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52<sup>ND</sup> EDITION

# RIDERS DIGEST 2024

QUEENSLAND, AUSTRALIA



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# RIDERS DIGEST

## QUEENSLAND, AUSTRALIA

### 52<sup>ND</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 2023 (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

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# COST MANAGEMENT & QUANTITY SURVEYING

The secret to every project's commercial success, regardless of size, is to balance quality against costs. To help our clients achieve value for money, we offer a host of services from preliminary cost planning to value engineering, advice on comparative costs, materials selection to buildability to post-contract services.

## Feasibility Studies

An accurate feasibility study is an essential prerequisite to any procurement decision-making process. A reliable feasibility study assesses the project's viability and offers alternative solutions if the numbers just don't stack up.

Whether a simple developer's return on capital cost feasibility is required or a detailed discounted cash flow feasibility, we can provide expert analysis and materials.

Our dynamic cost benchmarking data, together with expert cost modelling, helps our clients to review alternative design options, explore 'what if' scenarios and identify the most cost-effective options within the parameters of the brief.

## Financial Institution Auditing

Our two-step approach to financial institution audits achieves the best outcomes for our clients. At the pre-commencement stage, RLB expands on the items identified in the financier's brief with a full analysis of all risk-related issues. The result is a comprehensive profile of the project. During the post-contract stage, RLB provides detailed cost-to-complete assessments. This ensures adequate funds, should the financier be required to initiate step-in rights.

We also prepare a pre-commencement report that outlines everything from project costs and adequacy of project documentation to authority approval monitoring, progress payment assessments and recommendations.

## Post-Contract Services

Cost certainty during the construction phase relies on robust methodology and skilled staff. RLB applies proven cost management, monitoring and cost reporting procedures, and leads a productive working relationship with the project team. To manage the costs within the budget and support the project business plan, we:

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

## Tendering and Documentation

With a global cost database and powerful software at our fingertips, we provide accurate and detailed tender documentation on some of the world's best projects. We can:

- Preparation of bills/schedule bills of quantities or schedule of rates
- Preparation of bid documentation for tendering contractors
- Provide strategic advice on methods of project procurement and tendering
- Advise on suitability of contractor tender lists
- Review tenders received and reconciliation to budget and recommend contractors
- Attendance at tender interviews

## Value Engineering & Value Management

Delivering value against the project business plan is always a key measure of success. By integrating value and cost management, RLB has developed a powerful and dynamic approach that delivers the best outcomes. We lead participatory workshops with our clients to challenge options and design assumptions, and to encourage creative and lateral thinking. With a laser focus on both value and cost during the design phase, we deliver savings to the bottom line.

# PROJECT & PROGRAMMING MANAGEMENT

The old cliché is true: time is money. That's why clients turn to RLB to manage both cost and time. With a deep knowledge of construction techniques, experience working for owners, developers and contractors, and a global database of up-to-the-minute benchmarks, we create bespoke solutions to ensure projects are completed on schedule and on budget.

## Pre Contract

We often have clients turn to us when their project is simply sketch or a plan on a page. Our experienced team can:

- Prepare constructability reports to support feasibility studies
- Produce development or master programs at the preliminary design stage
- Design construction programs to determine construction timeframes and staging
- Enhance migration and office restack programming
- Prepare staging plans and construction method statements, progress monitoring and reporting, and pre-tender and tender construction programs
- Improve programming governance with contract programming clauses
- Review contractors' tender programs

## Post Contract Audit

Reviewing, monitoring and auditing a contract is a necessary part of any project. RLB's team helps our clients to reassess the highest risk areas and uncover new opportunities. We can:

- Review agreements of contractors' construction programs
- Audit, monitor and report on progress
- Provide independent certifier support for financiers
- Support extension of time claims and litigation
- Advise on programming, project health checks and recovery planning

## Litigation Support

Construction contracts can be challenging to navigate at the best of times. When problems do arise, you need a skilled, experienced team behind you.

The best outcomes always come from the best people. Our dedicated procurement and contractual advisory team guides clients throughout the project process, providing technical support and considered advice in specialist areas, such as dispute avoidance and resolution, and providing expert witnesses. Our claims preparation and defence experts provide strategic advice, management, negotiation and resolution of claims through adjudication or alternative dispute resolution.

RLB can help you with:

- Comprehensive claims management
- Dispute resolution services
- Scope definition claims appraisal
- Documentation and negotiation
- Expert witness and determination
- Arbitration and mediation



## SUPERINTENDENT SERVICES

RLB's skilled professionals utilise their construction knowledge, cost management expertise for progress claim and variation assessments, contract document interpretation proficiency and programming know-how to deliver a full rounded superintendent service to our clients.

The Superintendent must have the trust and respect of all contract parties. RLB are independent to the design and construction processes and the Client, and therefore, we can provide a truly independent, impartial professional service.

If RLB is also undertaking a cost management role on a project, there is efficiency in some of the service delivery.

Expertise and experience backed by a rigorous approach sees us deliver assurance to our clients. RLB understands the importance of a robust methodology to ensure all aspects of the Contract is administered in a fair and diligent manner.

Placing client and contractor needs and project drivers at the core, our Superintendent(s) works closely with stakeholders to meet time, cost, and quality requirements, whilst maintaining predictability, compliance, and rigour at every stage.

## ADVISORY

We are driven to ensure our clients' assets operate at maximum efficiency for the longest time and at the lowest cost. It's a challenge, but one we relish.

Certainty of budget expenditure drives many of our clients to look for long-term strategies that span the life of their investment. Total operating costs can often equal several times the initial capital cost. Our experienced team works with owners and occupiers to help them understand the total impact of their buildings.

Among our strategic services, RLB can:

- Deliver total asset management planning to ISO standards
- Provide asset recognition and rationalisation
- Analyse costs and benefits to determine the best options
- Advise on sustainability and environmental performance issues
- Undertake whole-life cost modelling.

### Asset Relieving

We help our clients to sweat their assets. RLB has pioneered life-extension and repositioning studies to optimise the use of buildings. This methodology helps our clients to identify if, when and where to spend their money to capture remaining asset values and extend the life of existing buildings.

### Facilities Consultancy

As the drive to create smart, sustainable assets grows, and as technology develops at pace, the challenge is not only to maximise and measure the performance of built assets. It is also to optimise the efficiency of those assets for both building owners and occupiers over the long term. To help our clients make the most of their assets through the entire life cycle, we can:

- Deliver facilities management planning and building quality assessments
- Audit facilities and operational performance
- Forecast maintenance planning and operating expenditure
- Conduct performance reviews, benchmarking, and post-occupancy evaluations
- Undertake space audits and utilisation studies

# ADVISORY

## Risk Mitigation and Due Diligence

Information is power, and our clients are increasingly looking for more detail to assist with decision-making, enhance value and mitigate risks.

We help our clients plan for their next projects by conducting risk assessments to review the scope of required work, identify and analyse project risks, prioritise key issues, and develop risk management action plans.

Among RLB's key advisory services to help you mitigate risk on your next project, we can:

- Review the scope of required work to identify project risks
- Forecast capital expenditure
- Prioritise key issues
- Develop risk analysis and customised risk-management action plans
- Assess insurance replacement costs assessments
- Undertake technical due diligence (for owners, vendors, purchasers, and tenants)
- Advise on services procurement, outsourcing, compliance, and supply chain issues

## Property Taxation

The best financial, compliance and management outcomes can only be achieved with the right taxation advice. And that requires the best people behind you.

RLB's experience in property taxation covers all asset types. We provide proactive reporting and analysis of taxation changes – and help you to understand how they may affect your real estate decisions, including capital gains tax, land taxes, rating assessments and stamp duty.

We provide advice on capital allowances and property tax assessment, depreciation, inventories, and asset registers, as well as changes in tax legislation, as you optimise both existing assets and new projects.

## Procurement Strategies

Choosing the best procurement strategy is at the heart of any project's commercial success. But in a market of escalating costs, this is easier said than done.

With each client's principal objectives in mind – from design quality and workmanship to cost certainty and program – we provide recommendations to achieve the optimum procurement strategy.

With our vast experience and knowledge behind us, RLB works with our clients to examine the issues and evaluate project or service delivery. We can:

- Deliver needs analysis and brief definition
- Undertake feasibility studies
- Assess options for clients to develop, own and lease
- Negotiate contractual arrangements
- Monitor and certify projects
- Lead workshops to uncover value engineering options.

RLB's expertise and experience extends to property transactions, services procurement, outsourcing operations, and supply chain management. Our clients want certainty in contractual outcomes, which is why they turn to RLB.

# SUSTAINABILITY & CARBON

RLB's sustainability consultancy service covers all cost aspects of the sustainability agenda including ESD assessment tools like Green Star, carbon reduction through to social value. Our services are tailored to sustainable project delivery, with expert knowledge provided at every stage of the project lifecycle.

## Building for our Future

Regulation and rating systems, consumer expectations and investor demands, advancing technology and resource constraints are transforming what we build, where we build and how we build it.

The built environment sector is always focused on the future. But with the world's buildings responsible for nearly 40% of the world's carbon emissions, the future is sharply in focus.

As one of the world's oldest and largest quantity surveying firms, RLB knows that cost is just one measure of value. How we measure and manage carbon emissions, alongside other economic, environmental, health and wellbeing imperatives, is a global challenge.

RLB has established a global carbon policy that aligns our business with international targets set out in the Paris Agreement. We have committed to achieve net zero emissions by 2030 as a global business.

We have also established a suite of services to support our clients as we work together to drive down emissions and uncover new value.

## Sustainability Consultancy Services

RLB's sustainability consultancy service covers all cost aspects of the sustainability agenda including ESD assessment tools like Green Star, carbon reduction through to social value. Our services are tailored to sustainable project delivery, with expert knowledge provided at every stage of the project lifecycle.

RLB's approach is to identify key sustainability improvements and implement bespoke solutions that consider client goals and industry best practice, market drivers and potential legislative changes.

## Linking Carbon & Estimating

Measuring, mitigating, and managing climate change is the responsibility of every industry. But much of the heavy lifting will fall with high-emitting sectors, including the building and construction sector. With this comes the challenge of decarbonising supply chains, investigating R&D solutions, and effectively collaborating across the sector to better forecast and reduce climate-related risks.

Embodied carbon emissions – the emissions that are locked in as soon as a building comes out of the ground – are particularly hard to abate. Upfront emissions generated during manufacture, construction, transport, and demolition will constitute an estimated 85% of the industry's footprint by 2050.

RLB is helping our clients to quantify these hidden emissions with a methodology that assesses upfront embodied carbon impacts and offers concise, accurate and informative end-to-end advice across the building lifecycle.

## Our Carbon Estimating Process

RLB's carbon estimating process operates as a one-stop-shop. This end-to-end process eliminates the need for RLB to obtain solutions or advice from third-party suppliers and delivers high levels of transparency and quality to our clients from asset design to disposal.

### OUR CARBON ESTIMATING PROCESS



#### 1. Initial Design

Establish initial upfront embodied carbon impact to inform and contribute to the client's aspirations



#### 2. Design Development

Provide carbon estimate assessments as the design develops, inclusive of strategic carbon pathways



#### 3. Contract Documentation

Complete carbon estimate assessment and pre-construction lifecycle assessment (LCA)



#### 4. Construction

Work with contractors and suppliers to achieve carbon neutral and Green Star Buildings targets



#### 5. Building Operations

Undertake post-construction LCA including carbon neutral and Green Star Buildings certification



#### 6. Asset Management

Implement and audit the Strategic Asset Management Plan (SAMP) of the building or portfolio on an ongoing basis until disposal

# INTERNATIONAL CONSTRUCTION

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# INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below. *Refer to [www.rlb.com/cc](http://www.rlb.com/cc) for updates.*

