

Rawlinsons

CONSTRUCTION COST GUIDE 2021

Edited by Rawlinsons
Quantity Surveyors and
Construction Cost Consultants

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INTRODUCTION

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

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

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

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

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THE INFORMATION PROVIDED

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

“**Building Costs Per Square Metre**” for the initial feasibility.

“**Elemental Costs of Buildings**” to enable evaluation and adjustment of the initial feasibility study.

“**Estimating Comparative Costs**” to provide a guide to the comparative unit costs of different design treatments and to facilitate a more detailed estimate through the use of the “all-up” estimating rates.

“**Detailed Prices**” which provide indicative average prices for numerous items of work likely to be encountered in the construction of a project.

“**Renovations**” which provides a guide to many of the items likely to be encountered in renovations/additions of kitchens, bathrooms and the like.

USING THE BOOK

This book has been set up to cover the small/light commercial and industrial sectors as well as housing projects generally in the \$250,000 to \$1,500,000 range. Where a project is of significantly different size or type, costs should be adjusted to suit the particular situation and circumstances likely to be encountered. In the case of a small project it may be necessary to increase costs both on account of the higher proportion of overheads and the smaller quantities involved. However this increase could at times be offset by the use of smaller and keener priced sub-contractors. Conversely whilst a larger project could see a reduction in certain costs through increased quantities, there are instances where any such gain could be negated by additional cost premiums because of work practices and other demands sometimes associated with the larger projects.

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

COST DATA BUILD-UP

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

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

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

“**Detailed Prices**” are the unit prices of particular items and are either :

“Built-up”, being calculated from the material cost with allowance for such other factors as waste and fixings, together with labour at either sub-contract unit rates or the current approximate costing rate for the particular trade. To the foregoing is added Builder’s margin for overheads and profit. The prices do not include any allowance for Builder’s preliminaries items which must be allowed for separately.

“Sub-contract”, reflecting current “going” rates for the particular item or items : to this has been added Builder’s margin for overheads and profit. Separate allowance has to be made for Builder’s preliminaries.

“**Builder’s margin**” for overheads and profit : refer to the beginning of each section for a guide to the percentages allowed.

ABBREVIATIONS

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

PUBLISHER’S NOTE

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

ESTIMATING

BUILDING COSTS PER SQUARE METRE

Costs given hereafter should be used for initial feasibility studies only.

Costs given are average prices for typical buildings at December 31, 2020 within the metropolitan areas including allowance for Preliminaries and Builders profit and overheads at approximately 5.0%. ADD additional allowances for anticipated increased costs and when in country areas refer Regional Indices pages [292](#) to [304](#).

Costs given should be adjusted to take account of such factors as sloping sites, foundation problems, high wall to floor ratios, unusual shape and any special design factors where costs can vary considerably from the range given.

Costs are based on the total floor area of all levels measured between the inner faces of external walls.

Costs can provide no more than a rough guide to the probable cost of a building, and whilst in many instances a single rate is sufficient to indicate this ruling average cost, there are many other instances such as banks, churches, residential buildings, etc. where costs can vary considerably from the range given.

Costs EXCLUDE parking areas. For undercroft parking, etc. refer to Section 9.3, for open parking areas refer to Section 10.2.

Costs EXCLUDE land, demolitions, balconies, covered ways, external services outside 3.0m from the outside face of the building, external works other than those immediately adjacent to the building, loose or special equipment, furniture, furnishings, legal and professional fees.

For ease of reference item numbers are identical to those of Rawlinsons Australian Construction Handbook.

For a more detailed breakdown, and to assist in the compilation of a more accurate estimate, refer to Elemental Costs of Buildings pages [25](#) to [42](#).

Costs exclude the Goods and Services Tax (G.S.T.).

1.0	ADMINISTRATION, CIVIC		PER	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
1.1	ADMINISTRATIVE								
1.1.1	ADMINISTRATION OFFICE, single storey, standard finishes, subdivisional partitioning, to offices, reception, amenities areas, air-conditioning	...	sqm	2445-2635	2095-2260	2600-2800	2395-2580	2445-2635	2485-2680
1.2	CIVIC								
1.2.3	CIVIC CENTRE, 300-500 CAPACITY - main hall suitable for cabarets, conventions, etc., ante-rooms, small kitchen, standard finishes, no air-conditioning	...	sqm	2120-2285	1980-2130	2205-2375	2115-2280	2160-2330	2155-2320
1.2.5	LIBRARY, SUBURBAN - single storey, good standard finishes, air-conditioning, excluding loose fittings	...	sqm	2650-2860	2270-2445	2860-3080	2635-2840	2610-2815	2655-2865
1.2.9	PUBLIC TOILETS - single storey, standard construction and basic finishes, male, female and handicapped areas	...	sqm	2735-2945	2545-2745	2880-3105	2670-2875	2800-3015	2800-3020
2.0	AGRICULTURAL								
2.1	FARM BUILDINGS								
2.1.1	BULK STORAGE SHED - steel framed with metal deck roof and metal clad walls to one end and two sides; no ground slab	...	sqm	275-295	215-230	250-265	225-240	270-290	255-275
2.1.2	BULK SUPERPHOSPHATE SHED - steel framed with sliding metal roof, plywood or cellulose fibre cement wall lining to one end and two side walls, reinforced concrete ground slab	...	sqm	480-515	375-405	425-460	400-430	450-485	445-475
2.1.3	HAY SHED, steel framed with metal deck roof; no ground slab :								
2.1.3.1	Open all round	...	sqm	195-210	155-165	175-190	155-170	200-215	185-200
2.1.3.2	50% metal clad enclosure walls	...	sqm	215-230	165-175	185-200	185-200	210-225	200-215

