



Rider
Levett
Bucknall

**RIDERS
DIGEST
2020**

**DARWIN,
AUSTRALIA
EDITION**

Northern Territory Office

Level 4, 62 Cavanagh Street,
Darwin NT 0800

Telephone: +61 8 8941 2262



RIDERS DIGEST

48TH EDITION

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

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

While the information in this publication is believed to be correct, no responsibility is accepted for its accuracy. Persons desiring to utilise any information appearing in this publication should verify its applicability to their specific circumstances. Cost information in this publication is indicative and for general guidance only and is based on rates ruling at Fourth Quarter 2019 (unless stated differently). All figures exclude GST.

© Rider Levett Bucknall 2020

Reproduction in whole or part forbidden

CONTENTS

RLB PROFESSIONAL SERVICES

| | |
|--|---|
| Cost Management and Quantity Surveying | 6 |
| Project Programming | 8 |
| Advisory | 9 |

INTERNATIONAL CONSTRUCTION

| | |
|--------------------------|----|
| Building Cost Ranges | 14 |
| RLB Escalation Forecasts | 18 |

AUSTRALIAN CONSTRUCTION

| | |
|-------------------------------|----|
| Building Cost Ranges | 20 |
| Building Services Cost Ranges | 24 |
| RLB Tender Price Index | 28 |
| Definitions | 30 |
| Acknowledgements | 32 |

CONSTRUCTION COSTS

| | |
|---------------------------------------|----|
| Building Services Ranges | 34 |
| Unit Costs | 38 |
| Site Works | 39 |
| Demolition | 40 |
| Hotel Furniture, Fittings & Equipment | 40 |
| Office Fitout | 41 |
| Recreational Facilities | 42 |
| Vertical Transportation | 44 |

DEVELOPMENT

| | |
|----------------------------------|----|
| Stamp Duties | 48 |
| Land Tax | 49 |
| Planning - Car Parking | 50 |
| Land Values | 51 |
| Rental Rates | 52 |
| Sector Data | 53 |
| Historical Construction Activity | 59 |
| RLB Market Activity Cycle | 64 |

BENCHMARKS

| | |
|-----------------------------------|----|
| Regional Indices | 66 |
| Key City Relativities | 67 |
| Office Building Efficiencies | 68 |
| Reinforcement Ratios | 68 |
| Labour and Materials Trade Ratios | 69 |
| Progress Payment Claims | 70 |
| Common Industry Acronyms | 71 |
| Method of Measurement | 72 |

ASSETS AND FACILITIES

| | |
|---------------------------------------|----|
| Sustainability and Quality | 76 |
| Management Standards | 77 |
| Useful Life Analysis | 78 |
| Outgoings | 79 |
| Essential Safety Measures | 80 |
| Capital Allowances (Tax Depreciation) | 81 |

OFFICES

| | |
|----------------|----|
| Oceania | 84 |
| Africa | 85 |
| Middle East | 85 |
| United Kingdom | 86 |
| Asia | 86 |
| Americas | 89 |

CALENDARS

| | |
|------------------------|----|
| Calendars 2019 - 2022 | 92 |
| 2020 Rostered Days Off | 94 |
| Public Holidays | 96 |

INTRODUCTION

RIDER LEVETT BUCKNALL

“CONFIDENCE TODAY INSPIRES TOMORROW”

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

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

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

“CREATING A BETTER TOMORROW”

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

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

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

PROFESSIONAL SERVICES

| | |
|---|---|
| Cost Management and Quantity Surveying | 6 |
| Project Programming | 8 |
| Advisory | 9 |

COST MANAGEMENT AND QUANTITY SURVEYING SERVICES

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

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

Feasibility Analysis

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

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

Financial Institution Auditing

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

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

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

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

Post-Contract Services

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

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

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

Tendering and Documentation

Among the tendering and documentation services offered by RLB:

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

COST MANAGEMENT AND QUANTITY SURVEYING SERVICES

Value Management

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

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

PROJECT PROGRAMMING

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

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

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

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

ADVISORY SERVICES

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

Asset Advisory

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

RLB is expert in the following strategic services:

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

RElifying of Assets

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

Facilities Consultancy

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

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

ADVISORY SERVICES

Building Surveying

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

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

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

Risk Mitigation and Due Diligence

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

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

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

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

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

Property Taxation

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

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

Litigation Support

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

Procurement Strategies

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

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

ADVISORY SERVICES

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

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

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

Research

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

INTERNATIONAL CONSTRUCTION

| | |
|--------------------------|----|
| Building Cost Ranges | 14 |
| RLB Escalation Forecasts | 18 |

INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

Refer to www.rbintelligence.com for updates.

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

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

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

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

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

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

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

INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

Refer to www.rbintelligence.com for updates.

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

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

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

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

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

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

| COST PER M ² | | | | | |
|-------------------------|--------|----------|--------|----------------------|--------|
| CAR PARKING | | | | INDUSTRIAL WAREHOUSE | |
| MULTI STOREY | | BASEMENT | | LOW | HIGH |
| LOW | HIGH | LOW | HIGH | | |
| 915 | 1,505 | 1,075 | 1,720 | 1,185 | 2,045 |
| 860 | 1,345 | 1,345 | 1,830 | 1,185 | 1,990 |
| 805 | 1,075 | 1,345 | 1,615 | 970 | 1,615 |
| 1,075 | 1,560 | 1,505 | 2,850 | 1,560 | 2,475 |
| 540 | 915 | 645 | 1,615 | 645 | 1,075 |
| 1,130 | 1,345 | 1,400 | 2,045 | 1,290 | 1,990 |
| 1,025 | 1,885 | 1,345 | 2,155 | 1,240 | 2,155 |
| 485 | 805 | 755 | 1,185 | 645 | 1,075 |
| 805 | 1,185 | 1,240 | 1,615 | 860 | 1,075 |
| 2,500 | 3,450 | 4,200 | 7,300 | 4,850 | 6,200 |
| 2,250 | 3,200 | 3,950 | 6,900 | 4,450 | 5,500 |
| 9,225 | 13,750 | 18,925 | 25,850 | 6,225 | 9,400 |
| 8,800 | 10,750 | 18,500 | 25,250 | 15,000 | 18,750 |
| 3,500 | 4,500 | 6,000 | 8,000 | 4,800 | 6,100 |
| 800 | 1,200 | 1,400 | 3,400 | 1,000 | 1,800 |
| NP | NP | NP | NP | 53,300 | 68,100 |
| 730 | 910 | 940 | 1,200 | 1,300 | 1,625 |
| 2,350 | 3,350 | 4,350 | 7,300 | 4,400 | 5,700 |
| 750 | 1,300 | 1,460 | 2,100 | 1,060 | 1,320 |
| 430 | 650 | 800 | 1,240 | 460 | 820 |
| 400 | 750 | 880 | 1,520 | 450 | 640 |
| 440 | 870 | 1,040 | 1,620 | 440 | 700 |
| 360 | 700 | 870 | 1,500 | 390 | 700 |
| 470 | 930 | 1,240 | 2,000 | 520 | 920 |
| 580 | 740 | 1,100 | 1,600 | 510 | 740 |
| 440 | 560 | 810 | 1,020 | 500 | 700 |
| 480 | 550 | 980 | 1,080 | 1,260 | 1,540 |
| 1,760 | 3,500 | 2,800 | 4,400 | 1,460 | 2,650 |
| 2,400 | 3,700 | 3,200 | 4,650 | 1,900 | 3,000 |
| 2,450 | 3,050 | 3,300 | 3,850 | 3,550 | 4,300 |
| 680 | 980 | 1,340 | 1,960 | 650 | 1,100 |
| 1,060 | 1,360 | 2,300 | 2,800 | 780 | 1,060 |
| 1,000 | 1,500 | 1,700 | 2,200 | 750 | 1,200 |
| 790 | 1,320 | 1,060 | 1,840 | 740 | 1,400 |
| 970 | 1,400 | 2,050 | 2,250 | 740 | 1,140 |
| 750 | 1,260 | 1,180 | 1,540 | 800 | 1,420 |
| 850 | 1,400 | 1,600 | 2,200 | 750 | 1,200 |
| 860 | 1,360 | 1,360 | 1,880 | 700 | 1,300 |
| 650 | 1,000 | 1,800 | 3,100 | 550 | 1,060 |
| 840 | 1,300 | 1,220 | 2,000 | 800 | 1,300 |
| 1,440 | 1,640 | 2,850 | 3,050 | 1,020 | 1,400 |

INTERNATIONAL CONSTRUCTION RLB ESCALATION FORECASTS

RLB TENDER PRICE INDEX ANNUAL CHANGE

All indices are stated as annual percentage changes.

Refer to www.rlbintelligence.com for updates.

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

NP: Not published

AUSTRALIAN CONSTRUCTION

| | |
|-------------------------------|----|
| Building Cost Ranges | 20 |
| Building Services Cost Ranges | 24 |
| RLB Tender Price Index | 28 |
| Definitions | 30 |
| Acknowledgements | 32 |

AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

CONSTRUCTION RATES

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

Specific exclusions:

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

All costs current as at Fourth Quarter 2019.

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

NOTES

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

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

Refer to www.rlbintelligence.com for updates.

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

AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

All costs current as at Fourth Quarter 2019.

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

Building Costs include Building Works and Building Services

Refer to www.rlbintelligence.com for updates.

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

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2019.

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

BUILDING SERVICES COSTS INCLUDE:

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

Refer to page 34 to 37 for detailed services costs.

| CANBERRA | | DARWIN | | MELBOURNE | | PERTH | | SYDNEY | |
|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| \$/M ² | | \$/M ² | | \$/M ² | | \$/M ² | | \$/M ² | |
| LOW | HIGH | LOW | HIGH | LOW | HIGH | LOW | HIGH | LOW | HIGH |
| 909 | 1,319 | 1,160 | 1,523 | 811 | 1,260 | 930 | 1,340 | 1,065 | 1,405 |
| 964 | 1,429 | 1,246 | 1,594 | 958 | 1,338 | 965 | 1,395 | 1,255 | 1,405 |
| | | - | - | | | | | | |
| 753 | 1,208 | 911 | 1,321 | 632 | 1,082 | 695 | 1,125 | 727 | 1,011 |
| 798 | 1,208 | 983 | 1,445 | 701 | 1,150 | 720 | 1,185 | 861 | 1,104 |
| 798 | 1,263 | - | - | 774 | 1,207 | 760 | 1,225 | 952 | 1,215 |
| 476 | 654 | 841 | 1,082 | 439 | 711 | 420 | 600 | 499 | 705 |
| 632 | 909 | 882 | 1,281 | 549 | 871 | 565 | 820 | 717 | 975 |
| 698 | 1,030 | 971 | 1,326 | 607 | 988 | 660 | 920 | 868 | 1,121 |
| 1,295 | 1,761 | 1,394 | 1,753 | 1,751 | 2,211 | 1,235 | 1,750 | 1,257 | 1,591 |
| 1,182 | 1,579 | 1,272 | 1,539 | 1,265 | 1,887 | 1,025 | 1,465 | 1,114 | 1,478 |
| 932 | 1,352 | 1,122 | 1,386 | 957 | 1,443 | 825 | 1,265 | 952 | 1,236 |
| 176 | 286 | 201 | 363 | 97 | 286 | 135 | 300 | 70 | 169 |
| 242 | 483 | 328 | 449 | 171 | 370 | 200 | 405 | 258 | 344 |
| 176 | 472 | 298 | 449 | 160 | 339 | 185 | 390 | 159 | 296 |
| 66 | 121 | 135 | 282 | 31 | 63 | 135 | 305 | 52 | 73 |
| 232 | 410 | 210 | 499 | 183 | 325 | 160 | 335 | 130 | 224 |
| 232 | 399 | 225 | 518 | 183 | 325 | 170 | 355 | 130 | 226 |
| 531 | 708 | 661 | 926 | 470 | 654 | 385 | 630 | 535 | 925 |
| 531 | 642 | 661 | 926 | 470 | 868 | 385 | 595 | 535 | 939 |

