



Rider
Levett
Bucknall

**RIDERS
DIGEST
2016**

MELBOURNE,
AUSTRALIA

EDITION

Instant cost data on the spot

Rider Levett Bucknall smartphone app

The fastest way to get the
latest construction cost
information right at your
fingertips



Intelligence



www.rlb.com/app



RIDERS DIGEST **44TH 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.

For further information and feedback contact:

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

Telephone: (03) 9690 6111
Facsimile: (03) 9690 6577

A.B.N. 28 006 699 476
Website: www.rlb.com

Contact: John Cross
Oceania Research &
Development Manager

Email: john.cross@au.rlb.com

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 2015 (unless stated differently). All figures are rounded and exclude GST.

CONTENTS

PROFESSIONAL SERVICES

Introduction	6
Cost Consultancy Services	7
Advisory and Research	8

INTERNATIONAL CONSTRUCTION

Building Costs	10
Escalation	14

AUSTRALIAN CONSTRUCTION

Building Costs	16
Building Services Costs	20
Tender Price Index	24
Tender Price Index Trends	26
Relativities Matrix	27
2016 RDO Calendar	28
Regional Indices	30
Definitions	31

CONSTRUCTION

Building Services Costs	34
Unit Costs	38
Office Fitout Costs	39
Hotel Furniture, Fittings & Equipment Costs	40
Recreational Facilities Costs	41
Demolition Costs	43
Siteworks Costs	44

DEVELOPMENT

Land Values	46
Rents & Yields	47
Rental Rates	48
Stamp Duties	49
Land Tax	50
Planning - Car Parking	51
Vertical Transportation	52
Construction Work Done	55
Office Sector Data	59
Retail Sector Data	62
Industrial Sector Data	64

BENCHMARKS

Office Building Efficiencies	66
Labour and Materials Trade Ratios	67
Reinforcement Ratios	68
Progress Payment Claims	69
Kitchen Equipment	70
Common Industry Acronyms	72
Method of Measurement of Building Areas	73

ASSETS & FACILITIES

Sustainability and Quality	78
Management Standards	79
Useful Life Analysis	80
Outgoings	81
Essential Safety Measures	82
Capital Allowances (Tax Depreciation)	83

OFFICES

Oceania	86
Africa	87
Middle East	87
United Kingdom	88
Asia	88
Americas	91

CALENDARS

Public Holidays in Australia	94
Calendars 2015 - 2018	95



RIDERS DIGEST

44TH EDITION

ACKNOWLEDGEMENTS

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

Property Council of Australia

Measurement of Net Lettable Area.

Savills Research

Land Values, Rent and Yields, Rental Growth, Sector Data.

Colliers International – NT

Northern Territory land values and yields.

McCartney Taylor Dimitroff Pty Ltd

Kitchen Equipment.

WSP Structures

Reinforcement Ratios.

PROFESSIONAL SERVICES

- 6 Introduction
- 7 Cost Consultancy Services
- 8 Advisory
- 8 Research

INTRODUCTION

RIDER LEVETT BUCKNALL

Rider Levett Bucknall (RLB) is an independent global consultancy practice with a commitment to delivering high quality outcomes through advice focused on cost, quality and sustainability within property, infrastructure, construction and facilities.

RLB offers a comprehensive range of complementary cost consultancy, project management and advisory services from conception, through the design and construction and operational performance of facilities to their eventual disposal or reuse. Our clients have rapid access to the latest industry intelligence and innovations, which serve to enhance value and mitigate risk. We provide expert time management of the relationship between value, time and cost from inception to completion.

RLB can trace their origins in Australasia back to the United Kingdom in 1785, when Henry Cooper, the son of a master carpenter, founded a firm of Quantity Surveyors in Reading, England. Rider Hunt commenced practice as Quantity Surveyors in the early 1900s when J. Rider Hunt purchased Henry Cooper & Son practices in London.

Tracing its roots, the firm has a long and proud history of offering an extensive range of cost consultancy and advisory services and delivering award-winning landmark projects.

For over 230 years, RLB has been at the forefront of innovation by embracing global best practice and using local knowledge to deliver full property solutions for clients across a number of sectors.

In Australia, RLB was first established as Rider Hunt in 1949 in Melbourne with a second office in Sydney in 1954. The strength of these offices continued with the post war boom and expanded as new offices and partnerships were established throughout Australia and New Zealand.

Now with over 3,600 professionals in more than 120 offices across Asia, Europe, the Middle East, Africa, the Americas and Oceania, RLB offers clients access to the highest quality expertise supported by a depth of knowledge and experience few firms can rival.

RLB conducts research and publishes its findings across a wide range of key issues that impact the economics of the built environment.

One such publication is the Riders Digest. First issued in 1973, the Riders Digest is an annual compendium of regional and international industry information.

COST CONSULTANCY SERVICES

RLB specialises in all aspects of cost consultancy and quantity surveying services throughout the lifecycle of a project. Our expertise includes construction cost estimating and cost management, production of bills of quantities, tender and contract documents and financial administration of building contracts.

Services offered by RLB include:

Cost Planning and Estimating Services

- Preliminary construction cost estimates
- Estimates of building services cost
- Preparation of feasibility studies
- Evaluation of design concepts and specifications
- Procurement methods and forms of contract
- Project escalation factors
- Detailed estimates of construction cost
- Value engineering

Tendering and Documentation

- Strategic advice on methods of project procurement and tendering
- Pre-qualification of contractors for tendering
- Bills of Quantities
- Pre tender estimates
- Calling of tenders and/or negotiation of prices
- Tender evaluation reports

Post-Contract Services

- Preparation of valuations for progress claims
- Contract cost management and administration
- Schedules of forecasted cash flow
- Valuation of project variations
- Valuation and resolution of financial (time and cost) claims
- Defect management and resolution
- Resolution of final variations and contractor claims
- Preparation of final accounts

Other Services

- Independent certifier role
- Financier certification
- Escalation forecasting
- Project risk management
- Construction market research

ADVISORY AND RESEARCH

ADVISORY

Asset Advisory

- Total asset management planning
- Whole of life planning and cost benefit analysis
- RELifing and repositioning of existing assets
- Sustainability and environmental issues

Facilities Consultancy

- Capital expenditure forecasts and life cycle costs
- Facilities audit and operational performance review
- Building Quality Assessment and benchmarking

Building Surveying

- Condition / dilapidation surveys
- Tenancy "make good" reinstatements
- Building conservation and heritage

Property Taxation

- Capital allowances / tax depreciation schedules
- Inventories / asset registers
- Advice on tax legislation impact assessment

Risk Mitigation and Due Diligence

- Acquisition, disposal and outsourcing issues
- Insurance building replacement cost
- Project risk assessment and analysis

Procurement Strategies

- Needs analysis and brief defunction
- PPP's and own vs lease options
- Contractual arrangement

Litigation Support

- Arbitration & mediation
- Claims negotiation
- Expert witness

RESEARCH

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

INTERNATIONAL CONSTRUCTION

10 Building Costs

14 Escalation

INTERNATIONAL CONSTRUCTION BUILDING COSTS

All costs are stated in local currency as shown below, as at Fourth Quarter 2015.

Refer to www.rlbintelligence.com for updates.

LOCATION /CITY	LOCAL CURRENCY	COST PER M ²			
		OFFICE BUILDING			
		PREMIUM OFFICES		GRADE A	
		LOW	HIGH	LOW	HIGH
AMERICAS					
BAHAMAS	USD	2,495	4,455	2,335	3,270
BOSTON	USD	2,155	3,015	1,885	2,635
DENVER	USD	1,505	2,420	1,075	1,615
HONOLULU	USD	2,745	5,060	2,315	3,820
LAS VEGAS	USD	1,505	3,070	1,130	2,045
LOS ANGELES	USD	2,155	3,230	1,505	2,260
NEW YORK	USD	2,205	3,765	1,940	2,905
PHOENIX	USD	1,505	2,585	1,075	1,720
SEATTLE	USD	1,775	2,205	1,240	1,720
ASIA					
BEIJING	RMB	7,650	12,600	7,150	10,800
GUANGZHOU	RMB	7,200	11,500	6,650	10,050
HO CHI MINH CITY	VND ('000)	23,392	33,646	19,950	24,971
HONG KONG	\$HKD	22,500	33,500	19,200	26,000
JAKARTA	RP ('000)	9,648	13,200	6,670	10,620
SHANGHAI	RMB	7,400	11,650	6,600	10,050
SINGAPORE	SGD	2,700	4,000	2,100	3,000
EUROPE					
AMSTERDAM	EUR	1,300	1,650	950	1,400
BRISTOL	GBP	1,960	2,580	1,580	2,370
DUBLIN	EUR	1,800	2,000	1,600	1,800
LONDON	GBP	2,396	3,120	1,975	3,077
MANCHESTER	GBP	1,907	2,501	1,646	2,470
PARIS	EUR	1,295	1,306	2,434	2,745
MIDDLE EAST					
ABU DHABI	AED	5,800	7,000	4,700	6,600
DUBAI	AED	5,800	7,000	4,700	6,600
DOHA	QAR	6,500	8,500	6,100	8,200
OCEANIA					
ADELAIDE	AUD	2,600	3,850	2,100	3,250
AUCKLAND	NZD	3,000	4,200	2,500	3,800
BRISBANE	AUD	2,600	4,000	2,000	3,000
CANBERRA	AUD	3,194	4,141	2,590	3,267
CHRISTCHURCH	NZD	3,700	4,800	3,150	4,200
DARWIN	AUD	3,000	4,100	2,350	3,750
GOLD COAST	AUD	2,450	4,000	1,900	3,000
MELBOURNE	AUD	3,000	3,750	2,325	2,900
PERTH	AUD	3,150	4,770	2,575	3,740
SYDNEY	AUD	3,250	4,600	2,400	3,450
WELLINGTON	NZD	2,940	3,360	2,310	2,625