NOTE - ADD - COUNTRY LOADINGS
- REFER PAGE [27](#) FOR DETAILED ELEMENTAL BREAKDOWN OF ABOVE COSTS

2.0 AGRICULTURAL

				Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
2.0		PER							
2.1	FARM BUILDINGS (cont'd)								
2.1.4	MACHINERY SHED, steel framed with metal deck roof and metal clad walls, no ground slab :								
2.1.4.1	Open lean-to against adjoining building, with end walls only	...	sqm	145-155	125-130	135-150	125-130	145-160	145-155
2.1.4.2	Lean-to fully enclosed, sliding doors to long wall, windows to end walls	...	sqm	230-245	185-200	215-230	200-215	225-240	215-230
2.1.4.3	Freestanding, one long wall open	...	sqm	230-245	185-200	215-230	200-215	225-240	215-230
2.1.4.4	Freestanding, sliding doors to long wall, windows to end walls	...	sqm	260-280	205-220	230-245	215-230	255-275	240-260
	ADD extra for :								
2.1.4.5	Concrete ground slab	...	sqm	82.00	83.50	97.00	91.50	66.50	97.50
2.1.4.6	Electrical services	...	Note						
2.1.5	SHEARING SHED, steel framed with metal deck roof and metal clad walls, ventilated ridge, louvred windows, raised timber floor, internal yards and doors, ramps and loading platforms, sliding external doors	...	sqm	545-590	440-475	490-525	450-485	490-530	480-520
	ADD extra for :								
2.1.5.1	Electrical services	...	Note						
2.1.5.2	Fit-out in addition to internal yards	...	Note						

3.0 BANKS

3.1	SUBURBAN, SINGLE STOREY - standard finishes, air-conditioning, bank fittings	...	sqm	2755-2965	2680-2890	3090-3330	2960-3190	2755-2970	3065-3305
3.4	FIT-OUT ONLY :								
3.4.1	of lettable space (i.e. shell) to provide single level suburban bank including standard finishes, air-conditioning, bank fittings, amenities fittings	...	sqm	1930-2080	2010-2165	2080-2245	1825-1965	2050-2210	2100-2260

4.0 EDUCATIONAL**4.1 SCHOOLS (TEACHING)**

4.1.1	PRIMARY - single storey, standard finishes, buildings only, no air-conditioning	...	sqm	1775-1915	1555-1675	1855-2000	1620-1750	1470-1585	1660-1790
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6.0 HEALTH, ETC.**6.2 ANCILLARY**

6.2.1	CHILD CARE CENTRE - single storey, standard finishes, no air-conditioning, one playroom per ten children	...	sqm	1905-2055	1925-2075	2075-2240	1845-1985	1850-1995	1925-2075
		...	child	17150-18490	17330-18680	18690-20140	16590-17880	16660-17960	17340-18690
	ADD extra for :								
	External play areas or courtyards with enclosure walls	...	Note						
	Air-conditioning	...	Note						
6.2.2	FAMILY CENTRE - single storey, standard finishes, no air-conditioning, activity areas, small kitchen, etc.	...	sqm	1630-1755	1625-1750	1835-1980	1600-1720	1630-1755	1660-1790
6.2.3	GROUP PRACTICE SURGERY - single storey, standard finishes with consulting rooms, surgery, partial air-conditioning	...	sqm	2070-2230	2000-2155	2220-2390	1995-2150	2015-2170	2115-2280

7.0 TAVERNS, CLUBS, MOTELS**7.1 SUBURBAN**

7.1.1	TAVERN - single storey, standard construction and finishes, partial air-conditioning, excluding loose furniture	...	sqm	2815-3035	2595-2800	3035-3270	2765-2980	2775-2990	2880-3105
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NOTE - ADD - COUNTRY LOADINGS
 - REFER PAGE 14 FOR NOTES ON USE OF THESE COSTS
 - REFER PAGES 28 TO 30 FOR DETAILED ELEMENTAL BREAKDOWN OF ABOVE COSTS

ESTIMATING ELEMENTAL COSTS OF BUILDINGS

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This section is intended as a guide to the value of the various elements. The Total cost given is the approximate mean of the cost range for the respective buildings in the previous section BUILDING COSTS PER SQUARE METRE. Identical item numbers have been used for each section.

Refer page [14](#) for notes on what the costs given in BUILDING COSTS PER SQUARE METRE include and exclude.

The estimated costs within this section are those pertaining to SYDNEY, however the cost range of the other cities is given to FACILITATE ADJUSTMENT.

The breakdown into approximate elemental costs enables evaluation and adjustment of the figure used for initial feasibility studies.

For a more detailed assessment of the ELEMENTAL COSTS OF BUILDINGS, it will be necessary to refer to the sections on COMPARATIVE COSTS or DETAILED PRICES, where it is possible to more accurately evaluate the various elements.

Costs exclude the Goods and Services Tax (G.S.T.).

DEFINITION OF ELEMENTS

The following is a general and abridged description of the various components of the elements listed hereafter.

