b>CAR PARK</b>				
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
<b>INDUSTRIAL BUILDINGS</b>				
<b>6.00 M to underside of truss and 4,500 M<sup>2</sup> Gross Floor Area with:</b>				
ZINCALUME METAL CLADDING	650	1,000	750	1,100
PRECAST CONCRETE CLADDING	750	1,100	850	1,200
<b>Attached Airconditioned Offices</b>				
200 M <sup>2</sup>	1,560	2,150	2,000	2,600
400 M <sup>2</sup>	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 = \$/M<sup>2</sup> + efficiency percentage.

**Refer to [www.rlbintelligence.com](http://www.rlbintelligence.com) for updates.**

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
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 2019.

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



Building Costs include Building Works and Building Services

**Refer to [www.rlbintelligence.com](http://www.rlbintelligence.com) for updates.**

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
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 2019.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
<b>OFFICE BUILDINGS</b>				
<b>Prestige, CBD</b>				
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)	-	-		
<b>Investment, CBD</b>				
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
<b>INVESTMENT, OTHER THAN CBD</b>				
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
<b>HOTELS</b>				
<b>Multi-Storey</b>				
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
<b>CAR PARK</b>				
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
<b>INDUSTRIAL BUILDINGS</b>				
<b>6.00 M to underside of truss and 4,500 M<sup>2</sup> Gross Floor Area with:</b>				
ZINCALUME METAL CLADDING	213	302	205	367
PRECAST CONCRETE CLADDING	213	345	205	367
<b>Attached Airconditioned Offices</b>				
200 SQ.M.	481	631	493	626
400 SQ.M.	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 <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
909	1,319	1,160	1,523	811	1,260	930	1,340	1,065	1,405
964	1,429	1,246	1,594	958	1,338	965	1,395	1,255	1,405
		-	-						
753	1,208	911	1,321	632	1,082	695	1,125	727	1,011
798	1,208	983	1,445	701	1,150	720	1,185	861	1,104
798	1,263	-	-	774	1,207	760	1,225	952	1,215
476	654	841	1,082	439	711	420	600	499	705
632	909	882	1,281	549	871	565	820	717	975
698	1,030	971	1,326	607	988	660	920	868	1,121
1,295	1,761	1,394	1,753	1,751	2,211	1,235	1,750	1,257	1,591
1,182	1,579	1,272	1,539	1,265	1,887	1,025	1,465	1,114	1,478
932	1,352	1,122	1,386	957	1,443	825	1,265	952	1,236
176	286	201	363	97	286	135	300	70	169
242	483	328	449	171	370	200	405	258	344
176	472	298	449	160	339	185	390	159	296
66	121	135	282	31	63	135	305	52	73
232	410	210	499	183	325	160	335	130	224
232	399	225	518	183	325	170	355	130	226
531	708	661	926	470	654	385	630	535	925
531	642	661	926	470	868	385	595	535	939

# AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2019.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
<b>AGED CARE</b>				
SINGLE STOREY FACILITY	430	699	518	828
<b>PRIVATE HOSPITALS</b>				
<b>Low Rise Hospital</b>				
45-60 M <sup>2</sup> GFA/BED	1,234	1,500	943	1,686
55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE	1,447	1,924	1,427	2,153
<b>CINEMAS</b>				
GROUP COMPLEX, 2,000-4,000 SEATS. (WARM SHELL)	794	1,071	649	1,006
<b>REGIONAL SHOPPING CENTRES</b>				
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
<b>SMALL SHOPS AND SHOWROOMS</b>				
SMALL SHOPS AND SHOWROOMS	411	642	356	672
<b>RESIDENTIAL</b>				
SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)	252	554	265	582
<b>RESIDENTIAL UNITS</b>				
WALK-UP 85 TO 120 M <sup>2</sup> /UNIT	212	480	253	502
TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT	215	488	253	493
<b>MULTI-STOREY UNITS</b>				
<b>Up to 10 storeys with lift</b>				
UNITS 60-70 M <sup>2</sup>	476	749	464	886
UNITS 90-120 M <sup>2</sup>	455	703	442	851
<b>Over 10 and up to 20 storeys</b>				
UNITS 60-70 M <sup>2</sup>	482	811	562	883
UNITS 90-120 M <sup>2</sup>	468	796	533	840
<b>Over 20 and up to 40 storeys</b>				
UNITS 60-70 M <sup>2</sup>	527	913	639	1,010
UNITS 90-120 M <sup>2</sup>	511	884	616	969
<b>Over 40 and up to 80 storeys</b>				
UNITS 60-70 M <sup>2</sup>	-	-	859	1,141
UNITS 90-120 M <sup>2</sup>	-	-	797	1,082

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
431	804	883	1,322	470	1,103	670	1,100	428	793
1,125	1,485	1,433	1,680	997	1,519	1,130	1,500	1,090	1,418
1,369	1,961	1,580	1,981	1,199	2,070	1,275	1,710	1,464	2,030
818	984	1,013	1,278	627	920	695	910	1,054	1,517
768	883	642	877	533	823	630	870	531	728
481	722	662	920	423	784	540	775	534	731
481	653	602	840	371	680	555	695	502	656
596	883	577	918	491	915	-	-	570	901
424	665	519	762	340	685	360	600	550	813
253	690	417	760	220	655	270	570	372	595
244	543	336	649	209	638	235	785	205	759
243	681	400	574	209	575	240	470	233	707
127	681	400	574	209	554	240	470	201	668
566	920	654	851	518	880	495	860	657	934
566	861	620	809	512	849	485	830	621	909
614	920	648	846	554	905	555	860	749	1,006
614	1,015	636	829	554	874	550	825	715	925
733	1,040	712	875	648	992	655	955	806	1,153
686	1,040	696	855	627	900	630	935	793	1,085
-	-	-	-	821	1,220	870	1,110	1,054	1,370
-	-	-	-	763	1,168	850	1,095	1,027	1,359

# 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	144.2	128.5	160.0	120.0
JUN-2018	150.3	121.6	144.6	129.1	161.3	120.4
SEP-2018	151.6	122.0	144.9	129.6	162.7	121.2
DEC-2018	153.3	122.6	145.3	130.3	164.1	122.1
MAR-2019	154.7	122.7	146.0	130.4	165.6	122.2
JUN-2019	156.2	123.4	146.7	131.2	167.0	122.5
SEP-2019	157.7	124.2	147.5	132.0	168.4	123.4
DEC-2019	159.2		148.2		169.9	

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	135.0	160.4	141.6	151.5	148.1	183.0	147.6
164.7	133.9	161.9	141.8	152.0	147.9	184.8	147.5
165.1	135.0	163.4	142.5	152.6	149.0	186.7	148.5
165.4	135.4	164.9	143.2	153.2	149.8	188.6	149.3
165.7		166.4		153.7		190.5	

# 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 <sup>2</sup>	45-65 M <sup>2</sup>	40-55 M <sup>2</sup>
FOUR STAR	60-85 M <sup>2</sup>	35-45 M <sup>2</sup>	25-40 M <sup>2</sup>
THREE STAR	40-65 M <sup>2</sup>	30-40 M <sup>2</sup>	10-25 M <sup>2</sup>

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 M<sup>2</sup> GFA/bed (150 beds).



## **HOSPITAL**

Low rise hospital (45–60 M<sup>2</sup> GFA/Bed) - Minimal operating theatre capacity, specialist and service areas.

Low rise hospital (55–80 M<sup>2</sup> 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

## 48<sup>TH</sup> EDITION

### ACKNOWLEDGEMENTS

Rider Levett Bucknall wish to express their appreciation for advice received from the following organisations in the preparation of this compendium:

**Property Council of Australia**

Measurement of Net Lettable Area.

**Savills Research**

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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# SYDNEY CONSTRUCTION COSTS

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Hotel Furniture, Fittings & Equipment	40
Office Fitout	41
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# SYDNEY CONSTRUCTION BUILDING SERVICES COSTS

All costs current as at Fourth Quarter 2019.

