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INTRODUCTION

Rawlinsons Quantity Surveyors and Construction Cost Consultants commenced practice in Perth in 1953 and have compiled, edited and produced Rawlinsons Australian Construction Handbook, an annual handbook of construction costs for large projects, since 1983.

In 1993, following research into the requirements of the construction industry in this country, Rawlinsons Construction Cost Guide was formulated to provide construction cost information for small to medium commercial and domestic projects throughout Australia. This publication is now in its twenty-seventh edition.

Rawlinsons, as editors of these publications, acknowledges and thanks the many individuals and companies throughout Australia who provide invaluable assistance in the supply of information that is required in the compilation and production of our publications every year.

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All costs given EXCLUDE the Goods and Services Tax (G.S.T).

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THE INFORMATION PROVIDED

Briefly this book has been formatted to be as comprehensive and easy to use as possible and to provide cost data for each stage of the estimating and construction process, i.e. :

- **"Building Costs Per Square Metre"** for the initial feasibility.
- **"Elemental Costs of Buildings"** to enable evaluation and adjustment of the initial feasibility study.
- **"Estimating Comparative Costs"** to provide a guide to the comparative unit costs of different design treatments and to facilitate a more detailed estimate through the use of the "all-up" estimating rates.
- **"Detailed Prices"** which provide indicative average prices for numerous items of work likely to be encountered in the construction of a project.
- **"Renovations"** which provides a guide to many of the items likely to be encountered in renovations/additions of kitchens, bathrooms and the like.

USING THE BOOK

This book has been set up to cover the small/light commercial and industrial sectors as well as housing projects generally in the \$200,000 to \$1,500,000 range. Where a project is of significantly different size or type, costs should be adjusted to suit the particular situation and circumstances likely to be encountered. In the case of a small project it may be necessary to increase costs both on account of the higher proportion of overheads and the smaller quantities involved. However this increase could at times be offset by the use of smaller and keener priced sub-contractors. Conversely whilst a larger project could see a reduction in certain costs through increased quantities, there are instances where any such gain could be negated by additional cost premiums because of work practices and other demands sometimes associated with the larger projects.

It should be stressed that attention must be given to the particular circumstances and conditions of the project being reviewed when using the data contained in this book.

COST DATA BUILD-UP

Generally prices are average prices for typical buildings in the respective metropolitan areas. For country areas the figures should be adjusted in accordance with the given country loading factors or other known particular information.

"Building Costs per Square Metre" reflect the usual price range for typical buildings with average site conditions including allowances for Builder's preliminaries, overheads and profit.

"Elemental Costs of Buildings" is a guide to the break-down of the foregoing square metre costs to enable evaluation and adjustment to suit a particular project.

"Detailed Prices" are the unit prices of particular items and are either :

- **"Built-up"**, being calculated from the material cost with allowance for such other factors as waste and fixings, together with labour at either sub-contract unit rates or the current approximate costing rate for the particular trade. To the foregoing is added Builder's margin for overheads and profit. The prices do not include any allowance for Builder's preliminaries items which must be allowed for separately.
- **"Sub-contract"**, reflecting current "going" rates for the particular item or items : to this has been added Builder's margin for overheads and profit. Separate allowance has to be made for Builder's preliminaries.

"Builder's margin" for overheads and profit : refer to the beginning of each section for a guide to the percentages allowed.

ABBREVIATIONS

mm	millimetre	m	metre	km	kilometre
sqm	square metre	cum	cubic metre	l	litre
No	number	dia	diameter	N/E	not exceeding

PUBLISHER'S NOTE

While every effort has been made to ensure the accuracy of the information given in this publication it must be emphasised that the prices given are essentially a guide. Because of the nature and specific requirements of each project, particular contract prices can differ appreciably. It is not recommended that the prices be used for quotations without checking in detail the requirements of the contract.