PRELIMINARIES	Normal Builders preliminaries i.e. plant and scaffolding, offices and sheds, hoardings and fences, temporary services, insurances, notices and fees.
SUBSTRUCTURE	The structurally sound and watertight base upon which to build, including excavation for foundations, piers, piles, column foundations, strip footings, foundation beams, foundation walls, hardcore filling; damp-proofing membranes; ground floor slab structures; subsoil drainage; ducts, pits and service tunnels; entrance steps, ramps and their finishes; structural screeds and toppings; all other work up to but excluding the lowest floor finish.
SUPERSTRUCTURE	<p>COLUMNS (Framed buildings) - The upright supports to upper floors and roof forming part of a framed structure, including internal and external columns from tops of columns to bases; column casings; all protective non-decorative coatings. Exclusions are portal frames (refer Roof); columns to non-framed (load bearing) structures (refer External or Internal Walls).</p> <p>UPPER FLOORS - Floor structures above that at the lowest level. All beams; concrete, precast and in situ floors; timber framed floors; structural screeds and toppings; overhangs and sunhoods integral with floors; steps and ramps in the one floor level; all protective non-decorative coatings.</p> <p>STAIRS - The structural connection between two or more floor levels together with associated finishes, including landings; ramps between floor levels; fire escapes; supporting framework; access ladders; spiral staircases; tread, riser, string and soffit finishes; balustrades and handrails.</p> <p>ROOF - To provide a structurally sound and watertight covering over the building including portal frames; roof construction; gable and other walls in roof spaces; parapet walls and roof balustrades; thermal insulation; rooflights; eaves, verges and fascias; rainwater goods; internal stormwater drainage runs; all protective non-decorative coatings.</p> <p>EXTERNAL WALLS - The vertical enclosure around the building other than Windows and External Doors from Substructure to Roof including structural walls; spandrel, curtain and window walls; external shop fronts; glazed screen walls; columns and isolated piers to non-framed (load bearing) structures; solar screen walls; plant room air flow screens; insulation to external walls; external finishes to columns, slab edges, beams, projecting overhangs and walls; exclusions are internal finishes to external walls and columns; walls in Roof; doors; sun protection to windows; beams integral with slabs (refer Upper Floors or Roof).</p> <p>WINDOWS - Openings in External Walls to provide light and ventilation including flyscreens; louvres; guard grilles; remote control gear; sun protection to windows; curtains, blinds, track and pelmets; window sills and linings; hardware; decoration. Exclusions are rooflights; window walls and glazed screens; solar screen walls; window cleaning equipment.</p> <p>EXTERNAL DOORS - The access ways into the building both for pedestrians and vehicles, including frames; linings; glazing; architraves; hardware; panels and highlights over; flydoors; roller shutters; garage doors; fire doors; grille and chain wire doors; gates; service cupboard doors and thresholds; decoration.</p> <p>INTERNAL WALLS - Permanent division of internal spaces into separate rooms or to enclose duct and other non-usable areas, including walls; internal columns and isolated piers to non-framed (load bearing) structures; part height solid walls glazed over to ceiling. Exclusions are Internal Screens and Borrowed Lights; wall finishes; works in Roof.</p> <p>INTERNAL SCREENS - To screen off or temporarily divide internal spaces into separate compartments and to allow the transfer of light through Internal Walls including office partitioning; glazed screens; internal shop fronts; fold away and operable walls; chain wire and grille screens; toilet partitions and screen walls; borrowed lights; balustrades and rails not associated with staircases; all finishes and decorations.</p> <p>INTERNAL DOORS - Passage ways through Internal Walls, internal screens and partitions and to provide access to service cupboards and ducts, including frames, linings; glazing; architraves; pelmets; hardware and door grilles; chain wire and grille doors; toilet doors; strong room doors; fire doors; roller shutters; service cupboard doors; duct access panels; fanlights and panels over and linings to blank openings; decoration.</p>
FINISHES	<p>WALL - To finish and decorate all interior faces of Columns, External Walls, and Internal Walls, including finishes to internal faces of external walls and columns; acoustic wall linings; extra costs involved for face bricks and off form concrete; splashbacks and dados. Exclusions are finishes to Internal Screens; skirtings and cornices; all external finishes to external walls and columns.</p> <p>FLOOR - To provide satisfactory finish to Upper Floors and Substructure for walking on, including all preparatory work and finishing; skirtings; screeds; timber floor finishes; dividing strips; mats and matwells; duct and pit covers; carpeting used as a permanent floor finish; timber and other finishes to concrete floors. Exclusions are structural screeds and toppings; landing and stair finishes; trafficable roof covering.</p> <p>CEILING - To finish and decorate all internal soffits of Upper Floors and Roof over rooms, including preparatory work; suspended false ceilings; proprietary suspended ceiling systems; acoustic ceiling linings; extra costs involved for off form concrete; ceiling manholes; framing to bulkheads and cornices. Exclusions are eaves soffits; stair and landing soffits.</p>
FITTINGS	<p>FITMENTS - To fit out the building with built-up fitments and fixed items included in the main contract, including benches; cupboards; shelving; racks; seats; counters; chalk-boards; notice boards; signs and name plates; coat rails and hooks; mirrors; wall hatches; daises and stages. Exclusions are loose furniture and furnishings; curtains and blinds; Special Equipment.</p> <p>SPECIAL EQUIPMENT - To provide items of equipment of unitary, commercially available type and/or a type not covered by other elements, including the likes of window cleaning, gymnasium, mortuary and photographic equipment; audio-visual aids; laboratory, laundry, kitchen and central sterile services department (C.S.S.D.) type equipment; dental and workshop equipment; boiling water units; laboratory stills; special black-out facilities; bed pan washers; linen and refuse disposal equipment; refrigerators and refrigerated drinking water coolers; incinerators; sanitary incinerators; circulating fans; specified Builders work in connection with this equipment. Exclusions are cool rooms and process cooling, fire fighting equipment; Sanitary Fixtures.</p>
SERVICES	<p>PLUMBING - To fit out the building with normal sanitary fixtures together with hot and cold water services and soil and waste plumbing systems together with all associated ancillaries. Exclusions are rainwater disposal systems and external services from the outside face of the building.</p> <p>MECHANICAL - Comprises air-conditioning, evaporative cooling, mechanical ventilation, specialist hospital services and the like, reticulated steam and hot water systems.</p> <p>FIRE - To detect and/or extinguish fires, including sprinklers and other automatic extinguishing systems; fire indicator board; manual and automatic fire alarm installations; fire fighting equipment; hydrant installations and hose reels and cupboards; hand appliances. Exclusions are fire doors and fire proofing.</p> <p>ELECTRICAL - To provide all light and power and emergency light and power, power outlets and light fittings, including main distribution board; sub-mains and distribution boards; emergency lighting systems; power sub-mains to mechanical equipment, etc.; systems such as telephone, internal telephone, public address, call, emergency warning and intercommunication, personal paging, clock and/or bell, TV antenna and closed circuit TV.</p> <p>TRANSPORTATION - To transport personnel and/or goods from floor to floor or area to area including all lifts, hoists and conveyor systems; escalators; all associated equipment and work other than structural building work.</p> <p>SPECIAL SERVICES - To provide services or installations not covered by other elements.</p>
EXTERNAL SERVICES	Covering sewer and stormwater drainage, water supply, etc. between and up to 3.0 metres from the outside face of the building.
CONTINGENCY	Being the contract contingency.

