



Rider  
Levett  
Bucknall

**RIDERS  
DIGEST  
2023**

**PERTH,  
AUSTRALIA  
EDITION**

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# **RIDERS DIGEST**

## **51<sup>ST</sup> EDITION**

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

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

While the information in this publication is believed to be correct, no responsibility is accepted for its accuracy. Persons desiring to utilise any information appearing in this publication should verify its applicability to their specific circumstances. Cost information in this publication is indicative and for general guidance only and is based on rates ruling at Fourth Quarter 2022 (unless stated differently). All figures exclude GST.

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# Rider Levett Bucknall Award for Best Public Art Project

In 2022, Rider Levett Bucknall (RLB) celebrated 40 years as the Principal Sponsor of the of the Property Council of Australia's Innovation & Excellence Awards.

The bronze sculpture 'Aspiration' garnered an award for public art from the Property Council, RLB and the Art Gallery of NSW in 1991. To commemorate the 40-year celebration, RLB and the Property Council have revived this award in a new category – the Rider Levett Bucknall Award for Best Public Art Project.

The award recognises the use of Public Art within projects/developments to create brilliant spaces and in turn enriching and enlivening our cities and suburbs.

Congratulations to the 2022 art project finalists featured throughout the Digest.

**2022 WINNER**

## **VAULT OF HEAVEN & SEEDS OF COSMOS**



**Location :** 60 Martin Place, Sydney, NSW 2000

**Development:** Sixty Martin Place

**Owner:** Investa Commercial Property  
Fund & Gwynvill

**Nominated:** Investa Property Group

Lindy Lee's masterpieces 'Vault of Heaven' and 'Seeds of Cosmos' form the centrepiece to Sixty Martin Place. The works reflect on the civic qualities and heritage characteristics of Martin Place – defined by both daily thoroughfare, experiences, and activity, as well as major moments of commemoration, celebration, and debate.

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# INTRODUCTION

## RIDER LEVETT BUCKNALL

### “CONFIDENCE TODAY INSPIRES TOMORROW”

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

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

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

### “CREATING A BETTER TOMORROW”

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

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

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



# PROFESSIONAL SERVICES

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|---|----|
| Cost Management and<br>Quantity Surveying | 8  |
| Project and Programming<br>Management     | 10 |
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# COST MANAGEMENT & QUANTITY SURVEYING

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

## Feasibility Studies

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

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

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

## Financial Institution Auditing

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

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

## Post-Contract Services

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

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

## Tendering and Documentation

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

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

## Value Engineering & Value Management

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

# PROJECT & PROGRAMMING MANAGEMENT

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

## Pre Contract

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

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

## Post Contract Audit

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

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

## Litigation Support

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

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

RLB can help you with:

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

## SUPERINTENDENT SERVICES

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

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

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

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

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

## ADVISORY

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

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

Among our strategic services, RLB can:

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

### Asset Relifing

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

### Facilities Consultancy

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

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

# ADVISORY

## Risk Mitigation and Due Diligence

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

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

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

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



## Property Taxation

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

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

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

### Procurement Strategies

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

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

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

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

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

# SUSTAINABILITY & CARBON

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

## Building for our Future

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

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

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

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

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

## Sustainability Consultancy Services

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

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

## Linking Carbon & Estimating

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

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

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

## Our Carbon Estimating Process

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

### OUR CARBON ESTIMATING PROCESS



#### 1. Initial Design

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



#### 2. Design Development

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



#### 3. Contract Documentation

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



#### 4. Construction

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



#### 5. Building Operations

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



#### 6. Asset Management

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

## 2022 FINALISTS

### BIG NEST IN SYDNEY



- Location :** The Mark, Central Park,  
Chippendale NSW
- Development:** Central Park
- Owner:** Frasers Property Australia &  
Sekisui House Australia
- Nominated:** Barbara Flynn Pty Ltd

Artists from Asia are under-represented in Sydney's public domain. In response to this, Japanese-born, Paris-based artist Tadashi Kawamata was selected to affect a seamless integration of an artwork into the pre-existing building, The Mark, at Central Park. The artist's vision brings a handmade, natural quality to the built environment.

# INTERNATIONAL CONSTRUCTION

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# INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

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

| LOCATION /CITY               | LOCAL CURRENCY | COST PER M <sup>2</sup> |        |         |        |
|------------------------------|----------------|-------------------------|--------|---------|--------|
|                              |                | OFFICE BUILDING         |        |         |        |
|                              |                | PREMIUM                 |        | GRADE A |        |
|                              |                | LOW                     | HIGH   | LOW     | HIGH   |
| <b>AMERICAS @ Q2 2022</b>    |                |                         |        |         |        |
| BOSTON                       | USD            | 3,765                   | 5,920  | 2,420   | 3,500  |
| CHICAGO                      | USD            | 3,230                   | 5,380  | 1,940   | 3,230  |
| DENVER                       | USD            | 3,390                   | 4,790  | 1,940   | 2,635  |
| HONOLULU                     | USD            | 3,605                   | 6,135  | 2,260   | 3,550  |
| LAS VEGAS                    | USD            | 2,155                   | 3,765  | 1,455   | 2,045  |
| LOS ANGELES                  | USD            | 2,635                   | 3,985  | 1,990   | 2,960  |
| NEW YORK                     | USD            | 3,930                   | 9,095  | 2,315   | 5,705  |
| PHOENIX                      | USD            | 2,370                   | 4,035  | 1,505   | 2,155  |
| TORONTO                      | CAD            | 2,905                   | 4,735  | 2,370   | 3,335  |
| <b>ASIA @ Q4 2022</b>        |                |                         |        |         |        |
| BEIJING                      | RMB            | 9,400                   | 15,250 | 8,750   | 13,250 |
| GUANGZHOU                    | RMB            | 8,250                   | 13,200 | 7,600   | 11,500 |
| HO CHI MINH CITY             | VND ('000)     | 27,575                  | 36,475 | 24,225  | 28,700 |
| HONG KONG                    | HKD            | 25,000                  | 36,100 | 21,300  | 27,500 |
| JAKARTA                      | RP ('000)      | 13,600                  | 19,400 | 9,400   | 13,000 |
| KUALA LUMPUR                 | RINGGIT        | 2,700                   | 4,700  | 1,500   | 3,400  |
| SEOUL                        | KRW ('000)     | 3,000                   | 3,880  | 2,270   | 2,790  |
| SHANGHAI                     | RMB            | 8,400                   | 13,400 | 7,500   | 11,650 |
| SINGAPORE                    | SGD            | 3,650                   | 6,300  | 2,550   | 4,950  |
| <b>EUROPE @ Q4 2022</b>      |                |                         |        |         |        |
| AMSTERDAM                    | EUR            | 1,400                   | 2,000  | 1,160   | 1,560  |
| BIRMINGHAM                   | GBP            | 2,400                   | 3,400  | 1,860   | 3,300  |
| BRISTOL                      | GBP            | 2,300                   | 3,250  | 1,840   | 3,250  |
| EDINBURGH                    | GBP            | 1,920                   | 2,700  | 1,680   | 2,700  |
| LONDON                       | GBP            | 3,200                   | 4,150  | 2,850   | 3,950  |
| MANCHESTER                   | GBP            | 2,650                   | 3,350  | 2,200   | 3,350  |
| MOSCOW                       | EUR            | 1,360                   | 1,860  | 1,200   | 1,460  |
| OSLO                         | EUR            | 2,450                   | 3,000  | 1,800   | 2,150  |
| <b>MIDDLE EAST @ Q2 2022</b> |                |                         |        |         |        |
| ABU DHABI                    | AED            | 6,000                   | 7,200  | 4,900   | 6,800  |
| DUBAI                        | AED            | 6,400                   | 7,600  | 5,100   | 7,200  |
| RIYADH                       | SAR            | 1,300                   | 8,800  | 5,700   | 7,900  |
| <b>OCEANIA @ Q4 2022</b>     |                |                         |        |         |        |
| ADELAIDE                     | AUD            | 3,050                   | 4,200  | 2,550   | 3,500  |
| AUCKLAND                     | NZD            | 4,500                   | 5,500  | 3,800   | 5,300  |
| BRISBANE                     | AUD            | 3,500                   | 5,000  | 3,000   | 4,300  |
| CANBERRA                     | AUD            | 3,750                   | 6,000  | 3,050   | 4,650  |
| CHRISTCHURCH                 | NZD            | 4,000                   | 5,200  | 3,200   | 4,800  |
| DARWIN                       | AUD            | 3,500                   | 4,400  | 2,550   | 4,000  |
| GOLD COAST                   | AUD            | 2,800                   | 4,400  | 2,250   | 3,400  |
| MELBOURNE                    | AUD            | 3,750                   | 4,950  | 2,900   | 3,950  |
| PERTH                        | AUD            | 3,900                   | 6,100  | 3,200   | 4,800  |
| SYDNEY                       | AUD            | 4,400                   | 6,700  | 3,350   | 4,900  |
| WELLINGTON                   | NZD            | 4,700                   | 5,600  | 3,400   | 4,800  |

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

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

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

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

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

| COST PER M <sup>2</sup> |        |                |        |                             |        |
|-------------------------|--------|----------------|--------|-----------------------------|--------|
| RETAIL                  |        |                |        | RESIDENTIAL<br>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                   | 4,305  | 1,615          | 2,690  | 1,940                       | 4,520  |
| 1,560                   | 2,530  | 1,455          | 2,475  | 1,990                       | 3,500  |
| 2,800                   | 5,920  | 2,585          | 4,415  | 2,850                       | 4,790  |
| 1,290                   | 5,165  | 1,130          | 2,045  | 1,615                       | 3,820  |
| 1,775                   | 3,875  | 1,505          | 2,155  | 2,585                       | 4,090  |
| 3,390                   | 6,780  | 3,605          | 7,105  | 2,420                       | 4,575  |
| 1,885                   | 3,175  | 1,075          | 1,830  | 1,670                       | 2,635  |
| 2,155                   | 4,575  | 1,720          | 2,260  | 2,370                       | 3,120  |
|                         |        |                |        |                             |        |
| 10,300                  | 15,650 | 9,000          | 14,100 | 4,900                       | 10,100 |
| 9,450                   | 13,350 | 8,100          | 12,250 | 4,400                       | 8,600  |
| 22,475                  | 29,950 | NP             | NP     | 16,750                      | 27,275 |
| 24,700                  | 30,900 | 20,900         | 27,100 | 23,100                      | 46,100 |
| 7,100                   | 9,600  | NP             | NP     | 7,400                       | 17,000 |
| 2,400                   | 3,800  | NP             | NP     | 2,000                       | 4,800  |
| 2,020                   | 2,950  | 1,710          | 2,590  | 1,940                       | 3,260  |
| 8,800                   | 14,050 | 7,750          | 12,750 | 4,150                       | 8,400  |
| 2,400                   | 4,050  | NP             | NP     | 2,650                       | 4,150  |
|                         |        |                |        |                             |        |
| 1,540                   | 2,200  | 1,000          | 1,540  | 1,160                       | 1,860  |
| 3,500                   | 4,950  | 1,100          | 2,150  | 1,980                       | 2,800  |
| 3,200                   | 4,450  | 1,000          | 1,900  | 1,480                       | 2,150  |
| 2,950                   | 4,150  | 940            | 1,760  | 1,760                       | 2,500  |
| 3,850                   | 5,400  | 1,240          | 2,300  | 2,700                       | 4,750  |
| 3,650                   | 5,100  | 1,160          | 2,200  | 2,150                       | 3,100  |
| 1,100                   | 1,800  | 1,060          | 1,300  | 650                         | 1,200  |
| 2,100                   | 2,700  | 1,800          | 2,150  | 1,880                       | 1,780  |
|                         |        |                |        |                             |        |
| 4,300                   | 6,700  | NP             | NP     | 4,700                       | 6,900  |
| 4,500                   | 7,100  | NP             | NP     | 4,900                       | 7,300  |
| 3,500                   | 6,500  | 3,800          | 5,500  | 3,400                       | 14,750 |
|                         |        |                |        |                             |        |
| 1,820                   | 3,300  | 1,440          | 2,050  | 2,600                       | 3,950  |
| 3,350                   | 3,700  | 2,000          | 2,400  | 4,300                       | 5,500  |
| 3,000                   | 4,500  | 2,000          | 2,500  | 3,300                       | 5,000  |
| 2,600                   | 4,400  | 1,360          | 2,800  | 3,200                       | 5,700  |
| 2,900                   | 3,200  | 1,660          | 2,100  | 3,750                       | 4,500  |
| 1,900                   | 2,850  | 1,440          | 2,350  | 2,200                       | 2,800  |
| 2,500                   | 3,500  | 1,200          | 1,800  | 1,960                       | 4,500  |
| 2,550                   | 3,700  | 1,440          | 1,920  | 2,900                       | 5,000  |
| 2,400                   | 3,700  | 1,300          | 3,300  | 2,400                       | 5,400  |
| 2,450                   | 5,300  | 1,860          | 2,550  | 3,250                       | 7,200  |
| 3,300                   | 3,500  | NP             | NP     | 4,350                       | 5,300  |

# INTERNATIONAL CONSTRUCTION BUILDING COST RANGES

All costs are stated in local currency as shown below.

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

| LOCATION /CITY               | LOCAL CURRENCY | COST PER M <sup>2</sup> |        |        |        |
|------------------------------|----------------|-------------------------|--------|--------|--------|
|                              |                | HOTELS                  |        |        |        |
|                              |                | 3 STAR                  |        | 5 STAR |        |
|                              |                | LOW                     | HIGH   | LOW    | HIGH   |
| <b>AMERICAS @ Q2 2022</b>    |                |                         |        |        |        |
| BOSTON                       | USD            | 2,960                   | 4,200  | 4,305  | 6,245  |
| CHICAGO                      | USD            | 3,445                   | 4,845  | 4,845  | 7,535  |
| DENVER                       | USD            | 3,070                   | 4,465  | 3,930  | 6,190  |
| HONOLULU                     | USD            | 3,985                   | 6,350  | 6,945  | 8,450  |
| LAS VEGAS                    | USD            | 1,990                   | 3,390  | 3,335  | 6,245  |
| LOS ANGELES                  | USD            | 3,175                   | 4,035  | 4,200  | 6,190  |
| NEW YORK                     | USD            | 3,605                   | 4,900  | 4,900  | 7,320  |
| PHOENIX                      | USD            | 1,990                   | 2,960  | 3,765  | 5,920  |
| TORONTO                      | CAD            | 2,475                   | 3,015  | 4,200  | 7,695  |
| <b>ASIA @ Q4 2022</b>        |                |                         |        |        |        |
| BEIJING                      | RMB            | 11,800                  | 15,200 | 15,850 | 21,000 |
| GUANGZHOU                    | RMB            | 11,000                  | 13,500 | 14,900 | 19,300 |
| HO CHI MINH CITY             | VND ('000)     | 28,225                  | 36,475 | 40,150 | 48,175 |
| HONG KONG                    | HKD            | 31,200                  | 35,900 | 37,200 | 45,400 |
| JAKARTA                      | RP ('000)      | 16,600                  | 20,000 | 23,600 | 27,000 |
| KUALA LUMPUR                 | RINGGIT        | 2,700                   | 3,900  | 5,500  | 8,500  |
| SEOUL                        | KRW ('000)     | 2,220                   | 3,080  | 4,060  | 6,020  |
| SHANGHAI                     | RMB            | 10,650                  | 13,800 | 14,500 | 19,200 |
| SINGAPORE                    | SGD            | 3,950                   | 4,650  | 5,700  | 7,300  |
| <b>EUROPE @ Q4 2022</b>      |                |                         |        |        |        |
| AMSTERDAM                    | EUR            | 1,340                   | 1,700  | 1,920  | 2,850  |
| BIRMINGHAM                   | GBP            | 1,600                   | 2,550  | 2,700  | 3,850  |
| BRISTOL                      | GBP            | 1,540                   | 2,050  | 2,650  | 3,550  |
| EDINBURGH                    | GBP            | 1,420                   | 2,100  | 2,250  | 3,100  |
| LONDON                       | GBP            | 2,050                   | 2,600  | 3,050  | 4,050  |
| MANCHESTER                   | GBP            | 1,860                   | 2,350  | 2,800  | 3,800  |
| MOSCOW                       | EUR            | 1,600                   | 2,000  | 2,300  | 2,950  |
| OSLO                         | EUR            | 2,850                   | 3,100  | 3,150  | 3,800  |
| <b>MIDDLE EAST @ Q2 2022</b> |                |                         |        |        |        |
| ABU DHABI                    | AED            | 6,300                   | 8,800  | 9,300  | 12,500 |
| DUBAI                        | AED            | 6,600                   | 9,800  | 9,800  | 15,500 |
| RIYADH                       | SAR            | 6,800                   | 8,700  | 18,250 | 21,750 |
| <b>OCEANIA @ Q4 2022</b>     |                |                         |        |        |        |
| ADELAIDE                     | AUD            | 3,500                   | 4,000  | 5,200  | 5,700  |
| AUCKLAND                     | NZD            | 5,000                   | 6,000  | 6,800  | 7,500  |
| BRISBANE                     | AUD            | 3,600                   | 5,000  | 5,000  | 6,500  |
| CANBERRA                     | AUD            | 3,350                   | 5,800  | 4,600  | 6,900  |
| CHRISTCHURCH                 | NZD            | 4,700                   | 5,100  | 5,600  | 6,800  |
| DARWIN                       | AUD            | 3,000                   | 3,750  | 3,800  | 4,750  |
| GOLD COAST                   | AUD            | 2,800                   | 4,000  | 4,000  | 5,600  |
| MELBOURNE                    | AUD            | 3,400                   | 4,350  | 4,750  | 6,500  |
| PERTH                        | AUD            | 3,300                   | 4,600  | 4,400  | 6,000  |
| SYDNEY                       | AUD            | 3,950                   | 5,100  | 5,500  | 7,600  |
| WELLINGTON                   | NZD            | 4,600                   | 5,100  | 5,700  | 7,500  |



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

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

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

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

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

| COST PER M <sup>2</sup> |        |          |        |                      |        |
|-------------------------|--------|----------|--------|----------------------|--------|
| CAR PARKING             |        |          |        | INDUSTRIAL WAREHOUSE |        |
| MULTI STOREY            |        | BASEMENT |        |                      |        |
| LOW                     | HIGH   | LOW      | HIGH   | LOW                  | HIGH   |
|                         |        |          |        |                      |        |
| 915                     | 1,505  | 1,075    | 1,720  | 1,185                | 2,045  |
| 860                     | 1,400  | 1,505    | 2,690  | 1,290                | 2,155  |
| 1,560                   | 2,155  | 2,155    | 2,690  | 1,130                | 2,100  |
| 1,615                   | 2,155  | 1,775    | 2,905  | 1,290                | 2,690  |
| 540                     | 915    | 755      | 1,560  | 755                  | 1,075  |
| 1,185                   | 1,400  | 1,505    | 2,155  | 1,400                | 2,100  |
| 1,075                   | 1,990  | 1,505    | 2,420  | 1,290                | 2,315  |
| 540                     | 970    | 860      | 1,455  | 805                  | 1,345  |
| 1,185                   | 1,505  | 1,455    | 2,155  | 1,290                | 1,775  |
|                         |        |          |        |                      |        |
| 2,750                   | 3,750  | 4,600    | 7,900  | 5,250                | 6,700  |
| 2,400                   | 3,440  | 4,290    | 7,350  | 4,800                | 5,900  |
| 16,550                  | 24,100 | NP       | NP     | NP                   | NP     |
| 10,800                  | 13,800 | 23,200   | 31,500 | 16,300               | 20,500 |
| 4,100                   | 5,100  | 6,500    | 8,600  | 5,200                | 6,400  |
| 800                     | 1,300  | 1,400    | 3,600  | 1,100                | 1,900  |
| 840                     | 1,060  | 1,090    | 1,400  | 1,530                | 1,890  |
| 2,400                   | 3,450  | 4,400    | 7,450  | 4,450                | 5,850  |
| 880                     | 1,420  | 1,840    | 2,700  | 1,520                | 2,200  |
|                         |        |          |        |                      |        |
| 430                     | 650    | 800      | 1,240  | 460                  | 820    |
| 440                     | 860    | 1,000    | 1,740  | 610                  | 880    |
| 470                     | 920    | 1,100    | 1,720  | 470                  | 740    |
| 370                     | 710    | 890      | 1,520  | 400                  | 710    |
| 490                     | 980    | 1,300    | 2,150  | 540                  | 970    |
| 690                     | 860    | 1,300    | 1,860  | 610                  | 860    |
| 440                     | 560    | 810      | 1,020  | 500                  | 700    |
| 480                     | 550    | 980      | 1,080  | 1,260                | 1,540  |
|                         |        |          |        |                      |        |
| 1,900                   | 3,700  | 3,000    | 4,700  | 1,600                | 2,800  |
| 2,600                   | 3,900  | 3,400    | 4,900  | 2,000                | 3,200  |
| 2,600                   | 3,300  | 3,500    | 4,150  | 3,800                | 4,650  |
|                         |        |          |        |                      |        |
| 760                     | 1,080  | 1,500    | 2,200  | 720                  | 1,220  |
| 1,360                   | 2,000  | 2,800    | 3,200  | 1,000                | 1,360  |
| 1,300                   | 1,800  | 1,900    | 2,500  | 1,000                | 1,600  |
| 850                     | 1,420  | 1,160    | 1,980  | 800                  | 1,500  |
| 1,200                   | 1,660  | 2,300    | 2,500  | 900                  | 1,300  |
| 840                     | 1,440  | 1,380    | 1,760  | 900                  | 1,640  |
| 900                     | 1,400  | 1,600    | 2,200  | 750                  | 1,200  |
| 930                     | 1,480  | 1,480    | 2,050  | 760                  | 1,420  |
| 840                     | 1,300  | 2,300    | 3,900  | 720                  | 1,300  |
| 940                     | 1,500  | 1,380    | 2,350  | 910                  | 1,500  |
| 1,600                   | 1,840  | 3,200    | 3,400  | 1,140                | 1,560  |

# INTERNATIONAL CONSTRUCTION RLB ESCALATION FORECASTS

## RLB TENDER PRICE INDEX ANNUAL CHANGE

All indices are stated as annual percentage changes.