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2019.

| COST RANGE PER GROSS FLOOR AREA | ADELAIDE | | BRISBANE | |
|---|-------------------|-------|-------------------|-------|
| | \$/M ² | | \$/M ² | |
| | LOW | HIGH | LOW | HIGH |
| AGED CARE | | | | |
| SINGLE STOREY FACILITY | 430 | 699 | 518 | 828 |
| PRIVATE HOSPITALS | | | | |
| Low Rise Hospital | | | | |
| 45-60 M ² GFA/BED | 1,234 | 1,500 | 943 | 1,686 |
| 55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE | 1,447 | 1,924 | 1,427 | 2,153 |
| CINEMAS | | | | |
| GROUP COMPLEX, 2,000-4,000 SEATS. (WARM SHELL) | 794 | 1,071 | 649 | 1,006 |
| REGIONAL SHOPPING CENTRES | | | | |
| DEPARTMENT STORE | 447 | 719 | 529 | 830 |
| SUPERMARKET/VARIETY STORE | 433 | 674 | 521 | 771 |
| DISCOUNT DEPARTMENT STORE | 440 | 616 | 511 | 678 |
| MALLS | 527 | 799 | 603 | 907 |
| SPECIALTY SHOPS | 302 | 577 | 497 | 710 |
| SMALL SHOPS AND SHOWROOMS | | | | |
| SMALL SHOPS AND SHOWROOMS | 411 | 642 | 356 | 672 |
| RESIDENTIAL | | | | |
| SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT) | 252 | 554 | 265 | 582 |
| RESIDENTIAL UNITS | | | | |
| WALK-UP 85 TO 120 M ² /UNIT | 212 | 480 | 253 | 502 |
| TOWNHOUSES 90 TO 120 M ² /UNIT | 215 | 488 | 253 | 493 |
| MULTI-STOREY UNITS | | | | |
| Up to 10 storeys with lift | | | | |
| UNITS 60-70 M ² | 476 | 749 | 464 | 886 |
| UNITS 90-120 M ² | 455 | 703 | 442 | 851 |
| Over 10 and up to 20 storeys | | | | |
| UNITS 60-70 M ² | 482 | 811 | 562 | 883 |
| UNITS 90-120 M ² | 468 | 796 | 533 | 840 |
| Over 20 and up to 40 storeys | | | | |
| UNITS 60-70 M ² | 527 | 913 | 639 | 1,010 |
| UNITS 90-120 M ² | 511 | 884 | 616 | 969 |
| Over 40 and up to 80 storeys | | | | |
| UNITS 60-70 M ² | - | - | 859 | 1,141 |
| UNITS 90-120 M ² | - | - | 797 | 1,082 |

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

AUSTRALIAN CONSTRUCTION RLB TENDER PRICE INDEX

| DATE | ADELAIDE | | BRISBANE | | CANBERRA | |
|----------|----------|-------|----------|-------|----------|-------|
| | TPI | CPI | TPI | CPI | TPI | CPI |
| DEC-1980 | 35.8 | 29.0 | 36.2 | 30.6 | 30.2 | 29.6 |
| DEC-1981 | 40.5 | 32.3 | 41.0 | 34.2 | 34.9 | 32.9 |
| DEC-1982 | 45.7 | 35.8 | 46.2 | 37.8 | 40.7 | 36.9 |
| DEC-1983 | 48.5 | 39.1 | 49.5 | 40.9 | 45.2 | 39.8 |
| DEC-1984 | 51.1 | 40.4 | 51.6 | 42.4 | 47.9 | 41.1 |
| DEC-1985 | 55.6 | 43.8 | 54.3 | 45.7 | 53.9 | 44.7 |
| DEC-1986 | 59.7 | 47.9 | 56.5 | 49.8 | 59.3 | 48.6 |
| DEC-1987 | 65.0 | 51.1 | 60.4 | 53.3 | 63.3 | 51.8 |
| DEC-1988 | 70.1 | 54.6 | 65.4 | 57.0 | 68.5 | 55.4 |
| DEC-1989 | 75.4 | 58.6 | 60.5 | 61.4 | 70.9 | 59.5 |
| DEC-1990 | 79.6 | 63.1 | 55.2 | 65.2 | 73.7 | 63.5 |
| DEC-1991 | 79.7 | 64.3 | 53.3 | 66.3 | 65.8 | 64.6 |
| DEC-1992 | 78.7 | 65.4 | 55.2 | 66.9 | 62.6 | 65.3 |
| DEC-1993 | 81.2 | 66.6 | 57.5 | 68.1 | 76.0 | 66.7 |
| DEC-1994 | 83.5 | 68.6 | 62.3 | 70.3 | 78.1 | 68.2 |
| DEC-1995 | 84.7 | 71.6 | 65.5 | 73.4 | 82.6 | 71.9 |
| DEC-1996 | 86.1 | 72.5 | 68.4 | 74.6 | 84.1 | 72.7 |
| DEC-1997 | 86.8 | 71.6 | 71.7 | 75.1 | 83.9 | 71.8 |
| DEC-1998 | 87.1 | 73.0 | 75.6 | 76.0 | 85.5 | 72.8 |
| DEC-1999 | 87.0 | 74.3 | 78.2 | 76.7 | 87.1 | 74.0 |
| DEC-2000 | 88.2 | 78.3 | 78.3 | 81.4 | 92.5 | 78.6 |
| DEC-2001 | 90.1 | 80.7 | 79.7 | 84.0 | 93.1 | 80.8 |
| DEC-2002 | 94.6 | 83.7 | 87.5 | 86.5 | 97.5 | 83.4 |
| DEC-2003 | 102.9 | 86.4 | 95.0 | 89.2 | 103.0 | 85.6 |
| DEC-2004 | 112.4 | 88.6 | 106.8 | 91.4 | 110.4 | 87.6 |
| DEC-2005 | 119.4 | 91.0 | 118.9 | 94.1 | 117.8 | 90.3 |
| DEC-2006 | 126.2 | 93.9 | 129.3 | 97.3 | 125.0 | 93.2 |
| DEC-2007 | 134.0 | 96.5 | 137.5 | 101.0 | 130.8 | 96.3 |
| DEC-2008 | 142.5 | 100.0 | 127.1 | 105.4 | 134.9 | 99.9 |
| DEC-2009 | 138.6 | 102.1 | 119.8 | 108.0 | 136.5 | 102.2 |
| DEC-2010 | 142.5 | 104.7 | 119.0 | 111.3 | 141.0 | 104.4 |
| DEC-2011 | 137.9 | 108.5 | 119.3 | 114.0 | 143.0 | 108.0 |
| DEC-2012 | 138.1 | 110.8 | 119.3 | 116.5 | 142.1 | 109.9 |
| DEC-2013 | 139.3 | 113.3 | 117.0 | 119.6 | 145.3 | 112.3 |
| DEC-2014 | 140.1 | 115.2 | 123.0 | 122.0 | 147.5 | 113.6 |
| DEC-2015 | 141.2 | 116.4 | 130.3 | 124.0 | 150.5 | 114.4 |
| DEC-2016 | 143.7 | 117.9 | 139.7 | 126.0 | 154.3 | 116.4 |
| DEC-2017 | 148.1 | 120.7 | 143.9 | 128.4 | 158.6 | 119.0 |
| MAR-2018 | 149.3 | 121.1 | 144.2 | 128.5 | 160.0 | 120.0 |
| JUN-2018 | 150.3 | 121.6 | 144.6 | 129.1 | 161.3 | 120.4 |
| SEP-2018 | 151.6 | 122.0 | 144.9 | 129.6 | 162.7 | 121.2 |
| DEC-2018 | 153.3 | 122.6 | 145.3 | 130.3 | 164.1 | 122.1 |
| MAR-2019 | 154.7 | 122.7 | 146.0 | 130.4 | 165.6 | 122.2 |
| JUN-2019 | 156.2 | 123.4 | 146.7 | 131.2 | 167.0 | 122.5 |
| SEP-2019 | 157.7 | 124.2 | 147.5 | 132.0 | 168.4 | 123.4 |
| DEC-2019 | 159.2 | | 148.2 | | 169.9 | |