1.0 ADMINISTRATION, CIVIC

			1.1.1 Administration Office Single Storey		1.2.3 Civic Centre 300-500 Capacity		1.2.5 Library Suburban Single Storey		1.2.9 Public Toilets	
			\$/sqm	%	\$/sqm	%	\$/sqm	%	\$/sqm	%
PRELIMINARIES	...	...	283.00	10.9	235.00	10.5	282.25	10.2	304.50	10.5
SUBSTRUCTURE	...	...	129.50	5.0	144.00	6.4	129.50	4.7	124.25	4.3
SUPERSTRUCTURE										
Columns	...	...	-	-	18.00	0.8	-	-	-	-
Upper Floors	...	...	-	-	-	-	-	-	-	-
Staircase	...	...	-	-	-	-	-	-	-	-
Roof	...	...	287.25	11.1	260.25	11.6	295.75	10.7	212.25	7.3
External Walls )	...	...	359.75	13.9	445.50	19.9	425.00	15.4	473.00	16.3
Windows )	...	...						
External Doors	...	...	34.50	1.3	30.00	1.3	38.75	1.4	59.00	2.0
Internal Walls	...	...	74.75	2.9	100.50	4.4	70.00	2.5	130.50	4.5
Internal Screens	...	...	117.75	4.6	6.75	0.3	94.25	3.4	156.75	5.4
Internal Doors	...	...	29.50	1.1	44.25	2.0	23.75	0.9	58.75	2.0
FINISHES										
Wall	...	...	62.00	2.4	69.25	3.1	52.00	1.9	68.75	2.4
Floor	...	...	111.25	4.3	134.75	6.0	114.00	4.1	82.75	2.8
Ceiling	...	...	88.75	3.4	115.75	5.2	114.75	4.2	77.25	2.6
FITTINGS										
Fitments	...	...	78.50	3.1	73.75	3.3	155.75	5.6	77.25	2.6
Special	...	...	-	-	-	-	-	-	-	-
SERVICES										
Plumbing	...	...	174.75	6.8	171.50	7.7	119.75	4.4	903.50	31.0
Mechanical	...	...	437.00	16.9	81.75	3.6	486.00	17.6	-	-
Fire	...	...	44.25	1.7	39.50	1.8	43.75	1.6	-	-
Electrical	...	...	198.00	7.7	207.25	9.3	239.50	8.7	75.00	2.6
Transportation	...	...	-	-	-	-	-	-	-	-
Special	...	...	-	-	-	-	-	-	-	-
EXTERNAL SERVICES	...	...	9.75	0.4	6.25	0.3	6.25	0.2	33.75	1.2
CONTINGENCY	...	...	64.75	2.5	56.00	2.5	69.00	2.5	72.75	2.5
TOTAL (Mean cost - SYDNEY)			2585.00	100.0	2240.00	100.0	2760.00	100.0	2910.00	100.0
Cost Range :										
Adelaide	...	...	2445-2635		2120-2285		2650-2860		2735-2945	
Brisbane	...	...	2095-2260		1980-2130		2270-2445		2545-2745	
Canberra	...	...	2625-2825		2605-2805		3010-3245		-	
Darwin	...	...	2460-2660		2400-2580		2725-2985		-	
Hobart	...	...	2600-2800		2205-2375		2860-3080		2880-3105	
Melbourne	...	...	2395-2580		2115-2280		2635-2840		2670-2875	
Perth	...	...	2445-2635		2160-2330		2610-2815		2800-3015	
Sydney	2485-2680		2155-2320		2655-2865		2800-3020	

ESTIMATING COMPARATIVE COSTS

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EXPLANATORY NOTES :

This section is intended as a guide to the comparative unit costs of different design treatments within the various building elements so that, by selection or interpolation, elemental building costs can be obtained which specifically reflect the given sizes, proportions, etc. of any project.

The costs given are **all-up estimating costs**, i.e. they include allowance for labours, minor items and Builder's head office overheads and profit at approximately 7.5% (except for electrical and mechanical services at 5%).

The costs given have been set to reflect current sensible pricing levels with, where appropriate, an adjustment that reflects reasonable discounting of materials and reduction in margins.

Costs exclude the Goods and Services Tax (G.S.T).

SUBSTRUCTURE

	UNIT	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per \$	Syd. \$
The following site soil conditions have been assumed :							
Adelaide	- Clay						
Brisbane	- Clay						
Hobart	- Clay						
Melbourne	- Clay						
Perth	- Sand						
Sydney	- Clay						

FOUNDATION BEAMS

20 MPa concrete in foundation beam including reinforcement (75 kg/cum), formwork, excavation of equal depth, planking and strutting :

Foundation beams generally	...	cum	980.00	950.00	1115.00	1050.00	830.00	1210.00
----------------------------	-----	-----	--------	--------	---------	---------	--------	---------

Foundation beam size -

450mm wide x 600mm deep	...	m	266.00	258.00	303.00	285.00	225.00	327.00
450mm wide x 750mm deep	...	m	331.00	321.00	377.00	355.00	281.00	408.00
600mm wide x 750mm deep	...	m	394.00	378.00	449.00	419.00	338.00	478.00

COLUMN FOUNDATIONS

20 MPa concrete in column foundation including reinforcement (40 kg/cum), formwork, excavation of equal depth, planking and strutting

...	cum	780.00	760.00	865.00	840.00	610.00	970.00
-----	-----	--------	--------	--------	--------	--------	--------

ADD extra for :

Excavation twice depth of foundation	...	cum	100.00	113.50	125.00	99.00	48.50	98.00
--------------------------------------	-----	-----	--------	--------	--------	-------	-------	-------

STRIP FOOTINGS

20 MPa concrete in strip footing including two layers of trench mesh reinforcement, excavation of equal depth, planking and strutting

...	cum	455.00	435.00	535.00	475.00	405.00	510.00
-----	-----	--------	--------	--------	--------	--------	--------