BUILDING INDICES

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BUILDING PRICE INDICES	
• ALL CAPITAL CITIES.....	15
REGIONAL INDICES	
• NEW SOUTH WALES	16 , 17
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- Base - ADELAIDE 100



NOTE :

The above index is a broad indication only of cost variation within the Northern Territory and is applicable to the total project cost. Choice of material, degree of prefabrication and general work load will have a considerable bearing on cost differentials.

ESTIMATING

BUILDING COSTS PER SQUARE METRE

- Costs given hereafter should be used for initial feasibility studies only.
- Costs given are average prices for typical buildings at December 31, 2018 within the metropolitan areas including allowance for Preliminaries and Builders profit and overheads at approximately 5.0%. ADD additional allowances for anticipated increased costs and when in country areas refer Regional Indices pages [16](#) to [28](#).
- Costs given should be adjusted to take account of such factors as sloping sites, foundation problems, high wall to floor ratios, unusual shape and any special design factors where costs can vary considerably from the range given.
- Costs are based on the total floor area of all levels measured between the inner faces of external walls.
- Costs can provide no more than a rough guide to the probable cost of a building, and whilst in many instances a single rate is sufficient to indicate this ruling average cost, there are many other instances such as banks, churches, residential buildings, etc. where costs can vary considerably from the range given.
- Costs EXCLUDE parking areas. For undercroft parking, etc. refer to Section 9.3, for open parking areas refer to Section 10.2.
- Costs EXCLUDE land, demolitions, balconies, covered ways, external services outside 3.0m from the outside face of the building, external works other than those immediately adjacent to the building, loose or special equipment, furniture, furnishings, legal and professional fees.
- For ease of reference item numbers are identical to those of Rawlinsons Australian Construction Handbook.
- **For a more detailed breakdown, and to assist in the compilation of a more accurate estimate, refer to Elemental Costs of Buildings pages [42](#) to [52](#).**
- **Costs exclude the Goods and Services Tax (G.S.T.).**

1.0 ADMINISTRATION, CIVIC		PER	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$	
1.1	ADMINISTRATIVE								
1.1.1	ADMINISTRATION OFFICE, single storey, standard finishes, subdivisional partitioning, to offices, reception, amenities areas, air-conditioning	...	sqm	2305-2485	2055-2215	2450-2640	2255-2430	2385-2570	2340-2520
1.2	CIVIC								
1.2.3	CIVIC CENTRE, 300-500 CAPACITY - main hall suitable for cabarets, conventions, etc., ante-rooms, small kitchen, standard finishes, no air-conditioning	...	sqm	2000-2155	1940-2090	2075-2240	1995-2150	2110-2270	2025-2185
1.2.5	LIBRARY, SUBURBAN - single storey, good standard finishes, air-conditioning, excluding loose fittings	...	sqm	2500-2695	2225-2395	2695-2905	2485-2680	2545-2745	2500-2695
1.2.9	PUBLIC TOILETS - single storey, standard construction and basic finishes, male, female and handicapped areas	...	sqm	2575-2780	2495-2690	2715-2925	2515-2710	2730-2945	2635-2840
2.0	AGRICULTURAL								
2.1	FARM BUILDINGS								
2.1.1	BULK STORAGE SHED - steel framed with metal deck roof and metal clad walls to one end and two sides; no ground slab	...	sqm	255-275	210-225	235-250	210-225	260-280	240-260
2.1.2	BULK SUPERPHOSPHATE SHED - steel framed with sliding metal roof, plywood or cellulose fibre cement wall lining to one end and two side walls, reinforced concrete ground slab	...	sqm	450-485	370-395	400-430	375-405	440-475	415-450
2.1.3	HAY SHED, steel framed with metal deck roof; no ground slab :								
2.1.3.1	- Open all round	...	sqm	185-200	150-165	165-175	145-160	195-210	175-190
2.1.3.2	- 50% metal clad enclosure walls	...	sqm	205-220	160-175	175-190	175-190	205-220	190-205