LOCATION /CITY	LOCAL CURRENCY	COST PER M <sup>2</sup>				COST PER M <sup>2</sup>						COST PER M <sup>2</sup>									
		OFFICE BUILDING				RETAIL				RESIDENTIAL MULTI STOREY		HOTELS				CAR PARKING				INDUSTRIAL WAREHOUSE	
		PREMIUM		GRADE A		MALL		STRIP SHOPPING				3 STAR		5 STAR		MULTI STOREY		BASEMENT			
		LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>AMERICAS @ Q3 2023</b>																					
BOSTON	USD	4,090	6,460	2,635	3,820	2,370	3,500	1,775	2,800	2,155	3,715	3,230	4,575	4,680	6,835	1,025	1,670	1,185	1,885	1,290	2,205
CHICAGO	USD	3,285	5,435	1,990	3,285	1,990	4,360	1,615	2,690	1,990	4,575	3,550	4,900	4,900	7,640	915	1,400	1,505	2,690	1,345	2,205
DENVER	USD	3,765	4,790	2,150	3,230	1,720	3,230	1,560	2,475	1,990	3,500	3,070	4,465	4,575	6,730	1,560	2,155	2,155	2,690	1,345	2,100
HONOLULU	USD	3,715	6,245	2,315	3,605	2,850	6,030	2,635	4,520	2,905	4,900	4,090	6,460	7,105	8,610	1,615	2,155	1,830	2,960	1,290	2,745
LAS VEGAS	USD	2,690	4,680	1,885	2,530	1,615	6,405	1,455	3,500	1,990	4,735	2,475	4,200	4,145	7,750	805	1,075	1,025	1,885	805	1,560
LOS ANGELES	USD	2,690	4,035	2,045	3,015	1,830	3,930	1,560	2,205	2,635	4,145	3,230	4,090	4,250	6,295	1,185	1,400	1,560	2,205	1,400	2,155
NEW YORK	USD	3,985	9,205	2,315	5,760	3,445	6,890	3,660	7,210	2,420	4,680	3,660	4,950	4,950	7,425	1,130	1,990	1,560	2,420	1,345	2,315
PHOENIX	USD	2,585	4,360	1,615	2,315	2,045	3,445	1,185	1,990	1,830	2,850	2,155	3,230	4,090	6,405	590	1,075	915	1,560	860	1,455
TORONTO	CAD	3,015	4,900	2,475	3,500	2,260	4,735	1,830	2,370	2,530	3,285	2,585	3,120	4,360	8,020	1,290	1,615	1,560	2,260	1,400	1,885
<b>ASIA @ Q3 2023</b>																					
BEIJING	RMB	9,200	14,750	5,000	8,300	9,000	14,250	7,900	12,750	6,200	13,000	11,500	15,000	15,500	20,500	3,700	5,500	4,700	7,900	5,300	6,700
GUANGZHOU	RMB	8,700	14,000	4,600	7,800	9,000	14,000	7,800	13,000	5,800	11,500	11,250	14,250	15,750	20,000	3,400	5,100	4,500	7,600	4,800	6,000
HO CHI MINH CITY	VND ('000)	27,575	36,475	24,225	28,700	22,475	29,950	NP	NP	16,750	27,275	28,225	36,475	40,150	48,175	16,550	24,100	NP	NP	NP	NP
HONG KONG	HKD	33,500	41,000	23,000	31,500	27,000	32,250	23,000	28,250	33,250	55,000	31,250	38,000	39,500	48,000	12,000	15,000	24,750	32,750	16,750	21,000
JAKARTA	RP ('000)	14,300	20,400	9,700	13,700	7,300	9,900	NP	NP	7,700	17,600	17,200	20,700	24,800	28,400	4,300	5,400	6,700	8,900	5,500	6,700
KUALA LUMPUR	RINGGIT	2,700	4,700	1,500	3,400	2,500	3,800	NP	NP	2,000	4,800	2,700	3,900	5,500	9,500	800	1,300	1,700	4,000	1,200	2,000
SEOUL	KRW ('000)	NP	4,125	2,400	2,950	2,150	3,125	1,825	2,750	2,050	3,450	2,350	3,275	4,300	6,350	880	1,150	1,175	1,475	1,650	2,000
SHANGHAI	RMB	9,200	14,500	5,100	8,300	9,200	14,500	8,100	13,000	6,200	12,500	11,250	15,000	16,000	21,000	3,800	5,600	4,700	7,900	4,650	6,100
SINGAPORE	SGD	3,650	6,300	2,800	4,950	2,700	4,050	NP	NP	3,000	4,300	3,950	4,650	5,700	7,300	970	1,700	2,100	3,000	1,560	2,200
<b>EUROPE @ Q3 2023</b>																					
AMSTERDAM	EUR	2,100	3,150	1,740	2,400	2,200	3,400	1,380	1,920	1,860	2,600	1,700	2,400	2,100	3,500	630	830	930	1,660	680	870
BIRMINGHAM	GBP	2,450	3,500	1,960	3,350	3,600	5,100	1,120	2,200	2,050	2,850	1,640	2,600	2,750	3,950	450	880	1,020	1,780	900	1,200
BRISTOL	GBP	2,450	3,350	1,940	3,350	3,400	4,600	1,060	1,960	1,640	2,600	1,620	2,150	2,800	3,650	500	950	1,160	1,780	500	760
EDINBURGH	GBP	1,920	2,700	1,680	2,700	2,950	4,150	940	1,760	1,760	2,500	1,420	2,100	2,250	3,100	370	710	890	1,520	400	710
LONDON	GBP	3,400	4,500	3,000	4,250	4,050	5,900	1,320	2,500	2,850	5,200	2,200	2,800	3,250	4,400	520	1,060	1,380	2,350	900	1,160
MANCHESTER	GBP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
MOSCOW	EUR	1,360	1,860	1,200	1,460	1,100	1,800	1,060	1,300	650	1,200	1,600	2,000	2,300	2,950	440	560	810	1,020	500	700
OSLO	EUR	2,750	4,000	2,350	3,250	2,500	3,350	1,760	2,450	2,600	3,250	2,500	4,000	3,350	4,600	750	1,100	1,500	2,500	840	2,100
<b>MIDDLE EAST @ Q3 2023</b>																					
ABU DHABI	AED	6,000	7,200	4,900	6,800	4,300	6,700	NP	NP	4,700	6,900	6,300	8,800	9,300	12,500	1,900	3,700	3,000	4,700	1,600	2,800
DUBAI	AED	6,400	7,600	5,100	7,200	4,500	7,100	NP	NP	4,900	7,300	6,600	9,800	9,800	15,500	2,600	3,900	3,400	4,900	2,000	3,200
RIYADH	SAR	1,300	8,800	5,700	7,900	3,500	6,500	3,800	5,500	3,400	14,750	6,800	8,700	18,250	21,750	2,600	3,300	3,500	4,150	3,800	4,650
<b>OCEANIA @ Q4 2023</b>																					
ADELAIDE	AUD	3,150	4,200	2,850	3,800	2,100	3,500	1,440	2,050	2,800	3,900	3,800	4,500	5,700	6,400	1,200	1,700	1,800	2,650	900	1,400
AUCKLAND	NZD	4,500	5,500	3,800	5,300	3,350	3,700	2,000	2,400	4,300	5,500	5,000	6,000	6,800	7,500	1,360	2,000	2,800	3,200	1,000	1,360
BRISBANE	AUD	4,000	5,600	3,600	5,000	3,350	5,000	2,300	2,850	3,750	5,600	3,800	5,500	5,250	7,200	1,550	2,750	2,150	3,600	1,125	1,750
CANBERRA	AUD	3,950	6,300	3,250	4,900	2,750	4,650	1,440	2,950	3,400	6,000	3,550	6,100	4,850	7,300	900	1,500	1,220	2,100	840	1,580
CHRISTCHURCH	NZD	5,200	6,500	4,500	5,600	3,400	3,800	1,960	2,500	4,400	5,300	5,500	6,000	6,600	8,000	1,500	2,000	2,600	3,000	1,200	1,600
DARWIN	AUD	3,600	4,950	3,000	3,900	2,650	4,500	1,800	2,500	3,100	4,400	4,200	4,950	6,300	7,100	1,760	2,300	2,200	2,900	1,200	1,800
GOLD COAST	AUD	3,600	5,200	3,100	4,400	3,250	4,200	2,050	2,550	3,500	5,300	3,700	5,200	5,200	6,700	1,360	2,000	1,960	2,600	1,160	2,000
MELBOURNE	AUD	4,150	5,500	3,200	4,350	2,850	4,100	1,600	2,150	3,200	5,500	3,750	4,800	5,300	7,200	1,300	1,800	1,900	2,500	840	1,580
PERTH	AUD	4,100	6,600	3,350	5,200	2,550	4,000	1,360	3,550	2,550	5,400	3,450	4,950	4,600	6,500	880	1,400	2,450	4,200	760	1,400
SYDNEY	AUD	4,800	7,400	3,700	5,500	2,750	5,900	2,050	2,850	3,650	8,000	4,300	5,700	6,100	8,300	1,040	1,640	1,520	2,600	1,000	1,660
WELLINGTON	NZD	4,700	5,600	3,400	4,800	3,300	3,500	NP	NP	4,350	5,300	4,600	5,100	5,700	7,500	1,600	1,840	3,200	3,400	1,140	1,560

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).

# INTERNATIONAL CONSTRUCTION RLB ESCALATION FORECASTS

## RLB TENDER PRICE INDEX ANNUAL CHANGE

All indices are stated as annual percentage changes. *Refer to [www.rlb.com/ccf](http://www.rlb.com/ccf) for updates.*

CALENDAR YEAR	2021	2022	2023 (F)	2024 (F)	2025 (F)	2026 (F)
<b>AFRICA @ Q3 2023</b>						
DURBAN	7.7	8.0	5.1	NP	NP	NP
JOHANNESBURG	4.2	5.0	6.0	6.7	6.2	6.2
GABORONE	3.1	9.0	6.1	NP	NP	NP
<b>AMERICAS @ Q3 2023</b>						
BOSTON	9.9	9.1	7.0	6.5	5.0	4.0
CALGARY	9.8	8.8	4.5	4.0	4.0	3.5
CHICAGO	9.6	11.2	6.0	5.0	4.0	4.0
HONOLULU	4.0	5.1	6.0	7.0	5.0	4.0
LAS VEGAS	7.3	7.0	6.0	5.5	5.0	4.5
LOS ANGELES	8.0	7.4	5.5	4.0	4.0	3.0
NEW YORK	8.9	7.6	6.5	6.0	5.5	4.5
PHOENIX	8.6	8.4	6.0	5.5	4.5	3.5
SEATTLE	10.8	9.7	6.5	6.0	5.0	4.5
TORONTO	13.5	12.6	5.5	5.5	4.5	4.5
WASHINGTON D.C.	8.2	7.8	6.5	4.5	4.0	3.5
<b>ASIA @ Q3 2023</b>						
BEIJING	5.0	-2.5	0.0	2.0	2.0	2.0
CHENGDU	1.5	-1.1	0.2	1.0	2.0	2.0
GUANGZHOU	5.9	-2.6	2.0	2.5	3.0	3.0
HONG KONG	5.3	7.4	4.0	4.0	4.0	4.0
MACAU	-2.0	0.5	2.0	2.0	2.0	2.0
SEOUL	14.0	7.3	9.6	7.9	7.3	6.8
SHANGHAI	7.6	-2.4	4.1	3.0	3.0	3.0
SHENZHEN	5.0	-2.6	3.0	3.0	3.0	3.0
SINGAPORE	10.0	10.1	4.8	3.0	3.0	3.0

NP: Not published

CALENDAR YEAR	2021	2022	2023 (F)	2024 (F)	2025 (F)	2026 (F)
<b>EUROPE @ Q3 2023</b>						
BIRMINGHAM	3.5	7.0	3.8	3.0	3.0	3.3
BRISTOL	3.5	7.5	4.5	3.0	2.0	2.0
CARDIFF	NP	7.0	4.0	3.0	3.0	3.0
LONDON	3.8	7.5	4.0	3.0	3.0	4.0
NORTH WEST	4.5	7.0	5.5	4.0	4.0	4.0
THAMES VALLEY	3.8	6.0	3.5	2.5	3.0	4.0
YORKSHIRE & THE HUMBER	3.2	8.5	4.0	3.5	4.0	3.5
<b>MIDDLE EAST @ Q3 2023</b>						
ABU DHABI	1.9	4.0	3.5	2.0	2.0	2.0
DOHA	2.9	5.2	4.2	3.2	3.0	3.0
DUBAI	1.9	4.0	3.5	2.0	2.0	2.0
RIYADH	3.0	5.1	6.7	5.8	5.4	4.9
<b>OCEANIA @ Q4 2023</b>						
ADELAIDE	7.1	12.5	5.1	4.1	3.0	3.0
AUCKLAND	5.0	12.0	5.5	4.0	3.0	2.5
BRISBANE	9.6	10.5	6.0	6.0	5.1	5.1
CANBERRA	3.8	5.0	4.5	3.8	3.5	3.0
CHRISTCHURCH	8.5	9.0	5.0	4.0	3.0	2.5
DARWIN	1.2	8.0	5.5	4.5	4.0	4.0
GOLD COAST	14.5	15.5	10.5	5.0	5.0	5.0
MELBOURNE	4.0	8.0	8.0	5.0	3.5	3.5
PERTH	13.5	9.4	5.6	4.4	3.6	3.0
SYDNEY	4.1	6.9	6.0	4.1	3.5	3.5
TOWNSVILLE	10.4	12.6	8.0	5.0	4.0	4.0
WELLINGTON	6.0	9.0	5.0	4.0	3.0	3.0

# AUSTRALIAN CONSTRUCTION

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# AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

All costs current as at Fourth Quarter 2023. *Refer to [www.rlb.com/ccf](http://www.rlb.com/ccf) for updates.*

CITY	ADELAIDE		BRISBANE		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>OFFICE BUILDINGS</b>														
Prestige, CBD														
10 TO 25 STOREYS (75-80% EFFICIENCY)	3,500	4,500	4,000	5,000	3,950	5,900	3,600	4,600	4,150	4,750	4,100	5,700	4,800	5,800
25 TO 40 STOREYS (70-75% EFFICIENCY)	3,750	4,750	4,100	5,100	4,300	6,300	3,950	4,950	4,750	5,200	4,500	6,300	5,700	6,800
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	4,400	5,600	-	-	-	-	4,850	5,500	4,750	6,600	6,300	7,400
Investment, CBD														
UP TO 10 STOREYS (81-85% EFFICIENCY)	3,200	3,500	3,600	4,000	3,250	4,550	3,000	3,800	3,200	3,750	3,350	3,700	3,700	4,350
10 TO 25 STOREYS (76-81% EFFICIENCY)	3,300	3,650	4,100	4,900	3,350	4,750	3,300	3,900	3,650	4,150	3,450	4,950	4,300	4,950
25 TO 40 STOREYS (71-76% EFFICIENCY)	3,400	3,750	4,000	5,000	3,400	4,900	3,550	4,100	3,700	4,350	3,600	5,200	4,400	5,500
Investment, other than CBD														
WALK UP (83-87% EFFICIENCY)	3,000	3,400	3,100	3,800	1,720	2,900	3,200	3,600	2,350	3,000	2,550	3,700	3,000	3,600
10 TO 10 STOREYS (82-86% EFFICIENCY)	3,150	3,500	3,300	3,900	2,500	3,400	3,150	3,700	2,650	3,500	2,750	4,000	3,200	4,150
UP TO 25 STOREYS (77-82% EFFICIENCY)	-	-	3,600	4,500	2,600	3,950	3,000	4,150	3,000	3,950	3,050	4,300	3,700	4,750
<b>HOTELS</b>														
Multi-Storey (ex FF&E)														
FIVE STAR	5,700	6,400	5,300	7,200	4,850	7,300	6,300	7,100	5,300	7,200	4,600	6,500	6,100	8,300
FOUR STAR	4,500	5,200	4,750	6,500	4,200	6,900	4,950	5,700	4,750	6,200	4,000	5,400	5,000	7,400
THREE STAR	4,000	4,500	3,800	5,500	3,550	6,100	4,200	4,950	3,750	4,800	3,450	4,950	4,300	5,700
<b>CAR PARK</b>														
OPEN DECK MULTI-STOREY														
	1,500	2,100	1,560	2,750	900	1,500	1,760	2,300	1,300	1,800	880	1,400	1,040	1,640
BASEMENT: CBD														
	2,000	2,750	2,150	3,600	1,220	2,100	2,200	2,900	1,900	2,500	2,450	4,200	1,520	2,600
BASEMENT: OTHER THAN CBD														
	1,900	2,500	2,000	3,000	1,200	2,100	2,100	2,700	1,840	2,250	1,780	3,800	1,500	2,300
UNDERCROFT: OTHER THAN CBD														
	1,100	1,500	1,200	1,800	900	1,380	1,300	1,600	1,120	1,360	880	1,520	-	-
<b>INDUSTRIAL BUILDINGS</b>														
6.00 M to underside of truss and 4,500 M <sup>2</sup> Gross Floor Area with:														
ZINCALUME METAL CLADDING														
	1,100	1,500	1,140	1,700	840	1,040	1,200	1,600	840	1,440	760	1,080	1,000	1,280
PRECAST CONCRETE CLADDING														
	1,300	1,700	1,260	1,760	970	1,580	1,400	1,800	960	1,580	760	1,400	1,100	1,660
Attached Airconditioned Offices														
200 M <sup>2</sup>	2,100	2,650	2,850	3,300	1,980	3,150	2,350	2,800	1,980	2,650	1,780	2,600	2,850	3,700
400 M <sup>2</sup>	2,100	2,650	2,550	3,200	1,900	3,050	2,350	2,800	1,920	2,550	1,780	2,600	2,900	3,900