ADD extra for :

Excavation twice depth of footing	...	cum	103.50	109.00	123.00	85.80	44.90	94.40
Formwork if required	...	Note						

GROUND SLABS

20 MPa concrete in ground slab including SL72 fabric reinforcement, formwork to edges, joints :

75mm thick	...	sqm	71.70	67.30	72.00	70.70	55.70	99.00
100mm thick	...	sqm	78.60	73.20	80.30	79.00	63.30	108.00
125mm thick	...	sqm	85.60	79.10	88.60	87.20	71.00	117.00
150mm thick	...	sqm	92.50	84.90	97.00	95.40	78.60	126.00

ADD extra for :

Clean sand filling	...	cum	75.90	68.30	85.40	60.90	27.80	74.50
Crushed rock filling	...	cum	119.50	89.30	141.00	96.60	77.70	89.30
Polythene underlay (orange)	...	sqm	5.00	5.15	5.35	5.25	5.60	5.55
Surface finishes, refer page 102	...	Note						
Termite control, refer page 103	...	Note						

RAFT SLABS

20 MPa concrete in raft slab including thickenings, reinforcement (75 kg/cum), formwork to edges, joints :

100mm thick	...	sqm	95.40	86.60	96.70	93.90	79.60	125.50
150mm thick	...	sqm	121.50	107.50	126.50	121.50	106.00	155.50

ADD extra for :

Allow as ground slabs above	...	Note						
-----------------------------	-----	------	--	--	--	--	--	--

TIMBER GROUND FLOOR FRAMING

Framing comprising 100 x 50mm joists at 450mm centres, 100 x 75mm bearers at 1800mm centres, stumps and foundations

...	sqm	83.10	91.70	108.50	63.60	83.70	86.30
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DETAILED PRICES

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DETAILED PRICES

The Detailed Prices are indicative average prices for reasonable quantities of work and would apply to projects in the \$300,000 - \$1,500,000 range and having average site conditions.

Prices, unless otherwise described, are for the completely installed item of work including sales tax and Builders' overheads and profit normally applying at the commencement of 2020. They do not include any special allowances such as those for site, structural and height, etc.

The prices in the Detailed Prices have been set to reflect current sensible pricing levels with, where appropriate, an adjustment that reflects discounting of materials.

No allowance has been included in the prices of the respective trade sections for Builder's Preliminaries items such as site establishment, supervision, large plant, craneage, scaffolding, temporary services, notices and fees, insurances, etc., whilst the prices for the various trades and services sections include allowance for their own minor Preliminaries items (i.e. small tools and hand plant and supervision), separate provision must be made for Builder's Preliminaries items as previously described in order to arrive at a realistic total cost.

As prices can differ appreciably because of the nature and specific requirements of each particular contract, it is not recommended that they be used for quotations without checking in detail the requirements of the contract.

In these Detailed Prices the allowance for Builders' head office overheads and profit normally applying at the commencement of 2021 :

Electrical and Mechanical services	5%
All other trades and services	7.5%

Refer page [269](#) for the wage rates used in the price build up of the various trade sections of these Detailed Prices.

Costs exclude the Goods and Services Tax (G.S.T.).

All trademarks, service marks and trade names listed within Rawlinsons Construction Cost Guide remain at all times the "Marks" of their respective owner and are protected by Australian Trademark Laws.

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DETAILED PRICES

CONCRETE WORK

BASE PRICES

			Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
	UNIT							
Concrete, delivered to site :								
20 MPa	... cum		173.00	140.00	203.50	195.00	180.00	214.00
25 MPa	... cum		179.00	155.00	211.50	200.00	185.00	220.00
32 MPa	... cum		187.00	160.00	219.00	210.00	192.00	228.00
ADD extra for :								
Cartage in excess of 20km	... cum		3.00	2.80	1.85	3.00	2.75	3.00
Loads less than 3.5 cum (average)	... cum		40.00- 45.00	75.00	50.00	40.00- 80.00	45.00	95.00
Reinforcement :								
Deformed (Y) bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire	... t		1820.00	1450.00	1850.00	1580.00	1575.00	1785.00
ADD extra for :								
Placing and fixing in position	... t		900.00	670.00	1150.00	950.00	900.00	960.00
Fabric, supply only, full sheets -								
RL/RF1118	... sqm		14.55	11.78	19.92	16.60	15.31	22.79
RL/RF1018	... sqm		12.25	9.12	16.38	13.65	12.46	17.99
RL/RF918	... sqm		10.40	8.58	13.86	11.55	10.82	15.14
RL/RF818	... sqm		8.80	7.25	11.22	9.35	9.16	10.98
RL/RF718	... sqm		7.50	6.23	10.38	8.65	7.88	11.01
SL/RF81	... sqm		11.75	9.31	16.38	13.65	10.71	13.94
SL/RF102	... sqm		8.95	7.22	12.60	10.50	8.16	10.91
SL/RF92	... sqm		7.40	5.76	9.72	8.10	6.06	8.19
SL/RF82	... sqm		5.85	4.65	6.30	5.25	4.78	6.41
SL/RF72	... sqm		4.70	3.82	6.30	5.25	3.92	5.10
SL/RF62	... sqm		3.70	3.06	5.04	4.20	3.10	4.03
SL/RF52	... sqm		2.40	2.02	3.42	2.85	2.51	2.19
SL/RF42	... sqm		-	-	-	-	1.78	-

CONCRETE

Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position and curing, as well as an allowance for wastage and loss during handling and placing. Refer page [111](#) for additional allowances to be made for pumping, samples and testing