N/P: Not published

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

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

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

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

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

COST PER M ²					
RETAIL				RESIDENTIAL MULTI STOREY	
MALL		STRIP SHOPPING		LOW	HIGH
LOW	HIGH	LOW	HIGH		
1,635	2,830	1,520	2,390	1,410	4,565
1,290	2,260	970	1,560	1,455	3,500
860	1,400	700	1,345	645	3,765
1,990	4,735	1,670	4,145	1,830	7,320
1,240	5,165	700	1,560	755	4,305
1,345	3,015	1,075	1,720	1,615	3,335
1,505	2,690	1,240	1,720	1,505	3,765
1,130	1,775	755	1,345	970	4,305
1,240	2,155	1,025	1,455	1,075	2,530
8,400	12,850	7,400	11,550	4,050	6,150
8,200	11,700	7,100	10,650	3,800	5,700
18,877	25,131	N/P	N/P	14,985	22,719
22,600	28,700	19,300	25,000	21,100	36,500
6,520	8,515	N/P	N/P	6,430	9,986
7,950	12,300	6,900	11,050	3,650	5,800
2,200	3,400	N/P	N/P	2,000	3,200
750	950	600	800	850	1,350
2,700	3,800	860	1,625	1,700	2,400
1,900	2,100	1,000	1,200	1,400	1,600
3,195	4,491	1,026	1,922	2,008	2,785
2,678	3,762	854	1,615	1,636	2,292
1,538	2,314	1,198	1,538	2,338	2,466
4,100	6,500	N/P	N/P	4,500	6,500
4,100	6,500	N/P	N/P	4,500	6,500
5,300	6,500	N/P	N/P	6,500	7,800
1,550	2,850	1,300	1,825	2,250	3,550
1,900	2,600	1,100	1,600	2,600	3,800
2,300	3,100	1,100	1,600	2,000	3,200
2,195	3,080	1,175	1,936	2,653	3,850
1,650	2,200	N/P	N/P	N/P	N/P
1,700	2,550	1,200	2,050	2,010	2,650
2,150	3,100	1,050	1,600	1,758	3,200
2,025	3,000	1,060	1,550	2,200	3,500
2,300	2,800	1,025	2,565	2,230	3,830
1,800	3,750	1,400	1,800	2,350	4,350
1,300	1,800	N/P	N/P	2,625	3,360

INTERNATIONAL CONSTRUCTION BUILDING COSTS

All costs are stated in local currency as shown below, as at Fourth Quarter 2015.

Refer to www.rbintelligence.com for updates.

LOCATION /CITY	LOCAL CURRENCY	COST PER M ²			
		HOTELS			
		3 STAR		5 STAR	
		LOW	HIGH	LOW	HIGH
AMERICAS					
BAHAMAS	USD	1,530	4,885	2,725	7,070
BOSTON	USD	1,720	2,690	2,690	4,305
DENVER	USD	1,130	1,775	1,990	3,015
HONOLULU	USD	3,120	5,220	4,950	7,160
LAS VEGAS	USD	1,290	2,420	3,500	5,005
LOS ANGELES	USD	2,155	2,960	3,230	4,845
NEW YORK	USD	1,990	2,850	3,445	5,115
PHOENIX	USD	1,505	1,940	2,475	4,305
SEATTLE	USD	1,505	1,940	1,990	2,960
ASIA					
BEIJING	RMB	9,700	12,450	13,000	17,200
GUANGZHOU	RMB	9,600	11,700	13,000	16,800
HO CHI MINH CITY	VND ('000)	22,867	29,583	30,418	37,252
HONG KONG	\$HKD	28,900	33,400	35,100	42,800
JAKARTA	RP ('000)	10,410	11,875	13,670	17,420
SHANGHAI	RMB	9,400	12,000	12,600	16,600
SINGAPORE	SGD	3,300	3,700	4,300	5,600
EUROPE					
AMSTERDAM	EUR	1,200	1,500	1,500	1,900
BRISTOL	GBP	1,300	1,740	2,250	3,000
DUBLIN	EUR	1,340	1,440	2,000	2,200
LONDON	GBP	1,706	2,191	2,526	3,400
MANCHESTER	GBP	1,292	1,719	2,042	2,793
PARIS	EUR	N/P	N/P	4,008	4,436
MIDDLE EAST					
ABU DHABI	AED	6,000	8,500	9,000	12,000
DUBAI	AED	6,000	8,500	9,000	12,500
DOHA	QAR	7,500	8,500	11,500	14,500
OCEANIA					
ADELAIDE	AUD	2,500	3,400	3,500	4,400
AUCKLAND	NZD	2,950	3,600	3,600	4,200
BRISBANE	AUD	2,800	4,000	4,000	5,500
CANBERRA	AUD	2,861	3,995	3,933	4,849
CHRISTCHURCH	NZD	3,000	3,300	3,700	4,200
DARWIN	AUD	2,800	3,500	3,550	4,400
GOLD COAST	AUD	2,600	4,000	3,400	5,500
MELBOURNE	AUD	3,050	3,500	3,450	4,500
PERTH	AUD	2,645	3,635	3,600	4,430
SYDNEY	AUD	2,850	3,600	4,050	5,350
WELLINGTON	NZD	2,310	2,730	3,400	4,100

N/P: Not published

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

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

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

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

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

COST PER M ²					
CAR PARKING				INDUSTRIAL WAREHOUSE	
MULTI STOREY		BASEMENT			
LOW	HIGH	LOW	HIGH	LOW	HIGH
N/P	N/P	N/P	N/P	1,530	4,885
645	970	860	1,185	755	1,075
430	755	645	1,025	700	1,185
915	1,345	1,290	2,530	1,345	2,155
540	915	645	1,615	540	1,075
1,025	1,240	1,185	1,670	1,025	1,720
700	1,130	915	1,345	970	1,400
430	700	645	1,075	590	1,075
700	915	915	1,345	805	1,185
2,250	3,050	3,750	6,550	4,350	5,500
2,100	3,000	3,700	6,400	4,150	5,150
8,528	12,742	17,537	23,963	5,845	8,849
8,800	10,400	17,100	23,800	14,800	18,700
3,460	4,450	4,450	6,190	4,650	5,680
2,050	3,000	3,900	6,450	4,000	5,150
700	1,400	1,500	2,250	1,100	1,600
400	600	650	1,000	375	525
400	800	925	1,440	360	650
400	500	600	1,000	400	560
410	820	1,090	1,760	443	799
323	646	875	1,396	354	646
N/P	N/P	880	N/P	N/P	2,105
1,800	3,600	2,850	4,500	1,500	2,700
2,300	3,600	3,100	4,500	1,850	2,900
N/P	N/P	2,750	4,500	N/P	N/P
600	900	1,300	1,900	625	1,100
550	800	1,200	1,800	475	800
700	1,100	1,600	2,100	600	1,100
729	1,009	978	1,395	676	1,051
850	1,350	1,750	2,200	720	1,100
750	1,250	1,170	1,530	780	1,400
700	1,100	1,500	2,050	600	1,100
655	1,060	1,110	1,365	555	1,100
750	1,000	1,850	3,100	550	1,020
700	1,050	1,000	1,600	670	1,050
500	900	1,890	2,730	900	1,400

INTERNATIONAL CONSTRUCTION ESCALATION

RLB TENDER PRICE INDEX

All indices are stated as annual percentage changes, as at Fourth Quarter 2015.

Refer to www.rlbintelligence.com for updates.

	2013	2014	2015 (F)	2016 (F)	2017 (F)	2018 (F)
AFRICA						
CAPE TOWN	N/P	5.0	6.0	7.0	8.0	4.8
JOHANNESBURG	N/P	8.3	7.2	7.5	8.0	4.8
PRETORIA	N/P	8.3	7.2	7.5	8.0	4.8
AMERICAS						
BOSTON	5.2	4.7	4.1	4.8	4.1	4.1
CHICAGO	4.7	4.9	4.9	4.6	4.1	4.1
HONOLULU	7.7	13.3	11.2	7.2	5.1	4.1
LAS VEGAS	0.9	3.6	4.4	5.9	4.6	4.1
LOS ANGELES	1.8	4.9	4.6	5.4	4.1	4.1
NEW YORK	5.9	4.4	3.6	4.6	4.1	4.1
PHOENIX	2.5	3.7	4.2	5.4	4.3	4.1
SEATTLE	3.5	4.5	5.0	4.6	4.1	4.1
WASHINGTON	5.4	5.5	4.7	4.3	4.1	4.1
ASIA						
BEIJING	1.0	2.0	(0.0)	2.0	2.0	2.0
GUANGZHOU	4.1	3.0	(2.0)	2.0	2.0	2.0
HONG KONG	9.0	8.2	7.2	6.1	3.0	3.0
MACAU	9.3	10.4	7.2	4.1	3.0	3.0
SEOUL	2.4	1.1	0.4	1.5	1.7	1.8
SHANGHAI	2.0	(1.0)	(2.5)	3.0	2.0	2.0
SINGAPORE	4.5	1.5	1.5	N/P	N/P	N/P
EUROPE						
BERLIN	N/P	1.8	2.2	2.0	2.0	2.0
BIRMINGHAM	8.0	7.1	4.0	5.0	5.0	5.5
BRISTOL	6.3	7.1	4.5	5.0	5.0	5.5
DUBLIN	4.0	5.0	8.0	9.0	9.0	9.0
LONDON	3.4	5.0	5.9	5.0	4.5	4.0
WOKINGHAM	5.9	6.4	5.1	4.1	3.8	3.0
MADRID	N/P	0.0	(0.0)	0.1	0.8	0.1
MANCHESTER	6.3	7.1	4.0	5.0	5.0	5.5
MOSCOW	N/P	0.0	(5.0)	0.0	1.0	1.5
MIDDLE EAST						
ABU DHABI	3.2	3.3	4.7	5.7	6.1	7.3
DOHA	3.2	4.5	5.0	5.5	6.0	7.0
DUBAI	3.2	3.7	4.6	3.1	2.5	2.9
RIYADH	4.4	5.0	4.8	5.0	5.0	5.0
OCEANIA						
ADELAIDE	0.9	0.6	0.8	2.5	3.0	3.0
AUCKLAND	0.8	4.1	5.6	6.0	4.1	3.0
BRISBANE	(0.9)	5.1	5.9	5.1	4.1	4.1
CANBERRA	2.2	1.6	2.0	2.2	3.0	3.0
CHRISTCHURCH	5.1	6.0	6.0	6.0	5.0	5.0
DARWIN	3.0	1.8	1.0	1.5	1.8	2.3
GOLD COAST	0.0	4.1	5.9	6.0	5.0	4.0
MELBOURNE	0.2	1.5	2.0	2.0	3.0	3.0
PERTH	1.1	0.8	0.8	2.1	3.0	3.0
SYDNEY	2.0	3.0	4.5	4.8	4.0	3.5
TOWNSVILLE	1.3	2.0	3.0	3.0	4.0	4.0
WELLINGTON	2.0	3.4	3.0	3.0	3.0	3.0