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC	
	\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
<b>OFFICE BUILDINGS</b>				
<b>Prestige, CBD</b>				
10 TO 25 STOREYS (75-80% EFFICIENCY)	41	57	102	138
25 TO 40 STOREYS (70-75% EFFICIENCY)	46	57	121	141
40 TO 55 STOREYS (68-73% EFFICIENCY)	50	57	135	151
<b>Investment, CBD</b>				
UP TO 10 STOREYS (81-85% EFFICIENCY)	-	-	83	101
10 TO 25 STOREYS (76-81% EFFICIENCY)	20	45	83	113
25 TO 40 STOREYS (71-76% EFFICIENCY)	20	45	95	127
<b>Investment, other than CBD</b>				
1 TO 3 STOREYS (81-85% EFFICIENCY)	-	13	78	102
UP TO 10 STOREYS (82-86% EFFICIENCY)	14	20	92	102
10 TO 25 STOREYS (77-82% EFFICIENCY)	20	50	94	112
<b>HOTELS</b>				
<b>Multi-Storey</b>				
FIVE STAR	39	63	244	301
FOUR STAR	31	57	234	292
THREE STAR	20	38	208	256
<b>CAR PARK</b>				
OPEN DECK MULTI-STOREY	-	-	21	26
BASEMENT: CBD	-	-	26	45
BASEMENT: OTHER THAN CBD	-	-	21	38
UNDERCROFT: OTHER THAN CBD	-	-	21	27
<b>INDUSTRIAL BUILDINGS</b>				
<b>6.00 M to underside of truss and 4,500 M<sup>2</sup> Gross Floor Area with:</b>				
ZINCALUME METAL CLADDING	-	-	57	64
PRECAST CONCRETE CLADDING	-	-	57	64
<b>Attached Air Conditioned Offices</b>				
200 M <sup>2</sup>	-	-	78	102
400 M <sup>2</sup>	-	-	78	102

## 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 <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
76	105	389	457	201	270	40	95	216	284	1,065	1,405
84	105	399	470	276	225	57	95	270	312	1,255	1,405
89	105	450	480	301	342	78	95	296	321	1,401	1,551
16	95	305	383	152	185	16	34	156	214	727	1,011
66	99	327	395	177	196	27	47	161	209	861	1,104
76	99	338	395	212	259	22	53	190	237	952	1,215
16	40	267	305	-	55	14	34	125	156	499	705
66	89	280	348	114	172	14	34	138	209	717	975
76	89	316	385	179	223	22	40	162	222	868	1,121
76	106	426	473	189	261	38	78	244	309	1,257	1,591
76	106	342	447	189	225	38	67	204	284	1,114	1,478
15	83	328	400	150	179	28	34	204	245	952	1,236
15	27	-	21	-	31	-	14	34	51	70	169
70	86	57	75	39	54	14	22	53	62	258	344
15	68	44	69	27	37	-	22	53	62	159	296
8	10	-	-	-	-	-	8	23	27	52	73
15	27	-	15	-	-	-	7	58	110	130	224
15	27	-	15	-	-	-	7	58	112	130	226
15	34	268	349	-	189	22	53	152	198	535	925
15	34	268	354	-	187	22	53	152	209	535	939

#### 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.

# SYDNEY CONSTRUCTION BUILDING SERVICES COSTS

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC	
	\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
<b>AGED CARE</b>				
SINGLE STOREY FACILITY	-	13	171	265
<b>PRIVATE HOSPITALS</b>				
Low Rise Hospital				
45-60 M <sup>2</sup> GFA/BED	26	50	183	235
55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE	46	153	208	239
<b>CINEMAS</b>				
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	13	27	105	166
<b>REGIONAL SHOPPING CENTRES</b>				
DEPARTMENT STORE	-	21	79	93
SUPERMARKET/VARIETY STORE	-	-	81	93
DISCOUNT DEPARTMENT STORE	-	21	64	83
MALLS	-	34	75	96
SPECIALTY SHOPS	-	-	78	98
<b>SMALL SHOPS AND SHOWROOMS</b>				
SMALL SHOPS & SHOWROOMS	-	-	64	90
<b>RESIDENTIAL</b>				
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT)	-	14	95	187
<b>RESIDENTIAL UNITS</b>				
WALK-UP 85 TO 120 M <sup>2</sup> /UNIT	-	-	114	235
TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT	-	-	90	235
<b>MULTI-STOREY UNITS</b>				
Up to 10 storeys with lift				
UNITS 60-70 M <sup>2</sup>	-	14	191	236
UNITS 90-120 M <sup>2</sup>	-	14	181	216
Over 10 and up to 20 storeys				
UNITS 60-70 M <sup>2</sup>	-	14	190	248
UNITS 90-120 M <sup>2</sup>	-	14	179	224
Over 20 and up to 40 storeys				
UNITS 60-70 M <sup>2</sup>	9	44	240	284
UNITS 90-120 M <sup>2</sup>	9	45	240	271
Over 40 and up to 80 storeys				
UNITS 60-70 M <sup>2</sup>	9	45	255	288
UNITS 90-120 M <sup>2</sup>	9	45	242	276

## 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 <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
15	64	111	252	-	-	8	20	124	179	428	793
40	82	497	567	50	87	34	48	260	349	1,090	1,418
58	101	686	900	74	102	89	102	302	433	1,464	2,030
77	101	437	603	189	247	15	59	218	314	1,054	1,517
72	78	213	285	-	-	-	14	167	238	531	728
57	76	206	297	-	-	-	14	189	252	534	731
50	81	179	226	-	-	33	53	176	192	502	656
57	85	205	338	-	-	-	29	233	319	570	901
59	89	252	352	-	-	-	22	161	253	550	813
15	32	179	328	-	-	-	14	114	131	372	595
8	32	14	286	-	-	-	21	88	219	205	759
8	26	14	216	-	-	8	27	88	204	233	707
8	32	14	198	-	-	8	27	81	177	201	668
14	60	168	227	124	158	12	32	147	207	657	934
14	60	166	233	112	147	12	32	136	207	621	909
56	74	205	250	124	169	12	32	162	219	749	1,006
50	63	194	240	118	158	12	32	162	195	715	925
70	88	233	350	69	91	23	38	162	259	806	1,153
70	88	219	327	69	75	23	38	162	241	793	1,085
75	95	319	408	172	234	23	40	200	260	1,054	1,370
75	95	306	398	172	234	23	40	200	271	1,027	1,359

#### ELECTRICAL

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

# SYDNEY CONSTRUCTION UNIT COSTS

ITEM	CONSTRUCTION RANGE		PER
	LOW	HIGH	
<b>HOTELS</b>			
Multi-Storey (excluding basements)			
FIVE STAR	532,500	660,000	BEDROOM
FOUR STAR	402,500	570,000	BEDROOM
THREE STAR	252,500	330,000	BEDROOM
<b>CAR PARKS</b>			
Based on 30 M <sup>2</sup> per car			
OPEN DECK MULTI-STOREY	27,750	45,500	CAR
BASEMENT - CBD	43,500	69,000	CAR
BASEMENT - OTHER THAN CBD	42,750	65,000	CAR
UNDERCROFT - OTHER THAN CBD	21,250	37,500	CAR
<b>AGED CARE</b>			
FACILITY	190,000	250,000	BEDROOM
<b>PRIVATE HOSPITALS</b>			
Low Rise Hospital			
45-60 M <sup>2</sup> GFA/BED	185,000	245,000	BED
55-80 M <sup>2</sup> GFA/BED	307,500	420,000	BED
<b>CINEMAS</b>			
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	10,750	15,500	SEAT
<b>HOUSING</b>			
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT) - 325 M <sup>2</sup>	590,000	1,725,000	HOUSE
<b>RESIDENTIAL UNITS (EXCL CARPARK/SITE WORKS)</b>			
- WALK-UP UNITS 85-120 M <sup>2</sup> /UNIT	232,500	505,000	UNIT
- TOWNHOUSES 90-120 M <sup>2</sup> /UNIT	207,500	527,500	UNIT
<b>MULTI STOREY RESIDENTIAL UNITS</b>			
Up to 10 storeys with lift			
UNITS 60-70 M <sup>2</sup>	217,500	275,000	UNIT
UNITS 90-120 M <sup>2</sup>	252,500	440,000	UNIT
Over 10 and up to 20 storeys			
UNITS 60-70 M <sup>2</sup>	232,500	310,000	UNIT
UNITS 90-120 M <sup>2</sup>	277,500	500,000	UNIT
Over 20 and up to 40 storeys			
UNITS 60-70 M <sup>2</sup>	297,500	375,000	UNIT
UNITS 90-120 M <sup>2</sup>	347,500	550,000	UNIT
Over 40 and up to 80 storeys			
UNITS 60-70 M <sup>2</sup>	340,000	425,000	UNIT
UNITS 90-120 M <sup>2</sup>	420,000	702,500	UNIT



# SYDNEY CONSTRUCTION SITEWORKS COSTS

## LANDSCAPING

	LOW	HIGH	PER
LIGHT LANDSCAPING TO LARGE AREAS WITH MINIMAL PLANTING AND SITE FORMATION BUT EXCLUDING TOPSOIL AND GRASSING	67,000	94,000	HECTARE
DENSE LANDSCAPING AROUND BUILDINGS INCLUDING SHRUBS, PLANTS, TOPSOIL AND GRASSING	155	200	M <sup>2</sup>
GRASSING ONLY TO LARGE AREAS INCLUDING TOPSOIL, SOWING AND TREATING	50	65	M <sup>2</sup>

## CAR PARKS - ON GROUND

Based on 30 M<sup>2</sup> overall area per car with asphalt paving including sub base and sealing.

	LOW	HIGH	PER
LIGHT DUTY PAVING.	1,920	4,350	CARSPACE
HEAVY DUTY PAVING TO FACTORY TYPE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, DRAINAGE AND KERB TREATMENT	4,400	5,500	CARSPACE
LIGHT DUTY PAVING TO SHOPPING CENTRE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, AND INCLUDING DRAINAGE AND KERB TREATMENT	5,000	7,000	CARSPACE

## ROADS

Asphalt finish including kerb, channel and drainage.