	...	Note						
20 MPa CONCRETE								
Blinding layer, 50mm thick	... cum		253.00	212.00	343.00	348.00	324.00	378.00
Foundation beams	... cum		248.00	236.00	286.00	284.00	261.00	309.00
Column or pier foundation	... cum		253.00	240.00	291.00	286.00	263.00	311.00
Strip footing	... cum		264.00	240.00	296.00	286.00	263.00	311.00
Raft slab and thickenings	... cum		254.00	214.00	304.00	301.00	280.00	328.00
Ground slabs and thickenings	... cum		257.00	217.00	308.00	305.00	283.00	332.00
Suspended slab	... cum		257.00	214.00	304.00	301.00	280.00	328.00
Walls	... cum		362.00	253.00	314.00	310.00	291.00	337.00
Columns	... cum		362.00	263.00	341.00	343.00	319.00	372.00
Attached beams	... cum		306.00	214.00	301.00	300.00	276.00	327.00
Stairs and landings	... cum		334.00	252.00	341.00	343.00	319.00	372.00
Filling :								
Piers	... cum		552.00	535.00	574.00	598.00	560.00	645.00
Cores	... cum		565.00	535.00	624.00	648.00	606.00	697.00
Lintel blocks	... cum		565.00	535.00	624.00	598.00	560.00	645.00

DETAILED PRICES

GLAZING

Prices are based on average pane sized up to 2.4sqm and on glazing to metal or wood with beads and mastic or neoprene strips

UNIT	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
... Note						
... Note						
... Note						

Prices are for site glazing. For shop glazing discounting of glass could reduce the prices by 10/35%

Glazing to metal or wood with putty - Ddt \$2.50/sqm

CLEAR FLOAT GLASS

Glazing to metal or wood :

3mm	...	sqm	96.00	95.00	110.00	97.00	98.00	100.00
4mm	...	sqm	106.00	105.00	117.00	105.00	110.00	109.00
5mm	...	sqm	119.00	116.00	136.00	121.00	122.00	122.00
6mm	...	sqm	124.00	121.00	140.00	125.00	129.00	125.00
8mm	...	sqm	164.00	163.00	187.00	165.00	168.00	168.00

Tinted, refer to Solar Control Glass

... Note

FIGURED ROLLED GLASS

Glazing to metal or wood :

White -								
3mm	...	sqm	105.00	104.00	119.00	105.00	110.00	109.00
5mm	...	sqm	114.00	113.00	132.00	116.00	121.00	117.00
6mm	...	sqm	123.00	121.00	142.00	125.00	127.00	126.00

Amber, bronze, grey -

3mm	...	sqm	123.00	119.00	142.00	125.00	127.00	126.00
5mm	...	sqm	141.00	139.00	162.00	142.00	143.00	144.00
6mm	...	sqm	153.00	147.00	174.00	151.00	150.00	155.00

WIRED GLASS

Glazing to metal or wood :

White obscure, 6mm	...	sqm	167.00	152.00	175.00	155.00	160.00	160.00
Coloured obscure, 6mm	...	sqm	193.00	185.00	212.00	187.00	191.00	190.00
Clear plate, 6mm	...	sqm	235.00	226.00	263.00	230.00	238.00	238.00

LAMINATED GLASS

Glazing to metal or wood :

Clear float -								
6.38mm	...	sqm	219.00	220.00	255.00	222.00	218.00	223.00
10.38mm	...	sqm	310.00	305.00	353.00	320.00	318.00	325.00
12.38mm	...	sqm	322.00	327.00	377.00	330.00	321.00	337.00

Cyclone, 14mm clear

...	sqm	602.00	618.00	689.00	609.00	623.00	621.00
-----	-----	--------	--------	--------	--------	--------	--------

Tinted, refer Solar Control Glass

... Note

TOUGHENED GLASS

Glazing to metal or wood :

Clear float -								
4mm	...	sqm	235.00	222.00	266.00	233.00	239.00	235.00
5mm	...	sqm	254.00	241.00	275.00	250.00	257.00	253.00
6mm	...	sqm	272.00	270.00	312.00	273.00	278.00	276.00

Tinted, refer Solar Control Glass

... Note

SOLAR CONTROL GLASS

Glazing to metal or wood :

FLOAT GLASS

Heat absorbing :

4mm bronze and grey	...	sqm	129.00	123.00	144.00	126.00	130.00	127.00
5mm bronze and grey	...	sqm	135.00	130.00	151.00	133.00	135.00	137.00
6mm bronze and grey	...	sqm	145.00	139.00	161.00	141.00	142.00	146.00
6mm green	...	sqm	151.00	145.00	170.00	148.00	150.00	153.00

Heat absorbing, reflective :

3mm bronze (Solarcool)	...	sqm	148.00	142.00	165.00	145.00	148.00	150.00
6mm bronze (Solarcool)	...	sqm	200.00	195.00	220.00	195.00	201.00	201.00

ELECTRICAL SERVICES

UNIT Adel. Bris. Hob.
Mel. Per. Syd.
\$

MAINS POLE, fabricated from GWP, installed in position including concrete base

100mm dia. HDG steel pole	...	Each	690.00-850.00
125mm dia. HDG steel point of attachment pole with goose neck and cross arm	...	Each	1,410.00-1,700.00

RAISER BRACKET, range of size and type available

Single phase type	...	Each	158.00-230.00
Three phase type	...	Each	210.00-285.00

CONSUMER MAINS

Allow for costs and charges associated with the provision of Supply Authorities equipment e.g. cabinets, link frames, pole fuses, transformer compounds, substation construction, cable ducts, trenches, incoming cables, conduits and draw-in pits, etc., as required : Liaise with local supply authority

... Note

Prices include conduit, cable, etc.

... Note

63A single phase :

Underground (eg house mains)	...	m	31.00-41.00
For overhead supply (eg house mains)	...	m	14.50-30.00

32A three phase :

Underground (eg large house mains)	...	m	34.50-50.00
For overhead supply (eg large house mains)	...	m	13.50-36.50

100A three phase :

Underground (eg Small school mains)	...	m	56.00-84.00
-------------------------------------	-----	---	-------------

200A three phase :

Underground (eg MAINS for block of units)	...	m	120.00-176.00
---	-----	---	---------------

SUBMAINS, CONDUIT, CABLE, ETC.