N/P: Not published

AUSTRALIAN CONSTRUCTION

16	Building Costs
20	Building Services Costs
24	Tender Price Index
26	Tender Price Index Trends
27	Relativities Matrix
28	2015 RDO Calendar
30	Regional Indices
31	Definitions

AUSTRALIAN CONSTRUCTION BUILDING COSTS

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

CITY	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
COST RANGE PER GROSS FLOOR AREA				
OFFICE BUILDINGS				
Prestige, CBD				
10 TO 25 STOREYS (75-80% EFFICIENCY)	2,600	3,500	2,600	3,500
25 TO 40 STOREYS (70-75% EFFICIENCY)	3,000	3,850	2,700	3,700
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	2,900	4,000
Investment, CBD				
UP TO 10 STOREYS (81-85% EFFICIENCY)	2,100	2,650	2,000	2,400
10 TO 25 STOREYS (76-81% EFFICIENCY)	2,350	2,950	2,200	2,800
25 TO 40 STOREYS (71-76% EFFICIENCY)	2,550	3,250	2,400	3,000
Investment, other than CBD				
WALK UP (83-87% EFFICIENCY)	1,750	2,250	1,400	1,900
UP TO 10 STOREYS (82-86% EFFICIENCY)	2,000	2,600	1,800	2,300
10 TO 25 STOREYS (77-82% EFFICIENCY)	-	-	2,000	2,600
HOTELS				
Multi-Storey				
FIVE STAR	3,500	4,400	4,000	5,500
FOUR STAR	3,000	4,100	3,400	4,500
THREE STAR	2,500	3,400	2,800	4,000
CAR PARK				
OPEN DECK MULTI-STOREY	600	900	700	1,100
BASEMENT: CBD	1,300	1,900	1,600	2,100
BASEMENT: OTHER THAN CBD	900	1,750	1,100	1,800
UNDERCROFT: OTHER THAN CBD	575	875	500	750
INDUSTRIAL BUILDINGS				
6.00m to underside of truss and 4,500 M² Gross Floor Area with:				
ZINCALUME METAL CLADDING	625	1,000	600	900
PRECAST CONCRETE CLADDING	725	1,100	800	1,100
Attached Air Conditioned Offices				
200 M ²	1,550	2,100	1,600	2,000
400 M ²	1,550	2,100	1,600	1,900

NOTES

- i Car Parking costs have been excluded to arrive at the various building rates.
- ii Refer to Page 31 for definitions.
- iii The percentages shown against each building may be used to calculate the rate per Net Lettable Area.

Example: the NLA rate for a Premium Office CBD 10 to 25 Storeys would be calculated
 NLA rate = \$/m² ÷ the efficiency percentage.

Refer to www.rlbintelligence.com for updates.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
3,194	3,880	3,000	3,900	3,000	3,385	3,150	4,080	3,250	3,700
3,434	4,141	3,200	4,100	3,200	3,600	3,445	4,470	3,750	4,250
-	-	-	-	3,335	3,750	3,735	4,770	4,150	4,600
2,590	3,028	2,350	3,400	2,325	2,750	2,575	3,315	2,400	2,800
2,705	3,131	2,500	3,750	2,450	2,850	2,670	3,485	2,850	3,150
2,757	3,267	-	-	2,500	2,900	2,775	3,740	3,000	3,450
1,383	1,894	2,180	2,790	1,225	1,700	2,300	3,100	1,900	2,250
1,966	2,247	2,270	3,330	1,725	2,300	2,500	3,300	2,100	2,700
2,081	2,653	2,500	3,400	1,900	2,500	2,900	3,600	2,400	3,050
3,933	4,849	3,550	4,400	3,450	4,500	3,600	4,430	4,050	5,350
3,381	4,599	3,300	4,000	3,250	4,200	3,105	4,035	3,400	4,700
2,861	3,995	2,800	3,500	3,050	3,500	2,645	3,635	2,850	3,600
729	1,009	750	1,250	655	1,060	750	1,000	700	1,050
978	1,395	1,170	1,530	1,110	1,365	1,850	3,100	1,000	1,600
957	1,395	1,040	1,520	1,060	1,450	1,400	2,800	1,000	1,500
729	905	720	1,020	710	860	900	1,350	-	-
676	697	780	1,370	555	960	625	815	670	820
781	1,051	820	1,400	655	1,100	705	1,020	730	1,050
1,613	2,071	1,670	2,380	1,475	1,900	1,450	2,110	1,800	2,350
1,540	1,998	1,670	2,380	1,425	1,850	1,405	1,995	1,850	2,500

AUSTRALIAN CONSTRUCTION BUILDING COSTS

N.B. All costs current as at Fourth Quarter 2015.

CITY	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
AGED CARE				
SINGLE STOREY FACILITY	2,075	2,650	2,100	2,800
PRIVATE HOSPITALS				
Low Rise Hospital				
45-60 M ² GFA/BED	3,550	5,500	3,800	4,800
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	3,850	5,800	4,700	6,300
CINEMAS				
GROUP COMPLEX, 2,000 - 4,000 SEATS. (WARM SHELL)	2,700	3,650	2,400	3,400
REGIONAL SHOPPING CENTRES				
DEPARTMENT STORE	1,350	2,250	1,600	2,100
SUPERMARKET/VARIETY STORE	1,300	1,750	1,500	1,900
DISCOUNT DEPARTMENT STORE	1,100	1,350	1,300	1,700
MALLS	1,550	2,850	2,300	3,100
SPECIALITY SHOPS	975	1,650	1,100	1,500
SMALL SHOPS AND SHOWROOMS	1,300	1,825	1,100	1,600
RESIDENTIAL				
SINGLE AND DOUBLE STOREY DWELLINGS. (CUSTOM BUILT)	1,550	3,400	1,700	3,400
RESIDENTIAL UNITS				
WALK-UP 85 TO 120 M ² /UNIT	1,650	2,750	1,500	3,200
TOWNHOUSES 90 TO 120 M ² /UNIT	1,700	2,600	1,500	2,700
MULTI-STOREY UNITS				
Up to 10 storeys with lift				
UNITS 60-70 M ²	2,350	3,450	2,100	2,900
UNITS 90-120 M ²	2,250	3,350	2,000	2,700
Over 10 and up to 20 storey				
UNITS 60-70 M ²	2,450	3,550	2,400	2,900
UNITS 90-120 M ²	2,400	3,450	2,400	2,800
Over 20 and up to 40 storey				
UNITS 60-70 M ²	2,750	3,500	2,400	3,200
UNITS 90-120 M ²	2,700	3,450	2,300	3,000
Over 40 and up to 80 storey				
UNITS 60-70 M ²	-	-	2,900	3,700
UNITS 90-120 M ²	-	-	2,800	3,500

Building Costs include Building Works and Building Services

Refer to www.rbintelligence.com for updates.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
1,946	2,632	2,350	3,450	1,750	2,375	2,200	2,625	2,400	3,100
4,055	5,486	3,800	4,400	2,600	3,050	2,780	3,425	2,600	3,250
4,461	6,035	4,300	5,300	2,900	3,500	3,145	4,220	3,300	4,300
2,840	3,173	2,680	3,400	2,325	2,600	2,535	2,995	3,000	4,100
2,237	2,455	1,680	2,350	1,925	2,325	1,195	1,655	1,400	1,950
1,363	1,852	1,750	2,400	1,215	1,800	1,355	1,700	1,350	2,600
1,238	1,457	1,600	2,200	1,150	1,600	1,995	2,870	1,200	1,450
2,195	3,080	1,700	2,550	2,025	3,000	2,300	2,800	1,800	3,750
1,145	1,540	1,400	2,000	1,060	1,500	1,010	1,445	1,550	2,300
1,175	1,936	1,200	2,050	1,060	1,550	1,025	2,565	1,400	1,800
1,530	2,507	1,750	2,750	1,365	2,700	1,420	2,263	1,550	4,350
1,633	3,277	1,970	2,370	1,465	3,050	1,745	2,803	-	-
1,633	3,194	1,970	2,370	1,415	2,650	1,585	2,613	-	-
2,705	3,319	2,030	2,430	2,225	2,850	2,280	2,975	2,600	3,300
2,653	3,267	2,010	2,400	2,200	2,900	2,230	2,880	2,350	3,050
2,923	3,537	2,100	2,520	2,530	3,235	2,725	3,375	2,750	3,600
2,861	3,537	2,050	2,480	2,500	3,250	2,655	3,275	2,600	3,400
3,371	3,850	2,340	2,650	3,000	3,500	3,405	3,830	3,550	4,350
3,267	3,642	2,280	2,580	2,800	3,400	3,335	3,780	3,400	4,000
-	-	-	-	3,350	4,000	3,810	4,475	4,100	4,950
-	-	-	-	3,200	3,900	3,665	4,395	4,000	4,850

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST

N.B. All costs current as at Fourth Quarter 2015.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
OFFICE BUILDINGS				
Prestige, CBD				
10 TO 25 STOREYS (75-80% EFFICIENCY)	726	1,083	793	1,203
25 TO 40 STOREYS (70-75% EFFICIENCY)	778	1,186	883	1,320
40 TO 55 STOREYS (68-73% EFFICIENCY)	-	-	1,034	1,515
Investment, CBD				
UP TO 10 STOREYS (81-85% EFFICIENCY)	710	967	710	935
10 TO 25 STOREYS (76-81% EFFICIENCY)	713	1,019	761	1,029
25 TO 40 STOREYS (71-76% EFFICIENCY)	733	1,066	805	1,173
INVESTMENT, OTHER THAN CBD				
WALK UP (83-87% EFFICIENCY)	383	559	488	601
UP TO 10 STOREYS (82-86% EFFICIENCY)	529	755	649	906
10 TO 25 STOREYS (77-82% EFFICIENCY)	-	-	721	1,038
HOTELS				
Multi-Storey				
FIVE STAR	1,008	1,416	1,057	1,471
FOUR STAR	905	1,241	1,040	1,436
THREE STAR	853	1,040	912	1,298
CAR PARK				
OPEN DECK MULTI-STOREY	127	259	114	251
BASEMENT: CBD	206	408	194	434
BASEMENT: OTHER THAN CBD	206	408	194	434
UNDERCROFT: OTHER THAN CBD	100	111	44	69
INDUSTRIAL BUILDINGS				
6.00m to underside of truss and 4,500 M² Gross Floor Area with:				
ZINCALUME METAL CLADDING	204	289	187	360
PRECAST CONCRETE CLADDING	204	330	187	360
Attached Air Conditioned Offices				
200 M ²	464	608	456	612
400 M ²	457	601	456	612

BUILDING SERVICES COSTS INCLUDE:

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

Refer to page 34 to 37 for detailed services costs.