	LOW	HIGH	PER
RESIDENTIAL ESTATE 6.80 METRES WIDE EXCLUDING FOOTPATH AND NATURE STRIP	1,400	2,250	M
INDUSTRIAL ESTATE 10.4 METRES WIDE INCLUDING MINIMAL TO EXTENSIVE FORMATION	2,100	3,300	M

## SYDNEY 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	125	180	M <sup>2</sup>
SINGLE/DOUBLE STOREY BRICK HOUSE WITH TILED ROOF	130	200	M <sup>2</sup>
SINGLE STOREY FACTORY/ WAREHOUSE WITH REINFORCED CONCRETE GROUND SLAB, TIMBER OR STEEL FRAMED WALLS			
• METAL CLAD	130	160	M <sup>2</sup>
• BRICK CLAD	155	175	M <sup>2</sup>
TWO STOREY OFFICE BUILDING WITH REINFORCED CONCRETE FRAME MASONRY CLADDING AND METAL ROOF	165	200	M <sup>2</sup>
MULTI STOREY OFFICE BUILDING UP TO 15 FLOORS WITH MASONRY CLADDING			
• REINFORCED CONCRETE	235	350	M <sup>2</sup>
• STRUCTURAL STEEL	285	370	M <sup>2</sup>
MULTI-STOREY OFFICE BUILDING UP TO 25 STOREYS, CONSTRUCTED OF STEEL FRAME WITH MASONRY CLADDING	285	410	M <sup>2</sup>

## 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	60,000	115,000	BEDROOM
FOUR STAR RATING	36,500	65,000	BEDROOM
THREE STAR RATING	28,500	54,000	BEDROOM

# SYDNEY 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	990	1,520	1,300	1,880	M <sup>2</sup>
MAJOR COMPANY HEADQUARTERS	1,300	1,960	1,400	2,500	M <sup>2</sup>
SOLICITORS, FINANCIERS	1,540	2,650	2,100	4,000	M <sup>2</sup>
EXECUTIVE AREAS AND FRONT OF HOUSE			6,500	13,000	M <sup>2</sup>
COMPUTER AREAS	2,900	3,800			M <sup>2</sup>

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	2,200	3,800	EACH
SECRETARIAL	3,100	8,500	EACH
TECHNICAL STAFF	3,950	11,000	EACH
EXECUTIVE	10,000	37,250	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 GreenStar 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	1,080	2,950	M <sup>2</sup>
CBD OFFICES CORE UPGRADE (EXCLUDING LIFTS MODERNISATION)	780	1,980	M <sup>2</sup>

# SYDNEY 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	1,320	1,760	M <sup>2</sup>

## SWIMMING POOL CENTRES

	LOW	HIGH	PER
INCLUDING FOYER, KIOSK, OFFICE, LOCKERS, ADMINISTRATION OFFICES, CHANGE ROOMS	2,300	3,350	M <sup>2</sup>

## 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)	600,000	1,300,000	EACH
• EXTRA FOR HEATING	26,000	50,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	171,000	285,000	EACH
• EXTRA FOR WET DECK	65,000	101,000	EACH
OLYMPIC (50.0 X 21.5 M)	1,400,000	2,500,000	EACH
• EXTRA FOR HEATING	49,000	85,000	EACH
• EXTRA FOR FILTRATION AND DOSING PLANT	327,000	560,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	106,000	193,000	EACH

## SMALL BOAT AND YACHT MARINA BERTHS

Floating pontoon walk-ways serviced with power and water.

	LOW	HIGH	PER
DOUBLE LOADED BERTHS	27,500	40,000	BERTH
SINGLE LOADED BERTHS	34,250	44,750	BERTH
SUPER YACHTS	277,500	375,000	BERTH

# SYDNEY 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	74,000	91,000	COURT
RED POROUS (EN-TOUT-CAS)	29,750	40,750	COURT
SYNTHETIC ACRYLIC (FLEXIPAVE)	51,000	61,000	COURT
ASPHALT (5 MM)	41,250	117,500	COURT
PLEXICUSHION	-	-	COURT
CONCRETE	48,000	58,000	COURT
FLOODLIGHTING	-	-	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	9,275,000	17,125,000	COURSE
SITE REQUIRING ROCK EXCAVATION	15,925,000	21,525,000	COURSE
SWAMPY SITE REQUIRING DREDGING FOR LAKES, ETC. AND EXTENSIVE FILL	18,700,000	44,025,000	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	75	100	M <sup>2</sup>

## 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	10,000	18,000	SEAT

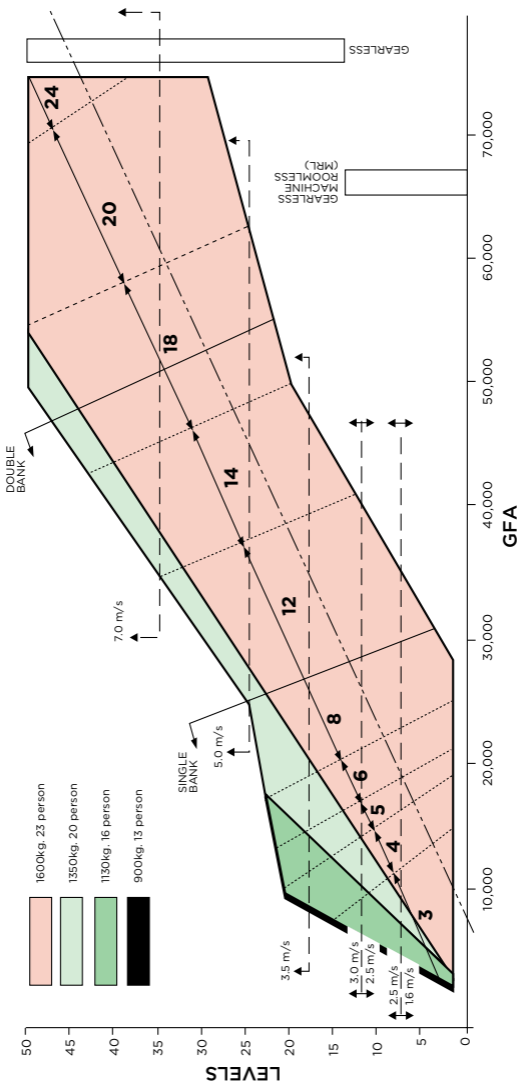
# SYDNEY CONSTRUCTION VERTICAL TRANSPORTATION

## LIFT SELECTION CHART

To calculate the number and type of lifts:

- Locate a point on the graph by using the GFA in M<sup>2</sup> 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.



# SYDNEY 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	108,000	126,000	13,600	8,500
	GEARLESS TO 17 PASSENGER	1	5	138,000	159,000	11,600	7,400
	GEARLESS UP TO 17 PASSENGER	1.6	8	177,000	205,000	11,600	7,400
	GEARLESS	2.5	10	475,000	540,000	14,500	9,100
	GEARLESS	3.5	10	525,000	560,000	14,500	9,100
	GEARLESS	4	10	555,000	585,000	14,500	9,100
	GEARLESS	5	10	575,000	621,000	14,500	9,100
	GEARLESS	6	10	616,000	646,000	14,500	9,100
	GEARLESS	7	10	666,000	712,000	14,500	9,100
	GEARLESS	8	10	745,000	812,000	15,000	9,700
HOSPITAL	GEARED UP TO 40 PASSENGER	2	5	439,000	520,000	16,700	10,900
	GEARLESS	2.5	10	545,000	580,000	15,700	10,900
LARGE GOODS	GEARLESS MRL TO 2,000KG	1.6	10	368,000	404,000	15,700	10,900
	ELECTRO-HYDRAULIC TO 5,000KG	0.5	2	297,000	353,000	16,200	10,900
	GEARLESS 2,500KG	2.5	10	575,000	626,000	15,600	9,000
ESCALATORS	RISE 2,600 TO 5,000MM	0.5	-	184,000	280,000	-	-
MOVING WALKS	2,500 TO 5,000MM	0.5	-	360,000	435,000	-	-
SERVICE LIFT	BENCH HEIGHT UNIT	0.2	3	34,500	39,500	5,000	1,500
	LARGER UNIT	0.2	3	51,000	59,000	5,600	1,700
DISABLED PLATFORM LIFT	TO 1,000MM	0.1	2	34,500	39,500	-	-
	1,000 TO 4,000MM	0.1	2	40,500	54,000	-	-

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



# SYDNEY DEVELOPMENT

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# SYDNEY DEVELOPMENT TRANSFER DUTY

Transfer Duty in NSW is liable for a sale or transfer of land (including improvements). Duty is calculated on the contract value of the transaction.

As of 1 July 2017, an additional 8 percent surcharge to the duty levied on land transfers by foreign persons was legislated.

From 20 June 2017, permanent residents, including New Zealand citizens holding a special category visa, will be exempt from the surcharge on purchaser duty and land tax on their principal place of residence, if they occupy the home for a continuous period of 200 days within 12 months of purchase.

An exemption for first home buyers will apply to contracts executed on or after 1 July 2017 for properties up to \$650,000. For properties valued between \$650,000 and \$800,000, duty concessions will apply.

From 1 July 2019, exemptions apply from the duty if the purchaser meets the above requirements when holding a retirement visa (subclass 405 or 410).