(For runs not exceeding approximately 50m in length)

25A single phase :

Underground (e.g. to outbuilding of house)	...	m	29.00-42.00
--	-----	---	-------------

32A three phase :

Under building (eg to Small warehouse subboard)	...	m	36.00-53.00
---	-----	---	-------------

50A three phase :

Underground (eg to distant subboard)	...	m	39.50-58.00
--------------------------------------	-----	---	-------------

80A three phase :

Underground (eg to distant subboard)	...	m	58.00-88.00
--------------------------------------	-----	---	-------------

CUSTOM BUILT SWITCHBOARDS

MSB For Home Units :

3 to 6 units	...	Sum	1,215.00-2,950.00
6 to 15 units	...	Sum	2,250.00-4,300.00
15 to 25 units	...	Sum	3,300.00-7,000.00

MSB for Factory :

Light load	...	Sum	2,050.00-5,800.00
Medium load	...	Sum	6,000.00-13,750.00

MSB for Office Building :

Small	...	Sum	8,200.00-15,750.00
-------	-----	-----	--------------------

PROPRIETARY (OFF THE SHELF) SWITCHBOARDS

Circuit breakers and switches are listed separately

... Note

Domestic style proprietary switchboards, installed, connected to circuits. A broad range is available, for example :

Sheet metal cabinet (meterbox type), built in, with meter / consumer sections and capacity for -

18 mcb modules only (no space for meters)	...	Sum	130.00-194.00
Two meters and 24 mcb modules	...	Sum	245.00-355.00
Four meters and 36 mcb modules	...	Sum	410.00-600.00
Two meters & 24 mcb modules section and gas section	...	Sum	500.00-720.00

DETAILED PRICES

MECHANICAL SERVICES

Unit
Adel. Bris. Hob.
Mel. Per. Syd.
\$

SOLID FUEL HEATERS

Prices include standard installation and flue	...	Note	
Log burning slow combustion stove type heater with large heat resistant glass panel door :			
Free standing type to suit single room	...	Sum	1,470.00-3,150.00
Fireplace type to suit single room (excluding brick hearth)	...	Sum	2,100.00-3,600.00

GAS HEATERS

Prices include standard installation and flue where required	...	Note	
Log and embers fire place with heat resistant viewing glass door (30 MJ/8.3kW or 28000 BTU/hr)	...	Sum	2,850.00-6,000.00
Overhead radiant heater, mounted 2.5metres (minimum) above floor :			
12 MJ (3.4kW or 11000 BTU/hr) -			
Manual, cord operated	...	Sum	650.00-720.00
Automatic, 240V operated	...	Sum	910.00-1,000.00
24 MJ (6.7kW or 23000 BTU/hr) -			
Manual, cord operated	...	Sum	710.00-790.00
Automatic, 240V operated	...	Sum	1,035.00-1,125.00
35 MJ (9.7kW or 33000 BTU/hr) -			
Manual, cord operated	...	Sum	880.00-970.00
Automatic, 240V operated	...	Sum	1,185.00-1,305.00
48 MJ (13.3kW or 46000 BTU/hr) -			
Manual, cord operated	...	Sum	1,155.00-1,260.00
Automatic, 240V operated	...	Sum	1,320.00-1,440.00
ADD extra for :			
Durable decorative outer case	...	Sum	194.00-230.00
Floor mounted radiant heater with fan assistance :			
25 MJ (6.9kW or 24000 BTU/hr) -			
Unflued, console type	...	Sum	1,095.00-1,185.00
Flued, inbuilt type	...	Sum	1,550.00-1,750.00
33 MJ (9.2kW or 31000 BTU/hr) -			
Flued, console type	...	Sum	1,750.00-1,975.00
Wall furnace convection heater with fan assistance, time switch and thermostatic control - surface mounted console type with concealed flue :			
26 MJ (7.2kW or 25000 BTU/hr) -			
Manual	...	Sum	1,925.00-2,200.00
Automatic	...	Sum	2,050.00-2,350.00
40 MJ (11.1kW or 38000 BTU/hr) -			
Manual	...	Sum	2,100.00-2,400.00
Automatic	...	Sum	2,250.00-2,550.00
Portable type heater with flexible hose and bayonet connector :			
15 MJ (4.2kW or 14000 BTU/hr)	...	Each	870.00-1,035.00
18 MJ (5 kW or 17000 BTU/hr)	...	Each	900.00-1,080.00
21 MJ (5.8kW or 20000 BTU/hr)	...	Each	910.00-1,095.00
25 MJ (6.9kW or 24000 BTU/hr)	...	Each	940.00-1,125.00
ADD extra for :			
Non-standard installation, gas connection, power outlet and electrical control circuit (for automatic overhead heaters)	...	Note	
Outdoor heater (4.5m radius) including gas bottle	...	Each	540.00-740.00

EVAPORATIVE COOLING UNITS

Prices include standard installation	...	Note	
Single phase :			
6000 cum/hr (or 1700 L/s)	...	Sum	2,400.00-2,500.00
8000 cum/hr (or 2200 L/s)	...	Sum	2,650.00-2,850.00
10000 cum/hr (or 2800 L/s)	...	Sum	3,300.00-3,500.00
12000 cum/hr (or 3300 L/s)	...	Sum	3,900.00-4,000.00

LABOUR CONSTANTS

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LABOUR CONSTANTS

The labour constants given are for the major items of on-site works for which prices are given in the Detailed Prices section i.e. they relate to works of projects in the \$250,000 to \$1,500,000 range.

An examination of the Detailed Prices indicates that, in certain instances, considerable variation can occur in the constants for the respective cities. This can sometimes be due to the differing output of Sub-Contractor's labour compared with the labour employed directly by the Contractor or to the established labour factors of a particular city.

In using the constants, it must be appreciated that each Contractor will have his own opinion as to what the constant should be on variables such as the type of job, site conditions, location and scope for mechanical plant use. For these reasons, the following constants are intended as an average guide only.