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
836	1,213	1,160	1,523	775	1,195	930	1,280	913	1,226
887	1,315	1,246	1,594	917	1,270	965	1,340	1,078	1,317
-	-	-	-	970	1,360	985	1,395	1,204	1,354
693	1,111	911	1,321	590	1,015	695	1,085	622	881
734	1,111	983	1,445	655	1,085	720	1,125	739	964
734	1,162	0	0	725	1,135	755	1,150	819	1,060
438	601	841	1,082	420	660	420	600	424	611
581	836	882	1,281	510	823	565	820	612	847
642	948	971	1,326	560	935	660	920	746	977
1,191	1,620	1,394	1,753	1,025	1,520	1,150	1,545	1,079	1,386
1,087	1,453	1,272	1,539	845	1,360	1,040	1,430	956	1,288
857	1,244	1,122	1,386	770	1,225	825	1,235	813	1,074
162	263	201	363	93	274	135	285	57	144
222	444	328	449	163	354	200	405	220	301
162	434	298	449	153	324	185	375	134	257
61	111	135	282	30	60	135	290	41	59
214	377	210	499	175	310	165	335	108	188
214	366	225	518	175	310	175	355	108	190
489	652	661	926	450	625	435	630	452	802
489	590	661	926	450	830	435	595	452	815

AUSTRALIAN CONSTRUCTION BUILDING SERVICES COST

N.B. All costs current as at Fourth Quarter 2015.

COST RANGE PER GROSS FLOOR AREA	ADELAIDE		BRISBANE	
	\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH
AGED CARE				
SINGLE STOREY FACILITY	415	677	488	794
PRIVATE HOSPITALS				
Low Rise Hospital				
45-60 M ² GFA/BED	1,197	1,459	901	1,600
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	1,404	1,870	1,385	2,060
CINEMAS				
GROUP COMPLEX, 2,000 - 4,000 SEATS. (WARM SHELL)	768	1,037	575	935
REGIONAL SHOPPING CENTRES				
DEPARTMENT STORE	402	697	507	796
SUPERMARKET/VARIETY STORE	417	652	512	787
DISCOUNT DEPARTMENT STORE	424	595	487	652
MALLS	508	773	577	857
SPECIALITY SHOPS	292	558	460	655
SMALL SHOPS AND SHOWROOMS	396	620	315	595
RESIDENTIAL				
SINGLE AND DOUBLE STOREY DWELLINGS. (CUSTOM BUILT)	243	536	243	569
RESIDENTIAL UNITS				
WALK-UP 85 TO 120 M ² /UNIT	204	463	229	454
TOWNHOUSES 90 TO 120 M ² /UNIT	207	471	229	445
MULTI-STOREY UNITS				
Up to 10 storeys with lift				
UNITS 60-70 M ²	460	726	432	823
UNITS 90-120 M ²	439	681	417	792
Over 10 and up to 20 storey				
UNITS 60-70 M ²	465	786	522	822
UNITS 90-120 M ²	452	772	498	784
Over 20 and up to 40 storey				
UNITS 60-70 M ²	510	886	593	937
UNITS 90-120 M ²	496	858	572	898
Over 40 and up to 80 storey				
UNITS 60-70 M ²	-	-	786	1,051
UNITS 90-120 M ²	-	-	731	1,000

CANBERRA		DARWIN		MELBOURNE		PERTH		SYDNEY	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
396	739	883	1,322	450	1,055	680	1,180	356	668
1,035	1,366	1,433	1,680	954	1,433	1,080	1,410	920	1,212
1,259	1,803	1,580	1,981	1,157	1,925	1,335	1,825	1,235	1,767
752	905	1,013	1,278	600	880	680	910	896	1,329
706	812	642	877	510	787	600	825	448	624
443	664	662	920	405	750	480	655	450	627
443	601	602	840	355	650	495	625	423	565
548	812	577	918	470	875	-	-	480	774
390	611	519	762	325	655	350	590	463	698
233	634	417	760	211	626	225	570	312	509
224	499	336	649	200	610	190	463	174	661
223	627	400	574	200	550	195	483	196	621
117	627	400	574	200	530	195	483	168	588
521	846	654	851	475	842	495	860	568	823
521	792	620	809	470	812	485	830	535	799
564	846	648	846	505	866	560	855	650	890
564	933	636	829	500	836	550	825	620	816
674	957	712	875	580	949	655	945	693	1,017
630	957	696	855	565	861	635	925	682	957
-	-	-	-	750	1,167	865	1,100	914	1,218
-	-	-	-	700	1,117	845	1,085	891	1,208

AUSTRALIAN CONSTRUCTION RLB TENDER PRICE INDEX

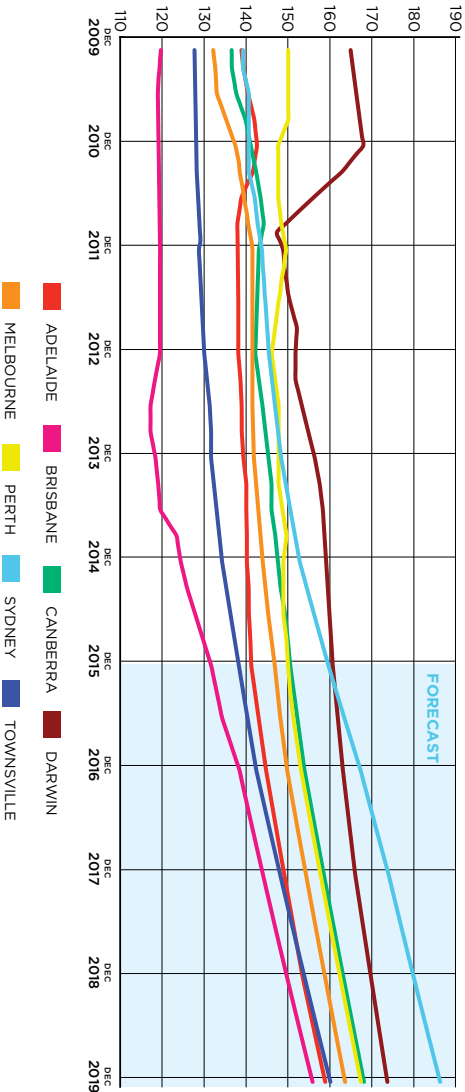
DATE	ADELAIDE		BRISBANE		CANBERRA	
	TPI	CPI	TPI	CPI	TPI	CPI
DEC. 72	11.7	11.7	12.7	12.7		
DEC. 73	14.7	13.3	15.6	14.5		
DEC. 74	19.3	15.6	19.8	16.7		
DEC. 75	22.6	17.7	20.6	19.1		
DEC. 76	26.6	20.7	21.8	21.8		
DEC. 77	28.9	22.7	23.6	23.7		
DEC. 78	30.6	24.2	24.4	25.8	24.4	24.4
DEC. 79	32.6	26.7	26.9	28.1	26.7	26.9
DEC. 80	35.8	29.0	36.2	30.6	30.2	29.6
DEC. 81	40.5	32.3	41.0	34.2	34.9	32.9
DEC. 82	45.7	35.8	46.2	37.8	40.7	36.9
DEC. 83	48.5	39.1	49.5	40.9	45.2	39.8
DEC. 84	51.1	40.4	51.6	42.4	47.9	41.1
DEC. 85	55.6	43.8	54.3	45.7	53.9	44.7
DEC. 86	59.7	47.9	56.5	49.8	59.3	48.6
DEC. 87	65.0	51.1	60.4	53.3	63.3	51.8
DEC. 88	70.1	54.6	65.4	57.0	68.5	55.4
DEC. 89	75.4	58.6	60.5	61.4	70.9	59.5
DEC. 90	79.6	63.1	55.2	65.2	73.7	63.5
DEC. 91	79.7	64.3	53.3	66.3	65.8	64.6
DEC. 92	78.7	65.4	55.2	66.9	62.6	65.3
DEC. 93	81.2	66.6	57.5	68.1	76.0	66.7
DEC. 94	83.5	68.6	62.3	70.3	78.1	68.2
DEC. 95	84.7	71.6	65.5	73.4	82.6	71.9
DEC. 96	86.1	72.5	68.4	74.6	84.1	72.7
DEC. 97	86.8	71.6	71.7	75.1	83.9	71.8
DEC. 98	87.1	73.0	75.6	76.0	85.5	72.8
DEC. 99	87.0	74.3	78.2	76.7	87.1	74.0
DEC. 00	88.2	78.3	78.3	81.4	92.5	78.6
DEC. 01	90.1	80.7	79.7	84.0	93.1	80.8
DEC. 02	94.6	83.7	87.5	86.5	97.5	83.4
DEC. 03	102.9	86.4	95.0	89.2	103.0	85.6
DEC. 04	112.4	88.6	106.8	91.4	110.4	87.6
DEC. 05	119.4	91.0	118.9	94.1	117.8	90.3
DEC. 06	126.2	93.9	129.3	97.3	125.0	93.2
DEC. 07	134.0	96.5	137.5	101.0	130.8	96.3
DEC. 08	142.5	100.0	127.1	105.4	134.9	99.9
DEC. 09	138.6	102.1	119.8	108.0	136.5	102.2
DEC. 10	142.5	104.7	119.0	111.3	141.0	104.4
DEC. 11	137.9	108.5	119.3	114.0	143.0	108.0
DEC. 12	138.1	110.8	119.3	116.5	142.1	109.9
DEC. 13	139.3	113.3	118.2	118.9	145.3	112.3
MAR. 14	140.0	114.0	118.8	119.8	146.0	112.9
JUN. 14	140.0	114.5	119.4	120.4	146.0	113.1
SEP. 14	140.1	114.9	120.6	121.1	146.9	113.5
DEC. 14	140.1	115.2	122.4	122.0	147.5	113.6
MAR. 15	140.5	115.3	125.8	122.0	148.2	113.5
JUN. 15	140.6	115.9	127.7	122.8	149.3	114.0
SEP. 15	140.9	116.2	129.6	123.6	149.9	114.2
DEC. 15	141.2		131.6		150.5	