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

| CALENDAR YEAR                | 2020 | 2021 | 2022 (F) | 2023 (F) | 2024 (F) | 2025 (F) |
|------------------------------|------|------|----------|----------|----------|----------|
| <b>AFRICA @ Q4 2022</b>      |      |      |          |          |          |          |
| DURBAN                       | 8.0  | 5.1  | NP       | NP       | NP       | NP       |
| JOHANNESBURG                 | 4.2  | 5.0  | 6.0      | NP       | NP       | NP       |
| GABORONE                     | 3.1  | 9.0  | 6.1      | NP       | NP       | NP       |
| <b>AMERICAS @ Q2 2022</b>    |      |      |          |          |          |          |
| BOSTON                       | 3.2  | 9.8  | 9.1      | 7.0      | 6.0      | 5.0      |
| CALGARY                      | 4.6  | 9.7  | 8.3      | 5.0      | 4.5      | 4.0      |
| CHICAGO                      | -1.3 | 9.6  | 12.6     | 6.0      | 5.5      | 5.0      |
| HONOLULU                     | 1.2  | 4.0  | 5.0      | 6.0      | 5.5      | 5.0      |
| LAS VEGAS                    | 1.5  | 7.3  | 7.7      | 6.0      | 5.5      | 5.0      |
| LOS ANGELES                  | 3.2  | 8.0  | 7.6      | 6.0      | 5.5      | 5.0      |
| NEW YORK                     | 3.2  | 8.9  | 8.2      | 7.0      | 6.5      | 6.0      |
| PHOENIX                      | 1.3  | 8.6  | 8.3      | 7.0      | 6.0      | 5.0      |
| SEATTLE                      | 1.7  | 10.8 | 10.5     | 7.0      | 6.5      | 6.0      |
| TORONTO                      | 6.1  | 13.4 | 12.3     | 7.0      | 6.0      | 5.0      |
| WASHINGTON D.C.              | 2.6  | 8.2  | 9.0      | 7.0      | 6.0      | 5.0      |
| <b>ASIA @ Q4 2022</b>        |      |      |          |          |          |          |
| BEIJING                      | 1.5  | 5.0  | -2.5     | 2.0      | 2.0      | 2.0      |
| CHENGDU                      | 2.0  | 3.0  | 0.0      | 3.0      | 3.0      | 3.0      |
| GUANGZHOU                    | 0.0  | 5.9  | 2.0      | 2.0      | 3.0      | 3.0      |
| HONG KONG                    | -3.8 | 5.3  | 7.2      | 4.0      | 4.0      | 4.0      |
| MACAU                        | -6.0 | -2.0 | 0.5      | 2.0      | 2.0      | 2.0      |
| SEOUL                        | 3.8  | 14.0 | 9.6      | 9.1      | 8.4      | 7.7      |
| SHANGHAI                     | 2.5  | 7.6  | -4.4     | 3.0      | 3.0      | 3.0      |
| SHENZHEN                     | 0.0  | 5.0  | 0.0      | 1.0      | 2.0      | 3.0      |
| SINGAPORE                    | 7.0  | 10.0 | 8.8      | 5.0      | 3.0      | 3.0      |
| <b>EUROPE @ Q4 2022</b>      |      |      |          |          |          |          |
| BIRMINGHAM                   | 0.0  | 3.5  | 6.5      | 3.0      | 2.5      | 2.8      |
| BRISTOL                      | 0.5  | 3.5  | 5.5      | 4.5      | 2.5      | 2.5      |
| CARDIFF                      | NP   | NP   | 7.0      | 6.0      | 4.0      | 4.0      |
| LONDON                       | 0.0  | 3.8  | 6.0      | 3.5      | 3.0      | 3.0      |
| SHEFFIELD                    | 2.6  | 3.2  | 8.5      | 3.0      | 3.5      | 5.0      |
| MANCHESTER                   | 2.5  | 6.0  | 8.5      | 3.5      | 3.5      | 5.0      |
| THAMES VALLEY                | 0.0  | 3.8  | 5.0      | 3.5      | 2.5      | 2.5      |
| <b>MIDDLE EAST @ Q4 2022</b> |      |      |          |          |          |          |
| ABU DHABI                    | 1.6  | 1.9  | 5.1      | 4.5      | 4.5      | 3.5      |
| DOHA                         | 2.2  | 2.9  | 5.2      | 4.9      | 3.9      | 3.2      |
| DUBAI                        | 1.6  | 1.9  | 5.1      | 4.5      | 4.5      | 3.5      |
| RIYADH                       | 2.0  | 3.0  | 10.4     | 8.2      | 7.4      | 4.8      |
| <b>OCEANIA @ Q4 2022</b>     |      |      |          |          |          |          |
| ADELAIDE                     | 0.2  | 7.1  | 12.5     | 3.8      | 3.0      | 3.0      |
| AUCKLAND                     | 7.5  | 5.0  | 12.0     | 5.5      | 4.0      | 3.0      |
| BRISBANE                     | -4.1 | 9.6  | 10.5     | 5.1      | 5.1      | 5.1      |
| CANBERRA                     | 3.0  | 3.8  | 5.0      | 4.0      | 3.5      | 3.5      |
| CHRISTCHURCH                 | 1.0  | 8.5  | 9.0      | 5.0      | 4.0      | 3.0      |
| DARWIN                       | 0.8  | 1.2  | 7.8      | 5.0      | 4.0      | 4.0      |
| GOLD COAST                   | -4.5 | 14.5 | 15.5     | 7.5      | 3.0      | 3.0      |
| MELBOURNE                    | 1.0  | 3.5  | 8.0      | 4.0      | 3.5      | 3.5      |
| PERTH                        | 1.5  | 13.5 | 9.4      | 5.6      | 4.4      | 3.6      |
| SYDNEY                       | 0.0  | 4.1  | 6.9      | 3.9      | 3.5      | 3.5      |
| TOWNSVILLE                   | 1.0  | 10.4 | 12.6     | 8.0      | 4.0      | 3.0      |
| WELLINGTON                   | 3.0  | 6.0  | 9.0      | 5.0      | 4.0      | 3.0      |

NP: Not published

## 2022 FINALISTS

### SPARKLING POND, BOLD-COLOURED GROOVE & TENDER FIRE



**Location :** Park Lane, Central Park,  
Chippendale, NSW

**Development:** Central Park

**Owner:** Frasers Property Australia &  
Sekisui House Australia

**Nominated:** Barbara Flynn Pty Ltd

Rist's commission for Central Park is her first permanent outdoor video work. Central Park Project Director Caddey said, 'Among the development companies' objectives was to humanise the urban environment and contribute positively to the Chippendale community. Residents have credited the permanent art commissions with fostering a greater sense of community.

## 2022 FINALISTS

### STARS: A REIMAGINED ENVIRONMENT 2020



**Location :** 296 Herston Road, Herston, Queensland 4029

**Development:** Surgical Treatment and Rehabilitation Services

**Owner:** Australian Unity

**Nominated:** Australian Unity

Hospitals can be sobering places to enter. Through her exquisite artwork series of inlaid carpets, brass screen drawing and vinyl decal, First Nations artist Tamika Grant-Iramu creates a warm and unforgettable welcome for anyone who enters the Surgical, Treatment and Rehabilitation Service (STARS) - a new specialist public hospital in Brisbane.

# AUSTRALIAN CONSTRUCTION

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# AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

## CONSTRUCTION RATES

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

Specific exclusions:

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

All costs current as at Fourth Quarter 2022.

| CITY   | ADELAIDE          |       | BRISBANE          |       |
|--|-------------------|-------|-------------------|-------|
| COST RANGE PER GROSS FLOOR AREA  | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
|  | LOW               | HIGH  | LOW               | HIGH  |
| <b>OFFICE BUILDINGS</b>  |                   |       |                   |       |
| <b>Prestige, CBD</b>   |                   |       |                   |       |
| 10 TO 25 STOREYS (75-80% EFFICIENCY)   | 3,050             | 3,750 | 3,500             | 4,500 |
| 25 TO 40 STOREYS (70-75% EFFICIENCY)   | 3,300             | 4,200 | 3,600             | 4,600 |
| 40 TO 55 STOREYS (68-73% EFFICIENCY)   | -                 | -     | 3,900             | 5,000 |
| <b>Investment, CBD</b>   |                   |       |                   |       |
| UP TO 10 STOREYS (81-85% EFFICIENCY)   | 2,550             | 3,000 | 3,000             | 3,500 |
| 10 TO 25 STOREYS (76-81% EFFICIENCY)   | 2,650             | 3,250 | 3,500             | 4,000 |
| 25 TO 40 STOREYS (71-76% EFFICIENCY)   | 2,900             | 3,500 | 3,500             | 4,300 |
| <b>Investment, other than CBD</b>  |                   |       |                   |       |
| WALK UP (83-87% EFFICIENCY)  | 2,150             | 2,550 | 2,700             | 3,300 |
| UP TO 10 STOREYS (82-86% EFFICIENCY)   | 2,400             | 2,850 | 2,900             | 3,400 |
| 10 TO 25 STOREYS (77-82% EFFICIENCY)   | -                 | -     | 3,200             | 4,000 |
| <b>HOTELS</b>  |                   |       |                   |       |
| <b>Multi-Storey (ex FF&amp;E)</b>  |                   |       |                   |       |
| FIVE STAR  | 5,200             | 5,700 | 5,000             | 6,500 |
| FOUR STAR  | 4,000             | 5,000 | 4,500             | 6,000 |
| THREE STAR   | 3,500             | 4,000 | 3,600             | 5,000 |
| <b>CAR PARK</b>  |                   |       |                   |       |
| OPEN DECK MULTI-STOREY   | 760               | 1,080 | 1,300             | 1,800 |
| BASEMENT: CBD  | 1,500             | 2,200 | 1,900             | 2,500 |
| BASEMENT: OTHER THAN CBD   | 1,040             | 1,940 | 1,500             | 2,200 |
| UNDERCROFT: OTHER THAN CBD   | 650               | 980   | 1,000             | 1,300 |
| <b>INDUSTRIAL BUILDINGS</b>  |                   |       |                   |       |
| <b>6.00 M to underside of truss and 4,500 M<sup>2</sup> Gross Floor Area with:</b> |                   |       |                   |       |
| ZINCALUME METAL CLADDING   | 720               | 1,100 | 1,000             | 1,500 |
| PRECAST CONCRETE CLADDING  | 830               | 1,220 | 1,100             | 1,600 |
| <b>Attached Airconditioned Offices</b>   |                   |       |                   |       |
| 200 M <sup>2</sup>   | 1,720             | 2,400 | 2,300             | 3,000 |
| 400 M <sup>2</sup>   | 1,720             | 2,400 | 2,300             | 2,900 |

**NOTES**

- i Car Parking costs have been excluded to arrive at the various building rates.
- ii Refer to Page 38 for definitions.
- iii The percentages shown against each building may be used to calculate the rate per Net Lettable Area.

Example: the NLA rate for a Premium Office CBD 10 to 25 Storeys would be calculated  
 NLA rate = \$/M<sup>2</sup> + efficiency percentage.

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

| CANBERRA          |       | DARWIN            |       | MELBOURNE         |       | PERTH             |       | SYDNEY            |       |
|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
| LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  |
| 3,750             | 5,600 | 3,500             | 4,550 | 3,750             | 4,300 | 3,900             | 5,300 | 4,400             | 5,200 |
| 4,050             | 6,000 | 3,450             | 4,400 | 4,300             | 4,700 | 4,300             | 5,800 | 5,100             | 6,200 |
| -                 | -     | -                 | -     | 4,400             | 4,950 | 4,500             | 6,100 | 5,700             | 6,700 |
| 3,050             | 4,300 | 2,550             | 3,800 | 2,900             | 3,400 | 3,200             | 3,400 | 3,350             | 4,000 |
| 3,150             | 4,500 | 2,700             | 4,000 | 3,300             | 3,750 | 3,300             | 4,600 | 3,950             | 4,550 |
| 3,200             | 4,650 | -                 | -     | 3,350             | 3,950 | 3,400             | 4,800 | 4,050             | 4,900 |
| 1,620             | 2,750 | 2,550             | 3,050 | 2,100             | 2,700 | 2,400             | 3,400 | 2,700             | 3,250 |
| 2,350             | 3,200 | 2,650             | 3,700 | 2,400             | 3,150 | 2,600             | 3,700 | 2,900             | 3,800 |
| 2,450             | 3,750 | 2,700             | 3,750 | 2,700             | 3,550 | 2,900             | 4,000 | 3,350             | 4,350 |
| 4,600             | 6,900 | 3,800             | 4,750 | 4,750             | 6,500 | 4,400             | 6,000 | 5,500             | 7,600 |
| 4,000             | 6,500 | 3,550             | 4,350 | 4,300             | 5,600 | 3,800             | 5,000 | 4,600             | 6,700 |
| 3,350             | 5,800 | 3,000             | 3,750 | 3,400             | 4,350 | 3,300             | 4,600 | 3,950             | 5,100 |
| 850               | 1,420 | 840               | 1,440 | 930               | 1,480 | 840               | 1,300 | 940               | 1,500 |
| 1,160             | 1,980 | 1,380             | 1,760 | 1,480             | 2,050 | 2,300             | 3,900 | 1,380             | 2,350 |
| 1,140             | 1,980 | 1,240             | 1,640 | 1,520             | 1,860 | 1,700             | 3,500 | 1,360             | 2,100 |
| 850               | 1,300 | 840               | 1,160 | 930               | 1,120 | 840               | 1,400 | -                 | -     |
| 800               | 990   | 900               | 1,580 | 760               | 1,300 | 720               | 1,000 | 910               | 1,160 |
| 920               | 1,500 | 940               | 1,640 | 870               | 1,420 | 720               | 1,300 | 980               | 1,500 |
| 1,880             | 3,000 | 2,000             | 2,750 | 1,800             | 2,400 | 1,700             | 2,400 | 2,550             | 3,350 |
| 1,800             | 2,900 | 2,000             | 2,750 | 1,740             | 2,300 | 1,700             | 2,400 | 2,600             | 3,550 |

# AUSTRALIAN CONSTRUCTION BUILDING COST RANGES

All costs current as at Fourth Quarter 2022.

| CITY  | ADELAIDE          |       | BRISBANE          |       |
|---|-------------------|-------|-------------------|-------|
|   | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
|   | LOW               | HIGH  | LOW               | HIGH  |
| <b>AGED CARE</b>  |                   |       |                   |       |
| SINGLE STOREY FACILITY                                    | 2,450             | 3,000 | 3,000             | 3,500 |
| <b>PRIVATE HOSPITALS</b>                                  |                   |       |                   |       |
| Low Rise Hospital   |                   |       |                   |       |
| 45-60 M <sup>2</sup> GFA/BED                              | 4,700             | 6,900 | 6,000             | 8,500 |
| 55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE | 5,100             | 7,300 | 6,500             | 9,000 |
| <b>CINEMAS</b>  |                   |       |                   |       |
| GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)             | 2,550             | 4,050 | 4,000             | 5,300 |
| <b>REGIONAL SHOPPING CENTRES</b>                          |                   |       |                   |       |
| DEPARTMENT STORE  | 1,720             | 2,650 | 2,000             | 2,600 |
| SUPERMARKET/VARIETY STORE                                 | 1,600             | 1,940 | 2,000             | 2,500 |
| DISCOUNT DEPARTMENT STORE                                 | 1,320             | 1,620 | 2,000             | 2,500 |
| MALLS   | 1,820             | 3,300 | 3,000             | 4,500 |
| SPECIALTY SHOPS   | 1,180             | 1,860 | 2,000             | 2,400 |
| <b>SMALL SHOPS AND SHOWROOMS</b>                          |                   |       |                   |       |
| SMALL SHOPS & SHOWROOMS                                   | 1,440             | 2,050 | 2,000             | 2,500 |
| <b>RESIDENTIAL</b>  |                   |       |                   |       |
| SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)           | 1,740             | 3,800 | 2,500             | 4,500 |
| <b>RESIDENTIAL UNITS</b>                                  |                   |       |                   |       |
| WALK-UP 85 TO 120 M <sup>2</sup> /UNIT                    | 1,860             | 3,050 | 2,500             | 4,500 |
| TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT                 | 1,940             | 2,950 | 2,000             | 4,000 |
| <b>MULTI-STOREY UNITS</b>                                 |                   |       |                   |       |
| Up to 10 storeys with lift                                |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 2,700             | 3,800 | 3,300             | 4,000 |
| UNITS 90-120 M <sup>2</sup>                               | 2,600             | 3,700 | 3,300             | 4,000 |
| Over 10 and up to 20 storeys                              |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 2,850             | 3,950 | 3,600             | 4,300 |
| UNITS 90-120 M <sup>2</sup>                               | 2,750             | 3,800 | 3,600             | 4,300 |
| Over 20 and up to 40 storeys                              |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 3,050             | 3,800 | 3,600             | 4,400 |
| UNITS 90-120 M <sup>2</sup>                               | 3,000             | 3,750 | 3,600             | 4,300 |
| Over 40 and up to 80 storeys                              |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | -                 | -     | 4,200             | 5,000 |
| UNITS 90-120 M <sup>2</sup>                               | -                 | -     | 4,200             | 5,000 |



Building Costs include Building Works and Building Services

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

| CANBERRA          |       | DARWIN            |       | MELBOURNE         |       | PERTH             |       | SYDNEY            |       |
|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
| LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  |
| 2,300             | 3,750 | 2,650             | 3,800 | 2,250             | 3,600 | 2,500             | 3,600 | 3,350             | 4,400 |
| 4,750             | 7,800 | 4,200             | 5,000 | 3,350             | 3,950 | 4,400             | 5,500 | 3,500             | 4,600 |
| 5,200             | 8,600 | 5,500             | 6,500 | 3,700             | 5,000 | 4,800             | 6,100 | 4,400             | 6,200 |
| 3,300             | 4,550 | 3,050             | 3,800 | 2,900             | 3,800 | 2,800             | 3,400 | 4,050             | 6,000 |
| 2,700             | 3,450 | 1,900             | 2,700 | 2,450             | 2,900 | 2,400             | 3,400 | 1,860             | 2,850 |
| 1,600             | 2,700 | 1,960             | 2,850 | 1,500             | 2,250 | 1,600             | 2,300 | 1,820             | 3,650 |
| 1,440             | 2,100 | 1,800             | 2,550 | 1,540             | 1,960 | 1,600             | 2,200 | 1,600             | 2,050 |
| 2,600             | 4,400 | 1,900             | 2,850 | 2,550             | 3,700 | 2,400             | 3,700 | 2,450             | 5,300 |
| 1,340             | 2,250 | 1,580             | 2,350 | 1,440             | 1,960 | 1,300             | 1,900 | 2,100             | 3,350 |
| 1,360             | 2,800 | 1,440             | 2,350 | 1,440             | 1,920 | 1,300             | 3,300 | 1,860             | 2,550 |
| 1,840             | 3,650 | 1,900             | 2,950 | 1,960             | 3,800 | 2,200             | 4,100 | 2,100             | 6,400 |
| 1,940             | 4,750 | 2,100             | 2,550 | 2,100             | 3,800 | 2,200             | 4,300 | -                 | -     |
| 1,940             | 4,650 | 2,100             | 2,550 | 2,100             | 3,550 | 2,200             | 4,300 | -                 | -     |
| 3,250             | 4,850 | 2,200             | 2,600 | 2,900             | 3,650 | 2,500             | 3,900 | 3,550             | 4,800 |
| 3,200             | 4,750 | 2,200             | 2,550 | 2,900             | 3,700 | 2,400             | 3,800 | 3,250             | 4,500 |
| 3,500             | 5,200 | 2,250             | 2,700 | 3,250             | 4,100 | 3,000             | 4,300 | 3,700             | 5,200 |
| 3,450             | 5,200 | 2,200             | 2,650 | 3,250             | 4,150 | 2,900             | 4,200 | 3,550             | 4,900 |
| 4,050             | 5,700 | 2,500             | 2,800 | 3,750             | 4,450 | 3,600             | 4,700 | 4,850             | 6,500 |
| 3,900             | 5,400 | 2,450             | 2,750 | 3,750             | 4,550 | 3,500             | 4,500 | 4,550             | 5,700 |
| -                 | -     | -                 | -     | 4,150             | 4,900 | 4,200             | 5,400 | 5,600             | 7,200 |
| -                 | -     | -                 | -     | 4,150             | 5,000 | 4,100             | 5,200 | 5,400             | 7,000 |

# AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2022.

| COST RANGE PER GROSS FLOOR AREA  | ADELAIDE          |       | BRISBANE          |       |
|--|-------------------|-------|-------------------|-------|
|  | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
|  | LOW               | HIGH  | LOW               | HIGH  |
| <b>OFFICE BUILDINGS</b>  |                   |       |                   |       |
| <b>Prestige, CBD</b>   |                   |       |                   |       |
| 10 TO 25 STOREYS (75-80% EFFICIENCY)   | 827               | 1,234 | 1,155             | 1,525 |
| 25 TO 40 STOREYS (70-75% EFFICIENCY)   | 883               | 1,344 | 1,362             | 1,525 |
| 40 TO 55 STOREYS (68-73% EFFICIENCY)   | -                 | -     | 1,519             | 1,684 |
| <b>Investment, CBD</b>   |                   |       |                   |       |
| UP TO 10 STOREYS (81-85% EFFICIENCY)   | 809               | 1,100 | 791               | 1,099 |
| 10 TO 25 STOREYS (76-81% EFFICIENCY)   | 814               | 1,157 | 935               | 1,200 |
| 25 TO 40 STOREYS (71-76% EFFICIENCY)   | 837               | 1,209 | 1,035             | 1,322 |
| <b>INVESTMENT, OTHER THAN CBD</b>  |                   |       |                   |       |
| WALK UP (83-87% EFFICIENCY)  | 440               | 638   | 542               | 766   |
| UP TO 10 STOREYS (82-86% EFFICIENCY)   | 607               | 857   | 778               | 1,060 |
| 10 TO 25 STOREYS (77-82% EFFICIENCY)   | -                 | -     | 942               | 1,219 |
| <b>HOTELS</b>  |                   |       |                   |       |
| <b>Multi-Storey</b>  |                   |       |                   |       |
| FIVE STAR  | 1,141             | 1,602 | 1,367             | 1,730 |
| FOUR STAR  | 1,028             | 1,405 | 1,211             | 1,607 |
| THREE STAR   | 969               | 1,178 | 1,036             | 1,343 |
| <b>CAR PARK</b>  |                   |       |                   |       |
| OPEN DECK MULTI-STOREY   | 145               | 295   | 76                | 184   |
| BASEMENT: CBD  | 235               | 464   | 278               | 371   |
| BASEMENT: OTHER THAN CBD   | 235               | 464   | 173               | 319   |
| UNDERCROFT: OTHER THAN CBD   | 116               | 129   | 57                | 80    |
| <b>INDUSTRIAL BUILDINGS</b>  |                   |       |                   |       |
| <b>6.00 M to underside of truss and 4,500 M<sup>2</sup> Gross Floor Area with:</b> |                   |       |                   |       |
| ZINCALUME METAL CLADDING   | 235               | 333   | 143               | 246   |
| PRECAST CONCRETE CLADDING  | 235               | 379   | 143               | 248   |
| <b>Attached Airconditioned Offices</b>   |                   |       |                   |       |
| 200 SQ.M.  | 529               | 694   | 581               | 1,007 |
| 400 SQ.M.  | 521               | 686   | 581               | 1,022 |

**BUILDING SERVICES COSTS INCLUDE:**

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

Refer to page 42 to 45 for detailed services costs.

| CANBERRA          |       | DARWIN            |       | MELBOURNE         |       | PERTH             |       | SYDNEY            |       |
|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
| LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  |
| 955               | 1,385 | 1,255             | 1,647 | 868               | 1,349 | 1,140             | 1,642 | 1,160             | 1,577 |
| 1,013             | 1,502 | 1,347             | 1,724 | 1,027             | 1,433 | 1,183             | 1,709 | 1,366             | 1,579 |
| -                 | -     | -                 | -     | 1,086             | 1,534 | 1,213             | 1,801 | 1,521             | 1,742 |
| 792               | 1,269 | 986               | 1,429 | 677               | 1,159 | 852               | 1,379 | 795               | 1,136 |
| 838               | 1,269 | 1,063             | 1,563 | 751               | 1,232 | 882               | 1,452 | 938               | 1,239 |
| 838               | 1,327 | -                 | -     | 829               | 1,293 | 931               | 1,501 | 1,039             | 1,365 |
| 501               | 687   | 910               | 1,171 | 470               | 761   | 515               | 735   | 547               | 792   |
| 664               | 955   | 954               | 1,386 | 588               | 933   | 692               | 1,005 | 785               | 1,093 |
| 733               | 1,083 | 1,050             | 1,434 | 650               | 1,058 | 809               | 1,127 | 947               | 1,259 |
| 1,361             | 1,850 | 1,508             | 1,896 | 1,875             | 2,368 | 1,513             | 2,144 | 1,371             | 1,786 |
| 1,242             | 1,659 | 1,376             | 1,665 | 1,355             | 2,021 | 1,256             | 1,795 | 1,216             | 1,660 |
| 979               | 1,421 | 1,213             | 1,498 | 1,025             | 1,545 | 1,011             | 1,550 | 1,041             | 1,389 |
| 185               | 300   | 217               | 393   | 104               | 307   | 165               | 368   | 77                | 192   |
| 254               | 508   | 354               | 486   | 183               | 396   | 245               | 496   | 286               | 385   |
| 185               | 496   | 322               | 486   | 172               | 363   | 227               | 478   | 177               | 333   |
| 69                | 127   | 147               | 305   | 34                | 67    | 165               | 374   | 58                | 84    |
| 244               | 430   | 227               | 539   | 196               | 348   | 196               | 411   | 143               | 252   |
| 244               | 419   | 243               | 560   | 196               | 348   | 208               | 435   | 143               | 255   |
| 558               | 744   | 715               | 1,002 | 504               | 700   | 472               | 772   | 586               | 1,040 |
| 558               | 675   | 715               | 1,002 | 504               | 929   | 472               | 729   | 586               | 1,055 |

# AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST RANGES

All costs current as at Fourth Quarter 2022.

| COST RANGE PER GROSS FLOOR AREA                           | ADELAIDE          |       | BRISBANE          |       |
|---|-------------------|-------|-------------------|-------|
|   | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
|   | LOW               | HIGH  | LOW               | HIGH  |
| <b>AGED CARE</b>  |                   |       |                   |       |
| SINGLE STOREY FACILITY                                    | 473               | 769   | 483               | 893   |
| <b>PRIVATE HOSPITALS</b>                                  |                   |       |                   |       |
| <b>Low Rise Hospital</b>                                  |                   |       |                   |       |
| 45-60 M <sup>2</sup> GFA/BED                              | 1,371             | 1,665 | 1,236             | 1,609 |
| 55-80 M <sup>2</sup> GFA/BED WITH MAJOR OPERATING THEATRE | 1,606             | 2,133 | 1,657             | 2,294 |
| <b>CINEMAS</b>  |                   |       |                   |       |
| GROUP COMPLEX, 2,000-4,000 SEATS. (WARM SHELL)            | 874               | 1,178 | 1,180             | 1,699 |
| <b>REGIONAL SHOPPING CENTRES</b>                          |                   |       |                   |       |
| DEPARTMENT STORE  | 492               | 790   | 597               | 816   |
| SUPERMARKET/VARIETY STORE                                 | 476               | 741   | 599               | 820   |
| DISCOUNT DEPARTMENT STORE                                 | 484               | 677   | 563               | 735   |
| MALLS   | 579               | 879   | 640               | 1,010 |
| SPECIALTY SHOPS   | 332               | 635   | 618               | 912   |
| <b>SMALL SHOPS AND SHOWROOMS</b>                          |                   |       |                   |       |
| SMALL SHOPS AND SHOWROOMS                                 | 452               | 706   | 418               | 667   |
| <b>RESIDENTIAL</b>  |                   |       |                   |       |
| SINGLE & DOUBLE STOREY DWELLINGS (CUSTOM BUILT)           | 278               | 609   | 231               | 837   |
| <b>RESIDENTIAL UNITS</b>                                  |                   |       |                   |       |
| WALK-UP 85 TO 120 M <sup>2</sup> /UNIT                    | 233               | 528   | 262               | 795   |
| TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT                 | 237               | 537   | 227               | 752   |
| <b>MULTI-STOREY UNITS</b>                                 |                   |       |                   |       |
| <b>Up to 10 storeys with lift</b>                         |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 531               | 833   | 738               | 1,048 |
| UNITS 90-120 M <sup>2</sup>                               | 510               | 783   | 698               | 1,020 |
| <b>Over 10 and up to 20 storeys</b>                       |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 538               | 898   | 842               | 1,130 |
| UNITS 90-120 M <sup>2</sup>                               | 521               | 882   | 803               | 1,039 |
| <b>Over 20 and up to 40 storeys</b>                       |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | 580               | 1,004 | 907               | 1,275 |
| UNITS 90-120 M <sup>2</sup>                               | 563               | 973   | 892               | 1,204 |
| <b>Over 40 and up to 80 storeys</b>                       |                   |       |                   |       |
| UNITS 60-70 M <sup>2</sup>                                | -                 | -     | 1,184             | 1,514 |
| UNITS 90-120 M <sup>2</sup>                               | -                 | -     | 1,154             | 1,503 |

| CANBERRA          |       | DARWIN            |       | MELBOURNE         |       | PERTH             |       | SYDNEY            |       |
|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       | \$/M <sup>2</sup> |       |
| LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  | LOW               | HIGH  |
| 431               | 804   | 955               | 1,430 | 489               | 1,148 | 821               | 1,348 | 493               | 912   |
| 1,125             | 1,485 | 1,550             | 1,817 | 1,068             | 1,626 | 1,385             | 1,838 | 1,252             | 1,629 |
| 1,472             | 2,400 | 1,709             | 2,142 | 1,284             | 2,217 | 1,562             | 2,095 | 1,682             | 2,329 |
| 818               | 984   | 1,096             | 1,382 | 672               | 985   | 852               | 1,115 | 1,208             | 1,740 |
| 768               | 883   | 694               | 949   | 571               | 881   | 772               | 1,066 | 611               | 837   |
| 481               | 722   | 716               | 995   | 453               | 840   | 662               | 950   | 614               | 841   |
| 481               | 653   | 651               | 908   | 397               | 728   | 680               | 852   | 578               | 754   |
| 596               | 883   | 624               | 993   | 526               | 980   | -                 | -     | 656               | 1,037 |
| 424               | 665   | 562               | 824   | 364               | 733   | 441               | 735   | 633               | 935   |
| 253               | 690   | 451               | 822   | 236               | 701   | 331               | 698   | 429               | 684   |
| 244               | 543   | 364               | 702   | 224               | 683   | 288               | 962   | 234               | 868   |
| 243               | 681   | 432               | 621   | 224               | 616   | 294               | 576   | 265               | 807   |
| 127               | 681   | 432               | 621   | 224               | 594   | 294               | 576   | 229               | 763   |
| 566               | 920   | 708               | 920   | 554               | 942   | 607               | 1,054 | 745               | 1,058 |
| 566               | 861   | 670               | 875   | 549               | 909   | 594               | 1,017 | 705               | 1,031 |
| 614               | 920   | 700               | 915   | 594               | 969   | 680               | 1,054 | 850               | 1,140 |
| 614               | 1,015 | 688               | 896   | 594               | 936   | 674               | 1,011 | 811               | 1,049 |
| 733               | 1,040 | 770               | 946   | 694               | 1,062 | 803               | 1,170 | 915               | 1,309 |
| 686               | 1,040 | 753               | 924   | 672               | 964   | 803               | 1,170 | 900               | 1,231 |
| -                 | -     | -                 | -     | 879               | 1,307 | 1,066             | 1,360 | 1,195             | 1,552 |
| -                 | -     | -                 | -     | 817               | 1,251 | 947               | 1,220 | 1,165             | 1,540 |

# AUSTRALIAN CONSTRUCTION RLB TENDER PRICE INDEX

| DATE     | ADELAIDE |       | BRISBANE |       | CANBERRA |       |
|----------|----------|-------|----------|-------|----------|-------|
|          | TPI      | CPI   | TPI      | CPI   | TPI      | CPI   |
| DEC-1983 | 48.5     | 36.0  | 46.2     | 35.8  | 40.7     | 36.9  |
| DEC-1984 | 51.1     | 37.2  | 51.6     | 37.1  | 47.9     | 38.1  |
| DEC-1985 | 55.6     | 40.4  | 54.3     | 40.0  | 53.9     | 41.4  |
| DEC-1986 | 59.7     | 44.1  | 56.5     | 43.6  | 59.3     | 45.0  |
| DEC-1987 | 65.0     | 47.1  | 60.4     | 46.6  | 63.3     | 48.0  |
| DEC-1988 | 70.1     | 50.3  | 65.4     | 49.9  | 68.5     | 51.3  |
| DEC-1989 | 75.4     | 54.0  | 60.5     | 53.7  | 70.9     | 55.1  |
| DEC-1990 | 79.6     | 58.2  | 55.2     | 57.0  | 73.7     | 58.8  |
| DEC-1991 | 79.7     | 59.3  | 53.3     | 58.0  | 65.8     | 59.9  |
| DEC-1992 | 78.7     | 60.3  | 55.2     | 58.5  | 62.6     | 60.5  |
| DEC-1993 | 81.2     | 61.4  | 57.5     | 59.6  | 76.0     | 61.8  |
| DEC-1994 | 83.5     | 63.2  | 62.3     | 61.5  | 78.1     | 63.2  |
| DEC-1995 | 84.7     | 66.0  | 65.5     | 64.2  | 82.6     | 66.6  |
| DEC-1996 | 86.1     | 66.8  | 68.4     | 65.3  | 84.1     | 67.4  |
| DEC-1997 | 86.8     | 66.0  | 71.7     | 65.7  | 83.9     | 66.5  |
| DEC-1998 | 87.1     | 67.3  | 75.6     | 66.5  | 85.5     | 67.5  |
| DEC-1999 | 87.0     | 68.5  | 78.2     | 67.1  | 87.1     | 68.6  |
| DEC-2000 | 88.2     | 72.2  | 78.3     | 71.2  | 92.5     | 72.8  |
| DEC-2001 | 90.1     | 74.4  | 79.7     | 73.5  | 93.1     | 74.9  |
| DEC-2002 | 94.6     | 77.1  | 87.5     | 75.7  | 97.5     | 77.3  |
| DEC-2003 | 102.9    | 79.6  | 95.0     | 78.0  | 103.0    | 79.3  |
| DEC-2004 | 112.4    | 81.7  | 106.8    | 80.0  | 110.4    | 81.2  |
| DEC-2005 | 119.4    | 83.9  | 118.9    | 82.3  | 117.8    | 83.7  |
| DEC-2006 | 126.2    | 86.5  | 129.3    | 85.1  | 125.0    | 86.4  |
| DEC-2007 | 134.0    | 88.9  | 137.5    | 88.4  | 130.8    | 89.2  |
| DEC-2008 | 142.5    | 92.2  | 127.1    | 92.2  | 134.9    | 92.6  |
| DEC-2009 | 138.6    | 94.1  | 119.8    | 94.5  | 136.5    | 94.7  |
| DEC-2010 | 142.5    | 96.5  | 119.0    | 97.4  | 141.0    | 96.7  |
| DEC-2011 | 137.9    | 100.0 | 119.3    | 99.7  | 143.0    | 100.1 |
| DEC-2012 | 138.1    | 102.1 | 119.3    | 101.9 | 142.1    | 101.8 |
| DEC-2013 | 139.3    | 104.4 | 117.0    | 104.6 | 145.3    | 104.1 |
| DEC-2014 | 140.1    | 106.2 | 123.0    | 106.7 | 147.5    | 105.3 |
| DEC-2015 | 141.2    | 107.3 | 130.3    | 108.5 | 150.5    | 106.0 |
| DEC-2016 | 143.7    | 108.7 | 139.7    | 110.2 | 154.3    | 107.9 |
| DEC-2017 | 148.1    | 111.2 | 143.9    | 112.3 | 158.6    | 110.3 |
| DEC-2018 | 153.3    | 113.0 | 145.3    | 114.0 | 164.1    | 113.1 |
| DEC-2019 | 159.2    | 115.4 | 147.5    | 116.3 | 169.9    | 115.0 |
| DEC-2020 | 159.5    | 116.5 | 141.4    | 117.5 | 175.0    | 116.3 |
| MAR-2021 | 161.4    | 117.2 | 144.7    | 118.2 | 176.6    | 117.3 |
| JUN-2021 | 163.7    | 117.8 | 148.0    | 119.2 | 178.2    | 118.2 |
| SEP-2021 | 166.5    | 118.6 | 151.5    | 120.7 | 179.9    | 119.7 |
| DEC-2021 | 170.8    | 120.4 | 155.0    | 122.6 | 181.5    | 120.9 |
| MAR-2022 | 175.0    | 122.7 | 158.9    | 125.3 | 183.8    | 123.6 |
| JUN-2022 | 180.2    | 125.3 | 162.9    | 127.9 | 186.0    | 125.6 |
| SEP-2022 | 186.6    | 128.6 | 167.0    | 130.2 | 188.3    | 128.0 |
| DEC-2022 | 192.1    |       | 171.2    |       | 190.6    |       |

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   |
|        | 38.8  | 47.3      | 37.0  | 53.4  | 36.5  | 49.7   | 36.2  |
|        | 39.9  | 52.0      | 37.9  | 56.0  | 37.2  | 52.6   | 37.1  |
|        | 43.1  | 58.5      | 41.0  | 65.8  | 40.3  | 60.6   | 40.2  |
|        | 47.2  | 63.4      | 45.2  | 72.6  | 44.4  | 67.2   | 44.1  |
|        | 50.4  | 69.3      | 48.4  | 76.5  | 47.5  | 74.1   | 47.2  |
|        | 52.8  | 74.9      | 51.7  | 81.7  | 51.1  | 80.6   | 51.6  |
|        | 56.2  | 81.9      | 56.0  | 89.5  | 55.1  | 86.8   | 55.4  |
|        | 60.2  | 82.6      | 60.2  | 92.1  | 59.2  | 84.1   | 58.9  |
|        | 61.2  | 76.7      | 61.2  | 91.2  | 59.1  | 75.1   | 59.8  |
|        | 61.7  | 74.8      | 61.1  | 91.2  | 59.1  | 71.4   | 60.0  |
|        | 63.2  | 77.0      | 62.6  | 91.2  | 60.5  | 72.5   | 60.8  |
|        | 64.3  | 78.3      | 63.9  | 92.1  | 61.8  | 75.4   | 62.4  |
|        | 67.4  | 79.8      | 66.9  | 93.0  | 64.8  | 79.1   | 66.1  |
|        | 68.8  | 82.0      | 67.7  | 95.0  | 66.0  | 83.8   | 67.2  |
|        | 68.3  | 84.1      | 67.7  | 97.2  | 65.5  | 89.7   | 67.1  |
|        | 69.3  | 86.8      | 68.3  | 99.3  | 67.0  | 96.1   | 68.4  |
| 88.0   | 69.9  | 89.4      | 69.7  | 101.9 | 68.3  | 100.0  | 69.7  |
| 89.8   | 73.9  | 93.8      | 73.9  | 102.6 | 71.8  | 99.9   | 73.8  |
| 91.8   | 75.5  | 96.7      | 76.1  | 100.6 | 73.9  | 100.9  | 76.3  |
| 93.7   | 77.0  | 104.6     | 78.5  | 103.8 | 76.0  | 103.9  | 78.4  |
| 101.1  | 78.3  | 110.1     | 80.3  | 112.1 | 77.5  | 110.1  | 80.2  |
| 113.2  | 79.8  | 114.7     | 82.1  | 124.5 | 79.8  | 117.8  | 82.3  |
| 121.8  | 82.2  | 118.4     | 84.3  | 135.0 | 83.0  | 123.1  | 84.3  |
| 132.7  | 86.3  | 122.2     | 86.7  | 147.2 | 86.6  | 128.7  | 87.0  |
| 144.7  | 88.8  | 128.0     | 89.5  | 163.4 | 89.3  | 133.2  | 89.1  |
| 159.1  | 92.1  | 129.6     | 92.3  | 159.9 | 92.6  | 139.2  | 92.4  |
| 164.7  | 94.9  | 131.8     | 94.0  | 150.0 | 94.5  | 139.2  | 94.4  |
| 168.0  | 97.1  | 137.4     | 96.9  | 147.6 | 97.0  | 140.6  | 96.7  |
| 148.8  | 99.5  | 141.4     | 99.9  | 149.5 | 99.8  | 143.7  | 99.8  |
| 151.8  | 102.0 | 141.4     | 102.0 | 146.1 | 101.9 | 145.4  | 102.3 |
| 156.4  | 106.5 | 141.8     | 104.8 | 147.7 | 104.9 | 148.3  | 105.0 |
| 159.1  | 108.5 | 143.9     | 106.3 | 148.9 | 107.0 | 152.8  | 106.8 |
| 160.7  | 109.0 | 146.8     | 108.3 | 150.0 | 108.6 | 159.7  | 108.9 |
| 162.3  | 108.6 | 149.7     | 109.9 | 150.0 | 109.0 | 167.3  | 110.9 |
| 163.6  | 109.7 | 154.2     | 112.3 | 150.0 | 109.9 | 174.4  | 113.3 |
| 164.4  | 111.0 | 160.4     | 114.6 | 151.5 | 111.3 | 183.0  | 115.2 |
| 165.2  | 111.5 | 165.2     | 116.9 | 153.7 | 113.1 | 190.5  | 117.1 |
| 166.6  | 111.5 | 166.9     | 118.4 | 156.0 | 113.0 | 190.5  | 118.0 |
| 166.9  | 114.4 | 168.3     | 118.8 | 161.1 | 114.6 | 190.5  | 118.5 |
| 167.3  | 115.6 | 169.8     | 119.1 | 166.2 | 116.8 | 191.6  | 119.4 |
| 167.7  | 117.3 | 171.2     | 120.1 | 171.6 | 117.7 | 193.5  | 120.2 |
| 168.6  | 118.2 | 172.7     | 121.4 | 177.1 | 119.4 | 198.3  | 121.6 |
| 171.7  | 120.7 | 176.9     | 124.2 | 181.1 | 123.3 | 203.1  | 123.7 |
| 175.0  | 123.2 | 181.1     | 126.4 | 185.2 | 125.4 | 206.1  | 125.7 |
| 178.3  | 125.5 | 183.8     | 129.0 | 189.5 | 124.8 | 209.0  | 128.6 |
| 181.6  |       | 186.5     |       | 193.8 |       | 212.0  |       |

# AUSTRALIAN CONSTRUCTION DEFINITIONS

## CBD

Central Business District.