**CONSTRUCTION RATES**

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

Specific exclusions:

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

CITY	ADELAIDE		BRISBANE		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>AGED CARE</b>														
SINGLE STOREY FACILITY														
	3,500	5,200	3,400	4,000	2,450	3,950	3,800	5,500	2,700	4,350	2,650	3,900	3,700	4,800
<b>PRIVATE HOSPITALS</b>														
Low Rise Hospital														
45-60 M <sup>2</sup> GFA/BED	5,500	7,500	8,000	10,000	5,000	8,200	6,000	8,300	3,950	5,000	4,600	6,000	3,850	5,000
55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE	6,500	8,500	9,000	10,750	5,500	9,100	7,000	9,300	4,500	7,000	5,100	6,600	4,800	6,800
<b>CINEMAS</b>														
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)														
	3,000	5,000	5,000	6,000	3,500	4,800	3,200	5,000	3,500	4,600	2,950	3,700	4,400	6,600
<b>REGIONAL SHOPPING CENTRES</b>														
DEPARTMENT STORE														
	2,550	3,550	2,300	3,200	2,850	3,650	2,700	3,700	2,700	3,200	2,550	3,700	2,050	3,150
SUPERMARKET/VARIETY STORE														
	2,200	2,600	2,300	3,000	1,680	2,850	2,200	2,900	1,660	2,500	1,680	2,500	1,980	4,000
DISCOUNT DEPARTMENT STORE														
	1,640	2,150	2,300	3,000	1,520	2,250	1,760	2,400	1,700	2,200	1,680	2,400	1,740	2,250
MALLS														
	2,550	4,200	3,350	5,000	2,750	4,650	2,650	4,500	2,850	4,100	2,550	4,000	2,750	5,900
SPECIALTY SHOPS														
	1,420	2,250	2,300	2,800	1,420	2,400	1,500	2,300	1,600	2,200	1,360	2,050	2,300	3,700
<b>SMALL SHOPS AND SHOWROOMS</b>														
SMALL SHOPS & SHOWROOMS														
	1,740	2,500	2,300	2,850	1,940	3,850	1,800	2,500	-	-	-	-	2,050	2,850
<b>RESIDENTIAL</b>														
SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)														
	1,860	3,800	2,800	4,950	1,940	3,850	2,150	4,000	2,200	5,500	2,300	4,450	2,350	7,200
<b>RESIDENTIAL UNITS</b>														
WALK-UP 85 TO 120 M <sup>2</sup> /UNIT														
	2,100	3,050	2,800	4,950	2,050	5,000	2,450	3,500	2,350	4,200	2,300	4,650	-	-
TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT														
	1,940	2,950	2,350	4,450	2,050	4,900	2,200	3,200	2,350	3,950	2,300	4,650	-	-
<b>MULTI-STOREY UNITS</b>														
Up to 10 storeys with lift														
UNITS 60-70 M <sup>2</sup>														
	3,100	4,000	3,750	4,450	3,450	5,100	3,100	4,000	3,200	4,050	2,650	4,200	3,950	5,300
UNITS 90-120 M <sup>2</sup>														
	3,000	3,800	3,750	4,450	3,400	5,000	3,000	3,800	3,200	4,100	2,550	4,100	3,650	4,950
Over 10 and up to 20 storeys														
UNITS 60-70 M <sup>2</sup>														
	3,200	4,200	4,000	4,800	3,700	5,500	3,200	4,200	3,600	4,550	3,150	4,650	4,100	5,800
UNITS 90-120 M <sup>2</sup>														
	3,100	4,000	4,000	4,800	3,650	5,500	3,100	4,000	3,600	4,600	3,050	4,550	3,950	5,500
Over 20 and up to 40 storeys														
UNITS 60-70 M <sup>2</sup>														
	3,500	4,400	4,000	5,000	4,300	6,000	3,500	4,400	4,150	4,900	3,800	4,700	5,500	7,300
UNITS 90-120 M <sup>2</sup>														
	3,350	4,100	4,000	5,000	4,100	5,700	3,350	4,100	4,150	5,100	3,700	4,500	5,000	6,300
Over 40 and up to 80 storeys														
UNITS 60-70 M <sup>2</sup>														
	-	-	4,650	5,600	-	-	-	-	4,600	5,400	4,300	5,200	6,200	8,000
UNITS 90-120 M <sup>2</sup>														
	-	-	4,650	5,600	-	-	-	-	4,600	5,500	4,100	5,200	6,000	7,800

**NOTES**

i Car Parking costs have been excluded to arrive at the various building rates.

ii Refer to Page 19 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.



# AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2023. *Refer to [www.rlb.com/ccf](http://www.rlb.com/ccf) for updates.*

CITY	ADELAIDE		BRISBANE		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>OFFICE BUILDINGS</b>														
Prestige, CBD														
10 TO 25 STOREYS (75-80% EFFICIENCY)	1,063	1,439	1,308	1,725	978	1,420	1,255	1,647	955	1,484	1,215	1,755	1,254	1,704
25 TO 40 STOREYS (70-75% EFFICIENCY)	1,161	1,563	1,540	1,729	1,038	1,539	1,347	1,724	1,129	1,577	1,265	1,820	1,476	1,706
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	1,719	1,902	-	-	-	-	1,195	1,687	1,285	1,915	1,643	1,882
Investment, CBD														
UP TO 10 STOREYS (81-85% EFFICIENCY)	928	1,173	896	1,246	811	1,301	986	1,429	745	1,275	905	1,475	858	1,227
10 TO 25 STOREYS (76-81% EFFICIENCY)	991	1,334	1,058	1,359	859	1,301	1,063	1,563	826	1,355	945	1,550	1,013	1,338
25 TO 40 STOREYS (71-76% EFFICIENCY)	1,057	1,419	1,170	1,494	859	1,360	-	-	911	1,423	1,015	1,610	1,122	1,473
<b>INVESTMENT, OTHER THAN CBD</b>														
1 TO 3 STOREYS (81-85% EFFICIENCY)	602	849	623	875	513	704	910	1,171	517	838	540	790	590	853
UP TO 10 STOREYS (82-86% EFFICIENCY)	766	1,102	884	1,202	680	978	954	1,386	647	1,026	740	1,080	845	1,180
10 TO 25 STOREYS (77-82% EFFICIENCY)	-	-	1,066	1,379	752	1,110	1,050	1,434	715	1,164	865	1,210	1,022	1,359
<b>HOTELS</b>														
Multi-Storey														
FIVE STAR	1,199	1,717	1,554	1,964	1,395	1,897	1,564	2,021	2,063	2,605	1,610	2,280	1,470	1,915
FOUR STAR	1,070	1,494	1,375	1,826	1,273	1,701	1,376	1,665	1,490	2,223	1,340	1,915	1,301	1,778
THREE STAR	1,042	1,302	1,179	1,528	1,003	1,456	1,213	1,498	1,127	1,700	1,080	1,654	1,114	1,487
<b>CAR PARK</b>														
OPEN DECK MULTI-STOREY														
	174	339	87	208	189	308	219	418	115	337	180	400	82	206
BASEMENT: CBD														
	284	470	315	420	260	520	347	513	201	436	260	535	308	415
BASEMENT: OTHER THAN CBD														
	255	445	196	362	189	509	313	508	189	399	245	515	191	358
UNDERCROFT: OTHER THAN CBD														
	105	159	65	91	71	130	137	317	37	74	180	405	61	89
<b>INDUSTRIAL BUILDINGS</b>														
6.00 M to underside of truss and 4,500 M <sup>2</sup> Gross Floor Area with:														
ZINCALUME METAL CLADDING														
	191	338	164	282	250	441	245	582	216	382	210	440	151	269
PRECAST CONCRETE CLADDING														
	191	338	164	285	250	429	237	571	216	382	225	465	151	272
Attached Airconditioned Offices														
200 SQ.M.	528	736	668	1,141	572	763	715	1,002	554	770	505	825	632	1,123
400 SQ.M.	521	677	668	1,150	572	691	715	1,002	554	1,022	505	775	632	1,140

Building Services Costs include:

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

Refer to page 31 for detailed services costs.

CITY	ADELAIDE		BRISBANE		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>AGED CARE</b>														
SINGLE STOREY FACILITY	1,250	1,760	542	1,001	442	824	1,189	1,709	538	1,262	875	1,450	521	968
<b>PRIVATE HOSPITALS</b>														
Low Rise Hospital														
45-60 M <sup>2</sup> GFA/BED	1,533	1,940	1,381	1,795	1,154	1,522	1,664	1,928	1,175	1,789	1,480	1,975	1,348	1,753
55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE	1,801	2,516	1,849	2,556	1,509	2,460	1,893	2,532	1,412	2,439	1,665	2,240	1,813	2,515
<b>CINEMAS</b>														
GROUP COMPLEX, 2,000-4,000 SEATS. (WARM SHELL)	907	1,201	1,308	1,884	838	1,008	1,096	1,382	739	1,084	905	1,190	1,305	1,879
<b>REGIONAL SHOPPING CENTRES</b>														
DEPARTMENT STORE	555	861	668	912	787	905	694	949	628	970	825	1,140	659	904
SUPERMARKET/VARIETY STORE	477	805	671	918	493	740	716	995	499	924	705	1,020	662	909
DISCOUNT DEPARTMENT STORE	420	656	630	821	493	670	651	908	437	801	725	915	625	814
MALLS	579	868	716	1,128	611	905	664	1,013	579	1,078	-	-	710	1,122
SPECIALTY SHOPS	402	635	691	1,021	435	681	597	859	400	807	465	790	683	1,011
<b>SMALL SHOPS AND SHOWROOMS</b>														
SMALL SHOPS AND SHOWROOMS	452	706	468	748	259	707	451	822	259	772	310	1,030	462	737
<b>RESIDENTIAL</b>														
SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)														
	380	716	260	938	250	557	364	702	246	751	310	1,030	246	929
<b>RESIDENTIAL UNITS</b>														
WALK-UP 85 TO 120 M <sup>2</sup> /UNIT														
	375	715	295	893	249	698	432	621	246	678	320	615	278	858
TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT														
	375	725	254	844	130	698	432	621	246	653	320	615	241	810
<b>MULTI-STOREY UNITS</b>														
Up to 10 storeys with lift														
UNITS 60-70 M <sup>2</sup>	535	834	820	1,164	580	943	708	920	610	1,037	648	1,130	792	1,129
UNITS 90-120 M <sup>2</sup>	525	794	775	1,133	580	883	670	875	604	1,000	638	1,090	750	1,101
Over 10 and up to 20 storeys														
UNITS 60-70 M <sup>2</sup>	559	930	935	1,254	629	943	700	915	653	1,066	733	1,130	907	1,217
UNITS 90-120 M <sup>2</sup>	540	887	892	1,153	629	1,040	688	896	653	1,029	723	1,090	865	1,120
Over 20 and up to 40 storeys														
UNITS 60-70 M <sup>2</sup>	593	973	1,011	1,421	751	1,066	770	946	764	1,168	863	1,160	973	1,398
UNITS 90-120 M <sup>2</sup>	569	941	995	1,342	703	1,066	753	924	739	1,060	823	1,230	956	1,315
Over 40 and up to 80 storeys														
UNITS 60-70 M <sup>2</sup>	-	-	1,315	1,679	-	-	-	-	967	1,438	1,133	1,505	1,276	1,661
UNITS 90-120 M <sup>2</sup>	-	-	1,281	1,666	-	-	-	-	899	1,376	1,018	1,370	1,244	1,650

# AUSTRALIAN CONSTRUCTION RLB TENDER PRICE INDEX

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.