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

| DARWIN | | MELBOURNE | | PERTH | | SYDNEY | |
|--------|-------|-----------|-------|-------|-------|--------|-------|
| TPI | CPI | TPI | CPI | TPI | CPI | TPI | CPI |
| | | 35.5 | 33.9 | 38.4 | 36.3 | 37.3 | 34.7 |
| | | 39.6 | 37.8 | 43.9 | 40.8 | 43.6 | 38.6 |
| | | 44.4 | 41.7 | 51.3 | 44.8 | 46.9 | 43.2 |
| | | 47.3 | 45.7 | 53.4 | 48.6 | 49.7 | 46.4 |
| | | 52.0 | 46.8 | 56.0 | 49.5 | 52.6 | 47.5 |
| | | 58.5 | 50.7 | 65.8 | 53.6 | 60.6 | 51.5 |
| | | 63.4 | 55.9 | 72.6 | 59.1 | 67.2 | 56.5 |
| | | 69.3 | 59.8 | 76.5 | 63.2 | 74.1 | 60.5 |
| | | 74.9 | 63.9 | 81.7 | 68.0 | 80.6 | 66.1 |
| | | 81.9 | 69.2 | 89.5 | 73.3 | 86.8 | 71.0 |
| | | 82.6 | 74.4 | 92.1 | 78.8 | 84.1 | 75.5 |
| | | 76.7 | 75.6 | 91.2 | 78.6 | 75.1 | 76.6 |
| | | 74.8 | 75.5 | 91.2 | 78.6 | 71.4 | 76.9 |
| | | 77.0 | 77.4 | 91.2 | 80.5 | 72.5 | 77.9 |
| | | 78.3 | 79.0 | 92.1 | 82.2 | 75.4 | 80.0 |
| | | 79.8 | 82.7 | 93.0 | 86.2 | 79.1 | 84.7 |
| | | 82.0 | 83.7 | 95.0 | 87.8 | 83.8 | 86.1 |
| | | 84.1 | 83.7 | 97.2 | 87.1 | 89.7 | 86.0 |
| | | 86.8 | 84.4 | 99.3 | 89.1 | 96.1 | 87.6 |
| 88.0 | | 89.4 | 86.1 | 101.9 | 90.9 | 100.0 | 89.3 |
| 89.8 | | 93.8 | 91.3 | 102.6 | 95.5 | 99.9 | 94.6 |
| 91.8 | | 96.7 | 94.1 | 100.6 | 98.3 | 100.9 | 97.8 |
| 93.7 | 93.7 | 104.6 | 97.0 | 103.8 | 101.1 | 103.9 | 100.5 |
| 101.1 | 95.2 | 110.1 | 99.2 | 112.1 | 103.1 | 110.1 | 102.8 |
| 113.2 | 97.1 | 114.7 | 101.5 | 124.5 | 106.2 | 117.8 | 105.5 |
| 121.8 | 100.0 | 118.4 | 104.2 | 135.0 | 110.4 | 123.1 | 108.0 |
| 132.7 | 105.0 | 122.2 | 107.2 | 147.2 | 115.2 | 128.7 | 111.5 |
| 144.7 | 108.0 | 128.0 | 110.6 | 163.4 | 118.8 | 133.2 | 114.2 |
| 159.1 | 112.0 | 129.6 | 114.1 | 159.9 | 123.2 | 139.2 | 118.4 |
| 164.7 | 115.4 | 131.8 | 116.2 | 150.0 | 125.7 | 139.2 | 121.0 |
| 168.0 | 118.1 | 137.4 | 119.8 | 147.6 | 129.0 | 140.6 | 123.9 |
| 148.8 | 121.0 | 141.4 | 123.5 | 149.5 | 132.8 | 143.7 | 127.9 |
| 151.8 | 124.1 | 141.4 | 126.1 | 146.1 | 135.6 | 145.4 | 131.1 |
| 156.4 | 129.5 | 141.8 | 129.5 | 147.7 | 139.6 | 148.3 | 134.6 |
| 159.1 | 132.0 | 143.9 | 131.4 | 148.9 | 142.3 | 152.8 | 136.9 |
| 160.7 | 132.6 | 146.8 | 133.9 | 150.0 | 144.5 | 159.7 | 139.5 |
| 162.3 | 132.1 | 149.7 | 135.8 | 150.0 | 145.0 | 167.3 | 142.1 |
| 163.6 | 133.4 | 154.2 | 138.8 | 150.0 | 146.2 | 174.4 | 145.2 |
| 163.8 | 133.4 | 155.7 | 140.0 | 150.3 | 146.3 | 176.5 | 145.6 |
| 164.0 | 133.9 | 157.3 | 140.7 | 150.7 | 146.6 | 178.7 | 146.1 |
| 164.2 | 134.8 | 158.8 | 140.9 | 151.1 | 147.4 | 180.8 | 147.0 |
| 164.4 | 135.0 | 160.4 | 141.6 | 151.5 | 148.1 | 183.0 | 147.6 |
| 164.7 | 133.9 | 161.9 | 141.8 | 152.0 | 147.9 | 184.8 | 147.5 |
| 165.1 | 135.0 | 163.4 | 142.5 | 152.6 | 149.0 | 186.7 | 148.5 |
| 165.4 | 135.4 | 164.9 | 143.2 | 153.2 | 149.8 | 188.6 | 149.3 |
| 165.7 | | 166.4 | | 153.7 | | 190.5 | |

AUSTRALIAN CONSTRUCTION DEFINITIONS

CBD

Central Business District.

BUILDING WORKS

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

BUILDING SERVICES

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

OFFICE BUILDINGS

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

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

HOTELS

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

Note: Public space includes service areas.

CAR PARKS

Open Deck Multi-storey – minimal external walling.

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

INDUSTRIAL BUILDINGS

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

Exclusions: hardstandings, roadworks and special equipment.

AGED CARE

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

HOSPITAL

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

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

Exclusions: Loose furniture, special medical equipment.

CINEMAS

Multiplex Group Complex (warm shell).

2,000–4,000 seats.

Exclusions: Projection equipment, seating.

SHOPPING CENTRES

Department Store

Partially finished suspended ceilings and painted walls.

Exclusions: Floor finishes, shop fittings, etc.

Supermarket/Variety Store

Fully finished and serviced space.

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

Malls

Fully finished and serviced space.

Specialty Shops

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

Exclusions: Floor finishes and shop fittings.

SMALL SHOPS AND SHOWROOMS

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

RESIDENTIAL

Single Storey or 1-3 Storey

Units reflect medium quality accommodation.

Multi-Storey

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

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

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

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

RIDERS DIGEST

48TH EDITION

ACKNOWLEDGEMENTS

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

Property Council of Australia

Measurement of Net Lettable Area.

Savills Research

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

Colliers International - NT

Northern Territory Land Values & Yields and Rental Rates.

WSP Structures

Reinforcement Ratios.

Australian Bureau of Statistics

Construction and Building Data and CPI information.

For further information or feedback contact:

John Cross

Oceania Research & Development Manager

john.cross@au.rlb.com

or your local RLB office (page 84)

Rider Levett Bucknall
13th Floor, 380 St Kilda Road,
Melbourne Vic. 3004

Telephone: (03) 9690 6111

Facsimile: (03) 9690 6577

DARWIN CONSTRUCTION COSTS

| | |
|--|----|
| Building Service Costs | 34 |
| Unit Costs | 38 |
| Siteworks Costs | 39 |
| Demolition Costs | 40 |
| Hotel Furniture, Fittings & Equipment | 40 |
| Office Fitout Costs | 41 |
| Recreational Facilities Costs | 42 |
| Vertical Transportation | 44 |

DARWIN CONSTRUCTION BUILDING SERVICES COSTS

All costs current as at Fourth Quarter 2019.

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

SPECIAL EQUIPMENT

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

HYDRAULIC

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

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

FIRE PROTECTION

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

MECHANICAL

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

DARWIN CONSTRUCTION BUILDING SERVICES COSTS

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

VERTICAL TRANSPORT

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

BUILDING MANAGEMENT

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

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

ELECTRICAL

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

DARWIN CONSTRUCTION UNIT COSTS

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

DARWIN CONSTRUCTION SITEWORKS COSTS

LANDSCAPING

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

CAR PARKS - ON GROUND

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

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

ROADS

Asphalt finish including kerb, channel and drainage.

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

DARWIN CONSTRUCTION DEMOLITION COSTS

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

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

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

HOTEL FURNITURE, FITTINGS & EQUIPMENT COSTS

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

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

DARWIN CONSTRUCTION OFFICE FITOUT COSTS

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

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

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

WORKSTATIONS

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

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

REFURBISHMENT

Office

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

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

DARWIN CONSTRUCTION RECREATIONAL FACILITIES COSTS

BASKETBALL CENTRE

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

SWIMMING POOL CENTRES

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

SWIMMING POOLS

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

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

SMALL BOAT AND YACHT MARINA BERTHS

Floating pontoon walkways, serviced with power and water.

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

DARWIN CONSTRUCTION RECREATIONAL FACILITIES COSTS

TENNIS COURTS

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

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

GOLF COURSES

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

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

PLAYING FIELDS

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

| | LOW | HIGH | PER |
|---------------------|-----|------|----------------|
| EXCLUDES SPRINKLERS | 115 | 170 | M ² |

GRANDSTANDS

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

| | LOW | HIGH | PER |
|------------|-----|------|------|
| GRANDSTAND | - | - | SEAT |

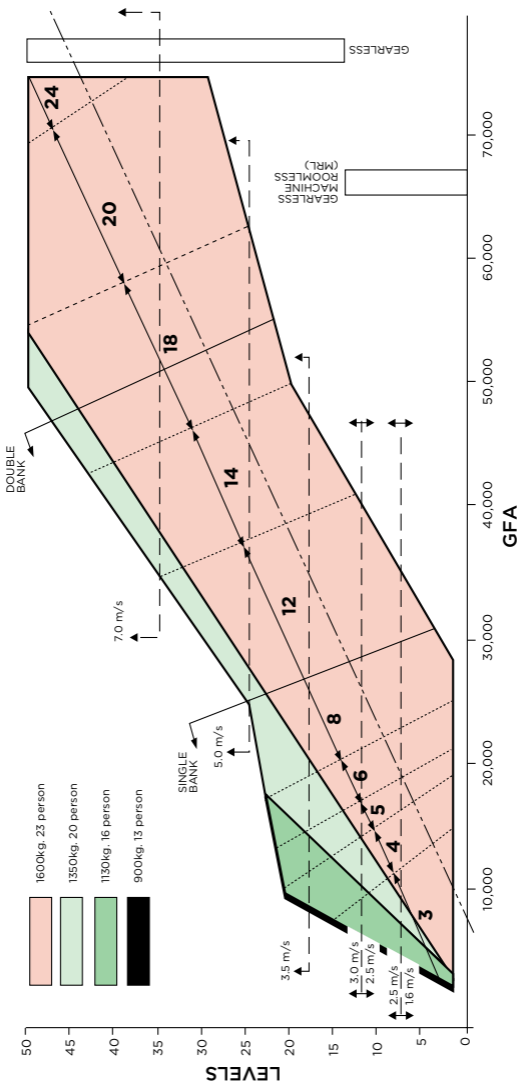
DARWIN CONSTRUCTION VERTICAL TRANSPORTATION

LIFT SELECTION CHART

To calculate the number and type of lifts:

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

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



DARWIN CONSTRUCTION VERTICAL TRANSPORTATION

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

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

DARWIN DEVELOPMENT

| | |
|--------------------------------|----|
| Stamp Duties | 48 |
| Land Tax | 49 |
| Planning – Car Parking | 50 |
| Land Values | 51 |
| Rental Rates | 52 |
| Sector Data | 53 |
| Development Pipeline | 54 |
| Building Commencement Value | 56 |
| Forecasted Construction Volume | 58 |
| Construction Work Done | 59 |
| Dwelling Commencements | 63 |
| RLB Market Activity Cycle | 64 |

DARWIN DEVELOPMENT STAMP DUTIES

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

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

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

WHERE D = THE DUTY PAYABLE IN \$

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

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

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

DARWIN DEVELOPMENT LAND TAX

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

DARWIN DEVELOPMENT PLANNING – CAR PARKING

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

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

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

DARWIN DEVELOPMENT LAND VALUES

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

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

Prepared in association with Colliers International.

DARWIN DEVELOPMENT RENTAL RATES

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

| | OFFICES | | INDUSTRIAL |
|------|---------|--------|------------|
| | CBD | FRINGE | PRIME |
| 2001 | 225 | 175 | 70 |
| 2002 | 225 | 175 | 70 |
| 2003 | 225 | 200 | 80 |
| 2004 | 250 | 200 | 80 |
| 2005 | 275 | 225 | 90 |
| 2006 | 300 | 250 | 100 |
| 2007 | 350 | 275 | 110 |
| 2008 | 380 | 275 | 110 |
| 2009 | 400 | 300 | 125 |
| 2010 | 425 | 300 | 125 |
| 2011 | 435 | 300 | 125 |
| 2012 | 435 | 300 | 125 |
| 2013 | 435 | 300 | 125 |
| 2014 | 380 | 250 | 125 |
| 2015 | 350 | 225 | 120 |
| 2016 | 350 | 225 | 110 |
| 2017 | 350 | 225 | 110 |
| 2018 | 325 | 200 | 105 |
| 2019 | 330 | 200 | 105 |

Prepared in association with Colliers International.