## BUILDING WORKS

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

## BUILDING SERVICES

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

## OFFICE BUILDINGS

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

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

## HOTELS

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

Note: Public space includes service areas.

## CAR PARKS

Open Deck Multi-storey – minimal external walling.

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

## INDUSTRIAL BUILDINGS

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

Exclusions: hardstandings, roadworks and special equipment.

## AGED CARE

Single storey domestic construction with no operating theatre capacity, minimal specialist and service areas. 35-45 M<sup>2</sup> GFA/bed (150 beds).



## **HOSPITAL**

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

Low rise hospital (55–80 M<sup>2</sup> GFA/Bed) - Major operating theatre capacity including extensive specialist and service areas.

Exclusions: Loose furniture, special medical equipment.

## **CINEMAS**

Multiplex Group Complex (warm shell).

2,000–4,000 seats.

Exclusions: Projection equipment, seating.

## **SHOPPING CENTRES**

### **Department Store**

Partially finished suspended ceilings and painted walls.

Exclusions: Floor finishes, shop fittings, etc.

### **Supermarket/Variety Store**

Fully finished and serviced space.

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

### **Malls**

Fully finished and serviced space.

### **Specialty Shops**

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

Exclusions: Floor finishes and shop fittings.

## **SMALL SHOPS AND SHOWROOMS**

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

## **RESIDENTIAL**

### **Single Storey or 1-3 Storey**

Units reflect medium quality accommodation.

### **Multi-Storey**

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

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

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

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

# RIDERS DIGEST

## 51<sup>ST</sup> EDITION

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

**WSP Structures**

Reinforcement Ratios.

**Australian Bureau of Statistics**

Construction and Building Data and CPI information.

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# PERTH CONSTRUCTION COSTS

|  |    |
|--|----|
| Building Services                        | 42 |
| Unit Costs                               | 46 |
| Siteworks                                | 47 |
| Demolition                               | 48 |
| Hotel Furniture, Fittings<br>& Equipment | 48 |
| Office Fitout                            | 49 |
| Recreational Facilities                  | 50 |
| Vertical Transportation                  | 52 |

# PERTH CONSTRUCTION BUILDING SERVICES COSTS

All costs current as at Fourth Quarter 2022.

| COST RANGE PER<br>GROSS FLOOR AREA   | SPECIAL<br>EQUIPMENT |      | HYDRAULIC         |      |
|--|----------------------|------|-------------------|------|
|  | \$/M <sup>2</sup>    |      | \$/M <sup>2</sup> |      |
|  | LOW                  | HIGH | LOW               | HIGH |
| <b>OFFICE BUILDINGS</b>  |                      |      |                   |      |
| <b>Prestige, CBD</b>   |                      |      |                   |      |
| 10 TO 25 STOREYS (75-80% EFFICIENCY)   | 25                   | 49   | 104               | 141  |
| 25 TO 40 STOREYS (70-75% EFFICIENCY)   | 12                   | 25   | 104               | 141  |
| 40 TO 55 STOREYS (68-73% EFFICIENCY)   | 12                   | 25   | 110               | 141  |
| <b>Investment, CBD</b>   |                      |      |                   |      |
| UP TO 10 STOREYS (81-85% EFFICIENCY)   | -                    | -    | 92                | 116  |
| 10 TO 25 STOREYS (76-81% EFFICIENCY)   | 12                   | 25   | 92                | 116  |
| 25 TO 40 STOREYS (71-76% EFFICIENCY)   | 12                   | 25   | 104               | 129  |
| <b>Investment, other than CBD</b>  |                      |      |                   |      |
| 1 TO 3 STOREYS (81-85% EFFICIENCY)   | -                    | -    | 74                | 98   |
| UP TO 10 STOREYS (82-86% EFFICIENCY)   | -                    | -    | 74                | 98   |
| 10 TO 25 STOREYS (77-82% EFFICIENCY)   | -                    | -    | 104               | 129  |
| <b>HOTELS</b>  |                      |      |                   |      |
| <b>Multi-Storey</b>  |                      |      |                   |      |
| FIVE STAR  | 49                   | 86   | 288               | 411  |
| FOUR STAR  | 49                   | 92   | 276               | 404  |
| THREE STAR   | 37                   | 67   | 263               | 392  |
| <b>CAR PARK</b>  |                      |      |                   |      |
| OPEN DECK MULTI-STOREY   | -                    | -    | 25                | 37   |
| BASEMENT: CBD  | -                    | -    | 43                | 55   |
| BASEMENT: OTHER THAN CBD   | -                    | -    | 31                | 43   |
| UNDERCROFT: OTHER THAN CBD   | -                    | -    | 25                | 37   |
| <b>INDUSTRIAL BUILDINGS</b>  |                      |      |                   |      |
| <b>6.00 M to underside of truss and<br/>4,500 M<sup>2</sup> Gross Floor Area with:</b> |                      |      |                   |      |
| ZINCALUME METAL CLADDING   | -                    | -    | 49                | 80   |
| PRECAST CONCRETE CLADDING  | -                    | -    | 61                | 104  |
| <b>Attached Air Conditioned Offices</b>  |                      |      |                   |      |
| 200 M <sup>2</sup>   | -                    | -    | 55                | 104  |
| 400 M <sup>2</sup>   | -                    | -    | 55                | 80   |

## SPECIAL EQUIPMENT

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

## HYDRAULIC

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

| FIRE              |      | MECH.             |      | VERTICAL TRANSPORT |      | BUILDING MGT.     |      | ELECTRICAL        |      | TOTAL             |       |
|-------------------|------|-------------------|------|--------------------|------|-------------------|------|-------------------|------|-------------------|-------|
| \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup>  |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |       |
| LOW               | HIGH | LOW               | HIGH | LOW                | HIGH | LOW               | HIGH | LOW               | HIGH | LOW               | HIGH  |
| 86                | 98   | 417               | 686  | 172                | 208  | 74                | 123  | 263               | 337  | 1,140             | 1,642 |
| 86                | 104  | 417               | 723  | 233                | 251  | 67                | 123  | 263               | 343  | 1,183             | 1,709 |
| 86                | 104  | 417               | 735  | 239                | 276  | 74                | 129  | 276               | 392  | 1,213             | 1,801 |
| 80                | 98   | 319               | 649  | 147                | 159  | 49                | 86   | 165               | 270  | 852               | 1,379 |
| 80                | 104  | 343               | 625  | 147                | 221  | 37                | 55   | 172               | 306  | 882               | 1,452 |
| 74                | 104  | 337               | 625  | 196                | 239  | 31                | 61   | 178               | 319  | 931               | 1,501 |
| 67                | 98   | 245               | 368  | -                  | -    | -                 | -    | 129               | 172  | 515               | 735   |
| 67                | 98   | 257               | 404  | 110                | 147  | 31                | 49   | 153               | 208  | 692               | 1,005 |
| 67                | 98   | 294               | 441  | 129                | 172  | 31                | 67   | 184               | 221  | 809               | 1,127 |
| 74                | 110  | 509               | 686  | 184                | 263  | 67                | 123  | 343               | 466  | 1,513             | 2,144 |
| 74                | 116  | 417               | 533  | 172                | 239  | 49                | 104  | 221               | 306  | 1,256             | 1,795 |
| 74                | 116  | 319               | 441  | 129                | 159  | 49                | 104  | 141               | 270  | 1,011             | 1,550 |
| 55                | 67   | -                 | 55   | 37                 | 104  | 6                 | 37   | 43                | 67   | 165               | 368   |
| 55                | 74   | 49                | 129  | 37                 | 104  | 18                | 43   | 43                | 92   | 245               | 496   |
| 55                | 67   | 43                | 129  | 37                 | 104  | 18                | 43   | 43                | 92   | 227               | 478   |
| 55                | 67   | -                 | 61   | 37                 | 104  | 6                 | 37   | 43                | 67   | 165               | 374   |
| 55                | 104  | 37                | 80   | -                  | -    | -                 | 31   | 55                | 116  | 196               | 411   |
| 55                | 104  | 37                | 80   | -                  | -    | -                 | 31   | 55                | 116  | 208               | 435   |
| 55                | 104  | 221               | 343  | -                  | -    | 12                | 49   | 129               | 172  | 472               | 772   |
| 55                | 104  | 221               | 343  | -                  | -    | 12                | 43   | 129               | 159  | 472               | 729   |

#### 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.

# PERTH CONSTRUCTION BUILDING SERVICES COSTS

| COST RANGE PER<br>GROSS FLOOR AREA                           | SPECIAL<br>EQUIPMENT |      | HYDRAULIC         |      |
|--|----------------------|------|-------------------|------|
|  | \$/M <sup>2</sup>    |      | \$/M <sup>2</sup> |      |
|  | LOW                  | HIGH | LOW               | HIGH |
| <b>AGED CARE</b>   |                      |      |                   |      |
| SINGLE STOREY FACILITY                                       | -                    | -    | 208               | 288  |
| <b>PRIVATE HOSPITALS</b>                                     |                      |      |                   |      |
| Low Rise Hospital  |                      |      |                   |      |
| 45-60 M <sup>2</sup> GFA/BED                                 | 104                  | 159  | 172               | 233  |
| 55-80 M <sup>2</sup> GFA/BED WITH MAJOR<br>OPERATING THEATRE | 141                  | 184  | 208               | 251  |
| <b>CINEMAS</b>   |                      |      |                   |      |
| GROUP COMPLEX, 2,000-4,000 SEATS<br>(WARM SHELL)             | -                    | -    | 67                | 104  |
| <b>REGIONAL SHOPPING CENTRES</b>                             |                      |      |                   |      |
| DEPARTMENT STORE   | 37                   | 49   | 67                | 104  |
| SUPERMARKET/VARIETY STORE                                    | 49                   | 55   | 61                | 98   |
| DISCOUNT DEPARTMENT STORE                                    | 49                   | 55   | 67                | 86   |
| MALLS  | -                    | -    | -                 | -    |
| SPECIALTY SHOPS  | -                    | -    | 49                | 86   |
| <b>SMALL SHOPS AND SHOWROOMS</b>                             |                      |      |                   |      |
| SMALL SHOPS & SHOWROOMS                                      | -                    | -    | 92                | 110  |
| <b>RESIDENTIAL</b>   |                      |      |                   |      |
| SINGLE AND DOUBLE STOREY<br>DWELLINGS (CUSTOM BUILT)         | -                    | 31   | 104               | 184  |
| <b>RESIDENTIAL UNITS</b>                                     |                      |      |                   |      |
| WALK-UP 85 TO 120 M <sup>2</sup> /UNIT                       | -                    | -    | 104               | 196  |
| TOWNHOUSES 90 TO 120 M <sup>2</sup> /UNIT                    | -                    | -    | 104               | 196  |
| <b>MULTI-STOREY UNITS</b>                                    |                      |      |                   |      |
| Up to 10 storeys with lift                                   |                      |      |                   |      |
| UNITS 60-70 M <sup>2</sup>                                   | 6                    | 43   | 221               | 276  |
| UNITS 90-120 M <sup>2</sup>                                  | 6                    | 43   | 208               | 276  |
| Over 10 and up to 20 storeys                                 |                      |      |                   |      |
| UNITS 60-70 M <sup>2</sup>                                   | 6                    | 43   | 214               | 276  |
| UNITS 90-120 M <sup>2</sup>                                  | 6                    | 43   | 214               | 270  |
| Over 20 and up to 40 storeys                                 |                      |      |                   |      |
| UNITS 60-70 M <sup>2</sup>                                   | 6                    | 31   | 251               | 270  |
| UNITS 90-120 M <sup>2</sup>                                  | 6                    | 31   | 245               | 276  |
| Over 40 and up to 80 storeys                                 |                      |      |                   |      |
| UNITS 60-70 M <sup>2</sup>                                   | 6                    | 25   | 270               | 263  |
| UNITS 90-120 M <sup>2</sup>                                  | 6                    | 22   | 245               | 240  |

## 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<br>TRANSPORT |      | BUILDING<br>MGT.  |      | ELECTRICAL        |      | TOTAL             |       |
|-------------------|------|-------------------|------|-----------------------|------|-------------------|------|-------------------|------|-------------------|-------|
| \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup>     |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |      | \$/M <sup>2</sup> |       |
| LOW               | HIGH | LOW               | HIGH | LOW                   | HIGH | LOW               | HIGH | LOW               | HIGH | LOW               | HIGH  |
| 74                | 110  | 282               | 466  | -                     | -    | 25                | 55   | 233               | 429  | 821               | 1,348 |
| 74                | 110  | 625               | 711  | 49                    | 86   | 49                | 74   | 312               | 466  | 1,385             | 1,838 |
| 74                | 110  | 674               | 797  | 67                    | 104  | 86                | 98   | 312               | 551  | 1,562             | 2,095 |
| 86                | 110  | 551               | 637  | -                     | -    | 18                | 43   | 129               | 221  | 852               | 1,115 |
| 74                | 86   | 319               | 392  | -                     | 86   | 31                | 49   | 245               | 300  | 772               | 1,066 |
| 67                | 86   | 306               | 429  | -                     | -    | 31                | 49   | 147               | 233  | 662               | 950   |
| 67                | 86   | 306               | 368  | -                     | -    | 31                | 49   | 159               | 208  | 680               | 852   |
| -                 | -    | -                 | -    | -                     | -    | -                 | -    | -                 | -    | -                 | -     |
| 67                | 92   | 245               | 374  | -                     | -    | -                 | 31   | 80                | 153  | 441               | 735   |
| 67                | 92   | 92                | 349  | -                     | -    | -                 | -    | 80                | 147  | 331               | 698   |
| 6                 | 12   | 92                | 221  | -                     | 306  | -                 | 25   | 86                | 184  | 288               | 962   |
| 6                 | 12   | 92                | 202  | -                     | -    | -                 | 25   | 92                | 141  | 294               | 576   |
| 6                 | 12   | 92                | 202  | -                     | -    | -                 | 25   | 92                | 141  | 294               | 576   |
| 74                | 98   | 123               | 355  | 25                    | 55   | 12                | 31   | 147               | 196  | 607               | 1,054 |
| 74                | 98   | 123               | 331  | 25                    | 55   | 12                | 31   | 147               | 184  | 594               | 1,017 |
| 74                | 98   | 196               | 319  | 37                    | 49   | 12                | 31   | 141               | 239  | 680               | 1,054 |
| 74                | 98   | 190               | 300  | 37                    | 49   | 12                | 31   | 141               | 221  | 674               | 1,011 |
| 80                | 110  | 239               | 368  | 61                    | 104  | 12                | 31   | 153               | 257  | 803               | 1,170 |
| 80                | 110  | 221               | 361  | 61                    | 104  | 12                | 31   | 147               | 233  | 772               | 1,146 |
| 86                | 116  | 337               | 441  | 159                   | 221  | 12                | 31   | 196               | 263  | 1,066             | 1,360 |
| 78                | 106  | 295               | 390  | 139                   | 206  | 11                | 28   | 173               | 228  | 947               | 1,220 |

**ELECTRICAL**

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

# PERTH CONSTRUCTION UNIT COSTS

| ITEM  | CONSTRUCTION<br>COST RANGE |           | PER     |
|---|----------------------------|-----------|---------|
|   | LOW                        | HIGH      |         |
| <b>HOTELS</b>   |                            |           |         |
| Multi-Storey (excluding basements)  |                            |           |         |
| FIVE STAR   | 407,500                    | 615,000   | BEDROOM |
| FOUR STAR   | 337,500                    | 440,000   | BEDROOM |
| THREE STAR  | 197,500                    | 302,500   | BEDROOM |
| <b>CAR PARKS</b>  |                            |           |         |
| Based on 30 M <sup>2</sup> per car  |                            |           |         |
| OPEN DECK MULTI-STOREY  | 25,000                     | 44,000    | CAR     |
| BASEMEN - CBD   | 75,000                     | 142,500   | CAR     |
| BASEMENT - OTHER THAN CBD   | 63,000                     | 127,500   | CAR     |
| UNDERCROFT - OTHER THAN CBD   | 25,000                     | 47,000    | CAR     |
| <b>AGED CARE</b>  |                            |           |         |
| FACILITY  | 180,000                    | 240,000   | BEDROOM |
| <b>PRIVATE HOSPITALS</b>  |                            |           |         |
| Low Rise Hospital   |                            |           |         |
| 45-60 M <sup>2</sup> GFA/BED  | 265,000                    | 332,500   | BED     |
| 55-80 M <sup>2</sup> GFA/BED  | 357,500                    | 447,500   | BED     |
| <b>CINEMAS</b>  |                            |           |         |
| GROUP COMPLEX, 2,000-4,000 SEATS<br>(WARM SHELL)                          | 8,800                      | 13,000    | SEAT    |
| <b>HOUSING</b>  |                            |           |         |
| SINGLE AND DOUBLE STOREY<br>DWELLINGS (CUSTOM BUILT) - 325 M <sup>2</sup> | 680,000                    | 1,375,000 | HOUSE   |
| <b>RESIDENTIAL UNITS (EXCL CARPARK/SITE WORKS)</b>                        |                            |           |         |
| WALK-UP UNITS 85-120 M <sup>2</sup> /UNIT                                 | 195,000                    | 480,000   | UNIT    |
| TOWNHOUSES 90-120 M <sup>2</sup> /UNIT                                    | 195,000                    | 480,000   | UNIT    |
| <b>MULTI-STOREY RESIDENTIAL UNITS</b>                                     |                            |           |         |
| Up to 10 storeys with lift  |                            |           |         |
| UNITS 60-70 M <sup>2</sup>  | 220,000                    | 375,000   | UNIT    |
| UNITS 90-120 M <sup>2</sup>   | 320,000                    | 612,500   | UNIT    |
| Over 10 and up to 20 storeys  |                            |           |         |
| UNITS 60-70 M <sup>2</sup>  | 252,500                    | 407,500   | UNIT    |
| UNITS 90-120 M <sup>2</sup>   | 347,500                    | 677,500   | UNIT    |
| Over 20 and up to 40 storeys  |                            |           |         |
| UNITS 60-70 M <sup>2</sup>  | 302,500                    | 450,000   | UNIT    |
| UNITS 90-120 M <sup>2</sup>   | 425,000                    | 750,000   | UNIT    |
| Over 40 and up to 80 storeys  |                            |           |         |
| UNITS 60-70 M <sup>2</sup>  | 360,000                    | 525,000   | UNIT    |
| UNITS 90-120 M <sup>2</sup>   | 515,000                    | 850,000   | UNIT    |



# PERTH CONSTRUCTION SITEWORKS COSTS

## LANDSCAPING

|   | LOW    | HIGH   | PER            |
|---|--------|--------|----------------|
| LIGHT LANDSCAPING TO LARGE AREAS WITH MINIMAL PLANTING AND SITE FORMATION BUT EXCLUDING TOPSOIL AND GRASSING. | 40,750 | 60,000 | HECTARE        |
| DENSE LANDSCAPING AROUND BUILDINGS INCLUDING SHRUBS, PLANTS, TOPSOIL AND GRASSING.                            | 100    | 135    | M <sup>2</sup> |
| GRASSING ONLY TO LARGE AREAS INCLUDING TOPSOIL, SOWING AND TREATING.  | 30     | 55     | M <sup>2</sup> |

## CAR PARKS - ON GROUND

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

|  | LOW   | HIGH  | PER      |
|--|-------|-------|----------|
| LIGHT DUTY PAVING.   | 1,300 | 1,700 | CARSPACE |
| HEAVY DUTY PAVING TO FACTORY TYPE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, DRAINAGE AND KERB TREATMENT.                  | 2,500 | 3,400 | CARSPACE |
| LIGHT DUTY PAVING TO SHOPPING CENTRE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, AND INCLUDING DRAINAGE AND KERB TREATMENT. | 2,300 | 3,800 | CARSPACE |

## ROADS

Asphalt finish including kerb, channel and drainage.

|  | LOW   | HIGH  | PER |
|--|-------|-------|-----|
| RESIDENTIAL ESTATE 6.80 METRES WIDE EXCLUDING FOOT PATH AND NATURE STRIP.    | 840   | 1,450 | M   |
| INDUSTRIAL ESTATE 10.4 METRES WIDE INCLUDING MINIMAL TO EXTENSIVE FORMATION. | 1,300 | 2,400 | M   |

