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HOW TO USE THIS HANDBOOK

BUILDING PRICE INDICES

These indices are a guide to the percentage variation in building costs for each year since 1969. This facilitates the updating of known costs to approximate current levels.

The indices are not valid for housing, small projects or remote country work, nor do they reflect the relative cost differential of the various cities.

The indices generally relate to all construction types, and as such, can only be a guide to specific project types.

REGIONAL INDICES

Regional indices give an indication of the locality adjustment factor to be applied to the figures of the base city in each state in order to arrive at a figure for country towns.

The respective index figures are a broad indication only of the cost variation and are 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

This provides the average cost range for a wide selection of typical buildings. Whilst square metre costs are recommended for use in initial feasibility studies only, they also provide the base figure in the valuation of buildings, however when so used they should be adjusted as described in the following Elemental Costs of Buildings. It should also be noted that, as the figures given are for a typical building on a flat site, adjustment must be made for such factors as sloping sites, ground conditions, unusual shape and other design considerations.

The costs given are based on the total floor area of all levels, measured between the inner faces of external walls; refer pages [840](#) to [842](#) for measurement of areas.

It is important to refer to page [54](#) for further notes on the use of these costs.

ESTIMATING - ELEMENTAL COSTS OF BUILDINGS

This assists in the compilation of a more accurate cost per square metre through evaluation and adjustment of the mean figures of the various elements of the foregoing typical buildings, to reflect the particular building being examined. Examples of the major variations from the typical are the likes of special facade treatments, the extent of floor finishes and whether or not the building services include air-conditioning, lifts, etc.

It is important to refer to pages [54](#), [84](#) and [85](#) for further notes on the allowances and use of these costs.

ESTIMATING - COMPARATIVE COSTS

The more detailed rates given in this section facilitate a finer adjustment of the foregoing elemental figures through the application of unit costs to a particular element i.e. different design treatments such as facades, interior finishes, etc.

The costs given are all-up estimating costs, i.e. they include allowance for labour and minor items. For items not covered in this section it will be necessary to refer to the Detailed Prices section.

HOW TO USE THIS HANDBOOK

DETAILED PRICES

These provide a wide range of costs for particular items in all trades and services.

Due care and attention must be given to the explanatory notes for the complete section, page [192](#), and all subsection bullet points and notes.

All rates are supply and install rates unless otherwise noted.

Detailed prices can include specific items of work which, unless stated to the contrary, do not include for other related minor items and labours. When using to compliment the rates of Estimating - Comparative Costs, it will be necessary to make due allowance for such related work. The allowance can vary with particular item and project, but a range of between 5% and 10% would normally suffice.

GENERALLY

The rates within Rawlinsons Australian Construction Handbook allow for Builders' head office overheads and profit at the following rates (unless otherwise noted) :

Preliminaries, Transportation Systems and Base Material Prices - 0.0%

Electrical and Mechanical Services - 2.5%

All other trades and services - 5.0%.

• • • • •

When using any of the foregoing figures, at all times the nature and specific requirements of the particular project must be borne in mind.