DARWIN DEVELOPMENT SECTOR DATA

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

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

Prepared in association with Colliers International.

DARWIN DEVELOPMENT NORTHERN TERRITORY FORECASTED DEVELOPMENT ACTIVITY

| PROJECT |
|--|
| ACCOMMODATION |
| NORTHERN GAS TENNANT CREEK ACCOMMODATION |
| MEREENIE OIL & GAS FIELD LIFE EXTENSION PROJECT |
| EDUCATION |
| BLATHERSKITE PARK INTERNATIONAL STUDENT HUB & TECHNOLOGY PARK |
| ZUCCOLI PRIMARY SCHOOL STAGE 2 ENTERTAINMENT AND RECREATION |
| NATIONAL ABORIGINAL ART GALLERY |
| INDUSTRIAL |
| AXIS BUSINESS PARK |
| TROPICAL TIDAL TESTING CENTRE |
| PROJECT SEA DRAGON PRAWN FARM STAGES 2-5 |
| MISCELLANEOUS |
| J0056P EXPLOSIVE ORDNANCE LOGISTICS REFORM PROGRAM - WORKS PACKAGE 1 |
| JP157 AVIATION REFUELLING VEHICLES FACILITIES |
| FRANCES BAY BASIN MIXED USE DEVELOPMENT |
| MOLYHIL TUNGSTEN-MOLYBDENUM PROJECT - FUEL SUPPLY |
| PALMERSTON FIRE STATION |
| OFFICES |
| NORTHERN TERRITORY DEPARTMENT OF HEALTH OFFICE |
| MOUNT BUNDY RECOMMENCEMENT - OFFICE COMPLEX |
| OTHER COMMERCIAL |
| CASUARINA BUS INTERCHANGE |
| RESIDENTIAL |
| MITCHELL STREET MIXED USE DEVELOPMENT |
| DARWIN CBD REJUVENATION |
| EAST WEDDELL SUBDIVISION |
| JOHN STOKES SQUARE REDEVELOPMENT |
| LEE POINT COASTAL VILLAGE |
| NOONAMAH RIDGE ESTATE |
| DINAH BEACH ROAD RESIDENTIAL DEVELOPMENT |
| RETAIL / WHOLESALE TRADE |
| DARWIN GATEWAY SHOPPING CENTRE STAGE 2 LARGE FORMAT RETAIL |
| ROADS |
| GUNN POINT ROAD ROADWORKS |
| KEEP RIVER PLAINS ROAD ROADWORKS |
| LITCHFIELD PARK ROAD ROADWORKS |
| WATER AND SEWERAGE |
| DARWIN REGION WATER SUPPLY |

Source: ACIF & RLB

| LOCATION | VALUE \$M | STAGE |
|-----------------|-----------|-------|
| TENNANT CREEK | 20 | FIRM |
| ALICE SPRINGS | 100 | EARLY |
| ILPARPA | 500 | EARLY |
| ZUCCOLI | 29 | EARLY |
| ALICE SPRINGS | 80 | EARLY |
| MARRARA | 20 | FIRM |
| GUNN POINT | 100 | EARLY |
| BAINES | 1450 | EARLY |
| DARWIN | 20 | FIRM |
| KATHERINE | 28 | FIRM |
| DARWIN | 60 | EARLY |
| ALICE SPRINGS | 30 | EARLY |
| PALMERSTON | 25 | EARLY |
| DARWIN | 45 | FIRM |
| MARRAKAI | 33 | EARLY |
| CASUARINA | 90 | FIRM |
| DARWIN | 24 | FIRM |
| DARWIN | 100 | EARLY |
| NOONAMAH | 401 | EARLY |
| NIGHTCLIFF | 45 | EARLY |
| LEE POINT | 100 | EARLY |
| NOONAMAH | 175 | EARLY |
| DARWIN | 50 | EARLY |
| PALMERSTON | 20 | FIRM |
| DARWIN | 33 | FIRM |
| KATHERINE | 50 | FIRM |
| LITCHFIELD PARK | 30 | FIRM |
| | 20 | EARLY |

DARWIN DEVELOPMENT BUILDING COMMENCEMENT VALUE

| YEAR ENDING | RESIDENTIAL | | | |
|-------------|-------------|--|---|-------------------|
| | NEW HOUSES | NEW APARTMENTS & SEMI DETACHED HOUSING | ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS | TOTAL RESIDENTIAL |
| JUN-2000 | 287,886 | 139,716 | 72,791 | 495,468 |
| JUN-2001 | 176,041 | 97,767 | 47,273 | 318,931 |
| JUN-2002 | 203,279 | 109,634 | 45,763 | 356,018 |
| JUN-2003 | 189,211 | 125,405 | 58,950 | 372,450 |
| JUN-2004 | 200,846 | 161,700 | 73,117 | 435,668 |
| JUN-2005 | 246,640 | 247,452 | 78,466 | 574,067 |
| JUN-2006 | 251,381 | 250,703 | 100,389 | 603,954 |
| JUN-2007 | 283,390 | 246,014 | 93,166 | 622,699 |
| JUN-2008 | 243,592 | 141,170 | 79,357 | 462,280 |
| JUN-2009 | 258,455 | 133,783 | 80,504 | 470,259 |
| JUN-2010 | 334,644 | 152,068 | 139,842 | 622,304 |
| JUN-2011 | 354,458 | 255,716 | 249,689 | 860,538 |
| JUN-2012 | 358,398 | 239,168 | 158,683 | 755,907 |
| JUN-2013 | 295,405 | 435,891 | 73,348 | 813,383 |
| JUN-2014 | 331,686 | 265,617 | 74,315 | 676,148 |
| JUN-2015 | 319,414 | 288,229 | 89,852 | 702,622 |
| JUN-2016 | 342,847 | 181,686 | 91,276 | 617,957 |
| JUN-2017 | 267,285 | 60,515 | 106,526 | 434,404 |
| JUN-2018 | 220,638 | 94,226 | 120,488 | 435,351 |
| JUN-2019 | 187,337 | 45,016 | 114,698 | 347,050 |

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

Source: ABS Building Activity 8752.0

| TOTAL NON-RESIDENTIAL | TOTAL |
|----------------------------------|--------------|
| 270,857 | 754,756 |
| 385,438 | 702,375 |
| 277,688 | 634,112 |
| 259,248 | 631,726 |
| 304,754 | 740,206 |
| 433,137 | 1,006,558 |
| 485,745 | 1,088,056 |
| 411,219 | 1,032,141 |
| 492,539 | 950,911 |
| 433,475 | 900,000 |
| 507,336 | 1,123,240 |
| 533,696 | 1,381,938 |
| 1,237,305 | 1,990,146 |
| 982,143 | 1,793,218 |
| 875,994 | 1,549,997 |
| 499,879 | 1,199,224 |
| 800,376 | 1,418,620 |
| 533,888 | 968,169 |
| 496,861 | 932,212 |
| 450,518 | 797,570 |

DARWIN DEVELOPMENT FORECASTED CONSTRUCTION VOLUME

| SECTOR (\$M) | 2019-20 | 2020-21 | 2021-22 |
|--|--------------|--------------|--------------|
| NEW HOUSES | 188 | 167 | 227 |
| NEW OTHER RESIDENTIAL | 48 | 49 | 68 |
| ALTERATIONS AND ADDITIONS (LARGE) | 94 | 97 | 104 |
| OTHER (MAINLY SMALL ALTERATIONS AND ADDITIONS) | 198 | 185 | 193 |
| TOTAL RESIDENTIAL | 528 | 498 | 592 |
| COMMERCIAL | 28 | 22 | 19 |
| EDUCATION | 114 | 119 | 112 |
| ENTERTAINMENT AND RECREATION | 47 | 50 | 51 |
| HEALTH AND AGED CARE | 76 | 86 | 71 |
| HOTELS / ACCOMMODATION | 14 | 24 | 18 |
| INDUSTRIAL | 34 | 24 | 23 |
| OFFICES | 38 | 38 | 30 |
| OTHER NON-RESIDENTIAL | 175 | 231 | 219 |
| RETAIL/WHOLESALE TRADE | 63 | 75 | 78 |
| TOTAL NON-RESIDENTIAL | 589 | 669 | 621 |
| BRIDGES, RAILWAYS, HARBOURS | 41 | 47 | 54 |
| ELECTRICITY, PIPELINES | 193 | 214 | 226 |
| RECREATION AND OTHER | 98 | 113 | 113 |
| ROADS | 266 | 276 | 276 |
| TELECOMMUNICATIONS | 109 | 85 | 61 |
| WATER AND SEWERAGE | 86 | 87 | 95 |
| TOTAL ENGINEERING | 793 | 822 | 825 |
| HEAVY INDUSTRY INCL. MINING | 860 | 722 | 575 |
| TOTAL FORECAST | 2,770 | 2,711 | 2,613 |

Source: ACIF & RLB

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF CONSTRUCTION WORK DONE IN NORTHERN TERRITORY

| YEAR ENDING | RESIDENTIAL | NON-RESIDENTIAL | ENGINEERING | TOTAL CONSTRUCTION |
|-------------|-------------|-----------------|-------------|--------------------|
| JUN-1991 | 98 | 175 | 159 | 432 |
| JUN-1992 | 130 | 127 | 137 | 395 |
| JUN-1993 | 137 | 117 | 138 | 392 |
| JUN-1994 | 168 | 156 | 213 | 537 |
| JUN-1995 | 194 | 145 | 271 | 609 |
| JUN-1996 | 201 | 239 | 207 | 647 |
| JUN-1997 | 201 | 267 | 191 | 659 |
| JUN-1998 | 264 | 212 | 201 | 677 |
| JUN-1999 | 319 | 242 | 349 | 910 |
| JUN-2000 | 255 | 138 | 277 | 671 |
| JUN-2001 | 163 | 146 | 168 | 478 |
| JUN-2002 | 177 | 181 | 1,227 | 1,585 |
| JUN-2003 | 210 | 156 | 1,332 | 1,698 |
| JUN-2004 | 218 | 183 | 1,620 | 2,021 |
| JUN-2005 | 309 | 210 | 1,731 | 2,250 |
| JUN-2006 | 374 | 285 | 1,876 | 2,535 |
| JUN-2007 | 412 | 334 | 1,698 | 2,445 |
| JUN-2008 | 451 | 413 | 1,280 | 2,143 |
| JUN-2009 | 439 | 447 | 2,657 | 3,543 |
| JUN-2010 | 574 | 468 | 1,169 | 2,211 |
| JUN-2011 | 762 | 457 | 928 | 2,146 |
| JUN-2012 | 721 | 712 | 1,864 | 3,297 |
| JUN-2013 | 620 | 1,047 | 5,848 | 7,516 |
| JUN-2014 | 818 | 1,109 | 5,918 | 7,845 |
| JUN-2015 | 731 | 735 | 8,113 | 9,579 |
| JUN-2016 | 655 | 731 | 6,347 | 7,733 |
| JUN-2017 | 462 | 705 | 5,758 | 6,925 |
| JUN-2018 | 421 | 619 | 5,909 | 6,949 |
| JUN-2019 | 368 | 518 | 1,925 | 2,806 |