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
		13.8	13.8	14.8	14.8	14.5	14.5
		15.3	15.7	17.0	16.4	16.2	16.4
		19.4	18.2	21.6	19.2	21.4	19.1
		22.6	20.9	26.3	22.0	24.6	21.7
		25.4	23.9	30.5	25.7	25.7	24.5
		27.7	26.2	34.2	28.6	27.7	26.5
		29.4	28.2	35.7	30.6	29.3	28.7
		32.3	31.0	36.0	33.5	32.5	31.7
		35.5	33.9	38.4	36.3	37.3	34.7
		39.6	37.8	43.9	40.8	43.6	38.6
		44.4	41.7	51.3	44.8	46.9	43.2
		47.3	45.7	53.4	48.6	49.7	46.4
		52.0	46.8	56.0	49.5	52.6	47.5
		58.5	50.7	65.8	53.6	60.6	51.5
		63.4	55.9	72.6	59.1	67.2	56.5
		69.3	59.8	76.5	63.2	74.1	60.5
		74.9	63.9	81.7	68.0	80.6	66.1
		81.9	69.2	89.5	73.3	86.8	71.0
		82.6	74.4	92.1	78.8	84.1	75.5
		76.7	75.6	91.2	78.6	75.1	76.6
		74.8	75.5	91.2	78.6	71.4	76.9
		77.0	77.4	91.2	80.5	72.5	77.9
		78.3	79.0	92.1	82.2	75.4	80.0
		79.8	82.7	93.0	86.2	79.1	84.7
		82.0	83.7	95.0	87.8	83.8	86.1
		84.1	83.7	97.2	87.1	89.7	86.0
		86.8	84.4	99.3	89.1	96.1	87.6
88.0		89.4	86.1	101.9	90.9	100.0	89.3
89.8		93.8	91.3	102.6	95.5	99.9	94.6
91.8		96.7	94.1	100.6	98.3	100.9	97.8
93.7	93.7	104.6	97.0	103.8	101.1	103.9	100.5
101.1	95.2	110.1	99.2	112.1	103.1	110.1	102.8
113.2	97.1	114.7	101.5	124.5	106.2	117.8	105.5
121.8	100.0	118.4	104.2	135.0	110.4	123.1	108.0
132.7	105.0	122.2	107.2	147.2	115.2	128.7	111.5
144.7	108.0	128.0	110.6	163.4	118.8	133.2	114.2
159.1	112.0	129.6	114.1	159.9	123.2	139.2	118.4
164.7	115.4	131.8	116.2	150.0	125.7	139.2	121.0
168.0	118.1	137.4	119.8	147.6	129.0	140.6	123.9
148.8	121.0	141.4	123.5	149.5	132.8	143.7	127.9
151.8	124.1	141.4	126.1	146.1	135.6	145.4	131.1
156.4	129.5	141.8	129.5	147.7	139.6	148.3	134.6
157.5	130.6	142.3	130.1	148.5	140.5	149.4	135.3
158.7	131.5	142.9	130.9	149.2	141.5	150.5	135.8
159.9	131.7	143.4	131.1	149.9	142.2	151.6	136.6
161.1	132.0	143.9	131.4	150.7	142.3	152.8	136.9
159.5	131.7	144.6	131.5	148.9	142.5	154.5	137.5
159.9	131.7	145.2	132.4	148.9	143.3	156.2	138.8
160.3	132.2	146.0	133.0	149.6	143.8	157.9	139.2
160.7		146.8		150.0		159.7	

AUSTRALIAN CONSTRUCTION TENDER PRICE INDEX TRENDS

INDEX (SYDNEY JAN 2000 = 100)



RELATIVITIES MATRIX FOURTH QUARTER 2015

ADELAIDE 100	BRISBANE 100	CANBERRA 100	DARWIN 100	GOLD COAST 100	MELBOURNE 100	PERTH 100	SYDNEY 100	TOWNSVILLE 100
BNE 89	ADE 112	ADE 95	ADE 88	ADE 118	ADE 118	ADE 94	ADE 91	ADE 104
CAN 105	CAN 118	BNE 85	BNE 79	BNE 106	BNE 106	BNE 84	BNE 81	BNE 93
DAR 113	DAR 127	DAR 108	CAN 93	CAN 125	CAN 125	CAN 100	CAN 96	CAN 110
GC 85	GC 95	GC 80	GC 75	DAR 134	DAR 134	GC 80	GC 77	GC 88
MEL 103	MEL 115	MEL 98	MEL 91	MEL 122	MEL 122	DAR 107	DAR 103	DAR 118
PER 106	PER 118	PER 100	PER 93	PER 125	PER 125	MEL 97	MEL 94	MEL 107
SYD 110	SYD 123	SYD 104	SYD 97	SYD 130	SYD 130	SYD 104	PER 96	PER 110
TVE 96	TVE 107	TVE 91	TVE 85	TVE 114	TVE 114	TVE 91	TVE 88	SYD 114

2016 ROSTERED DAYS OFF CALENDAR

	ADELAIDE	BRISBANE & DARWIN
BASIS	CFMEU EBA	CFMEU EBA
HOURS BASIS	36	36
JAN	MON 25 JAN WED 27 JAN	MON 4 JAN MON 25 JAN
FEB	MON 15 & 29 FEB	MON 29 FEB
MAR	TUE 15 MAR THU 24 MAR TUE 29 MAR	TUE 29 TO THU 31 MAR
APR	TUE 26 APR WED 27 APR	FRI 1 APR TUE 26 APR
MAY	MON 16 & 30 MAY	MON 30 MAY
JUN	TUE 14 JUN WED 15 JUN	MON 27 JUN
JUL	MON 4 & 18 JUL	MON 18 JUL
AUG	MON 8 & 22 AUG	MON 8 AUG TUE 9 AUG
SEP	MON 5 & 19 SEP	MON 19 SEP
OCT	TUE 4 OCT WED 5 OCT MON 24 OCT	MON 17 OCT MON 31 OCT
NOV	MON 14 & 28 NOV	TUE 1 NOV MON 28 NOV
DEC	THU 22 DEC FR 23 DEC	MON 19 TO FRI 23 DEC WED 28 TO FRI 30 DEC
TOTAL	26	26

CANBERRA	MELBOURNE	PERTH	SYDNEY
CFMEU EBA	CFMEU EBA	AWARD	CFMEU EBA
36	36	38	38
MON 4 JAN FRI 22 JAN MON 25 JAN	WED 6 TO FRI 8 JAN MON 25 JAN	MON 25 JAN	MON 25 JAN
MON 8 & 22 FEB	MON 8 & 22 FEB	MON 15 FEB	MON 29 FEB
TUE 15 MAR THU 24 MAR TUE 29 MAR	TUE 15 MAR TUE 29 MAR	TUE 8 MAR	TUE 29 MAR
MON 18 APR TUE 26 APR	MON 11 APR TUE 26 APR	TUE 26 APR	TUE 26 APR
MON 9 & 16 MAY	MON 9 & 23 MAY	MON 16 MAY	MON 23 MAY
FRI 10 JUN TUE 14 JUN	TUE 14 JUN MON 27 JUN	TUE 7 JUN	TUE 14 JUN
MON 11 & 18 JUL	MON 11 & 25 JUL	MON 4 JUL	MON 18 JUL
MON 8 & 22 AUG	MON 8 & 22 AUG	MON 1 AUG MON 29 AUG	MON 15 AUG
MON 5 SEP FRI 23 SEP	MON 5 SEP MON 19 SEP	TUE 27 SEP	MON 12 SEP
TUE 4 OCT MON 24 OCT	MON 3, 17 & 31 OCT	MON 31 OCT	TUE 4 OCT
MON 14 NOV MON 28 NOV	WED 2 NOV MON 21 NOV	MON 28 NOV	MON 7 NOV
MON 12 DEC WED 28 DEC	FRI 23 DEC	FRI 23 DEC	TUE 6 DEC WED 28 DEC
26	26	13	13

AUSTRALIAN CONSTRUCTION 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 2015. For towns or cities outside capital cities, costs can be expected to vary in accordance with the following table of indices:

NEW SOUTH WALES		QUEENSLAND		WESTERN AUSTRALIA	
SYDNEY	100	BRISBANE	100	PERTH	100
ARMIDALE	105	CAIRNS	105	ALBANY	108
COFFS HARBOUR	100	GLADSTONE	125	BROOME	155
NEWCASTLE	98	GOLD COAST	95	BUNBURY	103
ORANGE	106	MACKAY	114	CARNARVON	155
TAMWORTH	102	SUNSHINE COAST	95	ESPERANCE	125
WAGGA WAGGA	106	TOWNSVILLE	107	GERALDTON	105
WOLLONGONG	100			KALGOORLIE	120
				KUNUNURRA	175
				PORT HEDLAND	160
				TOM PRICE	170

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 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 86.)

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.

HOTELS

RATING	GFA PER ROOM		
	TOTAL	ACCOMMODATION.	PUBLIC SPACE
FIVE STAR	85-110 M ²	45-55 M ²	40-55 M ²
FOUR STAR	65-85 M ²	40-45 M ²	25-40 M ²
THREE STAR	40-65 M ²	30-40 M ²	10-25 M ²

Note: Public space includes service areas.

CAR PARKS

Open Deck Multi-storey - minimal external walling.

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

INDUSTRIAL BUILDINGS

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

Exclusions: Hardstandings, Roadworks and Special Equipment.

AGED CARE

Single storey domestic construction with no operating theatre capacity, minimal specialist and service areas. 35-45 m² G.F.A./bed (150 beds).

HOSPITAL

Low rise hospital (45 - 60 m² G.F.A./Bed) - Minimal operating theatre capacity, specialist and service areas.

Low rise hospital (55 - 80 m² G.F.A./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.

MELBOURNE CONSTRUCTION

34	Building Services Costs
38	Unit Costs
39	Office Fitout Costs
40	Hotel Furniture, Fittings & Equipment Costs
41	Recreational Facilities Costs
43	Demolition Costs
44	Siteworks Costs

MELBOURNE CONSTRUCTION BUILDING SERVICES COSTS

All costs current as at Fourth Quarter 2015.