DATE	ADELAIDE		BRISBANE		CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
	TPI	CPI	TPI	CPI	TPI	CPI	TPI	CPI	TPI	CPI	TPI	CPI	TPI	CPI
DECEMBER 1984	51.1	37.2	63.7	37.1	47.9	38.1		39.9	52.0	37.9	56.0	37.2	52.6	37.1
DECEMBER 1985	55.6	40.4	67.1	40.0	53.9	41.4		43.1	58.5	41.0	65.8	40.3	60.6	40.2
DECEMBER 1986	59.7	44.1	69.8	43.6	59.3	45.0		47.2	63.4	45.2	72.6	44.4	67.2	44.1
DECEMBER 1987	65.0	47.1	74.5	46.6	63.3	48.0		50.4	69.3	48.4	76.5	47.5	74.1	47.2
DECEMBER 1988	70.1	50.3	80.8	49.9	68.5	51.3		52.8	74.9	51.7	81.7	51.1	80.6	51.6
DECEMBER 1989	75.4	54.0	74.7	53.7	70.9	55.1		56.2	81.9	56.0	89.5	55.1	86.8	55.4
DECEMBER 1990	79.6	58.2	68.1	57.0	73.7	58.8		60.2	82.6	60.2	92.1	59.2	84.1	58.9
DECEMBER 1991	79.7	59.3	65.8	58.0	65.8	59.9		61.2	76.7	61.2	91.2	59.1	75.1	59.8
DECEMBER 1992	78.7	60.3	68.1	58.5	62.6	60.5		61.7	74.8	61.1	91.2	59.1	71.4	60.0
DECEMBER 1993	81.2	61.4	71.0	59.6	76.0	61.8		63.2	77.0	62.6	91.2	60.5	72.5	60.8
DECEMBER 1994	83.5	63.2	76.9	61.5	78.1	63.2		64.3	78.3	63.9	92.1	61.8	75.4	62.4
DECEMBER 1995	84.7	66.0	80.8	64.2	82.6	66.6		67.4	79.8	66.9	93.0	64.8	79.1	66.1
DECEMBER 1996	86.1	66.8	84.4	65.3	84.1	67.4		68.8	82.0	67.7	95.0	66.0	83.8	67.2
DECEMBER 1997	86.8	66.0	88.5	65.7	83.9	66.5		68.3	84.1	67.7	97.2	65.5	89.7	67.1
DECEMBER 1998	87.1	67.3	93.4	66.5	85.5	67.5		69.3	86.8	68.3	99.3	67.0	96.1	68.4
DECEMBER 1999	87.0	68.5	96.5	67.1	87.1	68.6	88.0	69.9	89.4	69.7	101.9	68.3	100.0	69.7
DECEMBER 2000	88.2	72.2	96.7	71.2	92.5	72.8	89.8	73.9	93.8	73.9	102.6	71.8	99.9	73.8
DECEMBER 2001	90.1	74.4	98.4	73.5	93.1	74.9	91.8	75.5	96.7	76.1	100.6	73.9	100.9	76.3
DECEMBER 2002	94.6	77.1	108.0	75.7	97.5	77.3	93.7	77.0	104.6	78.5	103.8	76.0	103.9	78.4
DECEMBER 2003	102.9	79.6	117.4	78.0	103.0	79.3	101.1	78.3	110.1	80.3	112.1	77.5	110.1	80.2
DECEMBER 2004	112.4	81.7	131.9	80.0	110.4	81.2	113.2	79.8	114.7	82.1	124.5	79.8	117.8	82.3
DECEMBER 2005	119.4	83.9	146.8	82.3	117.8	83.7	121.8	82.2	118.4	84.3	135.0	83.0	123.1	84.3
DECEMBER 2006	126.2	86.5	159.7	85.1	125.0	86.4	132.7	86.3	122.2	86.7	147.2	86.6	128.7	87.0
DECEMBER 2007	134.0	88.9	169.8	88.4	130.8	89.2	144.7	88.8	128.0	89.5	163.4	89.3	133.2	89.1
DECEMBER 2008	142.5	92.2	157.0	92.2	134.9	92.6	159.1	92.1	129.6	92.3	159.9	92.6	139.2	92.4
DECEMBER 2009	138.6	94.1	147.9	94.5	136.5	94.7	164.7	94.9	131.8	94.0	150.0	94.5	139.2	94.4
DECEMBER 2010	142.5	96.5	146.9	97.4	141.0	96.7	168.0	97.1	137.4	96.9	147.6	97.0	140.6	96.7
DECEMBER 2011	137.9	100.0	147.3	99.7	143.0	100.1	148.8	99.5	141.4	99.9	149.5	99.8	143.7	99.8
DECEMBER 2012	138.1	102.1	147.3	101.9	142.1	101.8	151.8	102.0	141.4	102.0	146.1	101.9	145.4	102.3
DECEMBER 2013	139.3	104.4	144.5	104.6	145.3	104.1	156.4	106.5	141.8	104.8	147.7	104.9	148.3	105.0
DECEMBER 2014	140.1	106.2	151.9	106.7	147.5	105.3	159.1	108.5	143.9	106.3	148.9	107.0	152.8	106.8
DECEMBER 2015	141.2	107.3	160.9	108.5	150.5	106.0	160.7	109.0	146.8	108.3	150.0	108.6	159.7	108.9
DECEMBER 2016	143.7	108.7	172.4	110.2	154.3	107.9	162.3	108.6	149.7	109.9	150.0	109.0	167.3	110.9
DECEMBER 2017	148.1	111.2	177.6	112.3	158.6	110.3	163.6	109.7	154.2	112.3	150.0	109.9	174.4	113.3
DECEMBER 2018	153.3	113.0	179.4	114.0	164.1	113.1	164.4	111.0	160.4	114.6	151.5	111.3	183.0	115.2
DECEMBER 2019	159.2	115.4	182.1	116.3	169.9	115.0	165.2	111.5	165.2	116.9	153.7	113.1	190.5	117.1
DECEMBER 2020	159.5	116.5	174.6	117.5	175.0	116.3	166.6	111.5	166.9	118.4	156.0	113.0	190.5	118.0
DECEMBER 2021	170.8	120.4	191.3	122.6	181.5	120.9	168.6	118.2	177.8	121.4	177.1	119.4	198.3	121.6
MARCH 2022	175.0	122.7	196.2	125.3	183.8	123.6	172.8	120.7	181.3	124.2	181.1	123.3	203.1	123.7
JUNE 2022	180.2	125.3	201.1	127.9	186.0	125.6	177.6	123.2	184.8	126.4	185.2	125.4	206.1	125.7
SEPTEMBER 2022	186.6	128.6	206.2	130.2	188.3	128.0	180.7	125.5	188.4	129.0	189.5	124.8	209.0	128.6
DECEMBER 2022	192.1	130.8	211.4	132.1	190.6	129.5	182.0	126.6	192.1	131.1	193.8	129.3	212.0	130.9
MARCH 2023	175.0	132.4	214.5	134.6	192.7	131.3	184.4	128.2	195.8	132.7	196.4	130.4	215.1	132.7
JUNE 2023	180.2	133.9	217.5	136.0	194.9	132.7	186.9	129.7	199.6	133.5	199.1	131.5	218.2	134.0
SEPTEMBER 2023	186.6	136.2	220.8	137.0	197.0	133.7	189.4	130.9	203.5	135.3	201.8	132.0	221.4	135.8
DECEMBER 2023	192.1		224.1		199.2		192.0		207.4		204.6		224.7	

# 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

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

**Grade A 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 16).

## 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.

# Rider Levett Bucknall

## Award for Best Public Art Project 2023

The 2023 prize was presented to Dexus and Mirvac for commissioning a series of public art installations at the Quay Quarter redevelopment overlooking Sydney Harbour. The public art – which includes Roof for Stray Thoughts by Olafur Eliasson and Remembering Arabanoo by Jonathan Jones – enhances our experience of the city and our understanding of its complex history.

Remembering Arabanoo is a series of five installations that honour the memory of First Nations' man Arabanoo, who succumbed to smallpox following first contact with European settlers and was buried on the site of what is now Quay Quarter. One of

the five artworks is Betūnigo, or oysters in the Eora language. Clusters of cast-bronze oysters, which encrust the sandstone wall of the Gallipoli Memorial Club, are carefully positioned at the high tide mark. The artwork reminds us of the countless generations who came before us; people who heaped oyster shells, century after century, to form the middens which were later ground down to create the lime mortar used in colonial buildings. Betūnigo adds physical and metaphorical layers to the public space.

**2023 WINNER****QUAY QUARTER TOWER**

Roof for Stray Thoughts by Olafur Eliasson is a monumental yellow sculpture on the rooftop podium, while Remembering Arabanoo is five artworks embedded into the architecture of Quay Quarter Lanes by Wiradyuri/Kamilaroi artist Jonathan Jones.

**2023 WINNER**



QUAY QUARTER TOWER

## 2023 FINALISTS

“

This award recognises the use of public art within Australian developments to create brilliant spaces and, in turn, enrich and enliven our cities and suburbs.

”



### 32 SMITH SUBTRACTIVE WALL ART

The GPT Group used this carved mural to celebrate the thriving culture of the Darug people, the Traditional Owners, of Parramatta. Darug woman and artist, Leanne Tobin, made the original sketches of people fishing, cooking and canoeing along the Parramatta River, and Di Emme transformed the sketches into a jack hammered bas-relief.

## 2023 FINALISTS



### ALL OUR BOYS

Located at the entrance to the Highline Development in Sydney's Westmead, the former site of St Vincent's Boys' Home, this artwork transforms the traditional, suburban gate with paper-like sheets of mirrored pillars that represent the boys who once lived there.



### BURWOOD BRICKWORKS

Fraser's Property commissioned Indigenous artist Mandy Nicholson to create a striking artwork spanning 1,700 sqm across the ceiling and façade of the shopping centre, connecting the site to its traditional heritage and reminding visitors of the depth of Wurundjeri culture.



## 2023 FINALISTS



### CHANDELIER LANE

This immersive kinetic installation by Office Feuerman in the new Eat Street in Stockland Wetherill Park reappropriates the domestic and cultural symbol of the chandelier that lights many meals shared between families and friends.



### FISHERMAN'S BEND

George Rose's mural depicts a topographical map of Fishermans Bend before the Yarra River's redirection in 1857. Colourful lines represent the natural systems of the land and the rich cultural history of the people who lived there.

## 2023 FINALISTS



### GREETINGS, FLOWERS, PING PONG 1000

These three major public art components at Sydney's Ed.Square reinforce identity and belonging. For instance, Ping Pong 1000 is a playful representation of an endless table tennis tournament.



### INTERCHANGE PAVILION

Mirvac and artist Chris Fox celebrate the bustling railway workshops once at the heart of South Eveleigh. Visitors are drawn into the Pavilion by railway switch tracks; inside, timber seats rise around a stage that is perfect for planned events or a quick bite.

## 2023 FINALISTS



### RESOURCES

This eight-by-38-metre mural by Casey Coolwell-Fisher, a Quandamooka Nunukul woman of Minjerribah, represents the Albert River, and greets shoppers at their local Woolworths supermarket.



### TO DANCE - WAKAKIRRA

TAFE NSW commissions local Indigenous artists from each community to create, share and install their artworks at each connected learning centre around the state.

## 2023 FINALISTS



### VISY GLASS MURALS

Uniquely designed murals of magnificent scale from celebrated street artists Kitt Bennett and Georgia Hill pays homage to the history and industrial heritage of the Melbourne suburb of Spotswood, with modern elements a nod to the future.



### WESLEY PUBLIC ART PROJECT

Commissioned by Charter Hall, this \$1.5 million investment brings together six leading Australian artists to achieve a thought-provoking and engaging art experience through the 1-hectare precinct.

# RIDERS DIGEST

## QUEENSLAND, AUSTRALIA

### 52<sup>ND</sup> EDITION

#### ACKNOWLEDGEMENTS

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##### **Property Council of Australia**

Measurement of Net Lettable Area.

##### **Cushman Wakefield, JLL, Knight Frank, Savills, Colliers Research**

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

##### **WSP Structures**

Reinforcement Ratios.

##### **Australian Bureau of Statistics**

Construction and Building Data and CPI information.

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# QUEENSLAND CONSTRUCTION COSTS

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# QUEENSLAND CONSTRUCTION BUILDING SERVICES COSTS

All costs current for Brisbane at Fourth Quarter 2023.

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>OFFICE BUILDINGS</b>																
Prestige, CBD																
10 TO 25 STOREYS (75-80% EFFICIENCY)	50	69	128	174	91	126	479	562	235	316	47	113	278	365	1,308	1,725
25 TO 40 STOREYS (70-75% EFFICIENCY)	56	69	152	178	101	126	491	578	323	263	69	113	348	401	1,540	1,729
40 TO 55 STOREYS (68-73% EFFICIENCY)	61	69	170	190	108	126	554	591	352	399	93	113	381	413	1,719	1,902
Investment, CBD																
UP TO 10 STOREYS (81-85% EFFICIENCY)	-	-	105	127	19	114	375	471	178	216	20	43	201	275	896	1,246
10 TO 25 STOREYS (76-81% EFFICIENCY)	24	55	105	143	79	119	402	486	207	229	34	59	207	269	1,058	1,359
25 TO 40 STOREYS (71-76% EFFICIENCY)	24	55	119	160	91	119	416	486	248	303	27	66	245	305	1,170	1,494
Investment, other than CBD																
1 TO 3 STOREYS (81-85% EFFICIENCY)	-	16	98	128	19	48	329	375	64	17	43	160	201	623	875	
UP TO 10 STOREYS (82-86% EFFICIENCY)	17	24	115	128	79	108	344	429	133	201	17	43	178	269	884	1,202
10 TO 25 STOREYS (77-82% EFFICIENCY)	24	61	118	141	91	108	389	473	209	261	27	49	209	285	1,066	1,379
<b>HOTELS</b>																
Multi-Storey																
FIVE STAR	47	76	308	378	91	128	525	582	220	305	48	98	314	397	1,554	1,964
FOUR STAR	37	69	295	368	91	128	421	550	220	263	48	83	262	365	1,375	1,826
THREE STAR	24	46	262	322	18	100	403	493	175	209	35	43	262	316	1,179	1,528
<b>CAR PARK</b>																
OPEN DECK MULTI-STOREY																
BASEMENT: CBD	-	-	33	56	81	101	70	92	45	63	17	27	68	80	315	420
BASEMENT: OTHER THAN CBD	-	-	26	48	17	79	54	84	31	43	-	27	68	80	196	362
UNDERCROFT: OTHER THAN CBD	-	-	26	34	10	12	-	-	-	-	-	10	29	35	65	91
<b>INDUSTRIAL BUILDINGS</b>																
6.00 M to underside of truss and 4,500 M <sup>2</sup> Gross Floor Area with:																
ZINCALUME METAL CLADDING	-	-	72	81	18	33	-	18	-	9	75	142	164	282		
PRECAST CONCRETE CLADDING	-	-	72	81	18	33	-	18	-	9	75	144	164	285		
Attached Air Conditioned Offices																
200 M <sup>2</sup>	-	-	98	128	18	41	330	430	220	27	66	195	254	668	1,141	
400 M <sup>2</sup>	-	-	98	128	18	41	330	435	218	27	59	195	269	668	1,150	