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

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

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

| YEAR ENDING | COMMERCIAL | INDUSTRI-AL | RETAIL | EDUCA-TION | HEALTH |
|-------------|------------|-------------|--------|------------|--------|
| JUN-2003 | 44 | 12 | 27 | 10 | 23 |
| JUN-2004 | 52 | 34 | 26 | 12 | 10 |
| JUN-2005 | 64 | 26 | 29 | 19 | 16 |
| JUN-2006 | 90 | 31 | 34 | 36 | 22 |
| JUN-2007 | 58 | 43 | 39 | 48 | 18 |
| JUN-2008 | 67 | 58 | 27 | 80 | 17 |
| JUN-2009 | 136 | 89 | 25 | 76 | 31 |
| JUN-2010 | 76 | 51 | 34 | 196 | 28 |
| JUN-2011 | 44 | 44 | 41 | 166 | 23 |
| JUN-2012 | 51 | 62 | 28 | 97 | 77 |
| JUN-2013 | 51 | 420 | 26 | 54 | 38 |
| JUN-2014 | 128 | 323 | 54 | 95 | 62 |
| JUN-2015 | 151 | 229 | 43 | 70 | 40 |
| JUN-2016 | 62 | 63 | 154 | 107 | 102 |
| JUN-2017 | 35 | 51 | 142 | 105 | 163 |
| JUN-2018 | 60 | 42 | 95 | 78 | 92 |
| JUN-2019 | 78 | 38 | 73 | 96 | 25 |

Source ABS 8752.0 (Original Cost - \$ Millions)

| AGED CARE | HOTELS | ENTERTAINMENT & RECREATION | OTHER | TOTAL |
|-----------|--------|-------------------------------|-------|--------------|
| 4 | 12 | 12 | 11 | 156 |
| 1 | 22 | 4 | 22 | 183 |
| 0 | 20 | 6 | 30 | 210 |
| 2 | 6 | 40 | 25 | 285 |
| 2 | 31 | 70 | 26 | 334 |
| 10 | 72 | 62 | 20 | 413 |
| 8 | 27 | 30 | 25 | 447 |
| 5 | 24 | 12 | 42 | 468 |
| 10 | 32 | 37 | 61 | 457 |
| 0 | 50 | 60 | 286 | 712 |
| 5 | 40 | 20 | 392 | 1,047 |
| 2 | 52 | 33 | 360 | 1,109 |
| 6 | 91 | 34 | 71 | 735 |
| 0 | 41 | 16 | 59 | 731 |
| 6 | 6 | 37 | 130 | 705 |
| 10 | 22 | 53 | 165 | 619 |
| 3 | 10 | 57 | 137 | 518 |

DARWIN DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN NORTHERN TERRITORY

| 12 MONTHS ENDING | NEW HOUSES | NEW APARTMENTS & SEMI DETACHED HOUSING | ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS | TOTAL RESIDENTIAL |
|------------------|------------|--|---|-------------------|
| JUN-1991 | 60 | 20 | 18 | 98 |
| JUN-1992 | 79 | 35 | 16 | 130 |
| JUN-1993 | 86 | 31 | 20 | 137 |
| JUN-1994 | 114 | 36 | 19 | 168 |
| JUN-1995 | 113 | 54 | 26 | 194 |
| JUN-1996 | 111 | 58 | 32 | 201 |
| JUN-1997 | 121 | 57 | 23 | 201 |
| JUN-1998 | 146 | 91 | 26 | 264 |
| JUN-1999 | 199 | 90 | 30 | 319 |
| JUN-2000 | 150 | 73 | 33 | 255 |
| JUN-2001 | 84 | 56 | 24 | 163 |
| JUN-2002 | 104 | 50 | 23 | 177 |
| JUN-2003 | 102 | 77 | 31 | 210 |
| JUN-2004 | 108 | 77 | 33 | 218 |
| JUN-2005 | 137 | 120 | 52 | 309 |
| JUN-2006 | 160 | 147 | 67 | 374 |
| JUN-2007 | 194 | 145 | 73 | 412 |
| JUN-2008 | 219 | 170 | 63 | 451 |
| JUN-2009 | 199 | 170 | 70 | 439 |
| JUN-2010 | 296 | 160 | 117 | 574 |
| JUN-2011 | 309 | 226 | 226 | 762 |
| JUN-2012 | 350 | 215 | 155 | 721 |
| JUN-2013 | 297 | 248 | 76 | 620 |
| JUN-2014 | 300 | 447 | 72 | 818 |
| JUN-2015 | 324 | 324 | 84 | 731 |
| JUN-2016 | 350 | 214 | 90 | 655 |
| JUN-2017 | 271 | 81 | 110 | 462 |
| JUN-2018 | 222 | 84 | 115 | 421 |
| JUN-2019 | 200 | 48 | 120 | 368 |

Source ABS 8752.0 (Original Cost - \$ Millions)

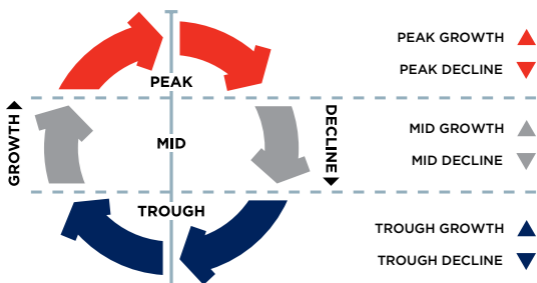
DARWIN DEVELOPMENT ANNUAL NUMBER OF DWELLING COMMENCEMENTS IN NORTHERN TERRITORY

| YEAR ENDING | NEW HOUSES | NEW APARTMENTS & SEMI DETACHED HOUSING | TOTAL RESIDENTIAL |
|-------------|------------|--|-------------------|
| JUN-1990 | 575 | 288 | 868 |
| JUN-1991 | 597 | 258 | 869 |
| JUN-1992 | 921 | 436 | 1,362 |
| JUN-1993 | 828 | 366 | 1,200 |
| JUN-1994 | 1,205 | 446 | 1,658 |
| JUN-1995 | 947 | 541 | 1,499 |
| JUN-1996 | 885 | 572 | 1,469 |
| JUN-1997 | 985 | 701 | 1,726 |
| JUN-1998 | 1,219 | 952 | 2,185 |
| JUN-1999 | 1,427 | 532 | 1,974 |
| JUN-2000 | 936 | 594 | 1,557 |
| JUN-2001 | 560 | 446 | 1,010 |
| JUN-2002 | 643 | 382 | 1,029 |
| JUN-2003 | 525 | 452 | 986 |
| JUN-2004 | 515 | 497 | 1,045 |
| JUN-2005 | 633 | 704 | 1,349 |
| JUN-2006 | 679 | 625 | 1,368 |
| JUN-2007 | 760 | 564 | 1,333 |
| JUN-2008 | 609 | 455 | 1,078 |
| JUN-2009 | 678 | 308 | 998 |
| JUN-2010 | 830 | 506 | 1,358 |
| JUN-2011 | 798 | 845 | 1,663 |
| JUN-2012 | 841 | 762 | 1,620 |
| JUN-2013 | 821 | 1,491 | 2,333 |
| JUN-2014 | 880 | 1,093 | 2,040 |
| JUN-2015 | 868 | 1,073 | 2,003 |
| JUN-2016 | 888 | 624 | 1,539 |
| JUN-2017 | 734 | 241 | 994 |
| JUN-2018 | 609 | 334 | 974 |
| JUN-2019 | 498 | 130 | 645 |

Source ABS 8752.0 (Original Cost - \$ Millions)

DARWIN 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.

| DARWIN | Q2 2017 | Q4 2017 | Q2 2018 | Q4 2018 | Q2 2019 | Q4 2019 |
|------------|---------|---------|---------|---------|---------|---------|
| HOUSES | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| APARTMENTS | ▼ | ▼ | ▼ | ▼ | ▼ | ▼ |
| OFFICES | ▲ | ▲ | ▼ | ▼ | ▲ | ▲ |
| INDUSTRIAL | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| RETAIL | ▲ | ▲ | ▼ | ▼ | ▼ | ▼ |
| HOTEL | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| CIVIL | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |

BENCHMARKS

| | |
|--------------------------------------|----|
| Regional Indices | 66 |
| Key City Relativities | 67 |
| Office Building Efficiencies | 68 |
| Reinforcement Ratios | 68 |
| Labour and Materials Trade Ratios | 69 |
| Progress Payment Claims | 70 |
| Common Industry Acronyms | 71 |
| Method of Measurement | 72 |

BENCHMARKS REGIONAL INDICES

The construction cost information in this publication is based upon rates for capital city construction projects and are current for the Fourth Quarter 2019. For towns or cities outside capital cities, costs can be expected to vary in accordance with the following table of indices:

| NEW SOUTH WALES | | QUEENSLAND | | WESTERN AUSTRALIA | |
|-----------------|-----|----------------|-----|-------------------|-----|
| SYDNEY | 100 | BRISBANE | 100 | PERTH | 100 |
| ARMIDALE | 105 | CAIRNS | 105 | ALBANY | 120 |
| COFFS HARBOUR | 100 | GLADSTONE | 125 | BROOME | 145 |
| NEWCASTLE | 99 | GOLD COAST | 95 | BUNBURY | 105 |
| ORANGE | 106 | MACKAY | 114 | CARNARVON | 140 |
| TAMWORTH | 102 | SUNSHINE COAST | 95 | ESPERANCE | 125 |
| WAGGA WAGGA | 106 | TOWNSVILLE | 106 | GERALDTON | 108 |
| WOLLONGONG | 100 | | | KALGOORLIE | 140 |
| | | | | KUNUNURRA | 160 |
| | | | | PORT HEDLAND | 170 |
| | | | | TOM PRICE | 165 |

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

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

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

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

BENCHMARKS

KEY CITY RELATIVITIES - Q4 2019

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

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

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

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

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

For example, when comparing costs between Sydney (base city) and Perth (compared city), Sydney building costs are generally 20.5% more than Perth i.e. (100/83) and Perth is 17.4% cheaper than Sydney i.e. (100/121)

If the tendered price of a building in Sydney was \$1,000,000, the equivalent cost in Perth would be \$830,000 i.e. (1,000,000 x (100/83))⁻¹ and conversely a \$1,000,000 building in Perth would cost \$1,210,000 in Sydney, i.e. 1,000,000 x (100/121)⁻¹