VALUE OF TRANSACTION	RATE OF DUTY
\$0 - \$14,000	\$1.25 FOR EVERY \$100 OR PART OF THE VALUE (THE MINIMUM IS \$10)
\$14,001 - \$30,000	\$175 PLUS \$1.50 FOR EVERY \$100, THAT THE VALUE > \$14,000
\$30,001 - \$81,000	\$415 PLUS \$1.75 FOR EVERY \$100, THAT THE VALUE > \$30,000
\$81,001 - \$304,000	\$1,307 PLUS \$3.50 FOR EVERY \$100, THAT THE VALUE > \$81,000
\$304,001 - \$1,013,000	\$9,112 PLUS \$4.50 FOR EVERY \$100, THAT THE VALUE > \$304,000
OVER \$1,013,000	\$41,017 PLUS \$5.50 FOR EVERY \$100, THAT THE VALUE > \$1,013,000
PREMIUM PROPERTY DUTY OVER \$3,040,000	\$152,502 PLUS \$7.00 FOR EVERY \$100, THAT THE VALUE > \$3,040,000

A **Foreign Person** means:

- an individual not ordinarily resident in Australia; or
- a corporation in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest; or
- a corporation in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest; or
- the trustee of a trust in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest; or the trustee of a trust in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest.

This definition does not include an Australian Citizen, irrespective of where they reside.

For full and further details refer to [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au).

# SYDNEY DEVELOPMENT LAND TAX

Land tax is a tax levied on the owners of land in NSW as at midnight on 31 December of each year, i.e. assessment for the 2019 year is based on the assessed value of property on 31 December 2018. Land tax applies to land regardless of whether or not income is earned from the land.

For land tax in NSW, an owner could be any of the following:

- sole owner
- joint owners
- a company (includes a company in an approved shared equity scheme)
- trustee of a trust
- beneficiary of a trust which is not a special trust
- society or organisation whose land is not exempt from land tax
- unit holders with interests in a unit trust which is entitled to the land tax threshold
- trustees of superannuation funds.

The land tax threshold does not apply to special trusts. Examples of special trusts include most family trusts, discretionary trusts, most unit trusts, and some trusts created by a will.

If the combined value of all land holdings does not exceed the threshold, no land tax is payable.

Generally an owner's principal place of residence is exempt for land tax.

Foreign persons who own residential land in NSW, must pay an additional surcharge of two per cent from the 2018 land tax year onwards.

TOTAL UNIMPROVED VALUE OF LAND	2020 TAX RATES
BELOW \$734,000	NIL
\$734,000 - \$4,448,000	\$100 PLUS 1.6% OF LAND VALUE
ABOVE \$4,448,000	\$59,524 FOR THE FIRST \$4,448,000 THEN 2% OVER LAND VALUE IN EXCESS OF \$4,448,000

For further details refer to [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au).

# SYDNEY DEVELOPMENT PLANNING - CAR PARKING

The following car parking information is derived from the Sydney Local Environment Plan 2012, Part 7 - Local provisions - general, Division 1, which details the maximum car parking spaces to be provided to service particular uses of land. Land categories A, B & C are identified in the Land Use and Transport Integration map and Land Categories D, E & F are identified in the Public Transport Accessibility level map, both forming part of the Plan.

TYPE OF PROPOSED USE	MAXIMUM PARKING SPACES PERMITTED																																											
DWELLING - HOUSES	LAND CATEGORY A - 1 SPACE FOR EACH DWELLING LAND CATEGORY B - 2 SPACES FOR EACH DWELLING HAVING MORE THAN 2 BEDROOMS AND 1 SPACE FOR EACH OTHER DWELLING LAND CATEGORY C - 2 SPACES FOR EACH DWELLING																																											
RESIDENTIAL BUILDINGS (INCLUDING HOUSING FOR AGED PERSONS):	<table border="1"> <thead> <tr> <th rowspan="2">NO. OF CAR SPACES (CUMULATIVE)</th> <th colspan="3">LAND CATEGORY</th> </tr> <tr> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>DWELLINGS</b></td> </tr> <tr> <td>STUDIO</td> <td>0.1</td> <td>0.2</td> <td>0.4</td> </tr> <tr> <td>1 BEDROOM</td> <td>0.3</td> <td>0.4</td> <td>0.5</td> </tr> <tr> <td>2 BEDROOMS</td> <td>0.7</td> <td>0.8</td> <td>1.0</td> </tr> <tr> <td>3+ BEDROOMS</td> <td>1.0</td> <td>1.1</td> <td>1.2</td> </tr> <tr> <td colspan="4"><b>VISITORS</b></td> </tr> <tr> <td>FIRST 30 DWELLINGS</td> <td>N/A</td> <td>0.167</td> <td>0.2</td> </tr> <tr> <td>FROM 30 - 70 DWELLINGS</td> <td>N/A</td> <td>0.1</td> <td>0.125</td> </tr> <tr> <td>FROM +70 DWELLINGS</td> <td>N/A</td> <td>0.05</td> <td>0.067</td> </tr> </tbody> </table>	NO. OF CAR SPACES (CUMULATIVE)	LAND CATEGORY			A	B	C	<b>DWELLINGS</b>				STUDIO	0.1	0.2	0.4	1 BEDROOM	0.3	0.4	0.5	2 BEDROOMS	0.7	0.8	1.0	3+ BEDROOMS	1.0	1.1	1.2	<b>VISITORS</b>				FIRST 30 DWELLINGS	N/A	0.167	0.2	FROM 30 - 70 DWELLINGS	N/A	0.1	0.125	FROM +70 DWELLINGS	N/A	0.05	0.067
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PLACES OF PUBLIC WORSHIP AND ENTERTAINMENT FACILITIES	(A) 1 SPACE FOR EVERY 10 SEATS, OR (B) 1 SPACE FOR EVERY 30 M <sup>2</sup> OF THE GROSS FLOOR AREA OF THE BUILDING USED FOR THOSE PURPOSES																																											
SERVICED APARTMENTS, HOTEL OR MOTEL	1 SPACE FOR EVERY 4 BEDROOMS UP TO 100 BEDROOMS, AND 1 SPACE FOR EVERY 5 BEDROOMS MORE THAN 100 BEDROOMS																																											
OTHER USES	REFER TO SPECIFIC PROVISIONS WITHIN ENVIRONMENTAL PLAN																																											

# SYDNEY DEVELOPMENT LAND VALUES

The values shown are indicative of current land values in New South Wales and may vary according to position, planning requirements etc.

LOCATION (COSTS PER M <sup>2</sup> )	\$/M <sup>2</sup>	
	LOW	HIGH
<b>OFFICES</b>		
CBD HIGH RISE PREMIUM	23,250	41,000
NORTH SYDNEY MID RISE A GRADE	12,500	17,775
PARAMATTA MID RISE A GRADE	7,500	9,600
<b>RETAIL</b>		
PITT STREET MALL	40,000	85,000
SECONDARY CBD	10,000	50,000
NEIGHBOURHOOD SHOPPING CENTRE	2,500	7,000
SUBURBAN STRIP SHOPPING		
<b>INDUSTRIAL (1HA TO 5HA)</b>		
WEST (3,000-5,000 M <sup>2</sup> )	600	650
NORTH SHORE (3,000-5,000 M <sup>2</sup> )	900	1,250
SOUTHERN (5,000-10,000 M <sup>2</sup> )	1,000	1,300

Prepared in association with Savills.

# SYDNEY DEVELOPMENT RENTAL RATES

The net rents indicated below show the change in levels since 1988. Allowance has been made for the effects of rental incentives, rent free periods etc.

	OFFICES			INDUSTRIAL
	CBD	NORTH SYDNEY	SUBURBAN OFFICES	WEST PRIME
1988	366	280	185	100
1989	394	300	230	103
1990	353	300	252	110
1991	282	290	261	105
1992	214	260	270	98
1993	175	220	263	98
1994	182	210	252	100
1995	235	220	247	105
1996	293	225	242	110
1997	326	240	243	120
1998	355	275	247	120
1999	366	300	252	118
2000	428	350	254	113
2001	439	390	260	112
2002	440	193	212	117
2003	428	195	174	113
2004	418	186	174	113
2005	366	164	202	115
2006	383	194	194	118
2007	399	257	192	118
2008	578	338	233	115
2009	457	321	219	105
2010	449	296	221	105
2011	468	372	221	108
2012	474	406	235	110
2013	462	419	289	110
2014	466	424	293	110
2015	462	428	295	110
2016	547	551	309	110
2017	710	550	330	110
2018	750	600	345	115
2019	760	610	350	

Prepared in association with Savills.

# SYDNEY DEVELOPMENT OFFICE SECTOR DATA

## SYDNEY CBD VACANCY RATES - Q2 2019

PCA GRADE	STOCK M <sup>2</sup>	VACANCY M <sup>2</sup>	VAC % DEC-18
PREMIUM	1,162,100	43,900	3.8
GRADE A	1,825,600	65,500	3.6
SECONDARY	2,021,500	94,500	4.7
<b>TOTAL</b>	<b>5,009,200</b>	<b>203,900</b>	<b>4.1</b>

## NORTH SYDNEY VACANCY RATES - Q2 2019

PCA GRADE	STOCK M <sup>2</sup>	VACANCY M <sup>2</sup>	VAC % DEC-18
PRIME	1,167,200	39,700	3.4
SECONDARY	1,087,100	92,100	8.5
<b>TOTAL</b>	<b>2,254,300</b>	<b>131,800</b>	<b>5.8</b>

## PARRAMATTA VACANCY RATES - Q2 2019

PCA GRADE	STOCK M <sup>2</sup>	VACANCY M <sup>2</sup>	VAC % DEC-18
PRIME	324,600	2,700	0.8
SECONDARY	394,900	19,200	4.9
<b>TOTAL</b>	<b>719,500</b>	<b>21,900</b>	<b>3.0</b>

Source: PCA/Savills Research.