# PERTH 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                               | 40  | 120  | M <sup>2</sup> |
| SINGLE/DOUBLE STOREY BRICK HOUSE WITH TILED ROOF  | 60  | 120  | M <sup>2</sup> |
| SINGLE STOREY FACTORY/ WAREHOUSE WITH REINFORCED CONCRETE GROUND SLAB, TIMBER OR STEEL FRAMED WALLS |     |      |                |
| • METAL CLAD  | 60  | 120  | M <sup>2</sup> |
| • BRICK CLAD  | 85  | 120  | M <sup>2</sup> |
| TWO STOREY OFFICE BUILDING WITH REINFORCED CONCRETE FRAME MASONRY CLADDING AND METAL ROOF           | 85  | 120  | M <sup>2</sup> |
| MULTI-STOREY OFFICE BUILDING UP TO 15 FLOORS WITH MASONRY CLADDING                                  |     |      |                |
| • REINFORCED CONCRETE   | 175 | 240  | M <sup>2</sup> |
| • STRUCTURAL STEEL  | 175 | 240  | M <sup>2</sup> |
| MULTI-STOREY OFFICE BUILDING UP TO 25 STOREYS, CONSTRUCTED OF STEEL FRAME WITH MASONRY CLADDING     | 175 | 240  | M <sup>2</sup> |

## HOTEL FURNITURE, FITTINGS & EQUIPMENT COSTS

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

|                   | LOW    | HIGH    | PER     |
|-------------------|--------|---------|---------|
| FIVE STAR RATING  | 47,500 | 100,000 | BEDROOM |
| FOUR STAR RATING  | 26,500 | 47,500  | BEDROOM |
| THREE STAR RATING | 16,000 | 37,000  | BEDROOM |

# PERTH 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 | 1,000        | 1,600 | 1,200             | 1,900 | M <sup>2</sup> |
| MAJOR COMPANY HEADQUARTERS               | 1,100        | 1,900 | 1,300             | 2,300 | M <sup>2</sup> |
| SOLICITORS, FINANCIERS                   | 1,300        | 2,300 | 1,800             | 2,600 | M <sup>2</sup> |
| EXECUTIVE AREAS AND FRONT OF HOUSE       | -            | -     | 3,500             | 7,600 | M <sup>2</sup> |
| COMPUTER AREAS                           | 2,600        | 5,700 | -                 | -     | M <sup>2</sup> |

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

## WORKSTATIONS

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

| TYPE OF WORKSTATION | LOW   | HIGH  | PER  |
|---------------------|-------|-------|------|
| CALL CENTRE         | 1,600 | 4,100 | EACH |
| SECRETARIAL         | 2,300 | 5,700 | EACH |
| TECHNICAL STAFF     | 1,600 | 5,000 | EACH |
| EXECUTIVE           | 4,300 | 9,500 | 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 GreenStar ratings. The lower end of the range indicates re-use and modification of existing specialist building services, while the upper end of the range indicates complete replacement of equipment and accessories.

|  | LOW | HIGH  | PER            |
|--|-----|-------|----------------|
| CBD OFFICES TYPICAL FLOOR                                | 950 | 2,600 | M <sup>2</sup> |
| CBD OFFICES CORE UPGRADE (EXCLUDING LIFTS MODERNISATION) | 740 | 1,400 | M <sup>2</sup> |

# PERTH 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. | 1,600 | 3,200 | M <sup>2</sup> |

## SWIMMING POOL CENTRES

|  | LOW   | HIGH  | PER            |
|--|-------|-------|----------------|
| INCLUDING FOYER, KIOSK, OFFICE, LOCKERS, ADMINISTRATION OFFICES, CHANGE ROOMS. | 1,800 | 3,400 | M <sup>2</sup> |

## SWIMMING POOLS

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

|  | LOW       | HIGH      | PER  |
|--|-----------|-----------|------|
| HALF OLYMPIC (25.0 X 12.5 M)   | 1,125,000 | 1,275,000 | EACH |
| • EXTRA FOR HEATING  | 80,000    | 140,000   | EACH |
| • EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM | 180,000   | 270,000   | EACH |
| • EXTRA FOR WET DECK   | 50,000    | 80,000    | EACH |
| OLYMPIC (50.0 X 21.5 M)  | 2,100,000 | 2,350,000 | EACH |
| • EXTRA FOR HEATING  | 180,000   | 240,000   | EACH |
| • EXTRA FOR FILTRATION AND DOSING PLANT                                | 300,000   | 500,000   | EACH |
| • EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM | 100,000   | 150,000   | EACH |

## SMALL BOAT AND YACHT MARINA BERTHS

Floating pontoon walkways, serviced with power and water.

|                      | LOW     | HIGH    | PER   |
|----------------------|---------|---------|-------|
| DOUBLE LOADED BERTHS | 24,250  | 44,250  | BERTH |
| SINGLE LOADED BERTHS | 42,000  | 69,000  | BERTH |
| SUPER YACHTS         | 292,500 | 410,000 | BERTH |

# PERTH 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               | 56,000  | 69,000  | COURT |
| RED POROUS (EN-TOUT-CAS)      | 34,750  | 47,500  | COURT |
| SYNTHETIC ACRYLIC (FLEXIPAVE) | 46,250  | 58,000  | COURT |
| ASPHALT (5MM)                 | 35,750  | 47,500  | COURT |
| REBOUND ACE                   | 100,000 | 117,500 | COURT |
| PLEXICUSHION                  | 98,000  | 112,500 | COURT |
| CONCRETE                      | 45,250  | 53,000  | COURT |
| FLOODLIGHTING                 | 42,000  | 63,000  | COURT |

## GOLF COURSES

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

|  | LOW        | HIGH       | PER    |
|--|------------|------------|--------|
| SANDY SOIL SITE, REQUIRING MINIMAL EXCAVATION AND SITE PREPARATION | 8,750,000  | 14,125,000 | COURSE |
| SITE REQUIRING ROCK EXCAVATION                                     | 13,550,000 | 17,200,000 | COURSE |
| SWAMPY SITE REQUIRING DREDGING FOR LAKES, ETC. AND EXTENSIVE FILL  | 17,500,000 | 25,175,000 | 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 | 40  | 100  | M <sup>2</sup> |

## GRANDSTANDS

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

|            | LOW   | HIGH   | PER  |
|------------|-------|--------|------|
| GRANDSTAND | 5,300 | 11,500 | SEAT |

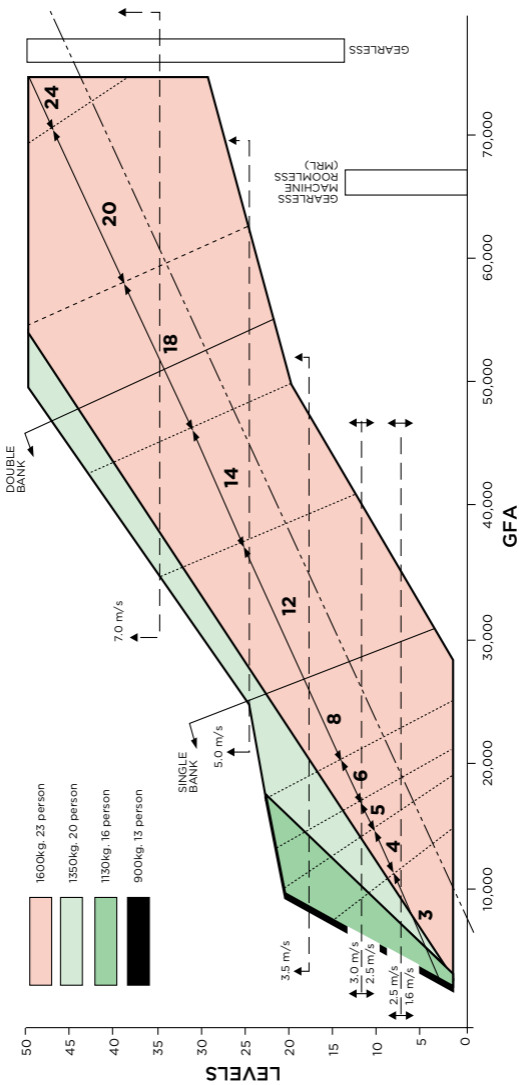
# PERTH CONSTRUCTION VERTICAL TRANSPORTATION

## LIFT SELECTION CHART

To calculate the number and type of lifts:

- Locate a point on the graph by using the GFA in M<sup>2</sup> shown on the bottom axis and number of levels on the left axis.
- The colour at the intersection point indicates the lift capacity, the horizontal lines the lift speed and the angled lines the number of lifts and the number of banks.
- By extending the horizontal line to the far right hand side, the type of lift required can be obtained.

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



# PERTH CONSTRUCTION VERTICAL TRANSPORTATION

| APPLICATION                  | LIFT TYPE                        | SPEED<br>M/S | NO. OF<br>FLOORS<br>SERVED | BASE COST<br>\$ |           | ADDITIONAL<br>FLOOR | EXPRESS<br>FLOOR |
|------------------------------|----------------------------------|--------------|----------------------------|-----------------|-----------|---------------------|------------------|
|                              |                                  |              |                            | LOW             | HIGH      | RATE                | RATE             |
| OFFICE &<br>RESIDENTIAL      | ELECTRO-HYDRAULIC<br>PASSENGER   | 0.5          | 2                          | 70,000          | 90,000    | 5,000               | 2,000            |
|                              | GEARLESS TO<br>17 PASSENGER      | 1            | 5                          | 115,000         | 175,000   | 5,000               | 2,000            |
|                              | GEARLESS UP TO<br>17 PASSENGER   | 1.6          | 8                          | 130,000         | 195,000   | 5,000               | 2,000            |
|                              | GEARLESS                         | 2.5          | 10                         | 295,000         | 355,000   | 10,000              | 4,000            |
|                              | GEARLESS                         | 3.5          | 10                         | 620,000         | 730,000   | 9,000               | 12,000           |
|                              | GEARLESS                         | 4            | 10                         | 670,000         | 830,000   | 9,000               | 12,000           |
|                              | GEARLESS                         | 5            | 10                         | 770,000         | 940,000   | 9,000               | 12,000           |
|                              | GEARLESS                         | 6            | 10                         | 860,000         | 1,050,000 | 9,000               | 12,000           |
|                              | GEARLESS                         | 7            | 10                         | 950,000         | 1,150,000 | 9,000               | 12,500           |
|                              | GEARLESS                         | 8            | 10                         | 1,030,000       | 1,230,000 | 9,000               | 12,500           |
| HOSPITAL                     | GEARED UP TO<br>40 PASSENGER     | 2            | 5                          | 600,000         | 690,000   | 15,000              | 5,000            |
|                              | GEARLESS                         | 2.5          | 10                         | 780,000         | 940,000   | 15,000              | 5,000            |
| LARGE<br>GOODS               | GEARLESS MRL<br>TO 2,000 KG      | 1.6          | 10                         | 345,000         | 480,000   | 15,000              | 5,000            |
|                              | ELECTRO-HYDRAULIC<br>TO 5,000 KG | 0.5          | 2                          | 445,000         | 510,000   | 15,000              | 5,000            |
|                              | GEARLESS 2,500 KG                | 2.5          | 10                         | 690,000         | 820,000   | 15,000              | 5,000            |
| ESCALATORS                   | RISE 2,600 TO<br>5,000 MM        | 0.5          | -                          | 125,000         | 200,000   | -                   | -                |
| MOVING<br>WALKS              | 2,500 TO 5,000 MM                | 0.5          | -                          | 135,000         | 270,000   | -                   | -                |
| SERVICE LIFT                 | BENCH HEIGHT UNIT                | 0.2          | 3                          | 35,000          | 50,000    | 5,000               | 2,000            |
|                              | LARGER UNIT                      | 0.2          | 3                          | 50,000          | 65,000    | 6,500               | 2,000            |
| DISABLED<br>PLATFORM<br>LIFT | TO 1,000 MM                      | 0.1          | 2                          | 30,000          | 45,000    | -                   | -                |
|                              | 1,000 TO 4,000 MM                | 0.1          | 2                          | 45,000          | 60,000    | -                   | -                |

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



# PERTH DEVELOPMENT

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# PERTH DEVELOPMENT STAMP DUTIES

Transfer duty applies to the dutiable value of a transaction over dutiable property in Western Australia. Dutiable property is land in Western Australia, certain rights over dutiable property, Western Australian business assets and chattels in Western Australia.

The general rate of transfer duty (below) applies to all dutiable transactions unless a concessional rate, first home owners rate, or nominal rate of duty applies.

## RESIDENTIAL RATE OF DUTY

| VALUE OF TRANSACTION  | RATE OF DUTY @ 1/7/22  |
|-----------------------|--|
| \$0 - \$120,000       | \$1.90 PER \$100 OR PART THEREOF                             |
| \$120,001 - \$150,000 | \$ 2,280 + \$2.85 PER \$100 OR PART THEREOF ABOVE \$120,000  |
| \$150,001 - \$360,000 | \$ 3,135 + \$3.80 PER \$100 OR PART THEREOF ABOVE \$150,000  |
| \$360,001 - \$725,000 | \$ 11,115 + \$4.75 PER \$100 OR PART THEREOF ABOVE \$360,000 |
| \$725,001 AND UPWARDS | \$ 28,453 + \$5.15 PER \$100 OR PART THEREOF ABOVE \$725,000 |

The concessional rate of duty applies to property that is either a principal place of residence or a WA business asset, and the value of the property does not exceed \$200,000.

## CONCESSIONAL RATE OF DUTY

| VALUE OF TRANSACTION   | RATE OF DUTY @ 1/7/22                                       |
|------------------------|---|
| \$0 - \$120,000        | \$1.50 PER \$100 OR PART THEREOF                            |
| \$ 120,001 - \$200,000 | \$ 1,800 + \$4.04 PER \$100 OR PART THEREOF ABOVE \$120,000 |

The first home owner rate of duty applies if an individual qualifies for a first home owner grant, would have qualified for the grant if consideration had been paid or if the grant was available for established home, or is a resident of the Indian Ocean Territory acquiring their first home.

|                             | VALUE OF TRANSACTION  | RATE OF DUTY @ 1/7/22                             |
|-----------------------------|-----------------------|---|
| DUTIABLE VALUE: HOME        | \$0 - \$430,000       | NO DUTY PAYABLE                                   |
|                             | \$430,001 - \$530,000 | \$19.19 PER \$100 OR PART THEREOF ABOVE \$430,000 |
|                             | \$530,001 +           | MAY BE ELIGIBLE FOR THE RESIDENTIAL RATE OF DUTY  |
| DUTIABLE VALUE: VACANT LAND | \$0 - \$300,000       | NO DUTY PAYABLE                                   |
|                             | \$300,001 - \$400,000 | \$13.01 PER \$100 OR PART THEREOF ABOVE \$300,000 |
|                             | \$400,001 +           | MAY BE ELIGIBLE FOR THE RESIDENTIAL RATE OF DUTY  |

From January 1, 2019, a surcharge of 7% has applied on the dutiable value of residential property purchased by foreigners in Western Australia.

Refer to [www.finance.wa.gov.au](http://www.finance.wa.gov.au) for more details.

# PERTH DEVELOPMENT LAND TAX

Land Tax is an annual tax based on the ownership and usage of land owned at midnight on 30 June. It is levied in respect of the financial year immediately following that date.

In general, Land Tax is not levied on the property if it is the principal place of residence.

If you are liable to pay land tax, you may also be required to pay metropolitan region improvement tax (MRIT) at 0.14 cent for every dollar of the aggregated taxable value of the land in excess of \$300,000.

| <b>TOTAL UNIMPROVED<br/>VALUE OF LAND</b> | <b>2022/23 TAX RATES</b>   |
|---|--|
| \$0 TO \$300,000                          | NIL  |
| \$300,001 TO \$420,000                    | FLAT RATE OF \$300   |
| \$420,001 TO \$1,000,000                  | \$300 + 0.25 CENT FOR EACH \$1<br>IN EXCESS OF \$420,000         |
| \$1,000,001 TO \$1,800,000                | \$1,750 + 0.90 CENT FOR EACH \$1<br>IN EXCESS OF \$1,000,000     |
| \$1,800,001 TO \$5,000,000                | \$8,950 + 1.80 CENTS FOR EACH \$1<br>IN EXCESS OF \$1,800,000    |
| \$5,000,001 TO \$11,000,000               | \$66,550 + 2.00 CENTS FOR EACH \$1<br>IN EXCESS OF \$5,000,000   |
| >\$11,000,001                             | \$186,550 + 2.67 CENTS FOR EACH \$1<br>IN EXCESS OF \$11,000,000 |

Refer to [www.finance.wa.gov.au](http://www.finance.wa.gov.au) for more details.

# PERTH DEVELOPMENT PLANNING – CAR PARKING

Provisions for all developments in the city are provided in the City of Perth City Planning Scheme No. 2, Version 7, April 2017 (CPS2). This Policy sets out the additional considerations for off-street parking and should be used in conjunction with other planning documents, in particular the City Development Design Guidelines.

Parking for residential development in the Residential Scheme use area are assessed in accordance with the Residential Design Codes and variations to the Residential Design Codes set out in CPS2. As a guide, the following table represents the key residential car parking requirements. Full details should be reviewed at <http://www.perth.wa.gov.au/planning-development/planning-schemes-and-policies/cps2-planning-policies> under 5.1 Parking Policies. Clause 7.1 Provision of parking.

|  | MINIMUM BAYS PER DWELLING | MAXIMUM BAYS PER DWELLING |
|--|---------------------------|---------------------------|
| CBD AREA   | NIL                       | 1.5                       |
| AREA TO THE WEST OF MITCHELL FREEWAY AND NORTH OF WELLINGTON ST. | 1.0                       | 2.0                       |

The provision of parking for commercial development within the Perth Parking Management Area will be assessed in accordance with the Perth Parking Policy.

The amount of parking that can be provided relates directly to the surface area of the lot or lots on which development is situated and not the amount of development in square meters of proposed retail and office uses.

The intention is to create a sustainable limit to the number of tenant parking bays within the central area, regardless of the density of development. The amount of tenant parking that can be provided per hectare of development foot print depends on the category of the street where parked vehicles enter the street system. The four Street Categories are outlined in Figure 2 of the Tenant Parking Policy and street categories Section 5.3 of the Policy.

As a guide, the following table represents the key non-residential car parking requirements. Full details can be reviewed at <http://www.perth.wa.gov.au/planning-development/planning-schemes-and-policies/cps2-planning-policies>

| MAXIMUM ALLOWANCE<br>(BAYS PER 10,000 M <sup>2</sup> OF LOT AREA) |   |  |
|---|---|--|
| STREET PRIORITY   | AT GRADE ACCESS   | INTEGRATED ACCESS  |
| CATEGORY 1  | 80 OR REPLACEMENT OF EXISTING LICENSED TENANT PARKING BAYS, WHICHEVER IS LESS | 120 OR REPLACEMENT OF EXISTING LICENSED TENANT PARKING BAYS, WHICHEVER IS LESS |
| CATEGORY 2  | 100   | 150  |
| CATEGORY 3  | 150   | 200  |
| CATEGORY 4  | 200   | 250  |

# PERTH DEVELOPMENT LAND VALUES

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

| LOCATION (COSTS PER M <sup>2</sup> )  | \$/M <sup>2</sup> |        |
|---------------------------------------|-------------------|--------|
|                                       | LOW               | HIGH   |
| <b>OFFICES</b>                        |                   |        |
| CBD OFFICES                           | 4,000             | 10,000 |
| WEST PERTH                            | 3,000             | 5,000  |
| <b>RETAIL (EG. 120 M<sup>2</sup>)</b> |                   |        |
| HAY STREET MALL                       | 20,000            | 30,000 |
| CBD - SECONDARY AREAS                 | 2,000             | 3,500  |
| NEIGHBOURHOOD SHOPPING CENTRE         | 200               | 500    |
| SUBURBAN STRIP SHOPPING               | 500               | 3,000  |
| <b>INDUSTRIAL (1HA TO 5HA)</b>        |                   |        |
| CORE - PRIME                          | 375               | 550    |
| NORTH - PRIME                         | 300               | 500    |
| SOUTH - PRIME                         | 200               | 450    |
| EAST - PRIME                          | 200               | 450    |

Prepared in association with Savills/RLB

# PERTH DEVELOPMENT RENTAL RATES

The net rents indicated below show the change in levels since 1989. Allowance has been made for the effects of rental incentives, rent free periods etc.

|      | OFFICES |            | INDUSTRIAL |
|------|---------|------------|------------|
|      | CBD     | WEST PERTH | PRIME      |
| 1989 | 206     | 170        | 73         |
| 1990 | 224     | 189        | 76         |
| 1991 | 153     | 162        | 74         |
| 1992 | 77      | 59         | 60         |
| 1993 | 54      | 44         | 60         |
| 1994 | 81      | 49         | 55         |
| 1995 | 99      | 55         | 55         |
| 1996 | 133     | 125        | 56         |
| 1997 | 143     | 158        | 56         |
| 1998 | 149     | 176        | 58         |
| 1999 | 147     | 176        | 60         |
| 2000 | 163     | 182        | 62         |
| 2001 | 170     | 185        | 64         |
| 2002 | 186     | 193        | 64         |
| 2003 | 178     | 195        | 64         |
| 2004 | 171     | 186        | 65         |
| 2005 | 206     | 205        | 73         |
| 2006 | 296     | 277        | 83         |
| 2007 | 488     | 388        | 108        |
| 2008 | 735     | 575        | 123        |
| 2009 | 563     | 457        | 110        |
| 2010 | 460     | 360        | 98         |
| 2011 | 632     | 497        | 100        |
| 2012 | 708     | 527        | 113        |
| 2013 | 698     | 500        | 122        |
| 2014 | 698     | 500        | 122        |
| 2015 | 640     | 475        | 112        |
| 2016 | 458     | 353        | 112        |
| 2017 | 460     | 350        | 105        |
| 2018 | 460     | 350        | 102        |
| 2019 | 460     | 345        | 102        |
| 2020 | 470     | 350        | 105        |
| 2021 | 480     | 360        | 120        |
| 2022 | 490     | 365        | 130        |

Prepared in association with Savills/RLB

# PERTH DEVELOPMENT OFFICE SECTOR DATA

## PERTH CBD VACANCY RATES - Q3 2022

| PCA GRADE    | STOCK M <sup>2</sup> | VACANCY M <sup>2</sup> | VAC %       |
|--------------|----------------------|------------------------|-------------|
| PREMIUM      | 1,052,583            | 126,310                | 12.0        |
| SECONDARY    | 750,746              | 159,158                | 21.2        |
| <b>TOTAL</b> | <b>1,803,029</b>     | <b>284,926</b>         | <b>15.8</b> |

Source: Knight Frank

## CURRENT CBD OFFICE DEVELOPMENT ACTIVITY

| PROPERTY                                      | PRECINCT | NLA M <sup>2</sup> | STATUS | COMPLETION | TENANT  |
|---|----------|--------------------|--------|------------|---------|
| DYNONS PLAZA (905 HAY STREET)                 | WEST CBD | 13,200             | MR     | Q3 2022    | -       |
| WESTRALIA SQUARE 2 (141 ST GEORGES TERRACE)   | MID CBD  | 9,300              | UC     | Q4 2022    | -       |
| CAPITAL SQUARE TOWER 3 (21 MOUNTS BAY ROAD)   | WEST CBD | 16,000             | UC     | Q2 2023    | -       |
| LOTS 7 & 8 ELIZABETH QUAY (ONE THE ESPLANADE) | MID CBD  | 52,000             | UC     | Q4 2023    | CHEVRON |
| LOT 6 ELIZABETH QUAY (9 THE ESPLANADE)        | MID CBD  | 32,000             | UC     | Q2 2025    | -       |
| LOT 4 ELIZABETH QUAY                          | MID CBD  | 70,000             | DA     | TBC        | -       |
| PERTH CONVENTION CENTRE PRECINCT              | WEST CBD | 20,000             | DA     | Q4 2026    | -       |
| 1 MILL STREET                                 | WEST CBD | 45,000             | DA     | TBC        | -       |

MR: Major Refurbishment UC: Under Construction, DA: Development Approved

Source: Knight Frank

# PERTH DEVELOPMENT OFFICE SECTOR DATA

## KEY MARKET INDICATORS - Q3 2022

| PERTH CBD                          | PCA PREMIUM |        |
|------------------------------------|-------------|--------|
|                                    | LOW         | HIGH   |
| RENTAL - GROSS FACE                | 870         | 970    |
| RENTAL - NET FACE                  | 665         | 775    |
| INCENTIVE LEVEL (%) NET            | 45          | 50     |
| RENTAL - NET EFFECTIVE             | 350         | 405    |
| OUTGOINGS - OPERATING              | 130         | 140    |
| OUTGOINGS - STATUTORY              | 55          | 65     |
| OUTGOINGS - TOTAL                  | 185         | 205    |
| TYPICAL LEASE TERM (YEARS)         | 7           | 10     |
| YIELD - MARKET (% NET FACE RENTAL) | 5.50        | 6.25   |
| CARS PERMANENT RESERVED (\$/PCM)   | 675         | 775    |
| CARS PERMANENT (\$/PCM)            | 675         | 775    |
| OFFICE CAPITAL VALUES              | 10,000      | 14,000 |

All rates are \$/M2 unless otherwise noted.