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

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

BENCHMARKS

OFFICE BUILDING EFFICIENCIES

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

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

PLANT ROOM SPACE

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

REINFORCEMENT RATIOS

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

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

BENCHMARKS

LABOUR AND MATERIALS

TRADE RATIOS

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

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

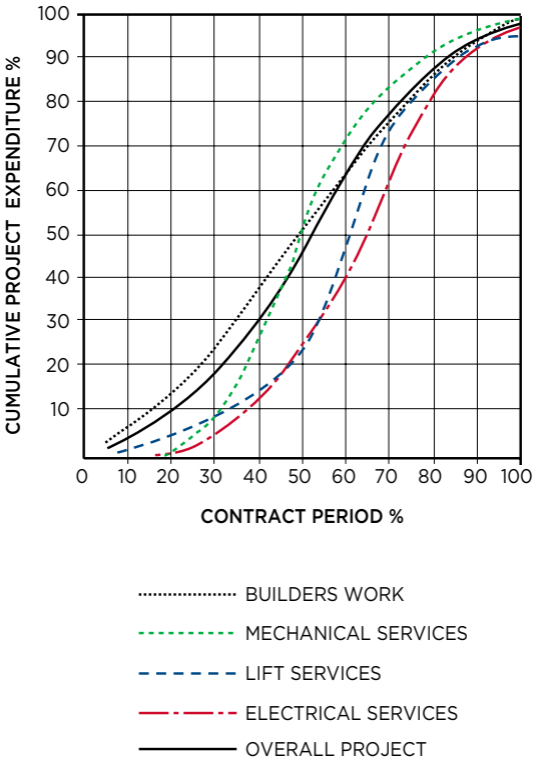
| | | | |
|-----------------------------------|----|----|----|
| PRELIMINARIES | 40 | 10 | 50 |
| DEMOLISHER | 85 | | 15 |
| EXCAVATOR | 32 | 15 | 53 |
| PILER | 20 | 50 | 30 |
| IN SITU CONCRETOR | 25 | | 75 |
| FORMWORKER | 70 | | 30 |
| REINFORCEMENT FIXER | 20 | | 80 |
| PRECAST CONCRETOR | 20 |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

LABOUR
 MATERIAL
 FIXED FACTOR

BENCHMARKS

PROGRESS PAYMENT CLAIMS

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



BENCHMARKS

COMMON INDUSTRY ACRONYMS

PROJECT MANAGEMENT

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

ARCHITECTURAL DRAWINGS

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

LAND SURVEYS

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

STRUCTURAL DRAWINGS

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

HYDRAULIC DRAWINGS

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

MECHANICAL DRAWINGS

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

ELECTRICAL DRAWINGS

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

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

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

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

GROSS FLOOR AREA (GFA)

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

FULLY ENCLOSED COVERED AREA (FECA)

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

UNENCLOSED COVERED AREA (UCA)

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

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

BUILDING AREA (BA)

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

USABLE FLOOR AREA (UFA)

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

Deductions

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

NET LETTABLE AREA (NLA)

Application

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

Definition

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

3.2 Net Lettable Area - Whole Floors

The whole floor net lettable area is calculated by:

3.2.1 taking measurements from the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls

3.2.2 included in the lettable area calculation are:

3.2.2.1 window mullions

3.2.2.2 window frames

3.2.2.3 structural columns

3.2.2.4 engaged perimeter columns or piers

3.2.2.5 fire hose reels attached to walls

3.2.2.6 additional facilities specially constructed for or used by individual tenants that are not covered in section 3.2.3

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

- 3.2.3 excluded from the lettable area of each tenancy are:
- 3.2.3.1 stairs, accessways, fire stairs, toilets, recessed doorways, cupboards, telecommunication cupboards, fire hose reel cupboards, lift shafts, escalators, smoke lobbies, plant/motor rooms, tea rooms and other service areas, where all are provided as standard facilities in the building
 - 3.2.3.2 lift lobbies where lifts face other lifts, blank walls or areas listed in section 3.2.3.1 above
 - 3.2.3.3 areas set aside for the provision of all services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building
 - 3.2.3.4 area dedicated as public spaces or thoroughfares such as foyers, atria and accessways in lift and building service areas
 - 3.2.3.5 areas and accessways set aside for use by service vehicles and for delivery of goods, where such areas are not for the exclusive use of occupiers of the floor or building
 - 3.2.3.6 areas and accessways set aside for car parking
 - 3.2.3.7 areas where there is less than 1.5 metre height clearance above floor level – these spaces should be measured and recorded separately
- 3.3 Net Lettable Area (NLA) - Sub Divided Floors
Follow 3.2 but measure to the centre line of inter-tenancy walls or partitions except where the walls or partitions adjoin public areas, such as lobbies and corridors, in which case measure to the line of the dominant portion of their public area faces.
- 3.4 Treatment of Balconies, Verandahs etc. Balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from tenancy area calculations, but may be separately identified for the purpose of negotiating rentals.

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

ASSETS AND FACILITIES

| | |
|--|----|
| Sustainability and Quality | 76 |
| Management Standards | 77 |
| Useful Life Analysis | 78 |
| Outgoings | 79 |
| Essential Safety Measures | 80 |
| Capital Allowances (Tax Depreciation) | 81 |



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

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

ASSETS AND FACILITIES SUSTAINABILITY AND QUALITY

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

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

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

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

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

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

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

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

ASSETS AND FACILITIES MANAGEMENT STANDARDS

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

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

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

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

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

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



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

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

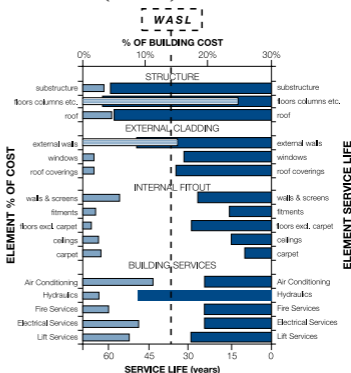
ASSETS AND FACILITIES USEFUL LIFE ANALYSIS

LIFE CYCLE ANALYSIS

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

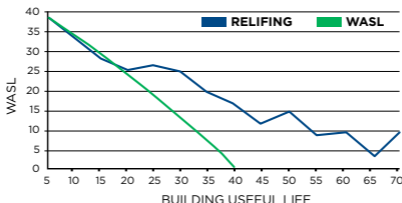
WEIGHTED AVERAGE SERVICE LIFE

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



RELIFING

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



ASSETS AND FACILITIES OUTGOINGS

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

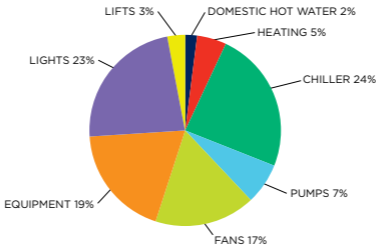
The level of recovery of outgoings is normally governed and regulated by leases and other agreements with tenants.

The cost of outgoings varies depending upon:

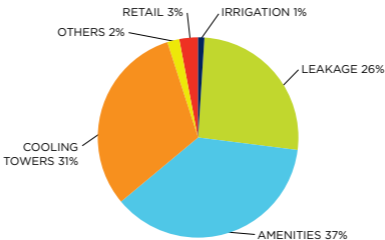
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

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

TYPICAL OFFICE ENERGY USAGE



TYPICAL OFFICE WATER USAGE



ASSETS AND FACILITIES ESSENTIAL SAFETY MEASURES

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

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

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

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

Note:

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

ASSETS AND FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

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

Division 40 - Depreciating Assets

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

Division 43 - Capital Allowances

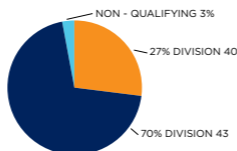
Capital allowances are the building allowance and structural improvement deductions that are available for buildings. Depreciating rates are either 2.5% or 4% dependent on the use of the building and construction commencement date.

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

The following broad principles outline the rates of depreciation deductions relative to income producing assets under ITAA 1997 (Division 40 & 43).

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

TOTAL ALLOWANCES (\$)



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

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

ASSETS AND FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

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

OFFICES AROUND THE WORLD

| | |
|----------------|----|
| Oceania | 84 |
| Africa | 85 |
| Middle East | 85 |
| United Kingdom | 86 |
| Asia | 86 |
| Americas | 89 |

OFFICES AROUND THE WORLD

AUSTRALIA

ADELAIDE

Rider Levett Bucknall SA Pty Ltd
Level 1, 8 Leigh Street,
Adelaide, SA 5000
T: +61 8 8100 1200
E: adelaide@au.rlb.com
Contact: Andrew Suttie

BRISBANE

Rider Levett Bucknall QLD Pty Ltd
Level 13, 10 Eagle Street,
Brisbane, QLD 4000
T: +61 7 3009 6933
E: brisbane@au.rlb.com
Contact: Dave Stewart

CAIRNS

Rider Levett Bucknall QLD Pty Ltd
Suite 7, 1st Floor, Cairns
Professional Centre,
92-96 Pease Street,
Cairns, QLD 4870
T: +61 7 4032 1533
E: cairns@au.rlb.com
Contact: Brad Bell

CANBERRA

Rider Levett Bucknall ACT Pty Ltd
16 Bentham Street,
Yarralumla, ACT 2600
T: +61 2 6281 5446
E: canberra@au.rlb.com
Contact: Mark Chappe

COFFS HARBOUR

Rider Levett Bucknall NSW Pty Ltd
Level 1, 9 Park Avenue,
Coffs Harbour, NSW 2450
T: +61 2 4940 0000
E: northern NSW@au.rlb.com
Contact: Mark Hocking

DARWIN

Rider Levett Bucknall NT Pty Ltd
Level 4, 62 Cavenagh Street,
Darwin, NT 0800
T: +61 8 8941 2262
E: darwin@au.rlb.com
Contact: Paul Lassemillante

GOLD COAST

Rider Levett Bucknall QLD Pty Ltd
45 Nerang Street,
Southport, QLD 4215
T: +61 7 5595 6900
E: goldcoast@au.rlb.com
Contact: Jim Krebs

MELBOURNE

Rider Levett Bucknall VIC Pty Ltd
Level 13, 380 St. Kilda Road,
Melbourne, VIC 3004
T: +61 3 9690 6111
E: melbourne@au.rlb.com
Contact: Ewen McDonald

NEWCASTLE

Rider Levett Bucknall NSW Pty Ltd
63 Lindsay Street,
Hamilton, NSW 2303
T: +61 2 4940 0000
E: newcastle@au.rlb.com
Contact: Mark Hocking

PERTH

Rider Levett Bucknall WA Pty Ltd
Level 9, 160 St Georges Tce,
Perth, WA 6000
T: +61 8 9421 1230
E: perth@au.rlb.com
Contact: Mark Bendotti

SUNSHINE COAST

Rider Levett Bucknall QLD Pty Ltd
Suite 307, La Balsa
45 Brisbane Road,
Mooloolaba QLD 4557
T: +61 7 5443 3622
E: suncoast@au.rlb.com
Contact: Nick Duncan

SYDNEY

Rider Levett Bucknall NSW Pty Ltd
Level 19, 141 Walker Street,
North Sydney, NSW 2060
T: +61 2 9922 2277
E: sydney@au.rlb.com
Contact: Matthew Harris