BUILDING INDICES

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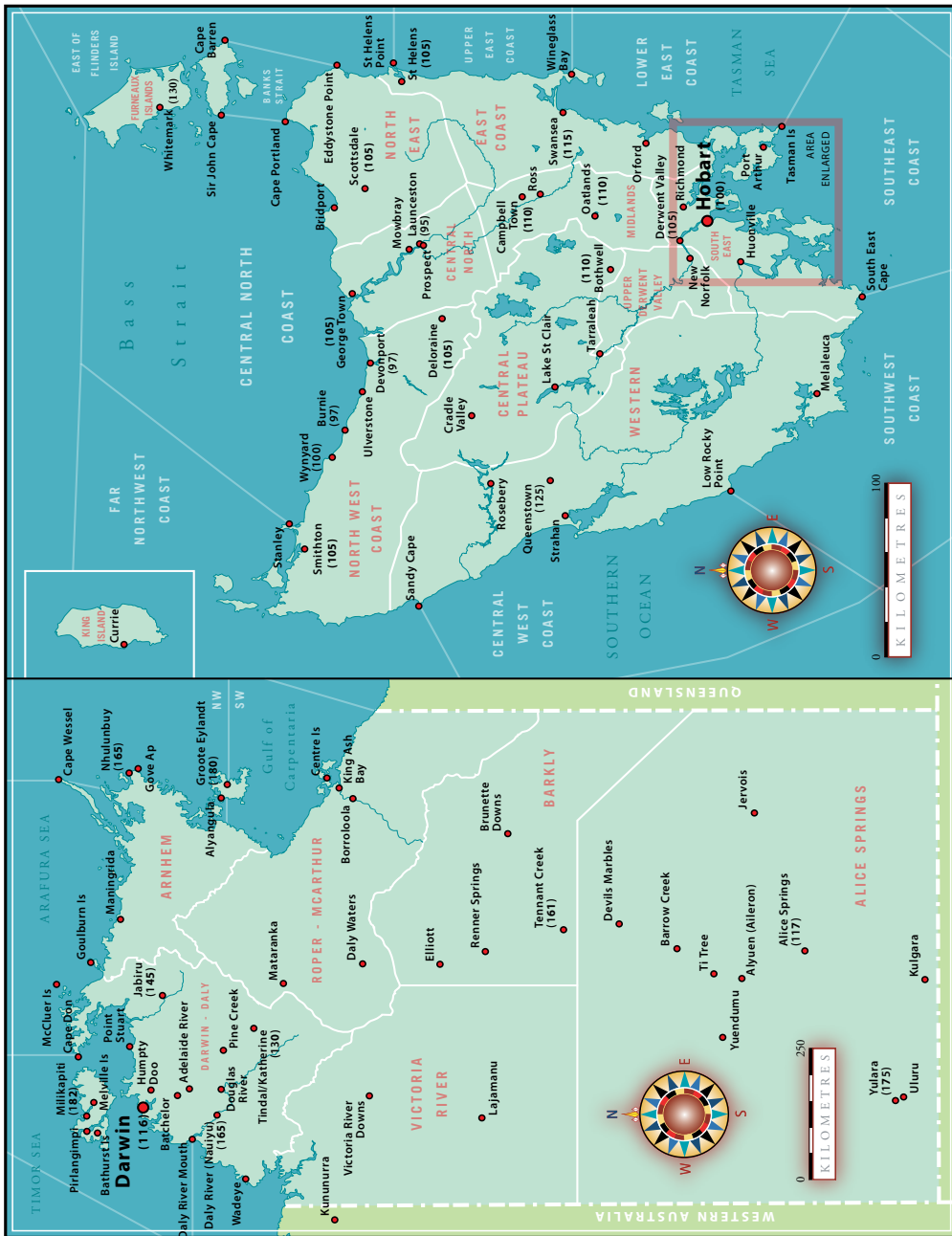
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REGIONAL INDICES NORTHERN TERRITORY AND TASMANIA

- Base - HOBART 100



- Base - ADELAIDE 100

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. ADD additional allowances for increased costs (refer Anticipated Building Price Adjustment page [17](#)) and when referring to country areas (refer Regional Indices pages [40](#) to [50](#)).
- 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, function centres, theatres, churches, residential buildings, where costs can vary considerably from the range given.
- Costs EXCLUDE parking areas. For basement parking to office buildings, 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 a more detailed breakdown, and to assist in the compilation of a more accurate estimate, refer to Elemental Costs of Buildings pages [83](#) to [127](#). For ease of reference identical item numbers have been used for each section.
- Costs exclude the Goods and Services Tax (G.S.T.).

1.0	ADMINISTRATION, CIVIC	PER	Adel. \$	Bris. \$	Mel. \$	Per. \$	Syd. \$
1.1	ADMINISTRATIVE						
1.1.1	ADMINISTRATION OFFICE, single storey, standard finishes, subdivisinal partitioning to offices, reception, amenities areas, air-conditioning	... sqm	2305-2485	2055-2215	2255-2430	2385-2570	2340-2520
1.1.2	ADMINISTRATION OFFICE, 2-3 STOREY - standard finishes, subdivisinal partitioning to offices, reception, amenities areas, air-conditioning, lift	... sqm	2610-2815	2590-2790	2525-2720	2730-2945	2660-2865
1.1.3	ADMINISTRATION OFFICE, 3-10 STOREY - standard finishes and facilities to upper levels, good standard to ground level/ reception, sub-divisional partitioning to offices, reception, amenities areas, air-conditioning, lifts, fire sprinklers	... sqm	3205-3455	3225-3475	2995-3230	3135-3380	3110-3350
1.2	CIVIC						
1.2.1	CITY HALL, 2000 CAPACITY - main hall, lesser hall, library, etc., medium standard finishes, air-conditioning	... sqm	5265-5675	4790-5160	5235-5645	5565-6000	5570-6005
1.2.2	TOWN HALL, 1000 CAPACITY - main hall, lesser hall, library etc., medium standard finishes, air-conditioning	... sqm	4130-4455	3800-4095	4005-4315	4370-4710	4240-4575