EXCAVATION	Tradesman Labourer			CONCRETE WORK (cont'd)	Tradesman Labourer		
	UNIT	Hours	Hours		UNIT	Hours	Hours
EXCAVATION AND BACKFILLING				JOINTS			
Hand excavation in :				Keyed construction joint in :			
Trenches N/E 1.00m deep -				150mm slab	...	m	0.30
in sand	...	cum	1.40	200mm slab	...	m	0.35
in medium soil	...	cum	2.25				
in heavy soil	...	cum	3.25	Expansion joint in :			
Loading and removal -				150mm slab	...	m	0.50
in sand	...	cum	0.60	200mm slab	...	m	0.60
in medium soil	...	cum	0.80	150mm wall	...	m	0.60
in heavy soil	...	cum	1.00	200mm wall	...	m	0.70
Wheel N/E 50.00m, spread and level	...	cum	1.00				
Backfilling and compaction	...	cum	0.60	WATERSTOPS			
Machine excavation and backfilling in :				Double bulb waterstop, cast in, excluding angles and intersections :			
Trenches N/E 1.00m deep in medium soil	...	cum	*0.20	150mm wide	...	m	0.25
				200mm wide	...	m	0.275
*ADD				SURFACE FINISHES			
Backhoe + operator - 0.20 hours/cum				Broomed finish	...	sqm	0.12
F/E loader + operator - 0.08 hours/cum							
Tipper + operator - 0.10 hours/cum				Monolithic finish :			
Vibrating plate - 0.10 hours/cum				Hand trowel	...	sqm	0.15
				Machine trowel	...	sqm	0.08
SURFACE TREATMENTS				FORMWORK			
Compaction of :				Constants assume five uses, where the number of uses is less, the constants should be adjusted by :			
Trenches, pits and the like	...	sqm	0.08	Four uses + 2.5%			
Ground under slabs	...	sqm	0.05	Three uses + 6.0%			
Level and grade surface	...	sqm	0.05	Two uses + 12.5%			
MEMBRANES				One use + 20.0%	...	Note	
Plastic film underlay	...	sqm	0.05	Sides of column or pier foundation :			
				Class 5	...	sqm	0.60 0.20
CONCRETE WORK				Sides of strip footing :			
CONCRETE				Class 5	...	sqm	0.60 0.20
Unreinforced readymixed concrete placed in :				Soffit of suspended slab :			
Blinding layer 50mm thick	...	cum	2.00	Class 2	...	sqm	1.00 0.33
Column and pier foundations	...	cum	0.90	Class 3	...	sqm	0.85 0.28
Strip footings	...	cum	0.90	Class 4	...	sqm	0.80 0.27
Machine bases	...	cum	1.70	Sides of wall :			
Plinths, kerbs and steps	...	cum	1.70	Class 2	...	sqm	1.05 0.35
Cavity wall filling	...	cum	2.70	Class 3	...	sqm	0.96 0.32
				Class 4	...	sqm	0.85 0.28
Reinforced readymixed concrete placed :				Sides of column :			
Column and pier foundation	...	cum	0.90	Class 2	...	sqm	1.40 0.47
Strip footings	...	cum	0.90	Class 3	...	sqm	1.30 0.43
Slabs and thickenings on fill	...	cum	1.25	Class 4	...	sqm	1.25 0.42
Suspended slabs 150/200mm thick	...	cum	1.25	Sides of attached beam :			
Walls 150/200mm thick	...	cum	1.45	Class 2	...	sqm	1.05 0.35
Columns	...	cum	2.00	Class 3	...	sqm	0.95 0.32
Attached beams	...	cum	1.25	Class 4	...	sqm	0.85 0.28
Isolated beams	...	cum	2.00	Soffits of stairs and landings :			
Stairs and landings	...	cum	2.00	Class 2	...	sqm	1.45 0.48
Lintels	...	cum	3.50	Class 3	...	sqm	1.35 0.45
Filling -				Class 4	...	sqm	1.25 0.42
Piers	...	cum	6.00				
Cores of hollow blocks	...	cum	6.50				
Lintel blocks	...	cum	6.00				

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BUILDING PRICE INDICES

These Building Price Indices are applicable to projects/buildings **worth in excess of \$500,000** at current levels. The information is based on historical data prepared over the years by the individual firms of the Rawlinsons Group and is intended as a guide to the effect on building costs brought about by periodic variations in the rates of labour and materials as well as reflecting the cost effect of building activity and resource availability (i.e. market competition) at any time. For projects of lesser value than \$500,000 this information can be taken as no more than an approximate guide, there being no indices prepared for work in this cost category.

The indices are not valid for project homes whatever their value or for residential and commercial/industrial projects of less than \$250,000, or remote country works.

The indices do not reflect the relative cost differential of the various cities.

The Building Price Index is base dated to 2011-2012 to bring it inline with ABS Consumer Price Index.

PERIOD YEAR		BUILDING PRICE INDEX							
		ADEL	BRIS	CAN	DWN	HOB	MEL	PER	SYD
JUNE 30	1974	12.90	11.40	12.85	12.68	12.65	12.70	8.52	12.23
	1975	15.09	12.72	13.81	18.24	15.58	12.68	10.43	12.81
	1976	17.73	15.69	14.31	21.11	15.58	13.12	12.76	13.46
	1977	19.43	17.03	14.60	17.43	15.73	13.94	14.13	13.83
	1978	20.75	17.50	15.54	18.51	17.74	15.42	15.34	14.87
	1979	21.46	18.50	17.67	20.02	18.67	16.42	16.42	16.77

March 31
June 30
Sept 30
Dec 31

March 31
June 30
Sept 30
Dec 31

ANTICIPATED BUILDING PRICE ADJUSTMENT, 2021

Prices given in the book are those ruling at the commencement of 2021 with an index of 100.00. To update prices refer to the following, which is a prediction of tender levels taking into account anticipated market conditions.

	31 DEC 20	31 MAR 21	30 JUNE 21	30 SEPT 21	31 DEC 21
Adelaide					
Brisbane					
Canberra					
Darwin					
Hobart					
Melbourne					
Perth					
Sydney					

• Base - HOBART 100



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