NOTE - ADD - COUNTRY LOADINGS
- REFER PAGE [43](#) FOR DETAILED ELEMENTAL BREAKDOWN OF ABOVE COSTS

ESTIMATING - ELEMENTAL COSTS OF BUILDINGS

1.0 ADMINISTRATION, CIVIC

3.0 BANKS

4.0 EDUCATIONAL

ELEMENT	1.1.1 Administration Office Single Storey		1.2.3 Civic Centre 300-500 Capacity		1.2.5 Library Suburban Single Storey		1.2.9 Public Toilets		3.1 Bank Suburban Single Storey		4.1.1 Primary School Single Storey	
	\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%
PRELIMINARIES	266.00	10.9	220.75	10.5	265.75	10.2	286.50	10.5	310.75	10.4	171.50	10.6
SUBSTRUCTURE	121.75	5.0	135.25	6.4	122.00	4.7	117.00	4.3	136.00	4.5	103.00	6.3
SUPERSTRUCTURE												
Columns	-	-	17.00	0.8	-	-	-	-	-	-	-	-
Upper Floors	-	-	-	-	-	-	-	-	-	-	-	-
Staircase	-	-	-	-	-	-	-	-	-	-	-	-
Roof	270.00	11.1	244.50	11.6	278.75	10.7	200.00	7.3	236.50	7.9	289.00	17.8
External Walls)	338.25	13.9	418.50	19.9	400.50	15.4	445.25	16.2	410.50	13.7	203.25	12.5
Windows)	-	-	-	-	-	-	-	-	-	-	-	-
External Doors	32.25	1.3	28.25	1.3	36.50	1.4	55.50	2.0	53.75	1.8	10.75	0.7
Internal Walls	70.25	2.9	94.50	4.4	65.75	2.5	123.00	4.5	87.25	2.9	79.50	4.9
Internal Screens	110.75	4.6	6.25	0.3	88.75	3.4	147.75	5.4	64.50	2.1	49.50	3.1
Internal Doors	27.75	1.1	41.50	2.0	22.25	0.9	55.50	2.0	50.00	1.7	34.25	2.1
FINISHES												
Wall	58.25	2.4	65.25	3.1	49.00	1.9	64.50	2.4	64.00	2.1	26.75	1.6
Floor	104.50	4.3	126.75	6.0	107.50	4.1	78.00	2.8	98.00	3.3	63.25	3.9
Ceiling	83.25	3.4	108.75	5.2	108.25	4.2	72.50	2.6	101.75	3.4	83.25	5.1
FITTINGS												
Fitments	74.00	3.1	69.25	3.3	146.75	5.6	72.50	2.6	429.75	14.3	168.50	10.4
Special	-	-	-	-	-	-	-	-	-	-	-	-
SERVICES												
Plumbing	164.25	6.8	161.25	7.7	112.75	4.4	850.75	31.1	158.50	5.3	96.25	5.9
Mechanical	411.00	16.9	76.75	3.6	457.75	17.6	-	-	474.75	15.8	11.75	0.7
Fire	41.50	1.7	37.25	1.8	41.25	1.6	-	-	23.00	0.8	10.00	0.6
Electrical	186.25	7.7	194.75	9.3	225.75	8.7	70.75	2.6	220.25	7.3	180.25	11.1
Transportation	-	-	-	-	-	-	-	-	-	-	-	-
Special	-	-	-	-	-	-	-	-	-	-	-	-
EXTERNAL SERVICES	9.25	0.4	5.75	0.3	5.75	0.2	32.00	1.2	5.75	0.2	3.50	0.2
CONTINGENCY	60.75	2.5	52.75	2.5	65.00	2.5	68.50	2.5	75.00	2.5	40.75	2.5
TOTAL (Mean cost - SYDNEY)												
	2430.00	100.0	2105.00	100.0	2600.00	100.0	2740.00	100.0	3000.00	100.0	1625.00	100.0
Cost Range :												
Adelaide	...	2305-2485	2000-2155		2500-2695		2575-2780		2620-2825		1675-1810	
Brisbane	...	2055-2215	1940-2090		2225-2395		2495-2690		2600-2805		1525-1645	
Canberra	...	2415-2605	2415-2605		2775-2990		-		2825-3050		2130-2295	
Darwin	...	2450-2640	2360-2540		2705-2915		-		2985-3215		2335-2515	
Hobart	...	2450-2640	2075-2240		2695-2905		2715-2925		2910-3140		1750-1885	
Melbourne	...	2255-2430	1995-2150		2485-2680		2515-2710		2750-2965		1530-1650	
Perth	...	2385-2570	2110-2270		2545-2745		2730-2945		2385-2570		1430-1545	
Sydney	...	2340-2520	2025-2185		2500-2695		2635-2840		2885-3110		1565-1685	