**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 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.

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC		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>		\$/M <sup>2</sup>		\$/M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>AGED CARE</b>																
SINGLE STOREY FACILITY																
	-	16	219	341	18	80	139	315	-	-	10	24	155	224	542	1,001
<b>PRIVATE HOSPITALS</b>																
Low Rise Hospital																
45-60 M <sup>2</sup> GFA/BED	30	60	236	302	49	102	623	710	59	102	42	59	342	459	1,381	1,795
55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE	55	181	268	308	73	126	860	1,127	88	120	110	125	397	569	1,849	2,556
<b>CINEMAS</b>																
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)																
	16	32	135	214	96	126	547	755	223	291	18	73	273	393	1,308	1,884
<b>REGIONAL SHOPPING CENTRES</b>																
DEPARTMENT STORE																
	-	24	102	119	89	97	267	357	-	-	-	17	210	298	668	912
SUPERMARKET/VARIETY STORE																
	-	-	104	119	71	95	258	372	-	-	-	17	237	315	671	918
DISCOUNT DEPARTMENT STORE																
	-	24	83	107	62	101	224	283	-	-	41	65	220	241	630	821
MALLS																
	-	40	96	123	71	106	257	423	-	-	-	36	292	400	716	1,128
SPECIALTY SHOPS																
	-	-	100	126	74	112	315	440	-	-	-	27	202	316	691	1,021
<b>SMALL SHOPS AND SHOWROOMS</b>																
SMALL SHOPS & SHOWROOMS																
	-	-	83	116	18	40	224	410	-	-	-	17	143	164	468	748
<b>RESIDENTIAL</b>																
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT)																
	-	17	122	240	10	39	18	341	-	-	-	26	110	275	260	938
<b>RESIDENTIAL UNITS</b>																
WALK-UP 85 TO 120 M <sup>2</sup> /UNIT																
	-	-	147	302	10	32	18	271	-	-	10	33	110	255	295	893
TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT																
	-	-	116	302	10	39	18	248	-	-	10	33	101	222	254	844
<b>MULTI-STOREY UNITS</b>																
Up to 10 storeys with lift																
UNITS 60-70 M <sup>2</sup>	-	17	245	303	18	75	211	285	147	186	15	39	184	259	820	1,164
UNITS 90-120 M <sup>2</sup>	-	17	232	278	18	75	208	291	132	174	15	39	170	259	775	1,133
Over 10 and up to 20 storeys																
UNITS 60-70 M <sup>2</sup>	-	17	244	319	70	93	257	313	147	199	15	39	203	275	935	1,254
UNITS 90-120 M <sup>2</sup>	-	17	230	289	62	79	243	300	139	186	15	39	203	244	892	1,153
Over 20 and up to 40 storeys																
UNITS 60-70 M <sup>2</sup>	11	52	308	365	88	109	291	417	81	107	29	46	203	324	1,011	1,421
UNITS 90-120 M <sup>2</sup>	11	53	308	349	88	109	275	394	81	88	29	46	203	301	995	1,342
Over 40 and up to 80 storeys																
UNITS 60-70 M <sup>2</sup>	11	53	328	370	94	118	400	487	203	276	29	49	250	326	1,315	1,679
UNITS 90-120 M <sup>2</sup>	11	53	311	356	94	118	383	474	203	276	29	49	250	340	1,281	1,666

**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.

**ELECTRICAL**

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

# QUEENSLAND CONSTRUCTION UNIT COSTS

ITEM	CONSTRUCTION COST RANGE		PER
	LOW	HIGH	
<b>HOTELS</b>			
Multi-Storey (excluding basements)			
FIVE STAR	670,000	930,000	BEDROOM
FOUR STAR	490,000	695,000	BEDROOM
THREE STAR	335,000	455,000	BEDROOM
<b>CAR PARKS</b>			
Based on 30 M <sup>2</sup> per car			
OPEN DECK MULTI-STOREY	46,500	83,000	CAR
BASEMENT - CBD	65,000	110,000	CAR
BASEMENT - OTHER THAN CBD	60,000	90,000	CAR
UNDERCROFT - OTHER THAN CBD	36,000	54,000	CAR
<b>AGED CARE</b>			
FACILITY	225,000	330,000	BEDROOM
<b>PRIVATE HOSPITALS</b>			
Low Rise Hospital			
45-60 M <sup>2</sup> GFA/BED	665,000	940,000	BED
55-80 M <sup>2</sup> GFA/BED	1,050,000	1,925,000	BED
<b>CINEMAS</b>			
MULTIPLEX COMPLEX (WARM SHELL)	8,300	13,000	SEAT
<b>HOUSING</b>			
SINGLE AND DOUBLE STOREY DWELLINGS (CUSTOM BUILT) - 325 M <sup>2</sup>	445,000	3,000,000	HOUSE
<b>RESIDENTIAL UNITS (EXCL CARPARK/SITE WORKS)</b>			
WALK-UP UNITS 85-120 M <sup>2</sup> /UNIT	240,000	595,000	UNIT
TOWNHOUSES 90-120 M <sup>2</sup> /UNIT	212,500	535,000	UNIT
<b>MULTI-STOREY RESIDENTIAL UNITS</b>			
Up to 10 storeys with lift			
UNITS 60-70 M <sup>2</sup>	375,000	490,000	UNIT
UNITS 90-120 M <sup>2</sup>	450,000	667,500	UNIT
Over 10 and up to 20 storeys			
UNITS 60-70 M <sup>2</sup>	365,000	570,000	UNIT
UNITS 90-120 M <sup>2</sup>	385,000	675,000	UNIT
Over 20 and up to 40 storeys			
UNITS 60-70 M <sup>2</sup>	400,000	650,000	UNIT
UNITS 90-120 M <sup>2</sup>	480,000	850,000	UNIT
Over 40 and up to 80 storeys			
UNITS 60-70 M <sup>2</sup>	410,000	650,000	UNIT
UNITS 90-120 M <sup>2</sup>	520,000	950,000	UNIT

# QUEENSLAND CONSTRUCTION SITEWORKS COSTS

## LANDSCAPING

	LOW	HIGH	PER
LIGHT LANDSCAPING TO LARGE AREAS WITH MINIMAL PLANTING AND SITE FORMATION BUT EXCLUDING TOPSOIL AND GRASSING	55,000	85,000	HECTARE
DENSE LANDSCAPING AROUND BUILDINGS INCLUDING SHRUBS, PLANTS, TOPSOIL AND GRASSING	200	380	M <sup>2</sup>
GRASSING ONLY TO LARGE AREAS INCLUDING TOPSOIL, SOWING AND TREATING	35	40	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	3,750	4,500	CARSPACE
HEAVY DUTY PAVING TO FACTORY TYPE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, DRAINAGE AND KERB TREATMENT	5,000	7,600	CARSPACE
LIGHT DUTY PAVING TO SHOPPING CENTRE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, AND INCLUDING DRAINAGE AND KERB TREATMENT	4,250	5,600	CARSPACE

## ROADS

Asphalt finish including kerb, channel and drainage.

	LOW	HIGH	PER
RESIDENTIAL ESTATE 6.80 METRES WIDE EXCLUDING FOOT PATH AND NATURE STRIP	3,100	3,900	M
INDUSTRIAL ESTATE 10.4 METRES WIDE INCLUDING MINIMAL TO EXTENSIVE FORMATION	4,250	5,300	M



# QUEENSLAND 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	160	220	M <sup>2</sup>
SINGLE/DOUBLE STOREY BRICK HOUSE WITH TILED ROOF	180	230	M <sup>2</sup>
SINGLE STOREY FACTORY/WAREHOUSE WITH REINFORCED CONCRETE GROUND SLAB, TIMBER OR STEEL FRAMED WALLS			
• METAL CLAD	180	230	M <sup>2</sup>
• BRICK CLAD	180	230	M <sup>2</sup>
TWO STOREY OFFICE BUILDING WITH REINFORCED CONCRETE FRAME MASONRY CLADDING AND METAL ROOF	220	280	M <sup>2</sup>
MULTI-STOREY OFFICE BUILDING UP TO 15 FLOORS WITH MASONRY CLADDING			
• REINFORCED CONCRETE	300	400	M <sup>2</sup>
• STRUCTURAL STEEL	300	900	M <sup>2</sup>
MULTI-STOREY OFFICE BUILDING UP TO 25 STOREYS, CONSTRUCTED OF STEEL FRAME WITH MASONRY CLADDING	320	950	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	50,000	100,000	BEDROOM
FOUR STAR RATING	33,000	55,000	BEDROOM
THREE STAR RATING	28,000	49,000	BEDROOM

# QUEENSLAND CONSTRUCTION OFFICE FITOUT COSTS

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

TYPE OF TENANCY	OPEN PLANNED		FULLY PARTITIONED		PER
	LOW	HIGH	LOW	HIGH	
INSURANCE OFFICES, GOVERNMENT DEPARTMENT	1,960	2,400	2,000	2,550	M <sup>2</sup>
MAJOR COMPANY HEADQUARTERS	2,100	3,200	2,300	3,500	M <sup>2</sup>
SOLICITORS, FINANCIERS	2,400	3,300	2,550	3,800	M <sup>2</sup>
EXECUTIVE AREAS AND FRONT OF HOUSE	-	-	2,800	6,500	M <sup>2</sup>
COMPUTER AREAS	3,300	6,000	-	-	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	2,150	3,500	EACH
SECRETARIAL	2,500	3,800	EACH
TECHNICAL STAFF	2,450	5,000	EACH
EXECUTIVE	3,750	8,000	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	2,000	3,000	M <sup>2</sup>
CBD OFFICES CORE UPGRADE (EXCLUDING LIFTS MODERNISATION)	1,500	2,150	M <sup>2</sup>

# QUEENSLAND 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	2,200	2,800	M <sup>2</sup>

## SWIMMING POOL CENTRES

	LOW	HIGH	PER
INCLUDING FOYER, KIOSK, OFFICE, LOCKERS, ADMINISTRATION OFFICES, CHANGE ROOMS	2,500	3,100	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)	1,550,000	1,950,000	EACH
• EXTRA FOR HEATING	36,000	100,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	55,000	85,000	EACH
• EXTRA FOR WET DECK	30,000	60,000	EACH
OLYMPIC (50.0 X 21.5 M)	2,700,000	3,400,000	EACH
• EXTRA FOR HEATING	49,000	85,000	EACH
• EXTRA FOR FILTRATION AND DOSING PLANT	440,000	880,000	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	16,500	24,750	BERTH
SINGLE LOADED BERTHS	29,000	38,000	BERTH
SUPER YACHTS	250,000	305,000	BERTH

## 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	52,000	65,000	COURT
RED POROUS (EN-TOUT-CAS)	25,000	45,000	COURT
SYNTHETIC ACRYLIC (FLEXIPAVE)	46,500	54,000	COURT
ASPHALT (5 MM)	32,000	44,000	COURT
PLEXICUSHION	96,000	110,000	COURT
CONCRETE	44,000	48,500	COURT
FLOODLIGHTING	13,000	16,000	COURT

## GOLF COURSES

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

	LOW	HIGH	PER
SANDY SOIL SITE, REQUIRING MINIMAL EXCAVATION AND SITE PREPARATION	8,500,000	15,000,000	COURSE
SITE REQUIRING ROCK EXCAVATION	15,500,000	21,200,000	COURSE
SWAMPY SITE REQUIRING DREDGING FOR LAKES, ETC. AND EXTENSIVE FILL	16,500,000	25,750,000	COURSE

## PLAYING FIELDS

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

	LOW	HIGH	PER
EXCLUDES SPRINKLERS	115	250	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	12,000	25,000	SEAT

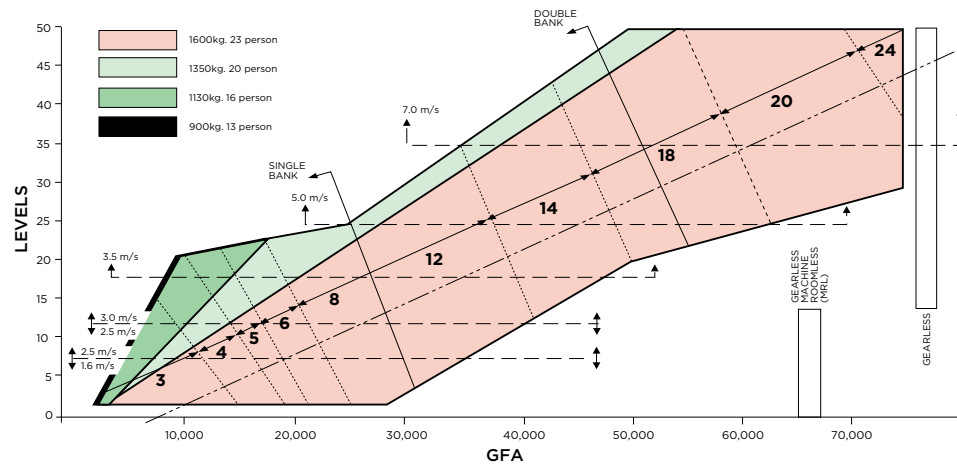
# QUEENSLAND CONSTRUCTION VERTICAL TRANSPORTATION

## 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 a 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.



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	121,900	144,700	14,500	8,900
	GEARLESS TO 17 PASSENGER	1	5	125,400	154,800	14,500	8,900
	GEARLESS UP TO 17 PASSENGER	1.6	8	167,400	216,000	14,500	8,800
	GEARLESS	2.5	10	295,000	362,300	14,500	8,800
	GEARLESS	3.5	10	764,700	863,200	14,500	8,800
	GEARLESS	4	10	807,000	883,800	15,700	11,300
	GEARLESS	5	10	832,600	907,200	15,700	11,300
	GEARLESS	6	10	907,700	977,300	15,700	11,300
	GEARLESS	7	10	1,369,100	1,435,900	15,700	11,300
HOSPITAL	GEARED UP TO 40 PASSENGER	2	5	428,600	506,500	18,100	11,300
	GEARLESS	2.5	10	411,900	362,900	18,600	11,300
LARGE GOODS	GEARLESS MRL TO 2,000 KG	1.6	10	241,600	298,900	14,800	10,000
	ELECTRO-HYDRAULIC TO 5,000 KG	0.5	2	418,000	477,000	27,100	18,600
LARGE GOODS	GEARLESS 2,500 KG	2.5	10	632,200	696,200	18,600	11,300
	ESCALATORS	RISE 2,600 TO 5,000 MM	0.5	-	216,000	264,700	-
MOVING WALKS	2,500 TO 5,000 MM	0.5	-	328,900	417,400	-	-
	SERVICE LIFT	BENCH HEIGHT UNIT	0.2	3	34,600	47,400	4,700
SERVICE LIFT	LARGER UNIT	0.2	3	53,500	64,600	5,600	1,800
	DISABLED PLATFORM LIFT	TO 1,000 MM	0.1	2	35,700	43,500	-
DISABLED PLATFORM LIFT		1,000 TO 4,000 MM	0.1	2	47,900	83,500	-

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

# QUEENSLAND DEVELOPMENT

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# QUEENSLAND DEVELOPMENT STAMP DUTIES

A transfer duty liability is created when a person enters into a dutiable transaction relating to dutiable property in Queensland.