# SYDNEY DEVELOPMENT OFFICE SECTOR DATA

## KEY MARKET INDICATORS - Q2 2019

SYDNEY CBD	PCA PREMIUM	
	LOW	HIGH
RENTAL - GROSS FACE	1,270	1,770
RENTAL - NET FACE	1,050	1,550
INCENTIVE LEVEL (%) GROSS	18%	21%
RENTAL - NET EFFECTIVE	800	1,205
OUTGOINGS - OPERATING	140	155
OUTGOINGS - STATUTORY	55	85
OUTGOINGS - TOTAL	195	240
TYPICAL LEASE TERM	8	10
YIELD - MARKET (% NET FACE RENTAL)	4.38	4.75
IRR (%)	6.38	6.63
CARS PERMANENT RESERVED (\$/PCM)	990	1,080
CARS PERMANENT (\$/PCM)	NA	NA
OFFICE CAPITAL VALUES	22,500	30,000

NORTH SHORE	NORTH SYDNEY GRADE A	
	LOW	HIGH
RENTAL - GROSS FACE	915	1,040
RENTAL - NET FACE	775	900
INCENTIVE LEVEL (%) NET	20	25
RENTAL - NET EFFECTIVE	600	700
OUTGOINGS - OPERATING	90	110
OUTGOINGS - STATUTORY	35	40
OUTGOINGS - TOTAL	125	150
TYPICAL LEASE TERM	7	10
YIELD - MARKET (% NET FACE RENTAL)	5.00	5.50
IRR (%)	6.63	7.00
CARS PERMANENT RESERVED (\$/PCM)	550	700
CARS PERMANENT (\$/PCM)	NA	NA
OFFICE CAPITAL VALUES	13,000	17,500

All rates are \$/M<sup>2</sup> unless otherwise noted.

Source: Savills Research.



PCA GRADE A		PCA GRADE B	
LOW	HIGH	LOW	HIGH
1,165	1,385	980	1,210
980	1,200	820	1,050
15%	20%	15%	20%
775	960	650	840
110	130	85	110
50	75	50	70
160	205	135	180
5	10	5	7
4.50	5.00	4.50	5.25
6.50	6.75	6.25	6.75
900	1,070	720	790
NA	NA	NA	NA
18,500	22,000	13,500	20,000

NORTH SYDNEY GRADE B		MACQUARIE PARK GRADE A	
LOW	HIGH	LOW	HIGH
805	905	435	535
675	775	320	420
20	30	25	30
505	580	230	305
80	100	65	85
35	40	35	45
115	140	100	130
3	7	5	8
5.50	6.00	5.50	6.00
7.00	7.50	6.75	7.25
475	550	225	275
NA	NA	NA	NA
11,000	12,500	6,500	7,500

# SYDNEY DEVELOPMENT RETAIL SECTOR DATA

## KEY MARKET INDICATORS - Q2 2019

SYDNEY ENCLOSED CENTRES	REGIONAL	
	LOW	HIGH
DEPARTMENT STORE RENT (GROSS)	100	250
DDS RENT (\$/M <sup>2</sup> ) GROSS	150	275
SUPERMARKET RENT (GROSS)	250	550
SPECIALTY TENANT (NET) RENTAL	1,000	2,815
MINI-MAJOR RENT (GROSS)	390	1,660
YIELD - MARKET (%)	4.00	6.00
IRR (%)	6.00	7.00
OUTGOINGS - OPERATING	135	210
OUTGOINGS - STATUTORY	25	45
OUTGOINGS - TOTAL	160	255
CAPITAL VALUES	8,500	17,000

## RETAIL SALES ACTIVITY

PROPERTY SALES	TYPE
FIGTREE GROVE	SUB-REGIONAL
LIDCOMBE CENTRE	SUB-REGIONAL
ASHFIELD MALL	SUB-REGIONAL
STOCKLAND BATHURST	SUB-REGIONAL
NEETA CITY SC	SUB-REGIONAL
SALAMANDER BAY CITY	SUB-REGIONAL
STURT MALL	SUB-REGIONAL
HURSTVILLE CENTRAL	NEIGHBOURHOOD
CRANEBROOK VILLAGE	NEIGHBOURHOOD
LIVERPOOL PLAZA	NEIGHBOURHOOD
CROSSROADS HOMEMAKER CENTRE	LARGE FORMAT
THE HOMEMAKER GREENWAY AND GREENWAY	LARGE FORMAT
KING STREET WHARF	CITY CENTRE
BULGARI BUILDING	FREESTANDING

All rates are \$/M<sup>2</sup> unless otherwise noted.

Source: Savills Research.

SUB REGIONAL		NEIGHBOURHOOD		LARGE FORMAT	
LOW	HIGH	LOW	HIGH	LOW	HIGH
150	275				
250	550	250	550		
600	1,500	500	1,350	175	565
300	950	200	650		
5.25	7.50	5.25	7.25	6.50	8.00
6.50	8.00	6.50	7.75	7.50	8.75
115	150	100	150	10	25
25	35	20	45	15	35
140	185	120	195	25	60
3,500	7,500	3,000	8,000	1,500	5,800

PRICE (\$M)	DATE	GLA (M <sup>2</sup> )	\$/M <sup>2</sup>
206.00	DEC-18	21,984	9,370
145.00	OCT-18	32,911	4,406
102.52	AUG-18	24,200	4,236
90.02	NOV-18	19,568	4,600
85.30	MAR-19	24,752	3,446
83.10	AUG-18	24,000	3,463
73.00	AUG-18	15,327	4,763
119.50	OCT-18	6,293	18,989
48.10	OCT-18	6,633	7,252
46.00	MAR-19	7,921	5,807
140.00	DEC-18	48,400	2,893
112.40	SEP-18	29,069	3,867
125.50	DEC-18	7,700	16,299
58.00	DEC-18	950	61,053

# SYDNEY DEVELOPMENT INDUSTRIAL SECTOR DATA

## KEY MARKET INDICATORS – Q2 2019

### SOUTH SYDNEY (ALEXANDRIA, BOTANY, BANKSMEADOW, ROSEBERY)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	165	230	145	160
INCENTIVES	5	8	8	8
YIELD – MARKET (%)	4.50	5.75	4.75	6.00
IRR (%)	6.50	7.00	7.00	7.25
OUTGOINGS – TOTAL	45	60	45	55
CAPITAL VALUES	4,000	5,500	3,000	3,500
LAND VALUES 3,000–5,000 M <sup>2</sup>	1,750 (LOW)		2,000 (HIGH)	
LAND VALUES 10,000–50,000 M <sup>2</sup>	1,250 (LOW)		1,500 (HIGH)	

### NORTH SHORE (ARTARMON, LANE COVE, ST LEONARDS)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	135	190	120	130
INCENTIVES (%)	10	15	15	20
YIELD – MARKET (%)	5.50	6.50	6.75	7.50
IRR (%)	7.25	7.75	7.50	8.00
OUTGOINGS – TOTAL	40	50	40	50
CAPITAL VALUES	2,250	3,000	1,750	2,250
LAND VALUES 3,000–5,000 M <sup>2</sup>	900 (LOW)		1,250 (HIGH)	
LAND VALUES 10,000–50,000 M <sup>2</sup>	750 (LOW)		900 (HIGH)	

### WESTERN SYDNEY (ARDELL PARK, EASTERN CREEK, ERSKINE PARK, GREYSTANES, HUNTINGWOOD, SMITHFIELD, WETHERILL PARK, YENNORA)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	115	135	95	110
INCENTIVES (%)	8	15	8	15
YIELD – MARKET (%)	5.00	6.00	6.00	6.75
IRR (%)	6.50	7.00	7.00	7.25
OUTGOINGS – TOTAL	25	30	25	30
CAPITAL VALUES	2,000	2,500	1,500	2,000
LAND VALUES 3,000–5,000 M <sup>2</sup>	650 (LOW)		800 (HIGH)	
LAND VALUES 10,000–50,000 M <sup>2</sup>	550 (LOW)		750 (HIGH)	
LAND VALUES 10 HA AND ABOVE	550 (LOW)		650 (HIGH)	

All rates are \$/M<sup>2</sup> unless otherwise noted.

Source: Savills Research.