DETAILED PRICES

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DETAILED PRICES

CONCRETE WORK

	UNIT	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
BASE PRICES							
Concrete, delivered to site :							
- 20 MPa	... cum	173.00	180.00	194.50	175.00	167.00	203.00
- 25 MPa	... cum	179.00	185.00	202.50	180.00	170.00	209.00
- 32 MPa	... cum	187.00	190.00	212.50	190.00	180.00	219.00
ADD extra for :							
Cartage in excess of 15km	... cum	3.00	2.80	1.75	2.00	2.20	3.00
Loads less than 3.5 cum (average)	... cum	40.00- 45.00	70.00	45.00	40.00- 70.00	40.00	40.00
Reinforcement							
Deformed (Y) bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire	... t	1770.00	1400.00	1750.00	1450.00	1525.00	1720.00
ADD extra for :							
Placing and fixing in position	... t	900.00	950.00	1025.00	900.00	845.00	935.00
Fabric, supply only, full sheets :							
RL/RF1118	... sqm	14.55	13.05	17.95	14.96	15.31	21.06
RL/RF1018	... sqm	12.25	10.11	14.81	12.34	12.46	16.64
RL/RF918	... sqm	10.40	9.50	12.60	10.50	10.82	14.00
RL/RF818	... sqm	8.80	8.03	10.08	8.40	9.16	10.16
RL/RF718	... sqm	7.50	6.90	9.43	7.86	7.88	10.19
SL/RF81	... sqm	11.75	10.66	15.12	12.60	10.71	12.89
SL/RF102	... sqm	8.95	8.15	11.59	9.66	8.16	10.09
SL/RF92	... sqm	7.40	6.37	8.94	7.45	6.03	7.57
SL/RF82	... sqm	5.85	5.06	7.06	5.88	4.75	5.92
SL/RF72	... sqm	4.70	3.98	5.68	4.73	3.82	4.72
SL/RF62	... sqm	3.70	3.15	4.67	3.89	3.09	3.73
SL/RF52	... sqm	2.40	2.68	3.16	2.63	2.51	2.03
SL/RF42	... sqm	-	-	-	-	1.78	-

CONCRETE

- Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position and curing, as well as an allowance for wastage and loss during handling and placing. Refer pages 120 and 121 for additional allowances to be made for pumping, samples and testing

... Note

20 MPa CONCRETE

Blinding layer, 50mm thick	... cum	250.00	258.00	326.00	321.00	306.00	348.00
Foundation beams	... cum	245.00	280.00	272.00	259.00	246.00	288.00
Column or pier foundation	... cum	250.00	285.00	277.00	261.00	247.00	290.00
Strip footing	... cum	261.00	285.00	282.00	261.00	247.00	290.00
Raft slab and thickenings	... cum	251.00	258.00	289.00	276.00	264.00	304.00
Ground slabs and thickenings	... cum	253.00	261.00	292.00	279.00	267.00	307.00
Suspended slab	... cum	253.00	258.00	289.00	276.00	264.00	304.00
Walls	... cum	353.00	297.00	298.00	284.00	274.00	312.00
Columns	... cum	353.00	307.00	323.00	316.00	302.00	343.00
Attached beams	... cum	300.00	258.00	286.00	275.00	260.00	303.00
Stairs and landings	... cum	327.00	296.00	323.00	316.00	302.00	343.00
Filling :							
Piers	... cum	534.00	579.00	542.00	562.00	538.00	581.00
Cores	... cum	545.00	579.00	588.00	610.00	583.00	626.00
Lintel blocks	... cum	545.00	579.00	588.00	562.00	538.00	581.00