Transfer duty is calculated on the dutiable value of a transaction, which is generally, the greater of the consideration paid for, or the unencumbered value of the property acquired.

Depending on the nature of the transaction, certain concessions and exemptions are available.

## HOME CONCESSION RATES

PURCHASE PRICE/VALUE	DUTY RATE
\$0 - \$350,000	\$1.00 FOR EVERY \$100 OR PART OF \$100
\$350,000 - \$540,000	\$3,500 PLUS \$3.50 FOR EVERY \$100 OR PART OF \$100 OVER \$350,000
\$540,000 - \$1,000,000	\$10,150 PLUS \$4.50 FOR EVERY \$100 OR PART OF \$100 OVER \$540,000
MORE THAN \$1,000,000	\$30,850 PLUS \$5.75 FOR EVERY \$100 OR PART OF \$100 OVER \$1,000,000

## TRANSFER DUTY RATES

DUTIABLE VALUE	DUTY RATE
\$0 - \$5,000	NIL
\$5,000 - \$75,000	\$1.50 FOR EVERY \$100 OR PART OF \$100 OVER \$5,000
\$75,000 - \$540,000	\$1,050 PLUS \$3.50 FOR EVERY \$100 OR PART OF \$100 OVER \$75,000
\$540,000 - \$1,000,000	\$17,325 PLUS \$4.50 FOR EVERY \$100 OR PART OF \$100 OVER \$540,000
MORE THAN \$1,000,000	\$38,025 PLUS \$5.75 FOR EVERY \$100 OR PART OF \$100 OVER \$1,000,000

An additional duty of 7% applies to acquisitions of residential land by foreign persons (including companies and trusts).

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

# QUEENSLAND DEVELOPMENT LAND TAX

The Office of State Revenue (OSR) collects land tax in Queensland and administers the Land Tax Act 2010.

Land tax is levied by the Queensland Government on freehold land owned in Queensland as at midnight on 30th June each year.

For land tax purposes, "land" includes vacant land, land that is built upon, building unit plans, group title plans, time shares and home unit companies.

TOTAL UNIMPROVED VALUE OF LAND	2024 TAX RATES (LAND OWNED @ 01/07/23)
<b>RATES FOR INDIVIDUALS</b>	
\$0 TO \$599,999	\$0
\$600,000 TO \$999,999	\$500 PLUS 1 CENT FOR EACH \$1 MORE THAN \$600,000
\$1,000,000 TO \$2,999,999	\$4,500 PLUS 1.65 CENTS FOR EACH \$1 MORE THAN \$1,000,000
\$3,000,000 TO \$4,999,999	\$37,500 PLUS 1.25 CENTS FOR EACH \$1 MORE THAN \$3,000,000
\$5,000,000 TO \$9,999,999	\$62,500 PLUS 1.75 CENTS FOR EACH \$1 MORE THAN \$5,000,000
\$10,000,000 OR MORE	\$150,000 PLUS 2.25 CENTS FOR EACH \$1 MORE THAN \$10,000,000
<b>RATES FOR COMPANIES, TRUSTEES AND ABSENTEES</b>	
\$0 TO \$349,999	\$0
\$350,000 TO \$2,249,999	\$1,450 PLUS 1.7 CENTS FOR EACH \$1 MORE THAN \$350,000
\$2,250,000 TO \$4,999,999	\$33,750 PLUS 1.5 CENTS FOR EACH \$1 MORE THAN \$2,250,000
\$5,000,000 TO \$9,999,999	\$75,000 PLUS 2.25 CENTS FOR EACH \$1 MORE THAN \$5,000,000
\$10,000,000 OR MORE	\$187,500 PLUS 2.75 CENTS FOR EACH \$1 MORE THAN \$10,000,000

An absentee surcharge for land held by foreign individuals and who do not ordinarily reside in Australia, may be classified as an absentee for land tax purposes and charged an additional surcharge.

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

# QUEENSLAND DEVELOPMENT PLANNING – CAR PARKING

The following car parking information is derived from the Brisbane City Plan 2014, Schedule 6, SC6.31.

Where the number of parking spaces calculated in accordance with this table is not a whole number, then the minimum number of spaces to be provided is to be the whole number next above the calculated number.

LAND USE	BRISBANE CITY PLAN 2014
MULTIPLE DWELLINGS (CITY CORE AREA)	1 BEDROOM - 0.5 SPACES
	2 BEDROOMS - 1.0 SPACES
	3 BEDROOMS - 1.5 SPACES
	4 BEDROOMS - 2.0 SPACES
MULTIPLE DWELLINGS (CITY FRAME AREA)	1 SPACE FOR EVERY 20 DWELLING UNITS
	1 BEDROOM - 0.9 SPACES
	2 BEDROOMS - 1.1 SPACES
	3 BEDROOMS - 1.3 SPACES
ROOMING ACCOMMODATION	VISITOR - 0.15 SPACES PER DWELLING
	0.5 SPACES PER ROOM IN THE CITY CORE AREA
	1 BEDROOM - 0.9 SPACES (FRAME AREA)
	2 BEDROOMS - 1.1 SPACES (FRAME AREA)
ROOMING ACCOMMODATION, IN ALL OTHER CASES AND SHORT TERM ACCOMODATION (CITY CORE AREA)	3 BEDROOMS OR MORE - 1.3 SPACES (FRAME AREA)
	VISITOR = 0.15 SPACES PER DWELLING
ROOMING ACCOMMODATION, IN ALL OTHER CASES (CITY FRAME AREA)	MAXIMUM 0.25 SPACES PER ROOM
SHORT TERM ACCOMODATION (CITY FRAME AREA)	MINIMUM 0.4 SPACES PER ROOM
OTHER USES WITHIN CITY CORE AREA	MINIMUM 0.5 SPACES PER ROOM
OTHER USES WITHIN CITY FRAME AREA	1 SPACE PER 200 M <sup>2</sup> GFA
	1 SPACE PER 100 M <sup>2</sup> GFA
<b>USE NOT IN A CITY CORE OR CITY FRAME AREA</b>	
CLUB, IF LICENSED AND EQUAL TO OR GREATER THAN 1,500 M <sup>2</sup> GROSS FLOOR AREA	40 SPACES PLUS 4 SPACES PER 100 M <sup>2</sup> GFA
EDUCATIONAL ESTABLISHMENT, IF A PRE-PREPARATORY, PREPARATORY AND PRIMARY SCHOOL, SECONDARY SCHOOL OR SPECIAL EDUCATION	1 SPACE PER STAFF PLUS 0.1 SPACE PER STAFF FOR VISITORS
EDUCATIONAL ESTABLISHMENT, IF A COLLEGE, UNIVERSITY OR TECHNICAL INSTITUTE	1 SPACE PER STAFF PLUS 0.1 SPACE PER STAFF FOR VISITORS & 1 SPACE PER 10 STUDENTS
FOOD AND DRINK OUTLET, IF LESS THAN 400 M <sup>2</sup> GROSS FLOOR AREA, WHERE NOT IN THE OPEN SPACE ZONE, SPORT AND RECREATION ZONE OR CONSERVATION ZONE	12 SPACES PER 100 M <sup>2</sup> GFA AND OUTDOOR DINING AREA
HEALTH CARE SERVICES, IF 200 M <sup>2</sup> OR GREATER GROSS FLOOR AREA	14 SPACES PLUS 5 SPACES PER 100 M <sup>2</sup> GFA
HOSPITAL	0.5 SPACES PER BED PLUS 0.8 SPACES PER STAFF
OFFICE	3 SPACES PER 100 M <sup>2</sup> GFA
RETIREMENT FACILITY	0.7 SPACES PER DWELLING PLUS 0.3 SPACES PER DWELLING FOR VISITORS AND STAFF
SHOP	5 SPACES PER 100 M <sup>2</sup> GFA
SHOPPING CENTRE	5 SPACES PER 100 M <sup>2</sup> GFA
WAREHOUSE	2 SPACES PER TENANCY OR LOT PLUS 1 SPACE PER 100 M <sup>2</sup> GFA

Please see [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) for further information.

# QUEENSLAND DEVELOPMENT LAND VALUES

The values shown are indicative of current land values in Queensland 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	9,000	15,000
FRINGE	4,500	8,500
<b>RETAIL</b>		
QUEEN STREET MALL	30,000	75,000
CBD SECONDARY AREAS	15,000	18,000
NEIGHBOURHOOD SHOPPING CENTRE	300	500
SUBURBAN STRIP SHOPPING	500	2,450
<b>INDUSTRIAL (1HA TO 5HA)</b>		
TRADE COAST	475	700
NORTHSIDE	425	650
SOUTHSIDE	300	400

Prepared by RLB and others.

# QUEENSLAND 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	FRINGE	PRIME
1992	117	82	66
1993	74	75	69
1994	47	97	71
1995	58	123	73
1996	62	132	78
1997	91	120	78
1998	103	128	78
1999	128	130	78
2000	146	136	78
2001	200	150	78
2002	173	150	83
2003	184	143	83
2004	240	154	95
2005	283	219	98
2006	375	267	100
2007	558	361	118
2008	597	382	130
2009	409	281	120
2010	388	291	120
2011	382	289	120
2012	394	317	120
2013	333	308	118
2014	305	270	122
2015	305	270	122
2016	303	279	122
2017	315	280	122
2018	317	270	122
2019	317	270	122
2020	320	279	120
2021	330	275	125
2022	335	280	125
2023	355	290	135

Prepared by RLB and others.

# QUEENSLAND DEVELOPMENT OFFICE SECTOR DATA

## BRISBANE CBD VACANCY RATES - Q2 2023

PCA GRADE	STOCK M <sup>2</sup>	VACANCY M <sup>2</sup>	VAC % JUN-22
PREMIUM/PRIME	1,385,391	173,173	12.5
SECONDARY	971,271	101,012	10.4
TOTAL	2,356,662	274,185	11.6

Source: Knight Frank/PCA

## CURRENT BRISBANE CBD OFFICE DEVELOPMENT ACTIVITY

PROPERTY	PRECINCT	NLA M <sup>2</sup>	STATUS	COMPLETION	MAJOR TENANT
205 NORTH QUAY	CBD	43,700	UC	Q4 2024	SERVICES AUSTRALIA
360 QUEEN STREET	CBD	46,700	UC	Q3 2025	BDO, FREEHILLS
895 ANN STREET	FORTITUDE VALLEY	22,200	UC	Q2 2023	-
WATERFRONT PRECINCT NORTH TOWER	CBD	72,500	UC	Q2 2028	DELOITTE, MINTER ELLISON, GADENS, COLLIERS
309 NORTH QUAY	CBD (NORTH)	55,000	DA	TBA	-
343 ALBERT STREET	CBD	50,160	DA	TBA	-
150 ELIZABETH STREET	CBD	51,000	DA	TBA	-
WATERFRONT PRECINCT SOUTH TOWER	CBD	60,000	DA	TBA	
62 MARY STREET	CBD	38,000	DA	TBA	
200 TURBOT STREET	CBD	66,079	DA	TBA	
135 EAGLE STREET	CBD	35,000	DA	TBA	

UC: Under Construction, DA: Development Approved

Source: Kushman & Wakefield, Knight Frank

# QUEENSLAND DEVELOPMENT OFFICE SECTOR DATA

## KEY MARKET INDICATORS - Q3 2023

BRISBANE CBD	PCA PREMIUM		PCA GRADE A		PCA GRADE B	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
RENTAL - GROSS FACE	895	980	740	850	565	640
RENTAL - NET FACE	720	780	560	600	415	490
INCENTIVE LEVEL (%) NET	38	45	35	45	40	50
RENTAL - NET EFFECTIVE	380	430	255	315	165	210
OUTGOINGS - OPERATING	96	122	86	96	71	86
OUTGOINGS - STATUTORY	65	75	60	80	55	80
OUTGOINGS - TOTAL	161	197	146	176	126	166
TYPICAL LEASE TERM (YEARS)	7	10	4	7	2	5
YIELD - MARKET (% NET FACE RENTAL)	5.10	5.45	5.55	5.95	6.4	7.3
CARS PERMANENT RESERVED (\$/PCM)	800	900	650	800	500	600
CARS PERMANENT (\$/PCM)	450	650	400	550	300	500
OFFICE COMPONENT CAPITAL VALUES	14,250	20,500	10,500	15,000	6,500	9,500

## KEY MARKET INDICATORS - Q3 2023

BRISBANE FRINGE CBD	PCA GRADE A		PCA GRADE B	
	LOW	HIGH	LOW	HIGH
RENTAL - GROSS FACE	575	700	435	530
RENTAL - NET FACE	455	580	325	425
INCENTIVE LEVEL (%) NET	40	46	40	46
RENTAL - NET EFFECTIVE	200	265	150	190
OUTGOINGS - OPERATING	85	130	95	140
OUTGOINGS - STATUTORY	30	50	30	55
OUTGOINGS - TOTAL	115	180	125	195
TYPICAL LEASE TERM (YEARS)	4	8	2	5
YIELD - MARKET (% NET FACE RENTAL)	5.55	6.55	7.25	8.35
CARS PERMANENT RESERVED (\$/PCM)	325	395	300	325
CARS PERMANENT (\$/PCM)	275	385	200	300
OFFICE COMPONENT CAPITAL VALUES	8,000	11,500	5,000	7,500

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

Source: RLB and others

# QUEENSLAND DEVELOPMENT RETAIL SECTOR DATA

## KEY MARKET INDICATORS - Q3 2023

BRISBANE ENCLOSED CENTRES	REGIONAL		SUB REGIONAL		NEIGHBOURHOOD		LARGE FORMAT	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
DEPARTMENT STORE RENT (GROSS)	165	300						
DDS RENT (GROSS)	165	300	150	275				
SUPERMARKET RENT (GROSS)	380	450	350	450	350	450		
SPECIALTY TENANT RENT (GROSS)	1,080	1,800	700	1,500	550	900	180	350
MINI-MAJOR RENT (GROSS)	540	1,500	400	1,000	200	650		
YIELD - MARKET (%)	4.95	6.50	6.5	7.50	5.25	7.00	5.55	6.50
CAPITAL VALUES	8,000	18,000	2,750	8,500	5,000	8,500	2,000	6,500