TOWNSVILLE

Rider Levett Bucknall QLD Pty Ltd
Level 1, 45 Eyre Street, North
Ward, Townsville, QLD 4810
T: +61 7 4771 5718
E: townsville@au.rlb.com
Contact: Chris Marais

NEW ZEALAND

AUCKLAND

Rider Levett Bucknall Auckland Ltd
Level 16, Vero Centre, 48
Shortland Street, Auckland 1141
T: +64 9 309 1074
E: auckland@nz.rlb.com
Contact: Stephen Gracey

CHRISTCHURCH

Rider Levett Bucknall
Christchurch Ltd
Level 1, 254 Montreal Street,
Christchurch 8013
T: +64 3 354 6873
E: christchurch@nz.rlb.com
Contact: Neil O'Donnell

HAMILTON

Rider Levett Bucknall Hamilton
Level 3, 103 London Street,
Hamilton 3204
T: +64 7 839 1306
E: hamilton@nz.rlb.com
Contact: Richard Anderson

PALMERSTON NORTH

Rider Levett Bucknall
Palmerston North Ltd
Suite 1, Level 1, 219 Broadway
Avenue, Palmerston North 4440
T: +64 6 357 0326
E: palmerstonnorth@nz.rlb.com
Contact: Michael Craine

QUEENSTOWN

Rider Levett Bucknall Otago Ltd
Level 3, The Mountaineer Building,
32 Rees Street, Queenstown 9348
T: +64 3 409 0325
E: queenstown@nz.rlb.com
Contact: Tony Tudor

TAURANGA

Rider Levett Bucknall Auckland Ltd
Ground Floor, 3/602 Cameron
Road, Tauranga 3141
T: +64 7 579 5873
E: tauranga@nz.rlb.com
Contact: Richard Anderson

WELLINGTON

Rider Levett Bucknall
Wellington Ltd
Level 1, 279 Willis Street,
Wellington 6011
T: +64 4 384 9198
E: wellington@nz.rlb.com
Contact: Tony Sutherland

AFRICA

CAPE TOWN

9th Floor, 22 Bree Street,
Cape Town, South Africa
T: +27 21 418 9977
E: info@za.rlb.com
Contact: Martin Meinesz

DURBAN

77 Richefond Circle, Ridgeside
Office Park, Suite 201, Umhlanga
Ridge, Durban, 4319, South Africa
T: +27 31 072 0999
E: info@za.rlb.com
Contact: Evan Sim

GABORONE (BOTSWANA)

Unit 32, Kgale Mews,
Gaborone, Botswana
T: +27 72 622 9852
E: fred.selolwane@bw.rlb.com
Contact: Fred Selolwane

JOHANNESBURG

Mac Mac Building, Magwa Crescent
West, Waterfall City Midrand,
Johannesburg 2090
T: +27 11 548 4000
E: info@za.rlb.com
Contact: Chetin Ramjee

MAPUTO (MOZAMBIQUE)

Sommerschild 1, Maputo,
Mozambique
T: +27 12 348 1040
E: christiaan.rademan@mu.rlb.com
Contact: Christiaan Rademan

PRETORIA

1st Floor, Banking Court, Menlyn
Maine Central Square, Cnr Aramist
and Corobay Avenue, Waterkloof
Glen, Pretoria
T: +27 12 348 1040
E: info@za.rlb.com
Contact: Nicolas Sheard

QUATRE BORNES, (MAURITIUS)

90 St Jean Road, Quatre Bornes,
72218 Mauritius
T: +230 467 7000
E: navin.hooloomann@mu.rlb.com
Contact: Navindranath Hooloomann

STELLENBOSCH

La Gratitute Hevehuis
95 Dorp Street, Stellenbosch,
7600, South Africa
T: +27 21 205 7337
E: info@za.rlb.com
Contact: Lichelle Neethling
(du Plessis)

MIDDLE EAST

ABU DHABI

Mezzanine Level, Al Mazrouei
Building, Muroor Road, Abu Dhabi,
United Arab Emirates
T: +971 2 643 3691
E: sam.barakat@ae.rlb.com
Contact: Sam Barakat

DOHA

Office 32, Second Floor, Al Mirqab
Complex, Al Mirqab Al Jadeed
Street, Al Naser Area, Doha, Qatar
T: +971 4016 2777
E: dean.mann@ae.rlb.com
Contact: Dean Mann

DUBAI

Office 2302 Marina Plaza, Dubai
Marina, Dubai, United Arab
Emirates
T: +971 4 339 7444
E: natalie.stockman@ae.rlb.com
Contact: Natalie Stockman

MUSCAT

Building No. 287,
18 November Road,
North Azaiba, Sultanate of Oman
T: +971 2 643 3691
E: sam.barakat@ae.rlb.com
Contact: Sam Barakat

OFFICES AROUND THE WORLD

RIYADH

Unit F43 - First Floor, Localizer Mall, Prince Mohammad Bin Abdulaziz Road (Tahiyah Street), Riyadh 11492, Saudi Arabia
T: +966 11 217 555 1
E: john.prior@sa.rlb.com
Contact: John Prior

UNITED KINGDOM

BIRMINGHAM

Cathedral Court, 15 Colmore Row, Birmingham, B3 2BH
T: +44 121 503 1500
E: jo.reynolds@uk.rlb.com
Contact: Jo Reynolds

BRISTOL

Embassy House, 86 Queen's Avenue, Bristol, BS8 1SB
T: +44 117 974 1122
E: jackie.pinder@uk.rlb.com
Contact: Jackie Pinder

CUMBRIA

44 Springfield Road, Egremont, Cumbria, CA22 2TQ
T: +44 1925 851 787
E: mark.clive@uk.rlb.com
Contact: Mark Clive

LEEDS

4D, Platform, New Station Street, Leeds LS1 4JB
T: +44 113 457 3225
E: matt.summerhill@uk.rlb.com
Contact: Matt Summerhill

LIVERPOOL

8 Princes Parade, Liverpool, L3 1DL, United Kingdom
T: +44 151 236 6864
E: russell.bolton@uk.rlb.com
Contact: Russell Bolton

LONDON

2nd Floor, 60 New Broad Street, London, EC2M 1JJ
T: +44 20 7398 8300
E: nick.eliot@uk.rlb.com
Contact: Nick Eliot

MANCHESTER

1 King Street, Manchester, M2 6AW
T: +44 161 868 7700
E: russell.bolton@uk.rlb.com
Contact: Russell Bolton

SHEFFIELD

6th Floor Orchard Lane Wing, Fountain Precinct, Balm Green, Sheffield, S1 2JA
T: +44 114 273 3300
E: matt.summerhill@uk.rlb.com
Contact: Matt Summerhill

THAMES VALLEY

1000 Eskdale Road, Winnersh Triangle, Wokingham, Berkshire, RG41 5TS
T: +44 118 974 3600
E: michael.righton@uk.rlb.com
Contact: Michael Righton

WARRINGTON

Ground South Wing, 401 Faraday Street, Birchwood Park, Warrington, Cheshire WA3 6GA
T: +44 1925 851787
E: mark.clive@uk.rlb.com
Contact: Mark Clive

CHINA

BEIJING

Room 1803-1809, 18th Floor, East Ocean Centre, 24A Jian Guo Men Wai Avenue, Chaoyang District, Beijing 100004, China
T: +86 10 6515 5818
E: sm.tuen@cn.rlb.com
Contact: Simon Tuen

CHENGDU

Room 2901-2904, 29th Floor, Square One, No. 18 Dongyu Street, Jinjiang District, Chengdu 610016, Sichuan Province, China
T: +86 28 8670 3382
E: eric.lau@cn.rlb.com
Contact: Eric Lau

CHONGQING

Room 1-3 & 17-18, 39/F, IFS Tower T1, No. 1 Qingyun Road, Jiangbei District, Chongqing 400024, China
T: +86 28 8670 3382
E: eric.lau@cn.rlb.com
Contact: Eric Lau

GUANGZHOU

Room 1302-1308, Central Tower, 5 Xiancun Road, Guangzhou 510623 Guangdong Province
T: 852 2823 3910
E: danny.chow@hk.rlb.com
Contact: Danny Chow

GUIYANG

Room E, 12th Floor, Fuzhong International Plaza, 126 Xin Hua Road, Guiyang 550002, Guizhou Province, China
T: +86 20 8732 1801
E: danny.chow@cn.rlb.com
Contact: Danny Chow

HAIKOU

Room 1705, 17th Floor,
Fortune Center, 38 Da Tong Road,
Haikou 570102,
Hainan Province, China
T: +852 2823 1828
E: stephen.lai@hk.rlb.com
Contact: Stephen Lai

HANGZHOU

Room 1603, 16th Floor, North
Tower, Modern City Center, No.
161 Shao Xing Road, Xia Cheng
District, Hangzhou 310004,
Zhejiang Province, China
T: + 86 21 6330 1999
E: iris.lee@cn.rlb.com
Contact: Iris Lee

HONG KONG

15th Floor, Goldin Financial Global
Centre, 17 Kai Cheung Road,
Kowloon Bay, Hong Kong
T: +852 2823 1823
E: kenneth.kwan@hk.rlb.com
Contact: Kenneth Kwan

MACAU

Alameda Dr. Carlos D'Assumpcao,
No. 398 Edificio CNAC 9 Andar,
I-J Macau SAR
T: +852 2823 1830
E: kenneth.kwan@hk.rlb.com
Contact: Kenneth Kwan

NANJING

Room 1201, South Tower, Jinmao
Plaza, 201 Zhong Yang Road,
Nanjing 210009, Jiang Su Province,
China
T: +86 21 6330 1999
E: eric.fong@cn.rlb.com
Contact: Eric Fong

NANNING

Room 2203, Block B Resources
Building No. 136 Minzu Road
Nanning 530000 Guangxi, China
T: +86 20 8732 1801
E: danny.chow@hk.rlb.com
Contact: Danny Chow

SHANGHAI

22nd Floor, Greentech Tower, 436
Hengfeng Road, Jingan District,
Shanghai 200070, China
T: +86 21 6330 1999
E: wq.wang@cn.rlb.com
Contact: W.Q. Wang

SHENYANG

25th Floor, Tower A,
President Building,
No. 69 Heping North Avenue,
Heping District, Shenyang 110003,
Liaoning Province, China
T: +86 10 6515 5818
E: sm.tuen@cn.rlb.com
Contact: Simon Tuen

SHENZHEN

Room 4510-4513, 45th Floor,
Shun Hing Square Diwang
Commercial Centre,
5002 Shennan Road East,
Shenzhen 518001,
Guangdong Province, China
T: +852 2823 1830
E: kenneth.kwan@hk.rlb.com
Contact: Kenneth Kwan

TIANJIN

Room 502, 5th Floor,
Tianjin International Building,
75 Nanjing Road, Heping District,
Tianjin 300050, China
T: +852 2823 1828
E: stephen.lai@hk.rlb.com
Contact: Stephen Lai

WUHAN

Room 2301, 23rd Floor,
New World International
Trade Centre,
No. 568 Jianshe Avenue, Wuhan
430022, Hubei Province, China
T: +852 2823 1828
E: stephen.lai@hk.rlb.com
Contact: Stephen Lai