NOTE - ADD - INCREASED COSTS
 - COUNTRY LOADINGS
 - REFER PAGE [86](#) FOR DETAILED ELEMENTAL BREAKDOWN OF ABOVE COSTS

ESTIMATING - ELEMENTAL COSTS OF BUILDINGS

1.0 ADMINISTRATION, CIVIC

- 1.1 ADMINISTRATIVE
- 1.2 CIVIC

ELEMENT	1.1.1 Administration Office Single Storey		1.1.2 Administration Office 2-3 Storey		1.1.3 Administration Office 3-10 Storey		1.2.1 City Hall 2000 Capacity		1.2.2 Town Hall 1000 Capacity	
	\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%
PRELIMINARIES	266.00	10.9	325.25	11.8	446.75	13.8	882.00	15.2	619.75	14.0
SUBSTRUCTURE	121.75	5.0	88.75	3.2	71.25	2.2	198.75	3.4	136.25	3.1
SUPERSTRUCTURE										
Columns	-	-	46.50	1.7	56.75	1.8	191.50	3.3	137.75	3.1
Upper Floors	-	-	207.75	7.5	279.25	8.6	389.00	6.7	329.00	7.5
Staircase	-	-	38.00	1.4	36.50	1.1	65.50	1.1	60.75	1.4
Roof	270.00	11.1	136.50	4.9	65.75	2.0	263.25	4.5	240.75	5.5
External Walls)	338.25	13.9	354.75	12.8	412.50	12.8	710.25	12.3	575.75	13.1
Windows)										
External Doors	32.25	1.3	32.00	1.2	9.75	0.3	18.25	0.3	24.75	0.6
Internal Walls	70.25	2.9	86.75	3.1	86.75	2.7	215.25	3.7	171.75	3.9
Internal Screens	110.75	4.6	112.75	4.1	97.50	3.0	96.00	1.7	49.50	1.1
Internal Doors	27.75	1.1	31.50	1.1	30.25	0.9	34.25	0.6	40.50	0.9
FINISHES										
Wall	58.25	2.4	65.00	2.4	65.50	2.0	118.75	2.1	103.25	2.3
Floor	104.50	4.3	106.25	3.8	102.00	3.2	164.50	2.9	132.75	3.0
Ceiling	83.25	3.4	83.75	3.0	84.75	2.6	183.75	3.2	149.00	3.4
FITTINGS										
Fitments	74.00	3.1	73.75	2.7	67.50	2.1	93.25	1.6	68.00	1.5
Special	-	-	-	-	-	-	-	-	-	-
SERVICES										
Plumbing	164.25	6.8	174.50	6.3	162.75	5.0	295.75	5.1	218.00	4.9
Mechanical	411.00	16.9	418.50	15.1	528.75	16.4	1043.00	18.0	677.50	15.4
Fire	41.50	1.7	41.50	1.5	115.50	3.6	145.00	2.5	117.00	2.6
Electrical	186.25	7.7	213.00	7.7	223.25	6.9	267.75	4.6	260.25	5.9
Transportation	-	-	51.25	1.9	199.00	6.2	261.00	4.5	184.50	4.2
Special	-	-	-	-	-	-	-	-	-	-
EXTERNAL SERVICES	9.25	0.4	8.00	0.3	8.50	0.3	8.50	0.2	3.00	0.1
CONTINGENCY	60.75	2.5	69.00	2.5	79.50	2.5	144.75	2.5	110.25	2.5
TOTAL (Mean cost - SYDNEY)	2430.00	100.0	2765.00	100.0	3230.00	100.0	5790.00	100.0	4410.00	100.0
Cost Range :										
Adelaide	2305-2485		2610-2815		3205-3455		5265-5675		4130-4455	
Brisbane	2055-2215		2590-2790		3225-3475		4790-5160		3800-4095	
Canberra	2415-2605		2745-2955		--		--		--	
Darwin	2450-2640		2810-3030		--		--		--	
Hobart	2450-2640		2760-2975		--		--		--	
Melbourne	2255-2430		2525-2720		2995-3230		5235-5645		4005-4315	
Perth	2385-2570		2730-2945		3135-3380		5565-6000		4370-4710	
Sydney	2340-2520		2660-2865		3110-3350		5570-6005		4240-4575	