PROPERTY	TYPE	PRICE (\$M)	DATE	GLA (M2)	\$/M2
DAKABIN SHOPPING CENTRE	NEIGHBOURHOOD	40	APR 23	7,409	5,399
WOOLWORTHS MOUNTVIEW	NEIGHBOURHOOD	35.2	APR 23	4,981	7,067
HOMECO, CAIRNS	LARGE FORMAT	35	MAY 23	11,332	3,089
BANNOCKBURN VILLAGE	NEIGHBOURHOOD	26	MAY 23	4,426	5,874

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

Source: RLB and others



# QUEENSLAND DEVELOPMENT INDUSTRIAL SECTOR DATA

## KEY MARKET INDICATORS - Q3 2023

### NORTH

	<4,000 M <sup>2</sup>		>4,000 M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	155	175	140	150
INCENTIVES (%)	5%	7.5%	5%	7.5%
YIELD- MARKET (%)	5.75%	6.75%	5.75%	6.75%
OUTGOINGS - TOTAL	21	36	18	31
CAPITAL VALUES	2,150 - 2,800 (<5,000 M <sup>2</sup> )		1,775 - 1,900 (>5,000 M <sup>2</sup> )	
LAND VALUES <10,000 M <sup>2</sup>			650	
LAND VALUES >10,000 M <sup>2</sup>			600	

### TRADE COAST

	<4,000 M <sup>2</sup>		>4,000 M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	175	205	155	170
INCENTIVES (%)	2.5%	7.5%	5%	10%
YIELD- MARKET (%)	5.50%	6.50%	5.50%	6.50%
OUTGOINGS - TOTAL	27	44	28	32
CAPITAL VALUES	2,800 - 3,500 (<5,000 M <sup>2</sup> )		2,050 - 2,700 (>5,000 M <sup>2</sup> )	
LAND VALUES <10,000 M <sup>2</sup>			1,000	
LAND VALUES >10,000 M <sup>2</sup>			650	

### SOUTHSIDE

	<4,000 M <sup>2</sup>		>4,000 M <sup>2</sup>	
	LOW	HIGH	LOW	HIGH
RENTAL NET FACE	150	160	1350	140
INCENTIVES (%)	5%	10%	10%	12%
YIELD- MARKET (%)	5.5%	6.00%	5.5%	6.25%
OUTGOINGS - TOTAL	20	30	20	30
CAPITAL VALUES	2,675 - 2,850 (<5,000 M <sup>2</sup> )		1,600 - 2,000 (>5,000 M <sup>2</sup> )	
LAND VALUES <10,000 M <sup>2</sup>			450	
LAND VALUES >10,000 M <sup>2</sup>			325	

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

Source: Cushman & Wakefield

# QUEENSLAND DEVELOPMENT CONSTRUCTION ACTIVITY

## ANNUAL VALUE OF CONSTRUCTION ACTIVITY IN QUEENSLAND

YEAR ENDING	RESIDENTIAL	NON-RESIDENTIAL	ENGINEERING	TOTAL CONSTRUCTION
JUN-1995	4,593	2,227	3,019	9,839
JUN-1996	3,376	2,416	3,036	8,828
JUN-1997	3,442	2,523	3,593	9,558
JUN-1998	3,965	2,596	3,859	10,420
JUN-1999	3,573	2,648	4,575	10,796
JUN-2000	4,372	2,585	5,221	12,178
JUN-2001	3,561	2,426	4,744	10,732
JUN-2002	5,075	2,480	4,628	12,182
JUN-2003	6,560	2,509	5,559	14,628
JUN-2004	8,460	3,176	5,540	17,176
JUN-2005	9,578	3,815	7,087	20,480
JUN-2006	9,843	5,301	9,678	24,822
JUN-2007	10,857	6,576	12,947	30,379
JUN-2008	11,735	7,233	16,787	35,754
JUN-2009	11,058	7,986	21,069	40,112
JUN-2010	10,621	7,694	19,578	37,892
JUN-2011	9,614	8,153	24,134	41,901
JUN-2012	8,616	7,504	36,977	53,097
JUN-2013	8,704	6,891	42,096	57,691
JUN-2014	9,611	7,286	45,847	62,744
JUN-2015	11,319	6,884	30,353	48,556
JUN-2016	13,794	7,315	18,577	39,686
JUN-2017	14,856	7,342	19,304	41,503
JUN-2018	14,204	8,206	22,706	45,115
JUN-2019	13,436	7,188	21,392	42,017
JUN-2020	12,047	8,297	20,218	40,562
JUN-2021	13,145	7,757	19,447	40,350
JUN-2022	15,492	8,636	21,096	45,224
JUN-2023	17,655	9,875	24,092	51,622

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

# QUEENSLAND DEVELOPMENT CONSTRUCTION ACTIVITY

## ANNUAL VALUE OF NON-RESIDENTIAL BUILDING WORK DONE IN QUEENSLAND

YEAR ENDING	COMMERCIAL	INDUSTRIAL	RETAIL	EDUCATION	HEALTH	AGED CARE	HOTELS	ENTERTAINMENT & RECREATION	OTHER	TOTAL
JUN-2003	433	394	584	294	118	97	123	336	130	<b>2,509</b>
JUN-2004	603	578	648	442	118	135	179	249	225	<b>3,176</b>
JUN-2005	708	677	921	480	128	192	246	247	216	<b>3,815</b>
JUN-2006	799	980	1,358	781	185	213	338	415	232	<b>5,301</b>
JUN-2007	1,244	1,188	1,373	963	358	218	364	415	453	<b>6,576</b>
JUN-2008	1,958	1,324	1,229	778	384	227	386	365	583	<b>7,233</b>
JUN-2009	2,378	1,239	1,181	948	446	272	255	387	878	<b>7,986</b>
JUN-2010	1,552	730	779	2,200	707	149	173	316	1090	<b>7,694</b>
JUN-2011	1,403	762	1,061	2,254	1,029	142	192	456	854	<b>8,153</b>
JUN-2012	1,186	1,001	1,250	1,234	1,352	143	210	425	702	<b>7,504</b>
JUN-2013	1,406	1,121	1,079	974	1,206	126	238	286	455	<b>6,891</b>
JUN-2014	1,049	1,182	1,525	889	1,554	243	242	230	370	<b>7,286</b>
JUN-2015	1,382	860	1,710	992	926	213	307	201	294	<b>6,884</b>
JUN-2016	1,228	801	1,768	735	1,012	436	442	596	298	<b>7,315</b>
JUN-2017	1,093	1,134	1,711	1,022	395	536	546	522	384	<b>7,342</b>
JUN-2018	1,424	989	1,665	992	398	579	970	638	552	<b>8,206</b>
JUN-2019	1,048	1,153	1,522	929	388	409	688	438	614	<b>7,188</b>
JUN-2020	1,264	1,500	992	1,543	735	414	456	615	777	<b>8,297</b>
JUN-2021	1,427	982	1,096	1,368	656	225	407	738	859	<b>7,757</b>
JUN-2022	1,497	1,887	1,192	1,260	668	324	465	746	596	<b>8,636</b>
JUN-2023	1,574	2,375	1,531	1,355	822	222	429	724	843	<b>9,875</b>

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

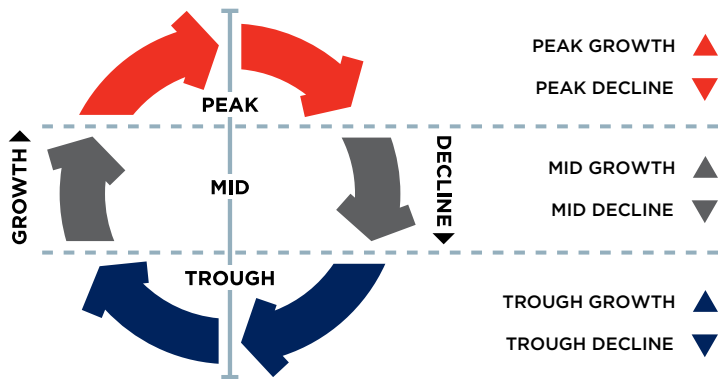
## ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN QUEENSLAND

YEAR ENDING	NEW HOUSES	NEW APARTMENTS & SEMI DETACHED HOUSING	ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS	TOTAL RESIDENTIAL
JUN-1994	3,076	1,120	230	<b>4,425</b>
JUN-1995	3,079	1,253	260	<b>4,593</b>
JUN-1996	2,331	778	267	<b>3,376</b>
JUN-1997	2,366	793	283	<b>3,442</b>
JUN-1998	2,649	1,001	315	<b>3,965</b>
JUN-1999	2,332	934	307	<b>3,573</b>
JUN-2000	3,035	967	370	<b>4,372</b>
JUN-2001	2,127	1,002	431	<b>3,561</b>
JUN-2002	3,365	1,164	546	<b>5,075</b>
JUN-2003	4,077	1,733	749	<b>6,560</b>
JUN-2004	5,140	2,410	909	<b>8,460</b>
JUN-2005	5,443	3,094	1,041	<b>9,578</b>
JUN-2006	5,351	3,376	1,116	<b>9,843</b>
JUN-2007	6,270	3,284	1,303	<b>10,857</b>
JUN-2008	7,204	3,179	1,353	<b>11,735</b>
JUN-2009	6,432	3,270	1,356	<b>11,058</b>
JUN-2010	6,552	2,629	1,439	<b>10,621</b>
JUN-2011	5,596	2,588	1,430	<b>9,614</b>
JUN-2012	4,888	2,300	1,427	<b>8,616</b>
JUN-2013	5,351	2,153	1,200	<b>8,704</b>
JUN-2014	5,554	2,808	1,249	<b>9,611</b>
JUN-2015	6,103	3,874	1,341	<b>11,319</b>
JUN-2016	6,639	5,652	1,503	<b>13,794</b>
JUN-2017	7,017	6,391	1,448	<b>14,856</b>
JUN-2018	7,419	5,209	1,576	<b>14,204</b>
JUN-2019	6,894	4,696	1,846	<b>13,436</b>
JUN-2020	6,352	3,772	1,923	<b>12,047</b>
JUN-2021	7,105	3,589	2,451	<b>13,145</b>
JUN-2022	8,828	3,929	2,735	<b>15,492</b>
JUN-2023	9,633	5,235	2,787	<b>17,655</b>

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

# QUEENSLAND 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.

The following tables represent the position of each sector within the RLB Market Activity Cycle for the major cities within Queensland. The tables reflect the movement of each sector within the cycle for the period represented.

BRISBANE	Q2 2021	Q4 2021	Q2 2022	Q4 2022	Q2 2023	Q4 2023
HOUSES	▲	▲	▲	▼	▼	▼
APARTMENTS	▲	▲	▲	▼	▼	▼
OFFICES	▲	▲	▲	▲	▲	▲
INDUSTRIAL	▲	▲	▲	▲	▲	▲
RETAIL	▼	▼	▼	▼	▼	▼
HOTEL	▲	▲	▲	▲	▲	▲
INFRASTRUCTURE	▲	▲	▲	▲	▲	▲
HEALTH					▲	▲
AGED CARE					▲	▲
DATA CENTRES					▲	▲

GOLD COAST	Q2 2021	Q4 2021	Q2 2022	Q4 2022	Q2 2023	Q4 2023
HOUSES	▲	▲	▲	▼	▼	▼
APARTMENTS	▲	▲	▲	▲	▼	▼
OFFICES	▼	▲	▲	▲	▲	▲
INDUSTRIAL	▲	▲	▲	▲	▲	▲
RETAIL	▼	▼	▼	▼	▼	▼
HOTEL	▲	▲	▲	▲	▲	▲
INFRASTRUCTURE	▲	▲	▲	▲	▲	▲
HEALTH					▲	▲
AGED CARE					▲	▲
DATA CENTRES					▲	▲

TOWNSVILLE	Q2 2021	Q4 2021	Q2 2022	Q4 2022	Q2 2023	Q4 2023
HOUSES	▲	▲	▲	▼	▼	▼
APARTMENTS	▲	▲	▲	▲	▲	▲
OFFICES	▼	▲	▲	▲	▲	▲
INDUSTRIAL	▲	▲	▲	▲	▼	▼
RETAIL	▼	▼	▼	▼	▲	▲
HOTEL	▲	▲	▲	▲		
INFRASTRUCTURE	▲	▲	▲	▲	▲	▲
HEALTH						▲
AGED CARE						
DATA CENTRES						

# 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 2023. 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	112	ALBANY	120
COFFS HARBOUR	100	GLADSTONE	120	BROOME	145
NEWCASTLE	99	GOLD COAST	100	BUNBURY	105
ORANGE	106	MACKAY	120	CARNARVON	140
TAMWORTH	102	SUNSHINE COAST	100	ESPERANCE	125
WAGGA WAGGA	106	TOWNSVILLE	110	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 56.

# BENCHMARKS KEY CITY RELATIVITIES – Q4 2023

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:

where:

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

CCC = COMPARED CITY COST  
BCC = BASE CITY COST

CR = RELATIVITY OF COMPARED CITY  
CB = RELATIVITY OF BASE CITY

For example, when comparing costs between Sydney (base city) and Perth (compared city), Sydney building costs are generally 10% more than Perth i.e. (100/91) and Perth is 9% cheaper than Sydney i.e. (100/109).