Source: RLB and others



| PCA GRADE A |        | PCA GRADE B |       |
|-------------|--------|-------------|-------|
| LOW         | HIGH   | LOW         | HIGH  |
| 760         | 860    | 485         | 690   |
| 565         | 670    | 310         | 515   |
| 47.5        | 52.5   | 50          | 56    |
| 280         | 330    | 145         | 240   |
| 120         | 135    | 105         | 120   |
| 55          | 65     | 55          | 65    |
| 175         | 200    | 160         | 185   |
| 5           | 10     | 3           | 5     |
| 6.00        | 7.50   | 7.00        | 8.00  |
| 650         | 700    | 450         | 650   |
| 650         | 700    | 450         | 650   |
| 8,000       | 10,000 | 4,000       | 7,000 |

# PERTH DEVELOPMENT RETAIL SECTOR DATA

## KEY MARKET INDICATORS - Q3 2022

| PERTH ENCLOSED CENTRES        | REGIONAL |        |
|-------------------------------|----------|--------|
|                               | LOW      | HIGH   |
| DEPARTMENT STORE RENT (GROSS) | 150      | 250    |
| DDS RENT (GROSS)              | 150      | 250    |
| SUPERMARKET RENT (GROSS)      | 250      | 400    |
| SPECIALTY TENANT RENT (GROSS) | 1,000    | 2,000  |
| MINI-MAJOR RENT               | 500      | 1,500  |
| YIELD - MARKET (%)            | 4.50     | 6.25   |
| OUTGOINGS - OPERATING         | 127      | 160    |
| OUTGOINGS - STATUTORY         | 64       | 89     |
| OUTGOINGS - TOTAL             | 191      | 249    |
| CAPITAL VALUES                | 6,000    | 15,000 |

All rates are \$/M2 unless otherwise noted  
Source: RLB and others.

| SUB REGIONAL |       | NEIGHBOURHOOD |       | LARGE FORMAT |       |
|--------------|-------|---------------|-------|--------------|-------|
| LOW          | HIGH  | LOW           | HIGH  | LOW          | HIGH  |
|              |       |               |       |              |       |
| 200          | 280   |               |       |              |       |
| 220          | 380   | 220           | 380   |              |       |
| 600          | 1,500 | 350           | 900   | 150          | 300   |
| 400          | 800   | 200           | 650   |              |       |
| 5.50         | 8.00  | 5.75          | 8.50  | 6.25         | 9.00  |
| 98           | 154   | 66            | 146   | 20           | 40    |
| 45           | 69    | 40            | 62    | 20           | 50    |
| 143          | 223   | 106           | 208   | 40           | 90    |
| 2,700        | 7,000 | 2,500         | 6,000 | 1,500        | 4,000 |

# PERTH DEVELOPMENT INDUSTRIAL SECTOR DATA

| SECTOR (\$M)                 | FY23          | FY24          | FY25          |
|------------------------------|---------------|---------------|---------------|
| NEW HOUSE                    | 3,741         | 3,525         | 3,547         |
| APARTMENTS                   | 873           | 783           | 824           |
| ALTERATIONS & RENOVATIONS    | 574           | 573           | 545           |
| <b>TOTAL RESIDENTIAL</b>     | <b>5,188</b>  | <b>4,881</b>  | <b>4,916</b>  |
| COMMERCIAL                   | 243           | 235           | 215           |
| EDUCATION                    | 729           | 691           | 673           |
| ENTAINMENT & RECREATION      | 217           | 189           | 189           |
| HEALTH                       | 499           | 471           | 550           |
| HOTELS                       | 107           | 122           | 117           |
| INDUSTRIAL                   | 976           | 947           | 745           |
| OFFICES                      | 717           | 596           | 571           |
| OTHER NON-RESIDENTIAL        | 344           | 390           | 394           |
| RETAIL                       | 598           | 587           | 626           |
| <b>TOTAL NON-RESIDENTIAL</b> | <b>4,430</b>  | <b>4,228</b>  | <b>4,080</b>  |
| <b>TOTAL BUILDING</b>        | <b>9,618</b>  | <b>9,109</b>  | <b>8,996</b>  |
| BRIDGES, RAILWAYS & HARBOURS | 1,662         | 1,748         | 1,802         |
| ELECTRICITY & PIPELINES      | 2,316         | 2,428         | 2,464         |
| HEAVY INDUSTRY               | 11,099        | 11,722        | 12,382        |
| RECREATION & OTHER           | 353           | 403           | 404           |
| ROADS AND SUBDIVISIONS       | 2,055         | 2,068         | 2,144         |
| TELECOMMUNICATIONS           | 624           | 655           | 689           |
| WATER, SEWERAGE AND SUPPLY   | 1,047         | 1,080         | 1,157         |
| <b>TOTAL ENGINEERING</b>     | <b>19,156</b> | <b>20,104</b> | <b>21,042</b> |
| <b>TOTAL CONSTRUCTION</b>    | <b>28,774</b> | <b>29,213</b> | <b>30,038</b> |

Source: ABS, ACIF & RLB

# PERTH DEVELOPMENT CONSTRUCTION ACTIVITY

## ANNUAL VALUE OF CONSTRUCTION WORK DONE IN WESTERN AUSTRALIA

| YEAR ENDING | RESIDENTIAL | NON-RESIDENTIAL | ENGINEERING | TOTAL CONSTRUCTION |
|-------------|-------------|-----------------|-------------|--------------------|
| JUN-1994    | 1,973       | 867             | 1,805       | <b>4,645</b>       |
| JUN-1995    | 2,171       | 782             | 1,572       | <b>4,525</b>       |
| JUN-1996    | 1,696       | 820             | 2,654       | <b>5,169</b>       |
| JUN-1997    | 1,682       | 1,063           | 2,684       | <b>5,429</b>       |
| JUN-1998    | 1,954       | 1,135           | 3,252       | <b>6,341</b>       |
| JUN-1999    | 2,178       | 986             | 3,305       | <b>6,469</b>       |
| JUN-2000    | 2,788       | 1,210           | 2,775       | <b>6,774</b>       |
| JUN-2001    | 2,331       | 1,069           | 2,257       | <b>5,657</b>       |
| JUN-2002    | 2,660       | 1,051           | 3,119       | <b>6,831</b>       |
| JUN-2003    | 3,066       | 1,311           | 4,735       | <b>9,112</b>       |
| JUN-2004    | 3,395       | 1,449           | 4,881       | <b>9,725</b>       |
| JUN-2005    | 3,959       | 1,721           | 6,184       | <b>11,865</b>      |
| JUN-2006    | 5,051       | 2,018           | 11,490      | <b>18,559</b>      |
| JUN-2007    | 6,192       | 2,697           | 16,227      | <b>25,116</b>      |
| JUN-2008    | 6,809       | 3,770           | 19,559      | <b>30,139</b>      |
| JUN-2009    | 7,041       | 4,647           | 22,664      | <b>34,352</b>      |
| JUN-2010    | 7,000       | 4,593           | 23,513      | <b>35,106</b>      |
| JUN-2011    | 7,289       | 5,420           | 25,467      | <b>38,177</b>      |
| JUN-2012    | 6,351       | 6,169           | 41,399      | <b>53,920</b>      |
| JUN-2013    | 6,751       | 5,747           | 43,780      | <b>56,278</b>      |
| JUN-2014    | 8,307       | 5,494           | 43,845      | <b>57,646</b>      |
| JUN-2015    | 9,136       | 5,269           | 40,999      | <b>55,404</b>      |
| JUN-2016    | 8,910       | 4,293           | 35,981      | <b>49,184</b>      |
| JUN-2017    | 6,632       | 4,383           | 24,232      | <b>35,248</b>      |
| JUN-2018    | 6,014       | 4,617           | 31,913      | <b>42,543</b>      |
| JUN-2019    | 5,555       | 3,809           | 16,693      | <b>26,058</b>      |
| JUN-2020    | 4,826       | 4,025           | 17,678      | <b>26,530</b>      |
| JUN-2021    | 5,533       | 3,655           | 20,217      | <b>29,405</b>      |
| JUN-2022    | 6,786       | 4,604           | 19,492      | <b>30,882</b>      |

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

# PERTH DEVELOPMENT CONSTRUCTION ACTIVITY

## ANNUAL VALUE OF NON-RESIDENTIAL BUILDING WORK DONE IN WESTERN AUSTRALIA

| YEAR ENDING | COMMER-<br>CIAL | INDUSTRIAL | RETAIL | EDUCATION | HEALTH |
|-------------|-----------------|------------|--------|-----------|--------|
| JUN-2003    | 281             | 259        | 252    | 157       | 41     |
| JUN-2004    | 316             | 293        | 266    | 200       | 77     |
| JUN-2005    | 365             | 340        | 310    | 203       | 129    |
| JUN-2006    | 363             | 440        | 426    | 235       | 75     |
| JUN-2007    | 447             | 672        | 531    | 351       | 93     |
| JUN-2008    | 737             | 1,112      | 674    | 401       | 146    |
| JUN-2009    | 1,308           | 1,432      | 566    | 427       | 152    |
| JUN-2010    | 1,082           | 1,109      | 432    | 845       | 466    |
| JUN-2011    | 945             | 1,294      | 507    | 1,180     | 708    |
| JUN-2012    | 1,198           | 1,835      | 455    | 561       | 1,144  |
| JUN-2013    | 998             | 1,868      | 519    | 497       | 1,132  |
| JUN-2014    | 1,186           | 1,271      | 856    | 600       | 946    |
| JUN-2015    | 1,370           | 825        | 778    | 651       | 600    |
| JUN-2016    | 918             | 299        | 638    | 564       | 368    |
| JUN-2017    | 622             | 419        | 927    | 536       | 272    |
| JUN-2018    | 770             | 493        | 1,031  | 563       | 214    |
| JUN-2019    | 555             | 598        | 760    | 536       | 128    |
| JUN-2020    | 688             | 778        | 730    | 608       | 120    |
| JUN-2021    | 655             | 636        | 784    | 543       | 153    |
| JUN-2022    | 990             | 958        | 635    | 694       | 512    |

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

| <b>AGED CARE</b> | <b>HOTELS</b> | <b>ENTERTAINMENT &amp; RECREATION</b> | <b>OTHER</b> | <b>TOTAL</b> |
|------------------|---------------|---------------------------------------|--------------|--------------|
| 43               | 59            | 186                                   | 33           | <b>1,311</b> |
| 83               | 74            | 108                                   | 32           | <b>1,449</b> |
| 59               | 123           | 80                                    | 112          | <b>1,721</b> |
| 57               | 123           | 71                                    | 228          | <b>2,018</b> |
| 111              | 149           | 89                                    | 253          | <b>2,697</b> |
| 70               | 204           | 170                                   | 257          | <b>3,770</b> |
| 103              | 143           | 316                                   | 200          | <b>4,647</b> |
| 78               | 110           | 318                                   | 152          | <b>4,593</b> |
| 65               | 161           | 305                                   | 254          | <b>5,420</b> |
| 64               | 236           | 290                                   | 387          | <b>6,169</b> |
| 43               | 182           | 266                                   | 243          | <b>5,747</b> |
| 52               | 120           | 192                                   | 272          | <b>5,494</b> |
| 84               | 309           | 377                                   | 274          | <b>5,269</b> |
| 121              | 520           | 636                                   | 228          | <b>4,293</b> |
| 144              | 460           | 693                                   | 311          | <b>4,550</b> |
| 263              | 531           | 432                                   | 320          | <b>4,617</b> |
| 268              | 363           | 309                                   | 292          | <b>3,809</b> |
| 278              | 212           | 222                                   | 389          | <b>4,025</b> |
| 222              | 167           | 126                                   | 369          | <b>3,655</b> |
| 173              | 95            | 175                                   | 374          | <b>4,604</b> |

# PERTH DEVELOPMENT CONSTRUCTION ACTIVITY

## ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN WESTERN AUSTRALIA

| YEAR ENDING | NEW HOUSES | NEW APARTMENTS & SEMI DETACHED HOUSING | ALTERATIONS & ADDITIONS INCLUDING CONVERSIONS | TOTAL RESIDENTIAL |
|-------------|------------|--|---|-------------------|
| JUN-1993    | 1,102      | 346                                    | 141   | <b>1,589</b>      |
| JUN-1994    | 1,412      | 411                                    | 150   | <b>1,973</b>      |
| JUN-1995    | 1,520      | 480                                    | 171   | <b>2,171</b>      |
| JUN-1996    | 1,190      | 323                                    | 182   | <b>1,696</b>      |
| JUN-1997    | 1,275      | 229                                    | 177   | <b>1,682</b>      |
| JUN-1998    | 1,548      | 213                                    | 193   | <b>1,954</b>      |
| JUN-1999    | 1,698      | 265                                    | 216   | <b>2,178</b>      |
| JUN-2000    | 2,097      | 410                                    | 282   | <b>2,788</b>      |
| JUN-2001    | 1,684      | 398                                    | 248   | <b>2,331</b>      |
| JUN-2002    | 1,977      | 396                                    | 287   | <b>2,660</b>      |
| JUN-2003    | 2,346      | 412                                    | 308   | <b>3,066</b>      |
| JUN-2004    | 2,569      | 507                                    | 319   | <b>3,395</b>      |
| JUN-2005    | 2,907      | 677                                    | 375   | <b>3,959</b>      |
| JUN-2006    | 3,803      | 818                                    | 430   | <b>5,051</b>      |
| JUN-2007    | 4,514      | 1,143                                  | 535   | <b>6,192</b>      |
| JUN-2008    | 4,687      | 1,458                                  | 664   | <b>6,809</b>      |
| JUN-2009    | 4,722      | 1,682                                  | 638   | <b>7,041</b>      |
| JUN-2010    | 5,006      | 1,267                                  | 727   | <b>7,000</b>      |
| JUN-2011    | 5,076      | 1,396                                  | 817   | <b>7,289</b>      |
| JUN-2012    | 4,620      | 984                                    | 748   | <b>6,351</b>      |
| JUN-2013    | 4,840      | 1,203                                  | 708   | <b>6,751</b>      |
| JUN-2014    | 6,008      | 1,626                                  | 673   | <b>8,307</b>      |
| JUN-2015    | 6,652      | 1,820                                  | 664   | <b>9,136</b>      |
| JUN-2016    | 6,108      | 2,014                                  | 787   | <b>8,910</b>      |
| JUN-2017    | 4,427      | 1,585                                  | 620   | <b>6,632</b>      |
| JUN-2018    | 4,038      | 1,353                                  | 623   | <b>6,014</b>      |
| JUN-2019    | 3,658      | 1,266                                  | 631   | <b>5,555</b>      |
| JUN-2020    | 3,301      | 946                                    | 579   | <b>4,826</b>      |
| JUN-2021    | 4,067      | 802                                    | 664   | <b>5,533</b>      |
| JUN-2022    | 5,067      | 978                                    | 740   | <b>6,786</b>      |

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



# PERTH DEVELOPMENT DWELLING COMMENCEMENTS

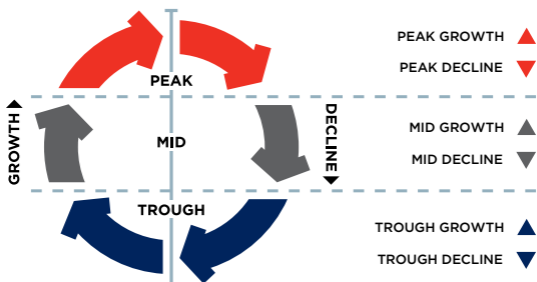
## ANNUAL NUMBER OF DWELLING COMMENCEMENTS IN WESTERN AUSTRALIA

| YEAR ENDING | NEW HOUSES | NEW APARTMENTS & SEMI DETACHED HOUSING | TOTAL RESIDENTIAL |
|-------------|------------|--|-------------------|
| JUN-1993    | 15,010     | 5,778                                  | 20,864            |
| JUN-1994    | 18,118     | 6,682                                  | 24,996            |
| JUN-1995    | 16,226     | 6,073                                  | 22,433            |
| JUN-1996    | 11,511     | 3,721                                  | 15,336            |
| JUN-1997    | 12,522     | 2,241                                  | 14,849            |
| JUN-1998    | 14,790     | 2,360                                  | 17,265            |
| JUN-1999    | 15,948     | 2,407                                  | 18,447            |
| JUN-2000    | 18,650     | 3,916                                  | 22,832            |
| JUN-2001    | 10,864     | 2,586                                  | 13,854            |
| JUN-2002    | 16,316     | 2,833                                  | 19,225            |
| JUN-2003    | 16,943     | 3,353                                  | 20,436            |
| JUN-2004    | 18,631     | 3,850                                  | 22,575            |
| JUN-2005    | 18,248     | 4,608                                  | 22,968            |
| JUN-2006    | 21,754     | 4,041                                  | 26,005            |
| JUN-2007    | 19,934     | 4,807                                  | 24,913            |
| JUN-2008    | 16,988     | 5,360                                  | 22,525            |
| JUN-2009    | 14,840     | 3,623                                  | 18,570            |
| JUN-2010    | 20,078     | 5,380                                  | 25,502            |
| JUN-2011    | 17,055     | 3,858                                  | 20,981            |
| JUN-2012    | 14,729     | 3,079                                  | 17,861            |
| JUN-2013    | 19,024     | 5,652                                  | 24,854            |
| JUN-2014    | 23,097     | 6,445                                  | 29,638            |
| JUN-2015    | 23,609     | 8,002                                  | 31,732            |
| JUN-2016    | 18,098     | 7,111                                  | 25,513            |
| JUN-2017    | 14,453     | 4,959                                  | 19,512            |
| JUN-2018    | 13,562     | 4,754                                  | 18,394            |
| JUN-2019    | 11,991     | 3,480                                  | 15,521            |
| JUN-2020    | 10,588     | 2,959                                  | 13,601            |
| JUN-2021    | 20,091     | 3,206                                  | 23,341            |
| JUN-2022    | 18,198     | 3,080                                  | 21,322            |

Source: ABS 8752.0 (Number)

# PERTH 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.

| PERTH      | Q2 2020 | Q4 2020 | Q2 2021 | Q4 2021 | Q2 2022 | Q4 2022 |
|------------|---------|---------|---------|---------|---------|---------|
| HOUSES     | ▼       | ▼       | ▲       | ▲       | ▲       | ▼       |
| APARTMENTS | ▼       | ▼       | ▼       | ▼       | ▼       | ▼       |
| OFFICES    | ▼       | ▼       | ▼       | ▼       | ▼       | ▼       |
| INDUSTRIAL | ▲       | ▲       | ▲       | ▲       | ▲       | ▲       |
| RETAIL     | ▼       | ▼       | ▼       | ▼       | ▲       | ▲       |
| HOTEL      | ▼       | ▼       | ▼       | ▼       | ▼       | ▼       |
| CIVIL      | ▲       | ▲       | ▲       | ▲       | ▲       | ▲       |

## 2022 FINALISTS

### MUSICAL SPHERES



- Location :** 123 Pitt St, Sydney, NSW 2000  
**Development:** Angel Place  
**Owner:** AMP Capital  
**Nominated:** AMP Capital

Musical Spheres is the final piece in the ground plane transformation of Angel Place. Adding to the striking experiential lobby- there's an immediate depth and playfulness in the motion and colours which contrast beautifully against the lobby backdrop - simultaneously achieving a heightened customer experience, and a shared connectivity.