# SYDNEY DEVELOPMENT CONSTRUCTION WORK DONE

## ANNUAL VALUE OF CONSTRUCTION WORK DONE IN NEW SOUTH WALES

YEAR ENDING	RESIDENTIAL	NON-RESIDENTIAL	ENGINEERING	TOTAL CONSTRUCTION
JUN-1990	4,973	5,788	3,592	<b>14,353</b>
JUN-1991	4,715	5,854	4,126	<b>14,695</b>
JUN-1992	4,631	4,167	4,015	<b>12,814</b>
JUN-1993	5,245	3,450	4,016	<b>12,711</b>
JUN-1994	5,614	3,203	4,180	<b>12,997</b>
JUN-1995	6,348	3,343	4,687	<b>14,378</b>
JUN-1996	5,917	3,941	5,212	<b>15,070</b>
JUN-1997	5,802	4,366	5,010	<b>15,178</b>
JUN-1998	6,913	5,199	5,236	<b>17,348</b>
JUN-1999	8,032	5,963	5,597	<b>19,593</b>
JUN-2000	9,222	6,267	6,231	<b>21,720</b>
JUN-2001	7,021	4,189	6,156	<b>17,366</b>
JUN-2002	8,528	4,342	5,598	<b>18,468</b>
JUN-2003	10,667	5,132	6,484	<b>22,283</b>
JUN-2004	11,773	5,981	7,888	<b>25,642</b>
JUN-2005	11,657	6,448	9,340	<b>27,446</b>
JUN-2006	10,351	7,432	10,524	<b>28,307</b>
JUN-2007	9,798	7,913	10,825	<b>28,536</b>
JUN-2008	9,770	8,913	12,342	<b>31,024</b>
JUN-2009	9,795	8,676	16,316	<b>34,786</b>
JUN-2010	10,319	10,231	16,182	<b>36,732</b>
JUN-2011	11,480	9,840	18,470	<b>39,789</b>
JUN-2012	10,874	7,734	21,477	<b>40,085</b>
JUN-2013	13,074	8,348	23,222	<b>44,644</b>
JUN-2014	14,757	9,776	19,095	<b>43,628</b>
JUN-2015	17,718	10,821	16,384	<b>44,923</b>
JUN-2016	21,909	11,816	16,936	<b>50,662</b>
JUN-2017	25,574	11,623	19,053	<b>56,250</b>
JUN-2018	28,219	13,395	24,567	<b>66,182</b>
JUN-2019	28,605	16,091	25,287	<b>69,983</b>

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

# SYDNEY DEVELOPMENT CONSTRUCTION WORK DONE

## ANNUAL VALUE OF NON-RESIDENTIAL BUILDING WORK DONE IN NEW SOUTH WALES

YEAR ENDING	COMMERCIAL	INDUSTRIAL	RETAIL	EDUCATION	HEALTH
JUN-2002	1,160	674	756	550	380
JUN-2003	1,229	761	1,052	626	376
JUN-2004	1,403	981	1,335	576	273
JUN-2005	1,542	1,126	1,372	637	255
JUN-2006	1,980	1,287	1,517	811	231
JUN-2007	2,247	1,245	1,341	794	525
JUN-2008	2,485	1,316	1,607	805	505
JUN-2009	2,343	1,331	1,836	868	624
JUN-2010	1,789	761	1,760	3,547	787
JUN-2011	1,804	912	1,872	2,843	717
JUN-2012	1,615	1,173	1,549	1,204	539
JUN-2013	1,901	1,154	1,485	1,250	734
JUN-2014	2,165	1,170	1,910	1,491	1,072
JUN-2015	2,683	1,224	1,891	1,242	1,111
JUN-2016	3,061	1,099	2,280	1,069	913
JUN-2017	2,389	1,767	1,637	1,092	1,140
JUN-2018	3,159	1,621	1,643	1,819	1,007
JUN-2019	3,865	2,144	1,824	2,325	1,257

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

AGED CARE	HOTELS	ENTERTAINMENT & RECREATION	OTHER	TOTAL
149	134	356	183	<b>4,342</b>
151	263	390	284	<b>5,132</b>
324	411	413	265	<b>5,981</b>
343	472	440	262	<b>6,448</b>
318	547	401	340	<b>7,432</b>
374	369	448	570	<b>7,913</b>
500	310	681	703	<b>8,913</b>
429	272	594	379	<b>8,676</b>
383	210	577	417	<b>10,231</b>
286	245	646	513	<b>9,840</b>
248	366	522	518	<b>7,734</b>
305	306	650	564	<b>8,352</b>
335	379	684	571	<b>9,789</b>
535	772	746	618	<b>10,821</b>
735	768	1,261	630	<b>11,816</b>
857	977	820	913	<b>11,593</b>
706	1,086	914	1,101	<b>13,057</b>
605	975	1,343	1,752	<b>16,091</b>

# SYDNEY DEVELOPMENT CONSTRUCTION WORK DONE

## ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN NEW SOUTH WALES

YEAR ENDING	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS	TOTAL RESIDENTIAL
JUN-1990	2,818	1,181	974	<b>4,973</b>
JUN-1991	2,544	1,134	1,037	<b>4,715</b>
JUN-1992	2,661	1,028	942	<b>4,631</b>
JUN-1993	2,850	1,404	991	<b>5,245</b>
JUN-1994	3,092	1,466	1,055	<b>5,614</b>
JUN-1995	3,151	1,989	1,207	<b>6,348</b>
JUN-1996	2,839	1,920	1,158	<b>5,917</b>
JUN-1997	2,800	1,914	1,087	<b>5,802</b>
JUN-1998	3,243	2,334	1,337	<b>6,913</b>
JUN-1999	3,589	2,996	1,448	<b>8,032</b>
JUN-2000	4,400	3,215	1,607	<b>9,222</b>
JUN-2001	3,315	2,469	1,233	<b>7,021</b>
JUN-2002	4,000	3,012	1,516	<b>8,528</b>
JUN-2003	4,679	4,128	1,861	<b>10,667</b>
JUN-2004	4,901	4,704	2,167	<b>11,773</b>
JUN-2005	4,797	4,621	2,239	<b>11,657</b>
JUN-2006	4,389	3,802	2,160	<b>10,351</b>
JUN-2007	4,309	3,417	2,072	<b>9,798</b>
JUN-2008	4,283	3,330	2,156	<b>9,770</b>
JUN-2009	4,391	3,271	2,133	<b>9,795</b>
JUN-2010	4,915	3,225	2,179	<b>10,319</b>
JUN-2011	5,167	3,920	2,393	<b>11,480</b>
JUN-2012	4,981	3,672	2,221	<b>10,874</b>
JUN-2013	5,773	5,116	2,185	<b>13,074</b>
JUN-2014	6,277	6,190	2,289	<b>14,757</b>
JUN-2015	7,576	7,464	2,678	<b>17,718</b>
JUN-2016	8,469	10,624	2,816	<b>21,909</b>
JUN-2017	9,653	12,720	3,200	<b>25,574</b>
JUN-2018	10,322	14,748	3,149	<b>28,219</b>
JUN-2019	11,096	14,414	3,095	<b>28,605</b>

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



# SYDNEY DEVELOPMENT DWELLING COMMENCEMENTS

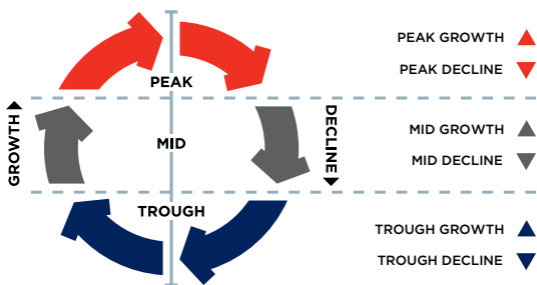
## ANNUAL NUMBER OF DWELLING COMMENCEMENTS IN NEW SOUTH WALES

YEAR ENDING	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	TOTAL RESIDENTIAL
JUN-1990	26,233	13,482	40,586
JUN-1991	23,185	12,307	36,207
JUN-1992	26,387	14,351	41,570
JUN-1993	27,398	17,064	45,614
JUN-1994	29,162	18,019	49,322
JUN-1995	28,222	23,271	53,593
JUN-1996	23,058	17,226	41,286
JUN-1997	23,385	18,681	43,733
JUN-1998	26,764	19,852	48,437
JUN-1999	27,548	20,821	49,728
JUN-2000	30,754	19,430	50,907
JUN-2001	17,621	14,742	33,218
JUN-2002	25,512	20,631	47,337
JUN-2003	24,696	22,986	49,112
JUN-2004	22,933	21,662	45,689
JUN-2005	19,982	18,834	39,611
JUN-2006	16,160	16,306	32,921
JUN-2007	16,055	13,755	30,318
JUN-2008	15,927	15,264	31,789
JUN-2009	13,491	10,229	24,070
JUN-2010	17,646	15,189	33,222
JUN-2011	16,040	15,851	32,309
JUN-2012	15,594	14,878	30,827
JUN-2013	18,951	22,816	42,377
JUN-2014	22,155	24,458	47,595
JUN-2015	25,309	31,450	57,746
JUN-2016	27,466	40,819	69,693
JUN-2017	29,458	43,900	74,417
JUN-2018	30,390	39,573	70,843
JUN-2019	29,070	33,135	62,873

Source: ABS 8752.0 (Number).