DETAILED PRICES

GLAZING

	UNIT	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
• Prices are based on average pane sized up to 2.4sqm and on glazing to metal or wood with beads and mastic or neoprene strips	...	Note					
• Prices are for site glazing. For shop glazing discounting of glass could reduce the prices by 10/35%	...	Note					
• Glazing to metal or wood with putty - Ddt \$2.50/sqm	...	Note					

CLEAR FLOAT GLASS

Glazing to metal or wood :							
3mm	... sqm	96.00	95.00	108.00	95.00	97.00	97.00
4mm	... sqm	106.00	105.00	115.00	103.00	108.00	106.00
5mm	... sqm	119.00	116.00	133.00	119.00	120.00	119.00
6mm	... sqm	124.00	121.00	137.00	123.00	127.00	122.00
8mm	... sqm	164.00	163.00	183.00	162.00	165.00	163.00
Tinted, refer to Solar Control Glass	...	Note					

FIGURED ROLLED GLASS

Glazing to metal or wood :							
White -							
3mm	... sqm	105.00	104.00	117.00	103.00	108.00	106.00
5mm	... sqm	114.00	113.00	129.00	114.00	119.00	114.00
6mm	... sqm	123.00	121.00	139.00	123.00	125.00	123.00
Amber, bronze, grey -							
3mm	... sqm	123.00	119.00	139.00	123.00	125.00	123.00
5mm	... sqm	141.00	139.00	159.00	139.00	141.00	140.00
6mm	... sqm	153.00	147.00	171.00	148.00	148.00	150.00

WIRED GLASS

Glazing to metal or wood :							
White obscure, 6mm	... sqm	167.00	152.00	172.00	152.00	157.00	155.00
Coloured obscure, 6mm	... sqm	193.00	185.00	208.00	183.00	188.00	184.00
Clear plate, 6mm	... sqm	235.00	226.00	258.00	225.00	235.00	231.00

LAMINATED GLASS

Glazing to metal or wood :							
Clear float -							
6.38mm	... sqm	219.00	220.00	250.00	218.00	215.00	217.00
10.38mm	... sqm	310.00	305.00	346.00	314.00	313.00	316.00
12.38mm	... sqm	322.00	327.00	370.00	324.00	316.00	327.00
Cyclone, 14mm clear	... sqm	602.00	618.00	675.00	597.00	614.00	603.00
Tinted, refer Solar Control Glass	...	Note					

TOUGHENED GLASS

Glazing to metal or wood :							
Clear float -							
4mm	... sqm	235.00	222.00	261.00	228.00	236.00	228.00
5mm	... sqm	254.00	241.00	270.00	245.00	253.00	245.00
6mm	... sqm	272.00	270.00	306.00	268.00	274.00	268.00
Tinted, refer Solar Control Glass	...	Note					

SOLAR CONTROL GLASS

Glazing to metal or wood :

FLOAT GLASS

Heat absorbing :							
4mm bronze and grey	... sqm	129.00	123.00	141.00	124.00	128.00	124.00
5mm bronze and grey	... sqm	135.00	130.00	148.00	130.00	133.00	133.00
6mm bronze and grey	... sqm	145.00	139.00	158.00	138.00	140.00	142.00
6mm green	... sqm	151.00	145.00	167.00	145.00	148.00	148.00
Heat absorbing, reflective :							
3mm bronze (Solarcool)	... sqm	148.00	142.00	162.00	142.00	146.00	146.00
6mm bronze (Solarcool)	... sqm	200.00	195.00	216.00	191.00	198.00	195.00