## 2022 FINALISTS

### NGOOK - HONEY STORY



**Location :** Centennial Place, Midland, WA 6065  
**Development:** Curtin University Midland Campus  
**Owner:** Curtin University  
**Nominated:** Curtin University

'Nook - Honey Story' at Curtin University Midland Campus captures the Wadjuk ritual of collecting honey in a stunning architecturally integrated artwork comprised of three components - a four-metre-long stainless steel suspended sculptural beehive, glass artwork spanning three levels of the building and story text integrated into internal signage.

# BENCHMARKS

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## BENCHMARKS REGIONAL INDICES

The construction cost information in this publication is based upon rates for capital city construction projects and are current for the Fourth Quarter 2022. For towns or cities outside capital cities, costs can be expected to vary in accordance with the following table of indices:

| NEW SOUTH WALES |     | QUEENSLAND     |     | WESTERN AUSTRALIA |     |
|-----------------|-----|----------------|-----|-------------------|-----|
| SYDNEY          | 100 | BRISBANE       | 100 | PERTH             | 100 |
| ARMIDALE        | 105 | CAIRNS         | 112 | ALBANY            | 120 |
| COFFS HARBOUR   | 100 | GLADSTONE      | 120 | BROOME            | 145 |
| NEWCASTLE       | 99  | GOLD COAST     | 100 | BUNBURY           | 105 |
| ORANGE          | 106 | MACKAY         | 120 | CARNARVON         | 140 |
| TAMWORTH        | 102 | SUNSHINE COAST | 100 | ESPERANCE         | 125 |
| WAGGA WAGGA     | 106 | TOWNSVILLE     | 110 | GERALDTON         | 108 |
| WOLLONGONG      | 100 |                |     | KALGOORLIE        | 140 |
|                 |     |                |     | KUNUNURRA         | 160 |
|                 |     |                |     | PORT HEDLAND      | 170 |
|                 |     |                |     | TOM PRICE         | 165 |

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

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

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

RLB recommend that advice on local market conditions be sought from our regional offices when initial project budgets and feasibility studies are in the process of establishment. Our regional offices are identified on page 94.

# BENCHMARKS

## KEY CITY RELATIVITIES - Q4 2022

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:

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

where:

$C_{cc}$  = 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 10% more than Perth i.e. (100/91) and Perth is 9% cheaper than Sydney i.e. (100/109).

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

| ADELAIDE 100 |     | BRISBANE 100 |     | CANBERRA 100 |     | DARWIN 100 |     | GOLD COAST 100 |     |
|--------------|-----|--------------|-----|--------------|-----|------------|-----|----------------|-----|
| BNE          | 119 | ADE          | 84  | ADE          | 98  | ADE        | 94  | ADE            | 84  |
| CAN          | 102 | CAN          | 86  | BNE          | 116 | BNE        | 112 | BNE            | 100 |
| DAR          | 106 | DAR          | 89  | DAR          | 103 | CAN        | 97  | CAN            | 86  |
| GC           | 119 | GC           | 100 | GC           | 116 | GC         | 112 | DAR            | 89  |
| MEL          | 112 | MEL          | 94  | MEL          | 109 | MEL        | 106 | MEL            | 94  |
| PER          | 104 | PER          | 87  | PER          | 101 | PER        | 98  | PER            | 87  |
| SYD          | 118 | SYD          | 99  | SYD          | 115 | SYD        | 111 | SYD            | 99  |
| TVE          | 129 | TVE          | 109 | TVE          | 126 | TVE        | 122 | TVE            | 109 |

| MELBOURNE 100 |     | PERTH 100 |     | SYDNEY 100 |     | TOWNSVILLE 100 |    |
|---------------|-----|-----------|-----|------------|-----|----------------|----|
| ADE           | 89  | ADE       | 97  | ADE        | 85  | ADE            | 77 |
| BNE           | 106 | BNE       | 115 | BNE        | 101 | BNE            | 92 |
| CAN           | 92  | CAN       | 99  | CAN        | 87  | CAN            | 79 |
| DAR           | 95  | DAR       | 102 | DAR        | 90  | DAR            | 82 |
| GC            | 106 | GC        | 115 | GC         | 101 | GC             | 92 |
| PER           | 93  | MEL       | 108 | MEL        | 95  | MEL            | 86 |
| SYD           | 105 | SYD       | 114 | PER        | 88  | PER            | 80 |
| TVE           | 116 | TVE       | 125 | TVE        | 110 | SYD            | 91 |

# BENCHMARKS

## OFFICE BUILDING EFFICIENCIES

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

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

## PLANT ROOM SPACE

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

## REINFORCEMENT RATIOS

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

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



# BENCHMARKS

## LABOUR AND MATERIALS

### TRADE RATIOS

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

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

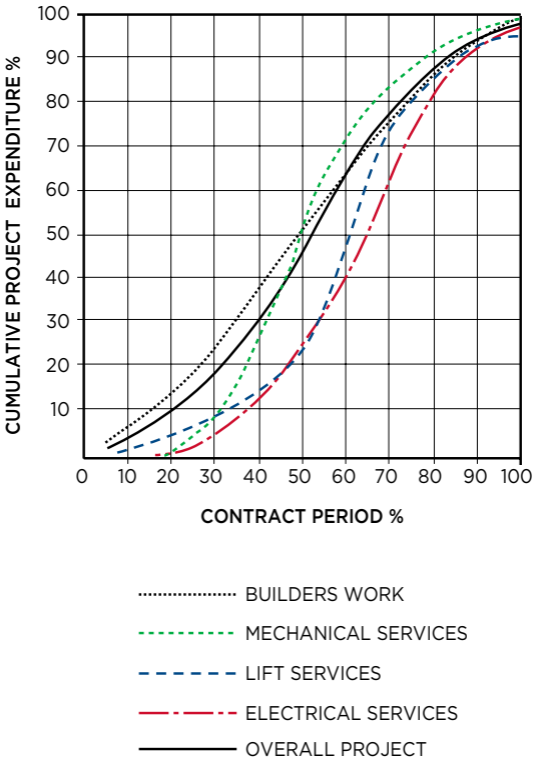
|                                   |    |    |    |
|-----------------------------------|----|----|----|
| PRELIMINARIES                     | 40 | 10 | 50 |
| DEMOLISHER                        | 85 |    | 15 |
| EXCAVATOR                         | 32 | 15 | 53 |
| PILER                            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

LABOUR
  MATERIAL
  FIXED FACTOR

# BENCHMARKS

## PROGRESS PAYMENT CLAIMS

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



# BENCHMARKS

## COMMON INDUSTRY ACRONYMS

### PROJECT MANAGEMENT

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

### ARCHITECTURAL DRAWINGS

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

### LAND SURVEYS

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

### STRUCTURAL DRAWINGS

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

### HYDRAULIC DRAWINGS

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

### MECHANICAL DRAWINGS

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

### ELECTRICAL DRAWINGS

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

# BENCHMARKS

## METHOD OF MEASUREMENT OF BUILDING AREAS

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

The definitions are as follows: Unit of measurement: square metres (M<sup>2</sup>).

### GROSS FLOOR AREA (GFA)

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

### FULLY ENCLOSED COVERED AREA (FECA)

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

### UNENCLOSED COVERED AREA (UCA)

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

# BENCHMARKS

## METHOD OF MEASUREMENT OF BUILDING AREAS

### BUILDING AREA (BA)

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

### USABLE FLOOR AREA (UFA)

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

#### Deductions

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

### NET LETTABLE AREA (NLA)

#### Application

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

#### Definition

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

3.2 Net Lettable Area - Whole Floors

The whole floor net lettable area is calculated by:

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

3.2.2 included in the lettable area calculation are:

3.2.2.1 window mullions

3.2.2.2 window frames

3.2.2.3 structural columns

3.2.2.4 engaged perimeter columns or piers

3.2.2.5 fire hose reels attached to walls

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

## BENCHMARKS

### METHOD OF MEASUREMENT OF BUILDING AREAS

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

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

# ASSETS AND FACILITIES

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| Capital Allowances<br>(Tax Depreciation) | 91 |



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

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

## ASSETS AND FACILITIES SUSTAINABILITY AND QUALITY

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

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

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

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

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

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

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

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



# ASSETS AND FACILITIES MANAGEMENT STANDARDS

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

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

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

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

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

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



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

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

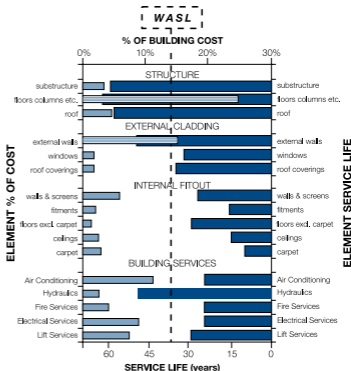
# ASSETS AND FACILITIES USEFUL LIFE ANALYSIS

## LIFE CYCLE ANALYSIS

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

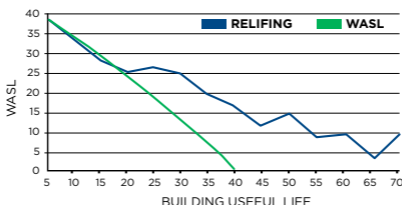
## WEIGHTED AVERAGE SERVICE LIFE

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



## RELIFING

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



# ASSETS AND FACILITIES OUTGOINGS

Outgoings are the costs required to operate a property that are generally recoverable by a Landlord from the tenants. The recovery of 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.

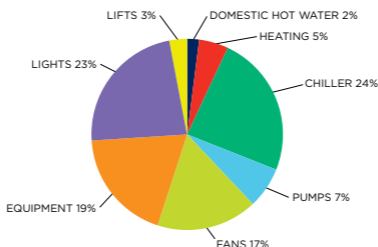
The level of recovery of outgoings is normally governed and regulated by leases and other agreements with tenants.

The cost of outgoings varies depending upon:

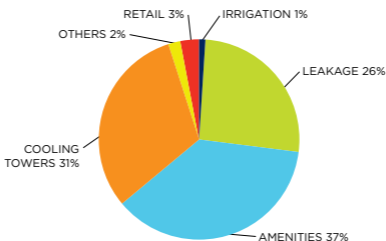
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

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:

- ACT** ACT Emergencies Act 2004
- NSW** Environmental Planning and Assessment Regulations 2000
- QLD** Queensland Fire and Emergency Services Act 1990 & Fire and Rescue Service Amendment Act 2006
- SA** SA Development Act 1993 & Minister's Specifications SA 76
- TAS** Fire Services Act 1979 & General Fire Regulations 2010
- VIC** Building Regulations 2006 Part 12 Building Regulations 2018 Part 15
- WA** Building Regulations 2012 & Building Amendment Regulations 2014
- NT** Northern Territory Fire and Emergency Regulations

### Note:

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

# ASSETS AND FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

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

## Division 40 - Depreciating Assets

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

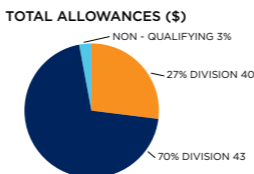
## Division 43 - Capital Allowances

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

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

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

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



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

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# CALENDARS

|                        |     |
|------------------------|-----|
| Calendars 2022 - 2025  | 102 |
| 2023 Rostered Days Off | 104 |
| Public Holidays        | 106 |

# CALENDARS 2022 - 2025

## 2022

| JANUARY 2022 |    |    |    |    |    |    | FEBRUARY 2022 |    |    |    |    |    |    | MARCH 2022 |    |    |    |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|------------|----|----|----|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S          | M  | T  | W  | T  | F  | S  |    |    |    |
|              | 2  | 3  | 4  | 5  | 6  | 7  | 8             |    | 6  | 7  | 8  | 9  | 10 | 11         | 12 |    | 6  | 7  | 8  | 9  | 10 | 11 | 12 |
| 9            | 10 | 11 | 12 | 13 | 14 | 15 | 13            | 14 | 15 | 16 | 17 | 18 | 19 | 13         | 14 | 15 | 16 | 17 | 18 | 19 |    |    |    |
| 16           | 17 | 18 | 19 | 20 | 21 | 22 | 20            | 21 | 22 | 23 | 24 | 25 | 26 | 20         | 21 | 22 | 23 | 24 | 25 | 26 |    |    |    |
| 23           | 24 | 25 | 26 | 27 | 28 | 29 | 27            | 28 | 27 | 28 | 29 | 30 | 31 |            |    |    |    |    |    |    |    |    |    |
| 30           | 31 |    |    |    |    |    |               |    |    |    |    |    |    |            |    |    |    |    |    |    |    |    |    |

| APRIL 2022 |    |    |    |    |    |    | MAY 2022 |    |    |    |    |    |    | JUNE 2022 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S         | M  | T  | W  | T  | F  | S  |
|            |    |    |    |    | 1  | 2  | 1        | 2  | 3  | 4  | 5  | 6  | 7  |           |    |    | 1  | 2  | 3  | 4  |
| 3          | 4  | 5  | 6  | 7  | 8  | 9  | 8        | 9  | 10 | 11 | 12 | 13 | 14 | 5         | 6  | 7  | 8  | 9  | 10 | 11 |
| 10         | 11 | 12 | 13 | 14 | 15 | 16 | 15       | 16 | 17 | 18 | 19 | 20 | 21 | 12        | 13 | 14 | 15 | 16 | 17 | 18 |
| 17         | 18 | 19 | 20 | 21 | 22 | 23 | 22       | 23 | 24 | 25 | 26 | 27 | 28 | 19        | 20 | 21 | 22 | 23 | 24 | 25 |
| 24         | 25 | 26 | 27 | 28 | 29 | 30 | 29       | 30 | 31 | 26 | 27 | 28 | 29 | 30        |    |    |    |    |    |    |

| JULY 2022 |    |    |    |    |    |    | AUGUST 2022 |    |    |    |    |    |    | SEPTEMBER 2022 |    |    |    |    |    |    |   |
|-----------|----|----|----|----|----|----|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|---|
| S         | M  | T  | W  | T  | F  | S  | S           | M  | T  | W  | T  | F  | S  | S              | M  | T  | W  | T  | F  | S  |   |
|           |    |    |    |    | 1  | 2  |             |    | 1  | 2  | 3  | 4  | 5  | 6              |    |    |    |    | 1  | 2  | 3 |
| 3         | 4  | 5  | 6  | 7  | 8  | 9  | 7           | 8  | 9  | 10 | 11 | 12 | 13 | 4              | 5  | 6  | 7  | 8  | 9  | 10 |   |
| 10        | 11 | 12 | 13 | 14 | 15 | 16 | 14          | 15 | 16 | 17 | 18 | 19 | 20 | 11             | 12 | 13 | 14 | 15 | 16 | 17 |   |
| 17        | 18 | 19 | 20 | 21 | 22 | 23 | 21          | 22 | 23 | 24 | 25 | 26 | 27 | 18             | 19 | 20 | 21 | 22 | 23 | 24 |   |
| 24        | 25 | 26 | 27 | 28 | 29 | 30 | 28          | 29 | 30 | 31 | 25 | 26 | 27 | 28             | 29 | 30 |    |    |    |    |   |
| 31        |    |    |    |    |    |    |             |    |    |    |    |    |    |                |    |    |    |    |    |    |   |

| OCTOBER 2022 |    |    |    |    |    |    | NOVEMBER 2022 |    |    |    |    |    |    | DECEMBER 2022 |    |    |    |    |    |    |   |   |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---|---|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  |   |   |
|              |    |    |    |    |    | 1  |               |    |    | 1  | 2  | 3  | 4  | 5             |    |    |    |    |    | 1  | 2 | 3 |
| 2            | 3  | 4  | 5  | 6  | 7  | 8  | 6             | 7  | 8  | 9  | 10 | 11 | 12 | 4             | 5  | 6  | 7  | 8  | 9  | 10 |   |   |
| 9            | 10 | 11 | 12 | 13 | 14 | 15 | 13            | 14 | 15 | 16 | 17 | 18 | 19 | 11            | 12 | 13 | 14 | 15 | 16 | 17 |   |   |
| 16           | 17 | 18 | 19 | 20 | 21 | 22 | 20            | 21 | 22 | 23 | 24 | 25 | 26 | 18            | 19 | 20 | 21 | 22 | 23 | 24 |   |   |
| 23           | 24 | 25 | 26 | 27 | 28 | 29 | 27            | 28 | 29 | 30 | 25 | 26 | 27 | 28            | 29 | 30 | 31 |    |    |    |   |   |
| 30           | 31 |    |    |    |    |    |               |    |    |    |    |    |    |               |    |    |    |    |    |    |   |   |

## 2023

| JANUARY 2023 |    |    |    |    |    |    | FEBRUARY 2023 |    |    |    |    |    |    | MARCH 2023 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|------------|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S          | M  | T  | W  | T  | F  | S  |
| 1            | 2  | 3  | 4  | 5  | 6  | 7  |               |    |    | 1  | 2  | 3  | 4  |            |    |    | 1  | 2  | 3  | 4  |
| 8            | 9  | 10 | 11 | 12 | 13 | 14 | 5             | 6  | 7  | 8  | 9  | 10 | 11 | 5          | 6  | 7  | 8  | 9  | 10 | 11 |
| 15           | 16 | 17 | 18 | 19 | 20 | 21 | 12            | 13 | 14 | 15 | 16 | 17 | 18 | 12         | 13 | 14 | 15 | 16 | 17 | 18 |
| 22           | 23 | 24 | 25 | 26 | 27 | 28 | 19            | 20 | 21 | 22 | 23 | 24 | 25 | 19         | 20 | 21 | 22 | 23 | 24 | 25 |
| 29           | 30 | 31 | 26 | 27 | 28 | 26 | 27            | 28 | 29 | 30 | 31 |    |    |            |    |    |    |    |    |    |

| APRIL 2023 |    |    |    |    |    |    | MAY 2023 |    |    |    |    |    |    | JUNE 2023 |    |    |    |    |    |    |  |
|------------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|--|
| S          | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S         | M  | T  | W  | T  | F  | S  |  |
|            |    |    |    |    |    | 1  | 1        | 2  | 3  | 4  | 5  | 6  |    |           |    |    | 1  | 2  | 3  |    |  |
| 2          | 3  | 4  | 5  | 6  | 7  | 8  | 7        | 8  | 9  | 10 | 11 | 12 | 13 | 4         | 5  | 6  | 7  | 8  | 9  | 10 |  |
| 9          | 10 | 11 | 12 | 13 | 14 | 15 | 14       | 15 | 16 | 17 | 18 | 19 | 20 | 11        | 12 | 13 | 14 | 15 | 16 | 17 |  |
| 16         | 17 | 18 | 19 | 20 | 21 | 22 | 21       | 22 | 23 | 24 | 25 | 26 | 27 | 18        | 19 | 20 | 21 | 22 | 23 | 24 |  |
| 23         | 24 | 25 | 26 | 27 | 28 | 29 | 28       | 29 | 30 | 31 | 25 | 26 | 27 | 28        | 29 | 30 |    |    |    |    |  |
| 30         |    |    |    |    |    |    |          |    |    |    |    |    |    |           |    |    |    |    |    |    |  |

| JULY 2023 |    |    |    |    |    |    | AUGUST 2023 |    |    |    |    |    |    | SEPTEMBER 2023 |    |    |    |    |    |    |  |
|-----------|----|----|----|----|----|----|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|--|
| S         | M  | T  | W  | T  | F  | S  | S           | M  | T  | W  | T  | F  | S  | S              | M  | T  | W  | T  | F  | S  |  |
|           |    |    |    |    |    | 1  |             |    | 1  | 2  | 3  | 4  | 5  |                |    |    |    |    | 1  | 2  |  |
| 2         | 3  | 4  | 5  | 6  | 7  | 8  | 6           | 7  | 8  | 9  | 10 | 11 | 12 | 3              | 4  | 5  | 6  | 7  | 8  | 9  |  |
| 9         | 10 | 11 | 12 | 13 | 14 | 15 | 13          | 14 | 15 | 16 | 17 | 18 | 19 | 10             | 11 | 12 | 13 | 14 | 15 | 16 |  |
| 16        | 17 | 18 | 19 | 20 | 21 | 22 | 20          | 21 | 22 | 23 | 24 | 25 | 26 | 17             | 18 | 19 | 20 | 21 | 22 | 23 |  |
| 23        | 24 | 25 | 26 | 27 | 28 | 29 | 27          | 28 | 29 | 30 | 31 | 24 | 25 | 26             | 27 | 28 | 29 | 30 |    |    |  |
| 30        | 31 |    |    |    |    |    |             |    |    |    |    |    |    |                |    |    |    |    |    |    |  |

| OCTOBER 2023 |    |    |    |    |    |    | NOVEMBER 2023 |    |    |    |    |    |    | DECEMBER 2023 |    |    |    |    |    |    |  |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|--|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  |  |
| 1            | 2  | 3  | 4  | 5  | 6  | 7  |               |    |    | 1  | 2  | 3  | 4  |               |    |    |    |    | 1  | 2  |  |
| 8            | 9  | 10 | 11 | 12 | 13 | 14 | 5             | 6  | 7  | 8  | 9  | 10 | 11 | 3             | 4  | 5  | 6  | 7  | 8  | 9  |  |
| 15           | 16 | 17 | 18 | 19 | 20 | 21 | 12            | 13 | 14 | 15 | 16 | 17 | 18 | 10            | 11 | 12 | 13 | 14 | 15 | 16 |  |
| 22           | 23 | 24 | 25 | 26 | 27 | 28 | 19            | 20 | 21 | 22 | 23 | 24 | 25 | 17            | 18 | 19 | 20 | 21 | 22 | 23 |  |
| 29           | 30 | 31 | 26 | 27 | 28 | 29 | 30            | 24 | 25 | 26 | 27 | 28 | 29 | 30            |    |    |    |    |    |    |  |
|              |    |    |    |    |    |    |               |    |    |    |    |    |    |               |    |    |    |    |    |    |  |