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC		FIRE PROTECTION	
	\$/M ²		\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
OFFICE BUILDINGS						
Prestige, CBD						
10 TO 25 STOREYS (75-80% EFFICIENCY)	15	50	70	85	65	75
25 TO 40 STOREYS (70-75% EFFICIENCY)	15	50	70	90	60	75
40 TO 55 STOREYS (68-73% EFFICIENCY)	25	50	75	90	60	80
Investment, CBD						
UP TO 10 STOREYS (81-85% EFFICIENCY)	-	-	60	75	55	70
10 TO 25 STOREYS (76-81% EFFICIENCY)	20	45	60	80	55	75
25 TO 40 STOREYS (71-76% EFFICIENCY)	15	45	65	85	55	80
Investment, other than CBD						
1 TO 3 STOREYS (81-85% EFFICIENCY)	-	10	55	80	50	70
UP TO 10 STOREYS (82-86% EFFICIENCY)	10	15	50	80	50	75
10 TO 25 STOREYS (77-82% EFFICIENCY)	15	45	55	80	50	75
HOTELS						
Multi-Storey						
FIVE STAR	35	75	185	275	60	85
FOUR STAR	35	75	175	265	55	85
THREE STAR	35	75	175	265	50	85
CAR PARK						
OPEN DECK MULTI-STOREY	-	-	20	30	10	45
BASEMENT: CBD	-	-	30	45	35	55
BASEMENT: OTHER THAN CBD	-	-	25	35	30	50
UNDERCROFT: OTHER THAN CBD	-	-	5	5	5	10
INDUSTRIAL BUILDINGS						
6.00m to underside of truss and 4,500 m² Gross Floor Area with:						
ZINCALUME METAL CLADDING	-	-	40	65	45	65
PRECAST CONCRETE CLADDING	-	-	40	65	45	65
Attached Air Conditioned Offices						
200 M ²	-	-	55	75	45	75
400 M ²	-	-	55	70	45	75

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.

MECHANICAL		VERTICAL TRANSPORT		BUILDING MANAGEMENT		ELECTRICAL		TOTAL	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
300	460	110	220	55	85	160	230	775	1,205
310	480	237	260	55	85	170	240	917	1,280
320	490	250	320	55	90	185	250	970	1,370
250	475	50	150	45	75	145	180	605	1,025
260	440	80	200	40	60	155	200	670	1,100
270	420	130	250	40	55	165	220	740	1,155
200	300	-	40	15	30	100	150	420	680
210	320	60	143	20	40	125	160	525	833
230	330	70	185	20	55	140	175	580	945
360	450	150	300	45	90	190	280	1,025	1,555
300	380	80	250	40	85	160	250	845	1,390
280	350	40	165	40	85	150	200	770	1,225
-	25	33	99	5	30	25	45	93	274
20	55	33	99	15	35	30	65	163	354
20	50	33	99	15	35	30	55	153	324
-	-	-	-	-	10	20	35	30	60
35	70	-	-	5	20	50	90	175	310
35	70	-	-	5	20	50	90	175	310
220	270	-	-	15	45	115	160	450	625
220	290	-	180	15	45	115	170	450	830

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.

MELBOURNE CONSTRUCTION BUILDING SERVICES COSTS

COST RANGE PER GROSS FLOOR AREA	SPECIAL EQUIPMENT		HYDRAULIC		FIRE PROTECTION	
	\$/M ²		\$/M ²		\$/M ²	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
AGED CARE						
SINGLE STOREY FACILITY	15	85	140	200	30	80
PRIVATE HOSPITALS						
Low Rise Hospital						
45-60 M ² GFA/BED	35	90	140	200	55	80
55-80 M ² GFA/BED WITH MAJOR OPERATING THEATRE	40	100	160	220	55	80
CINEMAS						
GROUP COMPLEX, 2,000 - 4,000 SEATS. (WARM SHELL)	-	35	60	90	65	70
REGIONAL SHOPPING CENTRES						
DEPARTMENT STORE	20	40	45	70	50	65
SUPERMARKET/VARIETY STORE	15	30	55	80	40	60
DISCOUNT DEPARTMENT STORE	15	30	55	65	40	60
MALLS	-	35	55	80	45	75
SPECIALITY SHOPS	-	-	40	65	45	65
SMALL SHOPS AND SHOWROOMS						
	-	-	70	100	30	65
RESIDENTIAL						
SINGLE AND DOUBLE STOREY DWELLINGS. (CUSTOM BUILT)	-	-	80	150	5	10
RESIDENTIAL UNITS						
WALK-UP 85 TO 120 M ² /UNIT	-	-	85	180	5	25
TOWNHOUSES 90 TO 120 M ² /UNIT	-	-	80	180	5	25
MULTI-STOREY UNITS						
Up to 10 storeys with lift						
UNITS 60-70 M ²	5	36	160	210	55	70
UNITS 90-120 M ²	5	36	155	200	55	70
Over 10 and up to 20 storey						
UNITS 60-70 M ²	5	36	170	210	55	70
UNITS 90-120 M ²	5	36	165	200	55	70
Over 20 and up to 40 storey						
UNITS 60-70 M ²	5	36	180	220	55	70
UNITS 90-120 M ²	5	36	175	210	55	70
Over 40 and up to 80 storey						
UNITS 60-70 M ²	5	36	185	230	60	75
UNITS 90-120 M ²	5	36	150	210	60	75

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.

MECHANICAL		VERTICAL TRANSPORT		BUILDING MANAGEMENT		ELECTRICAL		TOTAL	
\$/M ²		\$/M ²		\$/M ²		\$/M ²		\$/M ²	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
90	350	-	-	35	120	140	220	450	1,055
450	600	44	83	50	120	180	280	954	1,453
550	850	72	200	70	150	200	380	1,147	1,980
350	475	-	20	25	50	100	140	600	880
210	260	-	83	25	45	160	225	510	787
150	220	-	140	25	40	120	180	405	750
120	200	-	100	25	45	100	150	355	650
180	300	-	100	20	45	170	240	470	875
180	300	-	100	-	25	60	100	325	655
50	270	-	80	-	-	61	111	211	626
25	150	-	120	-	30	90	150	200	610
25	180	-	-	-	25	85	140	200	550
25	180	-	-	-	25	90	120	200	530
110	250	20	61	15	45	110	170	475	842
120	240	20	61	15	45	100	160	470	812
120	250	25	65	15	45	115	190	505	866
130	240	25	65	15	45	105	180	500	836
145	270	60	88	15	45	120	220	580	949
140	260	60	40	15	45	115	200	565	861
185	325	165	237	15	45	135	220	750	1,167
175	315	165	237	15	45	130	200	700	1,117

ELECTRICAL

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

MELBOURNE CONSTRUCTION UNIT COSTS

ITEM	CONSTRUCTION RANGE		PER
	LOW	HIGH	
HOTELS			
Multi-Storey (excluding basements)			
FIVE STAR	323,500	495,000	BEDROOM
FOUR STAR	270,000	360,000	BEDROOM
THREE STAR	150,000	240,000	BEDROOM
CAR PARKS			
Based on 30 m ² per car			
OPEN DECK MULTI-STOREY	18,700	31,500	CAR
BASEMENT- CBD	40,000	75,000	CAR
BASEMENT - OTHER THAN CBD	35,000	75,000	CAR
UNDERCROFT- OTHER THAN CBD	20,250	24,750	CAR
AGED CARE			
FACILITY	135,000	180,000	BED
PRIVATE HOSPITALS			
Low Rise Hospital			
45-60 M ² GFA/BED	128,500	191,500	BED
55-80 M ² GFA/BED	195,125	300,000	BED
CINEMAS			
GROUP COMPLEX, 2,000-4,000 SEATS (WARM SHELL)	6,925	10,300	SEAT
HOUSING			
SINGLE AND DOUBLE STOREY DWELLINGS. (CUSTOM BUILT) - 325 M ²	433,750	867,500	HOUSE
RESIDENTIAL UNITS (EXCL CARPARK/SITE WORKS)			
TOWNHOUSES (90-120 M ²)	122,500	364,000	UNIT
1 TO 3 STOREY UNITS (85-120 M ²)	125,000	324,000	UNIT
MULTI STOREY RESIDENTIAL UNITS			
Up to 10 storeys with lift			
UNITS 60-70 M ²	175,000	275,000	UNIT
UNITS 90-120 M ²	250,000	460,000	UNIT
Over 10 and up to 20 storeys			
UNITS 60-70 M ²	200,000	300,000	UNIT
UNITS 90-120 M ²	275,000	525,000	UNIT
Over 20 and up to 40 storeys			
UNITS 60-70 M ²	240,000	325,000	UNIT
UNITS 90-120 M ²	325,000	550,000	UNIT
Over 40 and up to 80 storeys			
UNITS 60-70 M ²	275,000	500,000	UNIT
UNITS 90-120 M ²	375,000	750,000	UNIT

MELBOURNE 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	825	1,025	1,025	1,350	M ²
MAJOR COMPANY HEADQUARTERS	1,000	1,250	1,250	1,550	M ²
SOLICITORS, FINANCIERS	1,125	1,500	1,500	2,250	M ²
EXECUTIVE AREAS AND FRONT OF HOUSE			2,875	6,400	M ²
COMPUTER AREAS	2,150	4,600			M ²

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

WORKSTATIONS

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

TYPE OF WORKSTATION	LOW	HIGH	PER
CALL CENTRE	2,000	3,400	EACH
SECRETARIAL	2,600	4,600	EACH
TECHNICAL STAFF	3,400	5,650	EACH
EXECUTIVE	5,150	8,750	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	600	1,750	M ²
CBD OFFICES CORE UPGRADE (EXCLUDING LIFTS MODERNISATION)	500	1,000	M ²

MELBOURNE CONSTRUCTION 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
THREE STAR RATING	17,250	27,500	BEDROOM
FOUR STAR RATING	25,300	38,500	BEDROOM
FIVE STAR RATING	48,500	55,500	BEDROOM

MELBOURNE 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.	950	1,250	M ²

SWIMMING POOL CENTRES

	LOW	HIGH	PER
INCLUDING FOYER, KIOSK, OFFICE, LOCKERS, ADMINISTRATION OFFICES, CHANGE ROOMS.	1,400	1,700	M ²

SWIMMING POOLS

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

	LOW	HIGH	PER
HALF OLYMPIC (25.0 X 12.5M)	340,000	462,000	EACH
• EXTRA FOR HEATING	19,000	37,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	172,000	275,000	EACH
• EXTRA FOR WET DECK	24,000	46,000	EACH
OLYMPIC (50.0 X 21.5M)	1,130,000	1,450,000	EACH
• EXTRA FOR HEATING	35,000	60,000	EACH
• EXTRA FOR FILTRATION AND DOSING PLANT	250,000	420,000	EACH
• EXTRA OVER FILTRATION AND DOSING PLANT FOR OZONE BASED DOSING SYSTEM	80,000	135,000	EACH

SMALL BOAT AND YACHT MARINA BERTHS

Floating pontoon walkways serviced with power and water.