# SYDNEY DEVELOPMENT 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.

SYDNEY	Q2 2017	Q4 2017	Q2 2018	Q4 2018	Q2 2019	Q4 2019
HOUSES	▲	▲	▼	▲	▼	▼
APARTMENTS	▲	▲	▼	▼	▼	▼
OFFICES	▲	▲	▲	▲	▲	▼
INDUSTRIAL	▼	▼	▲	▲	▲	▼
RETAIL	▼	▼	▲	▲	▲	▼
HOTEL	▲	▲	▲	▲	▲	▲
CIVIL	▼	▲	▲	▲	▲	▲

# BENCHMARKS

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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 2019. 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	120
COFFS HARBOUR	100	GLADSTONE	125	BROOME	145
NEWCASTLE	99	GOLD COAST	95	BUNBURY	105
ORANGE	106	MACKAY	114	CARNARVON	140
TAMWORTH	102	SUNSHINE COAST	95	ESPERANCE	125
WAGGA WAGGA	106	TOWNSVILLE	106	GERALDTON	108
WOLLONGONG	100			KALGOORLIE	140
				KUNUNURRA	160
				PORT HEDLAND	170
				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 2019

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. (100/83) and Perth is 17.4% cheaper than Sydney i.e. (100/121)

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 x (100/83))<sup>-1</sup> and conversely a \$1,000,000 building in Perth would cost \$1,210,000 in Sydney, i.e. 1,000,000 x (100/121)<sup>-1</sup>

ADELAIDE 100	BRISBANE 100	CANBERRA 100	DARWIN 100	GOLD COAST 100
BNE 93	ADE 107	ADE 94	ADE 96	ADE 115
CAN 107	CAN 115	BNE 87	BNE 89	BNE 107
DAR 104	DAR 112	DAR 98	CAN 103	CAN 123
GC 87	GC 93	GC 81	GC 83	DAR 120
MEL 105	MEL 112	MEL 98	MEL 100	MEL 121
PER 97	PER 104	PER 90	PER 93	PER 112
SYD 120	SYD 129	SYD 112	SYD 115	SYD 138
TVE 99	TVE 106	TVE 92	TVE 95	TVE 114

MELBOURNE 100	PERTH 100	SYDNEY 100	TOWNSVILLE 100
ADE 96	ADE 104	ADE 84	ADE 101
BNE 89	BNE 96	BNE 78	BNE 94
CAN 102	CAN 111	CAN 89	CAN 108
GC 83	GC 90	GC 72	GC 88
DAR 100	DAR 108	DAR 87	DAR 106
PER 92	MEL 108	MEL 87	MEL 106
SYD 114	SYD 124	PER 81	PER 98
TVE 94	TVE 102	TVE 82	SYD 121

# 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 %
<b>PRESTIGE</b>			
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
<b>INVESTMENT</b>			
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
<b>INVESTMENT, OTHER THAN</b>			
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 <sup>3</sup>		AVE KG/M <sup>3</sup>	
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	
<b>RETAINING WALLS</b>				
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.

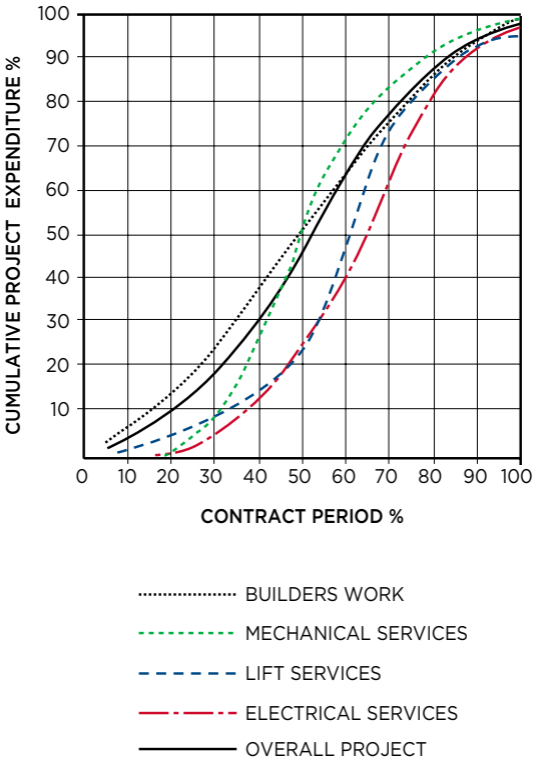
PRELIMINARIES	40	10	50
DEMOLISHER	85		15
EXCAVATOR	32	15	53
PILER	20	50	30
IN SITU CONCRETOR	25		75
FORMWORKER	70		30
REINFORCEMENT FIXER	20		80
PRECAST CONCRETOR	20		80
BRICKLAYER & BLOCKLAYER	50		50
MASON	10		90
ASPHALTOR	40		60
STRUCTURAL STEELWORK	60		40
METALWORKER	20		80
SUSPENDED CEILING FIXER	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 (M<sup>2</sup>).

### **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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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 M<sup>2</sup> 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, SBEnrc, 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:

- needs to demonstrate effective and efficient delivery of FM that supports the objectives of the demand organization
- aims to consistently meet the needs of interested parties and applicable requirements
- 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.

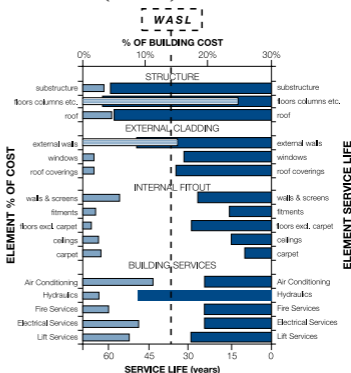
# ASSETS AND FACILITIES USEFUL LIFE ANALYSIS

## 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.

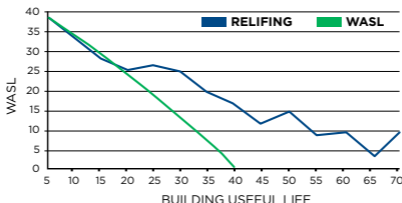
## WEIGHTED AVERAGE SERVICE LIFE

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 outgoing 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.

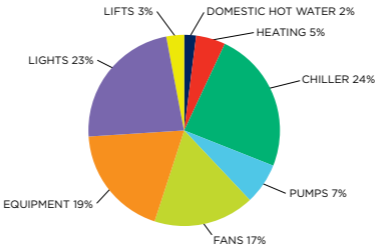
The level of recovery of outgoing is normally governed and regulated by leases and other agreements with tenants.

The cost of outgoing varies depending upon:

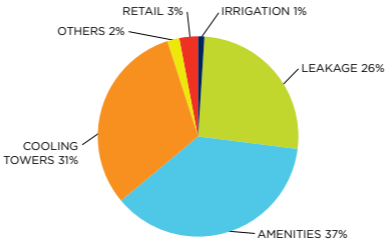
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

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

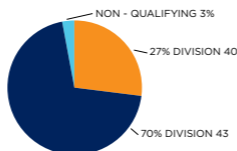
Capital allowances are the building allowance and structural improvement deductions that are available for buildings. Depreciating rates are either 2.5% or 4% dependent on the use of the building and construction commencement date.

The ATO issued the latest effective life review of assets under TR2019/5 which came into effect on the 1st July 2019.

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

TOTAL ALLOWANCES (\$)



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 %
<b>THE FOLLOWING LIST GIVES A SAMPLE OF ELIGIBLE DEPRECIATING ASSETS.</b>		
<b>OFFICE BUILDING</b>		
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
<b>HOTELS, MOTELS</b>		
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
<b>SHOPPING CENTRES</b>		
Generally, the list for office buildings will apply with the following additions:		
FLOATING TIMBER FLOORS	10	20
FURNITURE, FREESTANDING	10	20
<b>INDUSTRIAL</b>		
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
<b>RESIDENTIAL</b>		
Only for assets continuously owned prior to 10/05/17 or new assets (not used) purchased from 10/05/17.		
<b>FLOOR COVERINGS:</b>		
CARPET	10	20
FLOATING TIMBER	6.667	13.333
<b>Hot Water Systems (excluding piping):</b>		
ELECTRIC AND GAS	8.333	16.667
SOLAR	6.667	13.333
<b>Miscellaneous:</b>		
INTERCOM SYSTEM ASSETS	10	20
WINDOW BLINDS	10	20
ROOM AIR CONDITIONING	10	20
<b>Kitchen Assets:</b>		
COOKTOPS, OVENS, RANGEHOODS	8.333	16.667
DISHWASHERS, WASHING MACHINES, CLOTHES DRYERS	10	20