# 2024

| JANUARY 2024 |    |    |    |    |    |    | FEBRUARY 2024 |    |    |    |    |    |    | MARCH 2024 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|------------|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S          | M  | T  | W  | T  | F  | S  |
|              | 1  | 2  | 3  | 4  | 5  | 6  |               |    |    | 1  | 2  | 3  |    |            |    |    | 1  | 2  |    |    |
| 7            | 8  | 9  | 10 | 11 | 12 | 13 | 4             | 5  | 6  | 7  | 8  | 9  | 10 | 3          | 4  | 5  | 6  | 7  | 8  | 9  |
| 14           | 15 | 16 | 17 | 18 | 19 | 20 | 11            | 12 | 13 | 14 | 15 | 16 | 17 | 10         | 11 | 12 | 13 | 14 | 15 | 16 |
| 21           | 22 | 23 | 24 | 25 | 26 | 27 | 18            | 19 | 20 | 21 | 22 | 23 | 24 | 17         | 18 | 19 | 20 | 21 | 22 | 23 |
| 28           | 29 | 30 | 31 |    |    |    | 25            | 26 | 27 | 28 | 29 |    |    | 24         | 25 | 26 | 27 | 28 | 29 | 30 |
|              |    |    |    |    |    |    |               |    |    |    |    |    |    | 31         |    |    |    |    |    |    |

| APRIL 2024 |    |    |    |    |    |    | MAY 2024 |    |    |    |    |    |    | JUNE 2024 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S         | M  | T  | W  | T  | F  | S  |
|            | 1  | 2  | 3  | 4  | 5  | 6  |          |    |    | 1  | 2  | 3  | 4  |           |    |    |    |    |    | 1  |
| 7          | 8  | 9  | 10 | 11 | 12 | 13 | 5        | 6  | 7  | 8  | 9  | 10 | 11 | 2         | 3  | 4  | 5  | 6  | 7  | 8  |
| 14         | 15 | 16 | 17 | 18 | 19 | 20 | 12       | 13 | 14 | 15 | 16 | 17 | 18 | 9         | 10 | 11 | 12 | 13 | 14 | 15 |
| 21         | 22 | 23 | 24 | 25 | 26 | 27 | 19       | 20 | 21 | 22 | 23 | 24 | 25 | 16        | 17 | 18 | 19 | 20 | 21 | 22 |
| 28         | 29 | 30 |    |    |    |    | 26       | 27 | 28 | 29 | 30 | 31 |    | 23        | 24 | 25 | 26 | 27 | 28 | 29 |
|            |    |    |    |    |    |    |          |    |    |    |    |    |    | 30        |    |    |    |    |    |    |

| JULY 2024 |    |    |    |    |    |    | AUGUST 2024 |    |    |    |    |    |    | SEPTEMBER 2024 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  | S           | M  | T  | W  | T  | F  | S  | S              | M  | T  | W  | T  | F  | S  |
|           | 1  | 2  | 3  | 4  | 5  | 6  |             |    |    | 1  | 2  | 3  | 1  | 2              | 3  | 4  | 5  | 6  | 7  |    |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 | 4           | 5  | 6  | 7  | 8  | 9  | 10 | 8              | 9  | 10 | 11 | 12 | 13 | 14 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 | 11          | 12 | 13 | 14 | 15 | 16 | 17 | 15             | 16 | 17 | 18 | 19 | 20 | 21 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 | 18          | 19 | 20 | 21 | 22 | 23 | 24 | 22             | 23 | 24 | 25 | 26 | 27 | 28 |
| 28        | 29 | 30 | 31 |    |    |    | 25          | 26 | 27 | 28 | 29 | 30 | 31 | 29             | 30 |    |    |    |    |    |
|           |    |    |    |    |    |    |             |    |    |    |    |    |    |                |    |    |    |    |    |    |

| OCTOBER 2024 |    |    |    |    |    |    | NOVEMBER 2024 |    |    |    |    |    |    | DECEMBER 2024 |    |    |    |    |    |    |   |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  |   |
|              |    |    | 1  | 2  | 3  | 4  | 5             |    |    |    |    |    | 1  | 2             | 1  | 2  | 3  | 4  | 5  | 6  | 7 |
| 6            | 7  | 8  | 9  | 10 | 11 | 12 | 3             | 4  | 5  | 6  | 7  | 8  | 9  | 8             | 9  | 10 | 11 | 12 | 13 | 14 |   |
| 13           | 14 | 15 | 16 | 17 | 18 | 19 | 10            | 11 | 12 | 13 | 14 | 15 | 16 | 15            | 16 | 17 | 18 | 19 | 20 | 21 |   |
| 20           | 21 | 22 | 23 | 24 | 25 | 26 | 17            | 18 | 19 | 20 | 21 | 22 | 23 | 22            | 23 | 24 | 25 | 26 | 27 | 28 |   |
| 27           | 28 | 29 | 30 | 31 |    |    | 24            | 25 | 26 | 27 | 28 | 29 | 30 | 29            | 30 | 31 |    |    |    |    |   |
|              |    |    |    |    |    |    |               |    |    |    |    |    |    |               |    |    |    |    |    |    |   |

# 2025

| JANUARY 2025 |    |    |    |    |    |    | FEBRUARY 2025 |    |    |    |    |    |    | MARCH 2025 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|------------|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S          | M  | T  | W  | T  | F  | S  |
|              |    |    | 1  | 2  | 3  | 4  |               |    |    |    |    | 1  |    |            |    |    |    |    | 1  |    |
| 5            | 6  | 7  | 8  | 9  | 10 | 11 | 2             | 3  | 4  | 5  | 6  | 7  | 8  | 2          | 3  | 4  | 5  | 6  | 7  | 8  |
| 12           | 13 | 14 | 15 | 16 | 17 | 18 | 9             | 10 | 11 | 12 | 13 | 14 | 15 | 9          | 10 | 11 | 12 | 13 | 14 | 15 |
| 19           | 20 | 21 | 22 | 23 | 24 | 25 | 16            | 17 | 18 | 19 | 20 | 21 | 22 | 16         | 17 | 18 | 19 | 20 | 21 | 22 |
| 26           | 27 | 28 | 29 | 30 | 31 |    | 23            | 24 | 25 | 26 | 27 | 28 |    | 23         | 24 | 25 | 26 | 27 | 28 | 29 |
|              |    |    |    |    |    |    |               |    |    |    |    |    |    | 30         | 31 |    |    |    |    |    |

| APRIL 2025 |    |    |    |    |    |    | MAY 2025 |    |    |    |    |    |    | JUNE 2025 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  | S        | M  | T  | W  | T  | F  | S  | S         | M  | T  | W  | T  | F  | S  |
|            | 1  | 2  | 3  | 4  | 5  |    |          |    |    | 1  | 2  | 3  |    |           |    |    |    |    | 1  |    |
| 6          | 7  | 8  | 9  | 10 | 11 | 12 | 4        | 5  | 6  | 7  | 8  | 9  | 10 | 8         | 9  | 10 | 11 | 12 | 13 | 14 |
| 13         | 14 | 15 | 16 | 17 | 18 | 19 | 11       | 12 | 13 | 14 | 15 | 16 | 17 | 15        | 16 | 17 | 18 | 19 | 20 | 21 |
| 20         | 21 | 22 | 23 | 24 | 25 | 26 | 18       | 19 | 20 | 21 | 22 | 23 | 24 | 22        | 23 | 24 | 25 | 26 | 27 | 28 |
| 27         | 28 | 29 | 30 |    |    |    | 25       | 26 | 27 | 28 | 29 | 30 | 31 | 29        | 30 |    |    |    |    |    |
|            |    |    |    |    |    |    |          |    |    |    |    |    |    |           |    |    |    |    |    |    |

| JULY 2025 |    |    |    |    |    |    | AUGUST 2025 |    |    |    |    |    |    | SEPTEMBER 2025 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  | S           | M  | T  | W  | T  | F  | S  | S              | M  | T  | W  | T  | F  | S  |
|           | 1  | 2  | 3  | 4  | 5  |    |             |    |    |    | 1  | 2  | 1  | 2              | 3  | 4  | 5  | 6  |    |    |
| 6         | 7  | 8  | 9  | 10 | 11 | 12 | 3           | 4  | 5  | 6  | 7  | 8  | 9  | 7              | 8  | 9  | 10 | 11 | 12 | 13 |
| 13        | 14 | 15 | 16 | 17 | 18 | 19 | 10          | 11 | 12 | 13 | 14 | 15 | 16 | 14             | 15 | 16 | 17 | 18 | 19 | 20 |
| 20        | 21 | 22 | 23 | 24 | 25 | 26 | 17          | 18 | 19 | 20 | 21 | 22 | 23 | 21             | 22 | 23 | 24 | 25 | 26 | 27 |
| 27        | 28 | 29 | 30 | 31 |    |    | 24          | 25 | 26 | 27 | 28 | 29 | 30 | 28             | 29 | 30 |    |    |    |    |
|           |    |    |    |    |    |    | 31          |    |    |    |    |    |    |                |    |    |    |    |    |    |

| OCTOBER 2025 |    |    |    |    |    |    | NOVEMBER 2025 |    |    |    |    |    |    | DECEMBER 2025 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  |
|              |    |    | 1  | 2  | 3  | 4  |               |    |    |    |    | 1  | 1  | 2             | 3  | 4  | 5  | 6  |    |    |
| 5            | 6  | 7  | 8  | 9  | 10 | 11 | 2             | 3  | 4  | 5  | 6  | 7  | 8  | 7             | 8  | 9  | 10 | 11 | 12 | 13 |
| 12           | 13 | 14 | 15 | 16 | 17 | 18 | 9             | 10 | 11 | 12 | 13 | 14 | 15 | 14            | 15 | 16 | 17 | 18 | 19 | 20 |
| 19           | 20 | 21 | 22 | 23 | 24 | 25 | 16            | 17 | 18 | 19 | 20 | 21 | 22 | 21            | 22 | 23 | 24 | 25 | 26 | 27 |
| 26           | 27 | 28 | 29 | 30 | 31 |    | 23            | 24 | 25 | 26 | 27 | 28 | 29 | 28            | 29 | 30 | 31 |    |    |    |
|              |    |    |    |    |    |    | 30            |    |    |    |    |    |    |               |    |    |    |    |    |    |

# CALENDARS 2023

## ROSTERED DAYS OFF

|             | ADELAIDE     | BRISBANE & DARWIN |
|-------------|--------------|-------------------|
| BASIS       | CFMEU EBA    | CFMEU EBA         |
| HOURS BASIS | 36           | 36                |
| JAN         | WEDNESDAY 25 | TUESDAY 3         |
|             | FRIDAY 27    | FRIDAY 27         |
|             |              |                   |
|             |              |                   |
| FEB         | MONDAY 6     | MONDAY 20         |
|             | MONDAY 20    |                   |
| MAR         | TUESDAY 14   | MONDAY 13         |
|             | TUESDAY 15   |                   |
| APR         | TUESDAY 11   | TUESDAY 11        |
|             | WEDNESDAY 12 | WEDNESDAY 12      |
|             | THURSDAY 13  | THURSDAY 13       |
|             | FRIDAY 14    | FRIDAY 14         |
|             | MONDAY 24    |                   |
| MAY         | MONDAY 15    | MONDAY 8          |
|             | MONDAY 29    |                   |
| JUNE        | TUESDAY 13   | MONDAY 12         |
|             | WEDNESDAY 14 |                   |
| JUL         | MONDAY 3     | MONDAY 3          |
|             | MONDAY 17    |                   |
| AUG         | MONDAY 7     | MONDAY 14         |
|             | MONDAY 21    | TUESDAY 15        |
| SEP         | MONDAY 4     | MONDAY 18         |
|             | MONDAY 18    |                   |
| OCT         | TUESDAY 3    | TUESDAY 3         |
|             | WEDNESDAY 4  |                   |
|             | MONDAY 23    |                   |
| NOV         | MONDAY 6     | MONDAY 6          |
|             | MONDAY 20    | TUESDAY 7         |
|             |              |                   |
| DEC         |              | MONDAY 4          |
|             |              | MONDAY 18         |
|             |              | TUESDAY 19        |
|             |              | WEDNESDAY 20      |
|             |              | THURSDAY 21       |
|             |              | FRIDAY 22         |
|             |              | WEDNESDAY 27      |
|             |              | THURSDAY 28       |
|             | FRIDAY 29    |                   |
| TOTAL       | 26           | 26                |

| CANBERRA     | MELBOURNE    | PERTH                            | SYDNEY     |
|--------------|--------------|----------------------------------|------------|
| CFMEU EBA    | CFMEU EBA    | CFMEU EBA                        | CFMEU EBA  |
| 36           | 36           | 36                               | 36         |
| TUESDAY 3    | TUESDAY 10   | TUESDAY 3                        | TUESDAY 3  |
| FRIDAY 27    | FRIDAY 27    | WEDNESDAY 4                      | FRIDAY 27  |
|              |              | THURSDAY 5                       |            |
|              |              | FRIDAY 6                         |            |
|              |              | FRIDAY 27                        |            |
| MONDAY 13    | MONDAY 6     | MONDAY 27                        | MONDAY 6   |
| MONDAY 27    | MONDAY 20    |                                  | MONDAY 20  |
| TUESDAY 14   | TUESDAY 14   | TUESDAY 7                        | MONDAY 6   |
| MONDAY 27    | MONDAY 27    |                                  | MONDAY 20  |
| TUESDAY 11   | TUESDAY 11   | TUESDAY 11                       | THURSDAY 6 |
| WEDNESDAY 12 | WEDNESDAY 12 |                                  | TUESDAY 11 |
| MONDAY 24    | MONDAY 24    |                                  | MONDAY 24  |
|              |              |                                  |            |
|              |              |                                  |            |
| MONDAY 8     | MONDAY 8     | MONDAY 22                        | MONDAY 8   |
| TUESDAY 30   | MONDAY 22    |                                  | MONDAY 22  |
| TUESDAY 13   | TUESDAY 13   | TUESDAY 6                        | TUESDAY 13 |
| MONDAY 26    | MONDAY 26    |                                  | MONDAY 26  |
| MONDAY 10    | MONDAY 10    | MONDAY 3                         | MONDAY 10  |
| MONDAY 24    | MONDAY 24    | MONDAY 24                        | MONDAY 24  |
| MONDAY 14    | MONDAY 7     | MONDAY 7                         | MONDAY 7   |
| MONDAY 28    | MONDAY 21    |                                  | MONDAY 21  |
| MONDAY 11    | MONDAY 4     | TUESDAY 26                       | MONDAY 4   |
| MONDAY 25    | MONDAY 18    |                                  | MONDAY 18  |
| TUESDAY 3    | MONDAY 2     | MONDAY 23                        | TUESDAY 3  |
| MONDAY 23    | MONDAY 16    |                                  | MONDAY 23  |
|              |              |                                  |            |
| MONDAY 6     | MONDAY 6     | MONDAY 6                         | MONDAY 6   |
| MONDAY 27    | WEDNESDAY 8  |                                  | MONDAY 20  |
|              | MONDAY 20    |                                  |            |
| WEDNESDAY 27 | WEDNESDAY 27 | FRIDAY 22                        | TUESDAY 5  |
| THURSDAY 28  | THURSDAY 28  | WEDNESDAY 27                     | FRIDAY 22  |
| FRIDAY 29    |              | THURSDAY 28                      | FRIDAY 29  |
|              |              | FRIDAY 29                        |            |
|              |              |                                  |            |
|              |              |                                  |            |
|              |              |                                  |            |
|              |              |                                  |            |
|              |              |                                  |            |
| <b>26</b>    | <b>26</b>    | <b>20 FIXED &amp; 6 VARIABLE</b> | <b>26</b>  |

# CALENDARS

## PUBLIC HOLIDAYS IN AUSTRALIA

| ALL STATES                          | 2023      | 2024   | 2025   |
|-------------------------------------|-----------|--------|--------|
| NEW YEARS DAY                       | 1 & 2 JAN | 1 JAN  | 1 JAN  |
| AUSTRALIA DAY                       | 26 JAN    | 26 JAN | 27 JAN |
| GOOD FRIDAY                         | 7 APR     | 29 MAR | 18 APR |
| EASTER MONDAY                       | 10 APR    | 1 APR  | 21 APR |
| ANZAC DAY                           | 25 APR    | 25 APR | 25 APR |
| KINGS BIRTHDAY<br>(EXC QLD & WA)    | 12 JUN    | 10 JUN | 9 JUN  |
| CHRISTMAS DAY                       | 25 DEC    | 25 DEC | 25 DEC |
| BOXING DAY                          | 26 DEC    | 26 DEC | 26 DEC |
| <b>AUSTRALIAN CAPITAL TERRITORY</b> |           |        |        |
| CANBERRA DAY                        | 13 MAR    | 11 MAR | 10 MAR |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| EASTER SUNDAY                       | 9 APR     | 31 MAR | 20 APR |
| RECONCILIATION DAY                  | 29 MAY    | 27 MAY | 2 JUN  |
| LABOUR DAY                          | 2 OCT     | 7 OCT  | 6 OCT  |
| <b>NEW SOUTH WALES</b>              |           |        |        |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| EASTER SUNDAY                       | 9 APR     | 31 MAR | 20 APR |
| BANK HOLIDAY                        | 7 AUG     | 5 AUG  | 4 AUG  |
| LABOUR DAY                          | 2 OCT     | 7 OCT  | 6 OCT  |
| <b>NORTHERN TERRITORY</b>           |           |        |        |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| MAY DAY                             | 1 MAY     | 6 MAY  | 5 MAY  |
| PICNIC DAY                          | 7 AUG     | 5 AUG  | 4 AUG  |
| CHRISTMAS EVE (7PM -12AM)           | 24 DEC    | 24 DEC | 24 DEC |
| NEW YEAR'S EVE (7PM-12AM)           | 31 DEC    | 31 DEC | 31 DEC |
| <b>QUEENSLAND</b>                   |           |        |        |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| LABOUR DAY                          | 1 MAY     | 6 MAY  | 5 MAY  |
| ROYAL QUEENSLAND SHOW               | 16 AUG    | 14 AUG | 13 AUG |
| KINGS BIRTHDAY                      | 2 OCT     | 7 OCT  | 6 OCT  |
| <b>SOUTH AUSTRALIA</b>              |           |        |        |
| ADELAIDE CUP DAY                    | 13 MAR    | 11 MAR | 10 MAR |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| LABOUR DAY                          | 2 OCT     | 7 OCT  | 6 OCT  |
| CHRISTMAS EVE (7PM-12AM)            | 24 DEC    | 24 DEC | 24 DEC |
| NEW YEAR'S EVE (7PM-12AM)           | 31 DEC    | 31 DEC | 31 DEC |
| <b>TASMANIA</b>                     |           |        |        |
| ROYAL HOBART REGATTA                | 13 FEB    | 12 FEB | 10 FEB |
| LAUNCESTON CUP                      | 22 FEB    | 28 FEB | 26 FEB |
| EIGHT HOURS DAY                     | 13 MAR    | 11 MAR | 10 MAR |
| EASTER TUESDAY                      | 11 APR    | 2 APR  | 22 APR |
| LAUNCESTON SHOW                     | 12 OCT    | 10 OCT | 9 OCT  |
| HOBART SHOW                         | 26 OCT    | 24 OCT | 23 OCT |
| RECREATION DAY (NORTHERN)           | 6 NOV     | 4 NOV  | 3 NOV  |
| <b>VICTORIA</b>                     |           |        |        |
| LABOUR DAY                          | 13 MAR    | 11 MAR | 10 MAR |
| EASTER SATURDAY                     | 8 APR     | 30 MAR | 19 APR |
| EASTER SUNDAY                       | 9 APR     | 31 MAR | 20 APR |
| GRAND FINAL EVE DAY                 | TBA       | TBA    | TBA    |
| MELBOURNE CUP DAY                   | 7 NOV     | 5 NOV  | 4 NOV  |
| <b>WESTERN AUSTRALIA</b>            |           |        |        |
| LABOUR DAY                          | 6 MAR     | 4 MAR  | 3 MAR  |
| WESTERN AUSTRALIA DAY               | 5 JUN     | 3 JUN  | 2 JUN  |
| KINGS BIRTHDAY                      | 25 SEP    | 23 SEP | 29 SEP |





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