WUXI

Room 1410-1412, 14th Floor, Juna
Plaza, 6 Yonghe Road, Nanchang
District, Wuxi, 214000,
Jiangsu Province, China
T: +86 21 6330 1999
E: wq.wang@cn.rlb.com
Contact: W.Q. Wang

XIAMEN

Room 2216, 22nd Floor,
The Bank Centre, 189 Xiahe Road,
Xiamen 361000, China
T: +86 21 6330 1999
E: eric.fong@cn.rlb.com
Contact: Eric Fong

XIAN

Room 1506, 15th Floor, Chang'an
Metropolis Center, No.88 Nanguan
Zheng Street, Beilin District, Xian
710068, Shaanxi Province, China
T: +86 28 8670 3382
E: eric.lau@cn.rlb.com
Contact: Eric Lau

ZHUHAI

Room 1401-1402, 14th Floor,
Taifook International Finance
Building, No. 1199 Jiu Zhuo
Road East, Jida, Zhuhai 519015,
Guangdong Province, China
T: +86 20 8732 1801
E: danny.chow@hk.rlb.com
Contact: Danny Chow

OFFICES AROUND THE WORLD

INDONESIA

JAKARTA

Jl. Jend. Surdirman Kav. 45-46
Sampoerna Strategic Square South
Tower, Level 19, Jakarta 12930,
Indonesia
T: +62 21 5795 2308
E: widitomo.puntoadi@id.rlb.com
Contact: Widitomo Puntoadi

MALAYSIA

KUALA LUMPUR

B2-6-3 Solaris Dutamas,
No 1 Jalan Dutamas,
50480 Kuala Lumpur, Malaysia
T: +60 3 6207 9991
E: kf.lai@my.rlb.com
Contact: Dato' Lai Kar Fook

MYANMAR

YANGON

Union Business Center,
Nat Mauk St, Yangon,
Myanmar (Burma)
T: +95 1 860 3448 (Ext 4004)
E: serene.wong@vn.rlb.com
Contact: Serene Wong

PHILIPPINES

BACOLOD CITY

Suite 403 & 404, 4th Floor
Carmen Building, Lizares Avenue
Bacolod City, Negros Occidental
6100 Philippines
T: +63 34 432 1344
E: armando.baria@ph.rlb.com
Contact: Armando Baria

CAGAYAN DE ORO

Rm. 702, TTK Tower, Don Apolinar
Velez Street, Bgy. 14 Cagayan De
Oro City, Misamis Oriental,
9000 Philippines
T: +63 88 850 4105
E: rey.clemena@ph.rlb.com
Contact: Raymundo Clemena

CEBU

Suite 601 & 602, PDI Condominium,
Arch. Bishop, Reyes Avenue
Corner J. Panis Street, Banilad,
Cebu City 1604, Philippines
T: +63 38 502 8660
E: joy.marasigan@ph.rlb.com
Contact: Jolly Joy Cantero

CLARK

Units 202 - 203, Baronessa Place
Mc Arthur Hi-way
City of Mabalacat Angeles
Pampanga
T: +63 916 794 9156
E: marie.tendenilla@ph.rlb.com
Contact: Marie E. Tendenilla

DAVAO

Room 307 & 308, 3rd Floor Coco
Life Building, C.M. Recto Street,
corner J. Palma Gil St., Davao City,
8000 Philippines
T: +63 82 297 4589
E: armando.baria@ph.rlb.com
Contact: Armando Baria

ILOILO

Uy Bico Building, Yulo Street,
Iloilo City, 5000 Philippines
T: +63 33 320 0945
E: armando.baria@ph.rlb.com
Contact: Armando Baria

METRO MANILA

Corazon Clemeña Compound,
Bldg. 3 No. 54 Danny Floro Street,
Bagong Ilog, Pasig City 1600,
Philippines
T: +63 2 234 0141
E: rlb@ph.rlb.com
Contact: Corazon Ballard

PANGLAO, BOHOL

Sitio Cascajo, Looc, Panglao Bohol,
6340 Philippines
T: +63 38 502 8660
E: rlb@ph.rlb.com
Contact: Corazon Ballard

STA. ROSA CITY, LAGUNA

Unit 201, Brain Train Center,
Lot 11, Blk 3 Sta Rosa,
Business Park, Greenfield Bgy.
Don Jose, Sta. Rosa
Laguna 4026 Philippines
T: +63 917 572 9533
E: pedro.yambao@ph.rlb.com
Contact: Pedro J. Yambao, Jr.

SUBIC

The Venue Building, Unit 418 Lot
C-5, Commercial Area, SBF Park
Phase 1, Subic Bay Freeport Zone,
Zambales
T: +63 917 517 3962
E: joselito.mendoza@ph.rlb.com
Contact: Joselito Mendoza

SINGAPORE

SINGAPORE

911 Bukit Timah Road Level 3
Singapore 589622
T: +65 6339 1500
E: silas.loh@sg.rlb.com
Contact: Silas Loh

SOUTH KOREA

JEJU

1084, Seogwang-ri,
Andeok-myeon, Seogwipo-si,
Jeju-do, Korea
T: +852 2823 1828
E: stephen.lai@hk.rlb.com
Contact: Stephen Lai

SEOUL

Yeoksam-Dong, Daon Building,
8th Floor, 8, Teheran-ro 27-gil,
Gangnam-Gu, Seoul, 06141 Korea
T: +852 2823 1828
E: stephen.lai@hk.rlb.com
Contact: Stephen Lai

VIETNAM

HO CHI MINH CITY

Centec Tower, 16th Floor,
Unit 1603, 72-74 Nguyen Thi Minh
Khai Street, Ward 6, District 3
Ho Chi Minh City, Vietnam
T: +84 83 823 8070
E: cb.ong@vn.rlb.com
Contact: Ong Choon Beng

CANADA

CALGARY

Campana Place, 200-609 14th
Street NW, Calgary, Alberta
T2N 2A1, Canada
T: +1 905 827 8218
E: terry.harron@ca.rlb.com
Contact: Terry.Harron

TORONTO

1155 North Service Road West,
Unit 5, Oakville, Ontario, L6M 3E3
T: +1 905 827 8218
E: terry.harron@ca.rlb.com
Contact: Terry.Harron

CARIBBEAN

ST LUCIA

Desir Ave, Saint Lucia
T: +1 758 452 2125
E: mark.williamson@lc.rlb.com
Contact: Mark Williamson

UNITED STATES OF AMERICA

BOSTON

Two Financial Center, Suite 810,
60 South Street, Boston,
Massachusetts 02111
T: +1 617 737 9339
E: grant.owen@us.rlb.com
Contact: Grant Owen

CHICAGO

141 W. Jackson Boulevard, Suite
3810, Chicago, Illinois 60604
T: +1 312 819 4250
E: chris.harris@us.rlb.com
Contact: Chris Harris

DENVER

1675 Larimer Street, Suite 470,
Denver, Colorado 80202
T: +1 720 904 1480
E: peter.knowles@us.rlb.com
Contact: Peter Knowles

HILO

80 Pauahi Street, Suite 104, Hilo,
Hawaii 96720
T: +1 808 883 3379
E: kevin.mitchell@us.rlb.com
Contact: Kevin Mitchell

HONOLULU

American Savings Bank Tower,
1001 Bishop Street, Suite 2690,
Honolulu, Hawaii 96813
T: +1 808 521 2641
E: erin.kirihara@us.rlb.com
Contact: Erin Kirihara

KANSAS CITY

435 Nichols Rd, Ste 20,
Kansas City, MO 64112
P: +1 816 977 2740
E: julian.anderson@us.rlb.com
Contact: Julian Anderson

LAS VEGAS

3753 Howard Hughes, Parkway,
Suite 211, Las Vegas, Nevada
89169
T: +1 702 227 8818
E: paul.brussow@us.rlb.com
Contact: Paul Brussow

OFFICES AROUND THE WORLD

LOS ANGELES

The Bloc, 700 South Flower Street,
Suite 630 Los Angeles,
California 90017

T: +1 213 689 1103

E: brian.lowder@us.rlb.com

Contact: Brian Lowder

MAUI

300 Ohukai Road, Building B,
Kihei, Hawaii 96753

T: +1 808 883 3379

E: kevin.mitchell@us.rlb.com

Contact: Kevin Mitchell

NEW YORK

1250 Broadway, 36th Floor,
New York, New York 10001

T: +1 646 821 4788

E: michael.moynihan@us.rlb.com

Contact: Michael Moynihan

PHOENIX

4343 East Camelback Road,
Suite 350, Phoenix, Arizona 85018

T: +1 602 443 4848

E: scott.macperhson@us.rlb.com

Contact: Scott Macpherson

PORTLAND

Brewery Block 2, 1120 NW Couch
Street, Suite 730, Portland,
Oregon 97209

T: +1 503 226 2730

E: graham.roy@us.rlb.com

Contact: Graham Roy

SAN FRANCISCO

735 Montgomery Street, Suite 350,
San Francisco, CA 94111

T: +1 415 362 2613

E: catherine.stoupas@us.rlb.com

Contact: Catherine Stoupas

SAN JOSE

800 West El Camino,
Real Suite 180, Mountain View
CA 94040

T: +1 520 777 7581

E: joel.brown@us.rlb.com

Contact: Joel Brown

SEATTLE

101 Stewart, Suite 925,
Seattle, Washington 98101

T: +1 206 441 8872

E: craig.colligan@us.rlb.com

Contact: Craig Colligan

TUSCON

33 West Congress Street, Suite
215, Tucson, Arizona 85701

T: +1 520 777 7581

E: josh.marks@us.rlb.com

Contact: Josh Marks

WAIKOLOA

Queens' Market Place,
69-201 Waikoloa Beach Drive,
Suite SF12, Waikoloa,
Hawaii 96738

T: +1 808 883 3379

E: kevin.mitchell@us.rlb.com

Contact: Kevin Mitchell

WASHINGTON, D.C

5457 Twin Knolls Road,
Suite 406 Columbia, MD 21045

T: +1 410 740 1671

E: kirk.miller@us.rlb.com

Contact: Kirk Miller

CALENDARS

| | |
|------------------------|----|
| Calendars 2019 - 2022 | 92 |
| 2020 Rostered Days Off | 94 |
| Public Holidays | 96 |

CALENDARS 2019 - 2022

2019

JANUARY 2019

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

FEBRUARY 2019

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

MARCH 2019

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

APRIL 2019

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

MAY 2019

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

JUNE 2019

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

JULY 2019

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

AUGUST 2019

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

SEPTEMBER 2019

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

OCTOBER 2019

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

NOVEMBER 2019

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

DECEMBER 2019

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

2020

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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

JUNE 2020

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

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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

2021

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

2022

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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

JUNE 2022

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

JULY 2022

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

AUGUST 2022

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

SEPTEMBER 2022

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

OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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

CALENDARS 2020 ROSTERED DAYS OFF

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

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

CALENDARS

PUBLIC HOLIDAYS IN AUSTRALIA

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

RLB.com

RLB.com