	LOW	HIGH	PER
DOUBLE LOADED BERTHS	15,750	21,800	BERTH
SINGLE LOADED BERTHS	26,800	32,000	BERTH
SUPER YACHTS	205,000	257,500	BERTH

MELBOURNE 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	45,500	52,500	COURT
RED POROUS (EN-TOUT-CAS)	26,000	34,500	COURT
SYNTHETIC ACRYLIC (FLEXIPAVE)	38,500	45,500	COURT
ASPHALT (5MM)	29,000	37,500	COURT
REBOUND ACE	-	-	COURT
CONCRETE	36,500	40,500	COURT
FLOODLIGHTING	-	-	COURT

GOLF COURSES

18 hole championship course including siteworks, finishing works, irrigation, grassing, landscaping, green keeping, plant & 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
SAND/SOIL SITE, REQUIRING MINIMAL EXCAVATION AND SITE PREPARATION	6,975,000	10,260,000	COURSE
SITE REQUIRING ROCK EXCAVATION	12,130,000	15,670,000	COURSE
SWAMPY SITE REQUIRING DREDGING FOR LAKES, ETC. AND EXTENSIVE FILL	13,350,000	20,450,000	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	35	40	M ²

GRANDSTANDS

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

	LOW	HIGH	PER
GRANDSTAND	5,660	9,800	SEAT

MELBOURNE CONSTRUCTION DEMOLITION COSTS

Demolition costs include grubbing up footings, sealing services, temporary shoring, supports etc. 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	35	50	M ²
SINGLE/DOUBLE STOREY BRICK HOUSE WITH TILED ROOF	40	55	M ²
SINGLE STOREY FACTORY/ WAREHOUSE WITH REINFORCED CONCRETE GROUND SLAB, TIMBER OR STEEL FRAMED WALLS			
• METAL CLAD	40	70	M ²
• BRICK CLAD	55	80	M ²
TWO STOREY OFFICE BUILDING WITH REINFORCED CONCRETE FRAME MASONRY CLADDING AND METAL ROOF	95	110	M ²
MULTI STOREY OFFICE BUILDING UP TO 15 FLOORS WITH MASONRY CLADDING			
• REINFORCED CONCRETE	150	175	M ²
• STRUCTURAL STEEL	160	195	M ²
MULTI-STOREY OFFICE BUILDING UP TO 25 STOREYS, CONSTRUCTED OF STEEL FRAME WITH MASONRY CLADDING	175	205	M ²

MELBOURNE CONSTRUCTION SITEWORKS COSTS

LANDSCAPING

	LOW	HIGH	PER
LIGHT LANDSCAPING TO LARGE AREAS WITH MINIMAL PLANTING AND SITE FORMATION BUT EXCLUDING TOPSOIL AND GRASSING.	32,900	47,500	HECTARE
DENSE LANDSCAPING AROUND BUILDINGS INCLUDING SHRUBS, PLANTS, TOPSOIL AND GRASSING.	70	115	M ²
GRASSING ONLY TO LARGE AREAS INCLUDING TOPSOIL, SOWING AND TREATING.	15	20	M ²

CAR PARKS - ON GROUND

Based on 30 m² overall area per car with asphalt paving including sub-base and sealing.

	LOW	HIGH	PER
LIGHT DUTY PAVING.	1,085	1,285	CARSPACE
HEAVY DUTY PAVING TO FACTORY TYPE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, DRAINAGE AND KERB TREATMENT.	2,050	3,000	CARSPACE
LIGHT DUTY PAVING TO SHOPPING CENTRE COMPLEX, LARGE AREA WITH MINIMAL SITE FORMATION, AND INCLUDING DRAINAGE AND KERB TREATMENT.	1,750	2,900	CARSPACE

ROADS

Asphalt finish including kerb, channel and drainage.

	LOW	HIGH	PER
RESIDENTIAL ESTATE 6.80 METRES WIDE INCLUDING FOOT-PATH AND NATURE STRIP.	665	1,025	M
INDUSTRIAL ESTATE 10.4 METRES WIDE INCLUDING MINIMAL TO EXTENSIVE FORMATION	980	1,695	M

MELBOURNE DEVELOPMENT

- 46 Land Values
- 47 Rents & Yields
- 48 Rental Rates
- 49 Stamp Duties
- 50 Land Tax
- 51 Planning - Car Parking
- 52 Vertical Transportation
- 55 Construction Work Done
- 59 Office Sector Data
- 62 Retail Sector Data
- 64 Industrial Sector Data

MELBOURNE DEVELOPMENT LAND VALUES

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

LOCATION (COSTS PER M ²)	\$/M ²	
	LOW	HIGH
OFFICES		
CBD OFFICES	12,000	20,000
FRINGE	2,000	5,000
BOX HILL (2,000 M ²)	500	2,000
CBD RETAIL		
CBD RETAIL (EG 120SQM)	50,000	100,000
SECONDARY AREAS	10,000	35,000
NEIGHBOURHOOD SHOPPING CENTRE	500	1,000
SUBURBAN STRIP SHOPPING	5,000	10,000
INDUSTRIAL (1HA TO 5HA)		
SOUTH EAST	170	250
NORTH WEST	110	200
CITY FRINGE	500	800

Prepared in association with Savills

MELBOURNE DEVELOPMENT RENTS & YIELDS

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

	RENT \$/M ²		% YIELD	
	LOW	HIGH	LOW	HIGH
OFFICES				
CBD HIGH RISE PREMIUM	321	459	5.60	6.15
CBD HIGH RISE GRADE A	294	381	6.30	6.85
CBD MEDIUM RISE	221	266	7.00	7.75
ST.KILDA ROAD/SOUTHBANK	214	296	7.00	7.75
BOX HILL	154	200	8.00	9.25
RETAIL				
BOURKE STREET MALL	6,500	10,000	3.50	5.50
MAJOR REGIONAL SHOPPING CENTRE	750	1,500	5.50	7.00
OTHER CBD	1,000	4,000	4.00	6.50
INDUSTRIAL				
SOUTH EAST	70	90	6.50	7.75
NORTH WEST	67	80	6.50	7.75
CITY FRINGE	90	150	6.50	7.75

Prepared in association with Savills

MELBOURNE DEVELOPMENT RENTAL RATES

The net rents indicated below show the change in levels since 1988. Allowance has been made for the effects of rental incentives, rent free periods etc.

	OFFICES			INDUSTRIAL
	CBD	ST.KILDA ROAD	SUBURBAN OFFICES	PRIME
1988	345	186	206	49
1989	271	218	217	47
1990	192	213	231	56
1991	160	172	209	66
1992	71	145	188	62
1993	54	117	157	60
1994	57	108	183	50
1995	73	130	179	47
1996	85	145	181	48
1997	103	160	183	52
1998	132	166	183	58
1999	142	168	183	65
2000	191	168	183	64
2001	265	190	205	66
2002	317	193	201	66
2003	255	195	182	66
2004	188	186	199	70
2005	238	188	196	70
2006	259	201	222	75
2007	281	207	223	75
2008	367	256	254	75
2009	349	206	228	78
2010	370	217	225	85
2011	404	219	239	83
2012	400	249	228	83
2013	324	238	229	83
2014	352	248	235	85
2015	352	240	230	85

MELBOURNE DEVELOPMENT STAMP DUTIES

When purchasing Victorian land, which may include buildings, there is a liability to pay stamp duty. The duty payable is based on the market value of the property or the purchase price, whichever is greater.

For dutiable transactions (generally, this is the date of settlement) occurring before 1 April 2012, the time period for paying duty was 3 months. For dutiable transactions occurring on or after 1 April 2012, the time period for paying duty is 30 days.

DUTIABLE VALUE RANGE	DUTY RATE
\$0 - \$25,000	1.4 PER CENT OF THE DUTIABLE VALUE OF THE PROPERTY
\$25,001 TO \$130,000	\$350 PLUS 2.4 PER CENT OF THE DUTIABLE VALUE IN EXCESS OF \$25,000
\$130,001 TO \$960,000	\$2,870 PLUS 6 PER CENT OF THE DUTIABLE VALUE IN EXCESS OF \$130,000
MORE THAN \$960,000	5.5 PER CENT OF THE DUTIABLE VALUE

The Victorian Government offers a unique concession when you purchase property off-the-plan. The concession applies to purchases of land and building packages or refurbished lots. It allows a deduction from the contract price of the cost of construction or refurbishment which occurs on or after the contract date.

Effectively, you only pay duty on the improved value of the land, the non-deductible costs and the completed construction or refurbishment including GST as at the contract date. Typically, construction will not yet have started at the date of contract, or is incomplete at this date.

For further details refer to www.sro.vic.gov.au

MELBOURNE DEVELOPMENT LAND TAX

Land tax is an annual tax levied on owners of taxable land in Victoria as at midnight on 31 December of the year preceding the year of assessment. For example, the 2016 assessment is based on land holdings as at midnight on 31 December 2015.

In general, a principal place of residence (your home) or land used for primary production (a farm) is exempt from land tax.

Land tax is assessed on a calendar year basis.

TOTAL TAXABLE VALUE OF LANDHOLDINGS	LAND TAX PAYABLE
< \$250,000	NIL
\$250,000 to \$600,000	\$275 PLUS 0.2% OF AMOUNT > \$250,000
\$600,001 to \$1,000,000	\$975 PLUS 0.5% OF AMOUNT > \$600,000
\$1,000,001 to \$1,800,000	\$2,975 PLUS 0.8% OF AMOUNT > \$1,000,000
\$1,800,001 TO \$3,000,000	\$9,375 PLUS 1.3% OF AMOUNT > \$1,800,000
MORE THAN \$3,000,001	\$24,975 PLUS 2.25% OF AMOUNT > \$3,000,000

For further details refer to www.sro.vic.gov.au

MELBOURNE DEVELOPMENT PLANNING – CAR PARKING

The following car parking information is derived from the Melbourne Planning Scheme, Clause 52.06 Car Parking, which details the appropriate number of car parking spaces to be provided to service particular uses of land.

The table sets out the car parking requirement that applies to the uses listed. A car parking requirement in the table is calculated by multiplying the figure in Column A or Column B (whichever applies) by the measure (for example square metres, number of patrons or number of bedrooms) in Column C.