If the tendered price of a building in Sydney was \$1,000,000, the equivalent cost in Perth would be \$910,000 i.e. (1,000,000 x (100/91))<sup>-1</sup> and conversely a \$1,000,000 building in Perth would cost \$1,090,000 in Sydney, i.e. 1,000,000 x (100/109)<sup>-1</sup>

ADELAIDE 100		BRISBANE 100		CANBERRA 100		DARWIN 100		GOLD COAST 100	
BNE	111	ADE	90	ADE	101	ADE	105	ADE	89
CAN	99	CAN	89	CAN	113	BNE	117	BNE	99
DAR	95	DAR	86	DAR	96	CAN	104	CAN	88
GC	112	GC	101	GC	113	GC	118	DAR	85
MEL	103	MEL	93	MEL	104	MEL	108	MEL	92
PER	101	PER	91	PER	103	PER	107	PER	91
SYD	111	SYD	100	SYD	113	SYD	117	SYD	99
TVE	120	TVE	108	TVE	122	TVE	126	TVE	107

MELBOURNE 100		PERTH 100		SYDNEY 100		TOWNSVILLE 100	
ADE	97	ADE	99	ADE	90	ADE	83
BNE	108	BNE	110	BNE	100	BNE	92
CAN	96	CAN	97	CAN	89	CAN	82
DAR	93	DAR	94	DAR	85	DAR	79
GC	109	GC	110	GC	101	GC	93
PER	99	MEL	101	MEL	92	MEL	85
SYD	108	SYD	110	PER	91	PER	84
TVE	117	TVE	119	TVE	108	SYD	93

## 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.

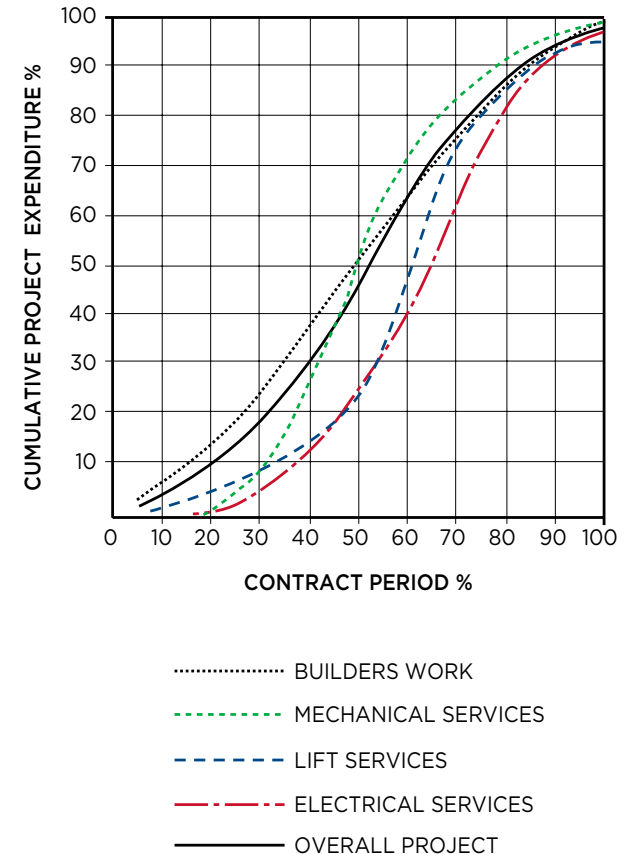
The figures are relevant to all works constructed by traditional methods; variations to these methods will change the ratios, i.e. on-site fabrication of items traditionally factory fabricated such as joinery fittings, metalwork items, etc.

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 vinternal 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

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

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

# ASSETS AND FACILITIES SUSTAINABILITY AND QUALITY

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

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

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

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

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

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

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

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

# ASSETS AND FACILITIES MANAGEMENT STANDARDS

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

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

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

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

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

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



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

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

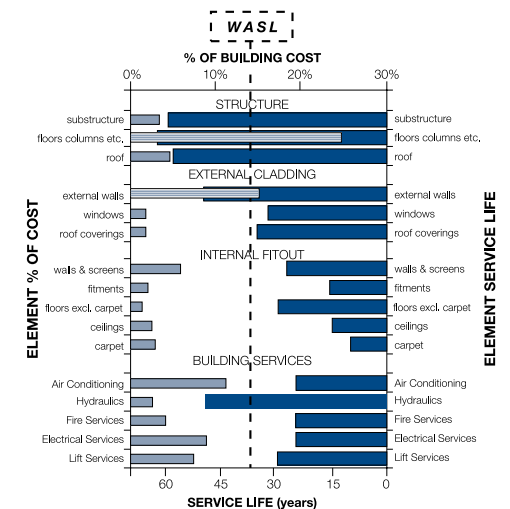
# ASSETS AND FACILITIES USEFUL LIFE ANALYSIS

## LIFE CYCLE ANALYSIS

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

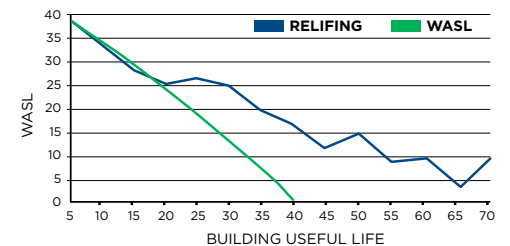
## WEIGHTED AVERAGE SERVICE LIFE

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



## RELIFING

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



# ASSETS AND FACILITIES OUTGOINGS

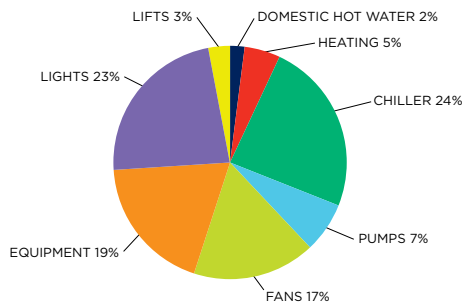
Outgoings are the costs required to operate a property that are generally recoverable by a Landlord from the tenants. The recovery of outgoing is usually calculated by a sharing of costs amongst tenants relative to their leasehold interest. They generally cover the recurrent costs for the delivery of 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.

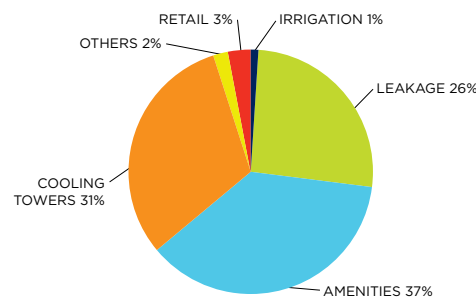
- The cost of outgoing varies depending upon:
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

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:

- ACT** ACT Emergencies Act 2004
- NSW** Environmental Planning and Assessment Regulations 2000
- QLD** Queensland Fire and Emergency Services Act 1990 & Fire and Rescue Service Amendment Act 2006
- SA** SA Development Act 1993 & Minister's Specifications SA 76
- TAS** Fire Services Act 1979 & General Fire Regulations 2010
- VIC** Building Regulations 2006 Part 12 Building Regulations 2018 Part 15
- 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.

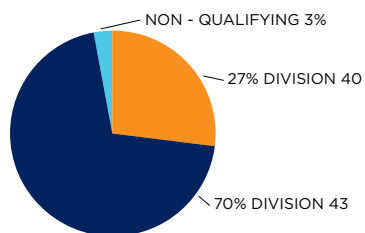
The ATO issued the latest effective life review of assets under TR2022/1 which came into effect on the 1st July 2022.

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.

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

Oceania	56
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# OFFICES AROUND THE WORLD

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# CALENDARS 2024 ROSTERED DAYS OFF

	ADELAIDE	BRISBANE & DARWIN	CANBERRA	MELBOURNE	PERTH	SYDNEY
<b>BASIS</b>	<b>CFMEU EBA</b>	<b>CFMEU EBA</b>	<b>CFMEU EBA</b>	<b>CFMEU EBA</b>	<b>CFMEU EBA</b>	<b>CFMEU EBA</b>
<b>HOURS BASIS</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>
<b>JAN</b>	WEDNESDAY 24	TUESDAY 2	TUESDAY 2	TUESDAY 9	TUESDAY 2	TUESDAY 2
	THURSDAY 25	FRIDAY 25	THURSDAY 25	MONDAY 29	WEDNESDAY 3	THURSDAY 25
					THURSDAY 4	
					FRIDAY 5	
				MONDAY 29		
<b>FEB</b>	MONDAY 5	MONDAY 19	MONDAY 5	MONDAY 12	MONDAY 12	MONDAY 5
	MONDAY 19		MONDAY 26	MONDAY 26		MONDAY 19
<b>MAR</b>	TUESDAY 12	MONDAY 11	TUESDAY 12	TUESDAY 12	TUESDAY 5	MONDAY 4
	WEDNESDAY 13		THURSDAY 28			MONDAY 18
	THURSDAY 28					
<b>APR</b>	TUESDAY 2	TUESDAY 2	TUESDAY 2	TUESDAY 2	TUESDAY 2	TUESDAY 2
	WEDNESDAY 3	WEDNESDAY 3	WEDNESDAY 3	WEDNESDAY 3		WEDNESDAY 3
	THURSDAY 4	THURSDAY 4	FRIDAY 26	FRIDAY 26		FRIDAY 26
	FRIDAY 5	FRIDAY 5				
<b>MAY</b>	MONDAY 13	MONDAY 13	MONDAY 6	MONDAY 6	MONDAY 13	MONDAY 6
	MONDAY 27		TUESDAY 28	MONDAY 20		MONDAY 20
<b>JUNE</b>	TUESDAY 11	MONDAY 10	TUESDAY 11	TUESDAY 11	TUESDAY 4	TUESDAY 11
	WEDNESDAY 12		MONDAY 24	MONDAY 24		MONDAY 24
<b>JUL</b>	MONDAY 8	MONDAY 1	MONDAY 8	MONDAY 8	MONDAY 1	MONDAY 15
	MONDAY 22		MONDAY 29	MONDAY 22	MONDAY 29	MONDAY 29
<b>AUG</b>	MONDAY 5	MONDAY 12	MONDAY 12	MONDAY 5	MONDAY 26	MONDAY 5
	MONDAY 19	TUESDAY 13	MONDAY 26	MONDAY 19		MONDAY 19
<b>SEP</b>	MONDAY 9	MONDAY 16	MONDAY 9	MONDAY 2	FRIDAY 27	MONDAY 9
	MONDAY 18		MONDAY 30	MONDAY 16		MONDAY 23
				MONDAY 30		
<b>OCT</b>	TUESDAY 8	TUESDAY 8	TUESDAY 8	MONDAY 7	MONDAY 28	TUESDAY 8
	MONDAY 21		MONDAY 29	MONDAY 21		MONDAY 21
<b>NOV</b>	MONDAY 4	MONDAY 4	MONDAY 11	MONDAY 4	MONDAY 25	MONDAY 4
	MONDAY 18	TUESDAY 5	MONDAY 25	WEDNESDAY 6		MONDAY 18
		WEDNESDAY 6		MONDAY 18		
<b>DEC</b>	MONDAY 9	MONDAY 2	MONDAY 23	MONDAY 2	MONDAY 23	TUESDAY 3
		THURSDAY 19	TUESDAY 24	MONDAY 23	TUESDAY 24	FRIDAY 27
		FRIDAY 20	FRIDAY 27	TUESDAY 24	FRIDAY 27	MONDAY 30
		MONDAY 23			MONDAY 30	
		TUESDAY 24			TUESDAY 31	
		FRIDAY 27				
		MONDAY 30				
	TUESDAY 31					
<b>TOTAL</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>21 FIXED &amp; 5 VARIABLE</b>	<b>26</b>

# CALENDARS PUBLIC HOLIDAYS IN AUSTRALIA

ALL STATES	2024	2025	2026
NEW YEARS DAY	1 JAN	1 JAN	1 JAN
AUSTRALIA DAY	26 JAN	27 JAN	26 JAN
GOOD FRIDAY	29 MAR	18 APR	3 APR
EASTER MONDAY	1 APR	21 APR	6 APR
ANZAC DAY	25 APR	25 APR	25 APR
KINGS BIRTHDAY (EXC QLD & WA)	10 JUN	9 JUN	8 JUN
CHRISTMAS DAY	25 DEC	25 DEC	25 DEC
BOXING DAY	26 DEC	26 DEC	26 DEC
<b>AUSTRALIAN CAPITAL TERRITORY</b>			
CANBERRA DAY	11 MAR	10 MAR	9 MAR
EASTER SATURDAY	30 MAR	19 APR	4 APR
EASTER SUNDAY	31 MAR	20 APR	5 APR
RECONCILIATION DAY	27 MAY	2 JUN	1 JUN
LABOUR DAY	7 OCT	6 OCT	5 OCT
<b>NEW SOUTH WALES</b>			
EASTER SATURDAY	30 MAR	19 APR	4 APR
EASTER SUNDAY	31 MAR	20 APR	5 APR
BANK HOLIDAY	5 AUG	4 AUG	3 AUG
LABOUR DAY	7 OCT	6 OCT	5 OCT
<b>NORTHERN TERRITORY</b>			
EASTER SATURDAY	30 MAR	19 APR	4 APR
MAY DAY	6 MAY	5 MAY	4 MAY
PICNIC DAY	5 AUG	4 AUG	3 AUG
CHRISTMAS EVE (7PM -12AM)	24 DEC	24 DEC	24 DEC
NEW YEAR'S EVE (7PM-12AM)	31 DEC	31 DEC	31 DEC
<b>QUEENSLAND</b>			
EASTER SATURDAY	30 MAR	19 APR	4 APR
LABOUR DAY	6 MAY	5 MAY	4 MAY
ROYAL QUEENSLAND SHOW	14 AUG	13 AUG	12 AUG
KINGS BIRTHDAY	7 OCT	6 OCT	5 OCT
<b>SOUTH AUSTRALIA</b>			
ADELAIDE CUP DAY	11 MAR	10 MAR	9 MAR
EASTER SATURDAY	30 MAR	19 APR	4 APR
LABOUR DAY	7 OCT	6 OCT	5 OCT
CHRISMAS EVE (7PM-12AM)	24 DEC	24 DEC	24 DEC
NEW YEAR'S EVE (7PM-12AM)	31 DEC	31 DEC	31 DEC
<b>TASMANIA</b>			
ROYAL HOBART REGATTA	12 FEB	10 FEB	9 FEB
LAUNCESTON CUP	28 FEB	26 FEB	25 FEB
EIGHT HOURS DAY	11 MAR	10 MAR	9 MAR
EASTER TUESDAY	2 APR	22 APR	7 APR
LAUNCESTON SHOW	10 OCT	9 OCT	8 OCT
HOBART SHOW	24 OCT	23 OCT	22 OCT
RECREATION DAY (NORTHERN)	4 NOV	3 NOV	2 NOV
<b>VICTORIA</b>			
LABOUR DAY	11 MAR	10 MAR	9 MAR
EASTER SATURDAY	30 MAR	19 APR	4 APR
EASTER SUNDAY	31 MAR	20 APR	5 APR
GRAND FINAL EVE DAY	TBA	TBA	TBA
MELBOURNE CUP DAY	5 NOV	4 NOV	3 NOV
<b>WESTERN AUSTRALIA</b>			
LABOUR DAY	4 MAR	3 MAR	2 MAR
WESTERN AUSTRALIA DAY	3 JUN	2 JUN	1 JUN
KINGS BIRTHDAY	23 SEP	29 SEP	28 SEP

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