# OFFICES AROUND THE WORLD

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# OFFICES AROUND THE WORLD

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# CALENDARS 2019 - 2022

## 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					1	2					1	2			
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9	
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16	
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23	
27	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				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15	
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	
28	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				1	2	3	1	2	3	4	5	6	7	
7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28	
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					1	2	1	2	3	4	5	6	7		
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	
27	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	4						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	4	5					1	2	1	2	3	4	5	6		
6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13
13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20
20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
27	28	29	30				24	25	26	27	28	29	30	28	29	30				
							31													
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	4	5					1	2	1	2	3	4	5			
6	7	8	9	10	11	12	2	3	4	5	6	7	8	6	7	8	9	10	11	12
13	14	15	16	17	18	19	9	10	11	12	13	14	15	13	14	15	16	17	18	19
20	21	22	23	24	25	26	16	17	18	19	20	21	22	20	21	22	23	24	25	26
27	28	29	30	31			23	24	25	26	27	28	29	27	28	29	30			
							30	31												
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	3	4	1	2	3	4	5	6	7	1	2	3	4	5		
5	6	7	8	9	10	11	8	9	10	11	12	13	14	6	7	8	9	10	11	12
12	13	14	15	16	17	18	15	16	17	18	19	20	21	13	14	15	16	17	18	19
19	20	21	22	23	24	25	22	23	24	25	26	27	28	20	21	22	23	24	25	26
26	27	28	29	30	31		29	30						27	28	29	30	31		

# 2021

**JANUARY 2021**

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

**FEBRUARY 2021**

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

**MARCH 2021**

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

**APRIL 2021**

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

**MAY 2021**

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

**JUNE 2021**

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

**JULY 2021**

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

**AUGUST 2021**

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

**SEPTEMBER 2021**

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

**OCTOBER 2021**

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

**NOVEMBER 2021**

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

**DECEMBER 2021**

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

# 2022

**JANUARY 2022**

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

**FEBRUARY 2022**

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

**MARCH 2022**

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

**APRIL 2022**

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

**MAY 2022**

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

**JUNE 2022**

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

**JULY 2022**

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

**AUGUST 2022**

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

**SEPTEMBER 2022**

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

**OCTOBER 2022**

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

**NOVEMBER 2022**

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

**DECEMBER 2022**

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

# CALENDARS 2020

## ROSTERED DAYS OFF

	ADELAIDE	BRISBANE & DARWIN
BASIS	CFMEU EBA	CFMEU EBA
HOURS BASIS	36	36
<b>JAN</b>	TUESDAY 28	FRIDAY 3
		THURSDAY 23
		TUESDAY 28
<b>FEB</b>	MONDAY 10	MONDAY 17
	MONDAY 24	
<b>MAR</b>	TUESDAY 10	MONDAY 16
<b>APR</b>	THURSDAY 9	TUESDAY 14
	TUESDAY 14	WEDNESDAY 15
	FRIDAY 24	THURSDAY 16
	MONDAY 27	FRIDAY 17
<b>MAY</b>	MONDAY 11	MONDAY 18
	MONDAY 25	
<b>JUNE</b>	TUESDAY 9	MONDAY 8
<b>JUL</b>	MONDAY 13	MONDAY 6
	MONDAY 27	
<b>AUG</b>	MONDAY 10	MONDAY 10
	MONDAY 24	TUESDAY 11
<b>SEP</b>	MONDAY 14	MONDAY 7
	MONDAY 28	
<b>OCT</b>	TUESDAY 6	TUESDAY 6
<b>NOV</b>	MONDAY 9	MONDAY 2
	MONDAY 23	TUESDAY 31
		MONDAY 30
<b>DEC</b>	MONDAY 7	MONDAY 21
	WEDNESDAY 23	TUESDAY 22
	THURSDAY 24	WEDNESDAY 23
	TUESDAY 29	THURSDAY 24
	WEDNESDAY 30	TUESDAY 29
	<b>THURSDAY 31</b>	WEDNESDAY 30
		THURSDAY 31
<b>TOTAL</b>	<b>26</b>	<b>26</b>



CANBERRA	MELBOURNE	PERTH	SYDNEY
CFMEU EBA	CFMEU EBA	CFMEU EBA	CFMEU EBA
38	36	38	36
THURSDAY 2	FRIDAY 10	THURSDAY 2	THURSDAY 9
FRIDAY 24	TUESDAY 28	FRIDAY 3	FRIDAY 10
TUESDAY 28		TUESDAY 28	TUESDAY 28
MONDAY 3	MONDAY 10	MONDAY 10	MONDAY 10
MONDAY 24	MONDAY 24		MONDAY 24
TUESDAY 10	TUESDAY 10	TUESDAY 3	MONDAY 9
MONDAY 30	MONDAY 23		MONDAY 23
THURSDAY 9	TUESDAY 14	TUESDAY 28	THURSDAY 9
TUESDAY 14	WEDNESDAY 15		TUESDAY 14
MONDAY 27	TUESDAY 28		MONDAY 27
MONDAY 4	MONDAY 11	MONDAY 11	MONDAY 11
MONDAY 25	MONDAY 25		MONDAY 25
TUESDAY 9	TUESDAY 9	TUESDAY 24	TUESDAY 9
MONDAY 22	MONDAY 22		MONDAY 22
MONDAY 6	MONDAY 6	MONDAY 6	MONDAY 6
MONDAY 27	MONDAY 20		MONDAY 20
MONDAY 3	MONDAY 30	MONDAY 3	MONDAY 3
MONDAY 24	MONDAY 17	MONDAY 31	MONDAY 17
	MONDAY 31		
MONDAY 7	MONDAY 14	TUESDAY 29	MONDAY 14
MONDAY 28	MONDAY 28		MONDAY 28
TUESDAY 6	MONDAY 12	MONDAY 26	TUESDAY 6
MONDAY 26			MONDAY 19
MONDAY 2	MONDAY 2	MONDAY 2	MONDAY 2
MONDAY 23	WEDNESDAY 4	TUESDAY 3	MONDAY 16
	MONDAY 16		
MONDAY 7	THURSDAY 23	THURSDAY 24	TUESDAY 8
THURSDAY 24	FRIDAY 24	TUESDAY 29	THURSDAY 24
		WEDNESDAY 30	
		THURSDAY 31	
<b>26</b>	<b>26</b>	<b>19 FIXED &amp; 7 VARIABLE</b>	<b>26</b>

# CALENDARS

## PUBLIC HOLIDAYS IN AUSTRALIA

ALL STATES	2020	2021	2022
NEW YEARS DAY	1 JAN	1 JAN	1 JAN
AUSTRALIA DAY	27 JAN	26 JAN	26 JAN
GOOD FRIDAY	10 APR	2 APR	15 APR
EASTER MONDAY	13 APR	5 APR	18 APR
ANZAC DAY	25 APR	25 APR	25 APR
QUEENS BIRTHDAY (EXCL QLD & WA)	8 JUN	14 JUN	13 JUN
CHRISTMAS DAY	25 DEC	27 DEC	25 DEC
BOXING DAY	28 DEC	28 DEC	26 DEC
<b>AUSTRALIAN CAPITAL TERRITORY</b>			
CANBERRA DAY	9 MAR	8 MAR	14 MAR
EASTER SATURDAY	11 APR	3 APR	16 APR
EASTER SUNDAY	12 APR	4 APR	17 APR
RECONCILIATION DAY	1 JUN	31 MAY	30 MAY
LABOUR DAY	5 OCT	4 OCT	3 OCT
<b>NEW SOUTH WALES</b>			
EASTER SATURDAY	11 APR	3 APR	16 APR
EASTER SUNDAY	12 APR	4 APR	17 APR
BANK HOLIDAY	3 AUG	2 AUG	1 AUG
LABOUR DAY	5 OCT	4 OCT	3 OCT
<b>NORTHERN TERRITORY</b>			
EASTER SATURDAY	11 APR	3 APR	16 APR
MAY DAY	4 MAY	3 MAY	2 MAY
PICNIC DAY	3 AUG	2 AUG	1 AUG
<b>QUEENSLAND</b>			
EASTER SATURDAY	11 APR	3 APR	16 APR
LABOUR DAY	4 MAY	3 MAY	2 MAY
ROYAL QUEENSLAND SHOW	12 AUG	11 AUG	10 AUG
QUEENS BIRTHDAY	5 OCT	4 OCT	3 OCT
<b>SOUTH AUSTRALIA</b>			
EASTER SATURDAY	11 APR	3 APR	16 APR
ADELAIDE CUP DAY	9 MAR	8 MAR	14 MAR
LABOUR DAY	5 OCT	4 OCT	3 OCT
<b>TASMANIA</b>			
ROYAL HOBART REGATTA	10 FEB	8 FEB	14 FEB
LAUNCESTON CUP	26 FEB	24 FEB	23 FEB
EIGHT HOURS DAY	9 MAR	8 MAR	14 MAR
EASTER TUESDAY	14 APR	6 APR	19 APR
LAUNCESTON SHOW	8 OCT	7 OCT	6 OCT
HOBART SHOW	22 OCT	21 OCT	20 OCT
RECREATION DAY (NORTHERN)	2 NOV	1 NOV	7 NOV
<b>VICTORIA</b>			
LABOUR DAY	9 MAR	8 MAR	14 MAR
EASTER SATURDAY	11 APR	3 APR	16 APR
EASTER SUNDAY	12 APR	4 APR	17 APR
GRAND FINAL EVE DAY	25 SEP	TBA	TBA
MELBOURNE CUP DAY	3 NOV	2 NOV	1 NOV
<b>WESTERN AUSTRALIA</b>			
LABOUR DAY	2 MAR	1 MAR	7 MAR
FOUNDATION DAY	1 JUN	7 JUN	6 JUN
QUEENS BIRTHDAY	28 SEP	27 SEP	26 SEP

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