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DETAILED PRICES

CONCRETE WORKS

BASE PRICES

	UNIT	Adel. \$	Bris. \$	Mel. \$	Per. \$	Syd. \$
Concrete, delivered to site :						
20 MPa	... cum	162.00	165.00	165.00	156.00	191.00
25 MPa	... cum	169.00	170.00	170.00	160.00	197.00
32 MPa	... cum	178.00	175.00	180.00	164.00	205.00
40 MPa	... cum	188.00	185.00	190.00	168.00	224.00
50 MPa	... cum	203.00	205.00	205.00	195.00	244.00
60 MPa	... cum	221.00	225.00	230.00	210.00	271.00
ADD extra for :						
Cartage in excess of 15km	... km/cum	3.00	2.80	3.00	2.20	3.00
Loads less than 3.5 cum (average)	... cum	40.00- 45.00	70.00	40.00- 50.00	40.00	40.00
Reinforcement :						
Deformed bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire	... t	1700.00	1350.00	1350.00	1425.00	1520.00
ADD extra for :						
Placing and fixing in position	... t	850.00	970.00	950.00	820.00	880.00
SL92 fabric supply only, full sheets	... sqm	7.40	6.37	7.45	6.03	7.57
SL72 ditto	... sqm	4.70	3.98	4.73	3.82	4.72
SL62 ditto	... sqm	3.70	3.15	3.89	3.09	3.73

CONCRETE

- Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position, as well as an allowance for wastage and loss during handling and placing. Refer page [254](#) for additional allowances to be made for pumping, samples and testing

UNREINFORCED CONCRETE 25 MPa	... Note					
Blinding layer, 50mm thick	... cum	245.00	261.00	326.00	316.00	391.00
Column or pier foundation (in ground)	... cum	242.00	294.00	253.00	243.00	300.00
Strip footing (in ground)	... cum	242.00	294.00	253.00	243.00	300.00
Slabs and thickening on fill :						
N.E. 150mm thick	... cum	247.00	264.00	277.00	266.00	329.00
150/300mm thick	... cum	247.00	260.00	273.00	263.00	325.00
Machine bases and the like	... cum	250.00	267.00	308.00	298.00	368.00
Plinths, kerbs and steps	... cum	250.00	267.00	308.00	298.00	368.00
Cavity wall filling	... cum	358.00	378.00	384.00	375.00	455.00
REINFORCED CONCRETE 25 MPa						
Foundation beams	... cum	241.00	293.00	256.00	246.00	303.00
Column or pier foundation (in ground)	... cum	245.00	298.00	257.00	246.00	304.00
Strip footing (in ground)	... cum	257.00	298.00	257.00	246.00	304.00
Raft foundation	... cum	229.00	293.00	245.00	235.00	290.00

DETAILED PRICES

GLAZING

	UNIT	Adel. \$	Bris. \$	Mel. \$	Per. \$	Syd. \$
• Prices are based on average pane sizes 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 further discounting of glass could reduce the prices by 10 to 35%	... Note					
• Glazing to metal or wood with putty - Deduct \$3.00/sqm	... Note					

CLEAR FLOAT GLASS

Glazing to metal or wood :						
3.00mm	... sqm	97.00	97.00	96.00	98.00	98.00
4.00mm	... sqm	107.00	107.00	105.00	109.00	107.00
5.00mm	... sqm	120.00	119.00	121.00	120.00	120.00
6.00mm	... sqm	125.00	124.00	125.00	127.00	124.00
8.00mm	... sqm	166.00	167.00	164.00	166.00	165.00
10.00mm	... sqm	188.00	182.00	181.00	189.00	183.00
12.00mm	... sqm	218.00	212.00	212.00	219.00	216.00
Tinted, refer to Solar Control Glass	... Note					

FIGURED ROLLED GLASS

Glazing to metal or wood :						
White :						
3.00mm	... sqm	106.00	106.00	96.00	109.00	107.00
5.00mm	... sqm	115.00	115.00	115.00	120.00	115.00
6.00mm	... sqm	125.00	124.00	125.00	127.00	124.00
Amber, bronze, grey :						
3.00mm	... sqm	124.00	123.00	125.00	127.00	124.00
5.00mm	... sqm	143.00	142.00	141.00	143.00	142.00
6.00mm	... sqm	155.00	151.00	150.00	150.00	151.00

WIRED GLASS

Glazing to metal or wood :						
White obscure, 6mm	... sqm	159.00	156.00	155.00	159.00	157.00
Coloured obscure, 6mm	... sqm	191.00	191.00	184.00	181.00	186.00
Clear plate, 6mm	... sqm	236.00	230.00	228.00	239.00	232.00

LAMINATED GLASS

Glazing to metal or wood :						
Clear float :						
6.38mm	... sqm	221.00	224.00	221.00	218.00	219.00
10.38mm	... sqm	313.00	320.00	318.00	316.00	321.00
12.38mm	... sqm	326.00	335.00	329.00	320.00	335.00
Cyclone, 14mm clear	... sqm	608.00	627.00	604.00	619.00	608.00
Tinted, refer Solar Control Glass	... Note					
Fritting, refer page 456	... Note					