Column A applies unless a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies. Full details of the Melbourne Planning Scheme can be found at <http://planningschemes.dpcd.vic.gov.au/schemes/melbourne>.

TYPE OF PROPOSED USE	COLUMN A	COLUMN B	COLUMN C
	APPLIES THE STANDARD RATE TO ALL ZONES	ONLY APPLIES WHERE SPECIFIED IN A SCHEDULE TO THE PARKING OVERLAY	
	RATE	RATE	CAR PARKING MEASURE
DWELLINGS	1	1	EACH 1 OR 2 BEDROOM UNIT, PLUS
	2	2	EACH 3 OR MORE BEDROOM UNIT, PLUS
	1	0	1 VISITOR SPACE FOR EACH 5 UNITS FOR DEVELOPMENTS WITH MORE THAN 5 UNITS
HOTEL	0.4		EACH PATRON PERMITTED
		3.5	EACH 100 SQ M OF LEASABLE AREA
OFFICE	3.5	3.0	EACH 100 SQ M OF LEASABLE AREA
RESIDENTIAL AGED CARE FACILITY	0.3	0.3	TO EACH LODGING ROOM
RESTAURANT	0.4		EACH PATRON PERMITTED
		3.5	EACH 100 SQ M OF LEASABLE AREA
RESTRICTED RETAIL PREMISES	3	2.5	EACH 100 SQ M OF LEASABLE AREA
SHOP	4	3.5	EACH 100 SQ M OF LEASABLE AREA
SUPERMARKET	5	5	EACH 100 SQ M OF LEASABLE AREA

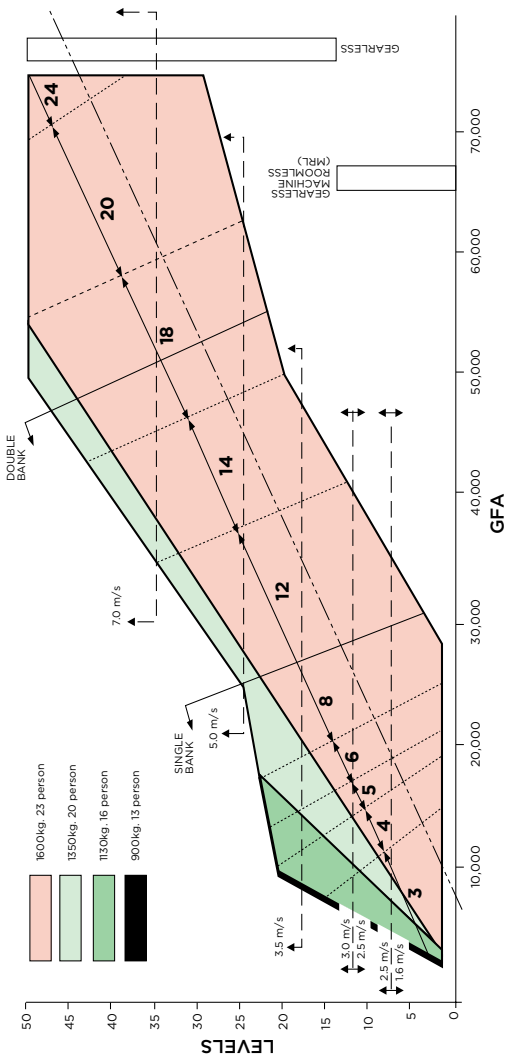
MELBOURNE DEVELOPMENT VERTICAL TRANSPORTATION

LIFT SELECTION CHART

To calculate the number and type of lifts –

- Locate a point on the graph by using the GFA in m² shown on the bottom axis and number of levels on the left axis.
- The colour at the intersection point indicates the lift capacity, the horizontal lines the lift speed and the angled lines the number of lifts and the number of banks.
- By extending the horizontal line to the far right hand side, the type of lift required can be obtained.

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



MELBOURNE DEVELOPMENT VERTICAL TRANSPORTATION

APPLICATION	LIFT TYPE	SPEED M/S	NO. OF FLOORS SERVED	BASE COST \$		ADDITIONAL FLOOR	EXPRESS FLOOR
				LOW	HIGH	RATE	RATE
OFFICE & RESIDENTIAL	ELECTRO-HYDRAULIC PASSENGER	0.5	2	-	-	-	-
	GEARLESS TO 17 PASSENGER	1	5	115,000	180,000	9,000	6,500
	GEARLESS UP TO 17 PASSENGER	1.6	8	150,000	230,000	9,500	7,000
	GEARLESS	2.5	10	350,000	430,000	12,500	7,500
	GEARLESS	3.5	10	460,000	550,000	13,000	7,500
	GEARLESS	4	10	480,000	570,000	13,500	8,000
	GEARLESS	5	10	600,000	680,000	13,700	8,300
	GEARLESS	6	10	680,000	780,000	14,500	10,000
	GEARLESS	7	10	700,000	800,000	15,000	10,500
	GEARLESS	8	10	770,000	870,000	16,000	11,000
HOSPITAL	GEARED UP TO 40 PASSENGER	2	5	410,000	460,000	14,500	9,300
	GEARLESS	2.5	10	600,000	680,000	15,000	9,300
LARGE GOODS	GEARLESS MRL TO 2,000KG	1.6	10	330,000	420,000	13,000	10,000
	ELECTRO-HYDRAULIC TO 5,000KG	0.5	2	350,000	400,000	30,000	25,000
	GEARLESS 2,500KG	2.5	10	720,000	770,000	12,000	9,000
ESCALATORS	RISE 2600 TO 5,000MM	0.5	-	120,000	160,000	-	-
MOVING WALKS	2,500 TO 5,000MM	0.5	-	170,000	250,000	-	-
SERVICE LIFT	BENCH HEIGHT UNIT	0.2	3	33,000	37,000	4,185	1,395
	LARGER UNIT	0.2	3	46,500	55,800	4,650	1,395
DISABLED PLATFORM LIFT	TO 1,000MM	0.1	2	30,000	35,000	-	-
	1,000 TO 4,000MM	0.1	2	42,000	47,000	-	-

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

MELBOURNE DEVELOPMENT CONSTRUCTION WORK DONE

DIGEST TABLE - ANNUAL VALUE OF CONSTRUCTION WORK DONE

YEAR ENDING	RESIDENTIAL	NON-RESIDENTIAL	ENGINEERING	TOTAL CONSTRUCTION
JUN-1990	3,614	4,450	2,360	10,424
JUN-1991	2,904	3,643	2,314	8,861
JUN-1992	2,725	2,404	1,916	7,045
JUN-1993	3,063	1,971	2,098	7,131
JUN-1994	3,450	1,902	2,329	7,681
JUN-1995	3,581	2,322	2,409	8,313
JUN-1996	3,261	2,870	2,353	8,484
JUN-1997	3,385	3,252	2,472	9,110
JUN-1998	4,480	2,960	3,137	10,577
JUN-1999	5,312	3,571	3,885	12,768
JUN-2000	7,089	3,431	3,451	13,971
JUN-2001	6,646	3,544	3,216	13,407
JUN-2002	8,161	3,929	3,389	15,480
JUN-2003	9,364	4,705	4,244	18,313
JUN-2004	10,219	5,102	4,983	20,305
JUN-2005	10,453	5,863	5,911	22,227
JUN-2006	10,085	6,215	7,406	23,706
JUN-2007	10,094	7,138	7,217	24,449
JUN-2008	10,928	9,089	7,324	27,341
JUN-2009	12,337	9,042	8,346	29,725
JUN-2010	13,941	8,531	9,539	32,011
JUN-2011	15,910	8,495	11,189	35,594
JUN-2012	15,987	8,561	11,756	36,305
JUN-2013	16,268	8,294	10,861	35,424
JUN-2014	16,303	8,856	10,205	35,364
JUN-2015	18,252	9,708	9,861	37,821

Source ABS 8752.0 & 8755.0 (Current Prices - Original Series - \$ millions)

MELBOURNE DEVELOPMENT CONSTRUCTION WORK DONE

DIGEST TABLE - ANNUAL VALUE OF NON-RESIDENTIAL WORK DONE

YEAR ENDING	COMMERCIAL	INDUSTRIAL	EDUCATION
JUN-2002	1,656	640	648
JUN-2003	1,963	913	615
JUN-2004	2,411	732	704
JUN-2005	2,520	1,118	700
JUN-2006	2,550	1,271	759
JUN-2007	3,099	1,462	816
JUN-2008	4,626	1,427	869
JUN-2009	4,395	1,142	933
JUN-2010	2,584	935	2,681
JUN-2011	2,679	1,158	2,819
JUN-2012	3,531	1,188	1,684
JUN-2013	3,795	1,023	1,155
JUN-2014	3,708	834	1,180
JUN-2015	3,528	1,459	1,215

Source ABS 8752.0 (Original Cost - \$ millions)

AGED CARE	HEALTH	HOTELS	OTHER	TOTAL NON-RESIDENTIAL
181	257	125	422	3,929
236	314	188	476	4,705
238	344	121	552	5,102
215	330	144	835	5,863
254	356	194	830	6,215
285	421	246	808	7,138
386	466	443	871	9,089
323	758	589	902	9,042
216	758	341	1,015	8,531
159	745	165	771	8,495
202	609	296	1,053	8,561
249	774	218	1,080	8,294
334	1,032	163	1,605	8,856
336	1,582	184	1,404	9,708

MELBOURNE DEVELOPMENT CONSTRUCTION WORK DONE

ANNUAL VALUE OF RESIDENTIAL BUILDING WORK DONE IN VICTORIA

YEAR ENDING	NEW HOUSES	NEW APARTMENTS ETC	ALTERATIONS AND ADDITIONS INCLUDING CONVERSIONS	TOTAL RESIDENTIAL
JUN-1990	2,777	206	631	3,614
JUN-1991	2,147	195	562	2,904
JUN-1992	1,993	181	550	2,725
JUN-1993	2,287	196	579	3,063
JUN-1994	2,521	278	651	3,450
JUN-1995	2,574	300	708	3,581
JUN-1996	2,111	452	698	3,261
JUN-1997	1,989	621	775	3,385
JUN-1998	2,808	760	911	4,480
JUN-1999	3,366	948	998	5,312
JUN-2000	4,468	1,352	1,269	7,089
JUN-2001	3,926	1,521	1,199	6,646
JUN-2002	4,918	1,799	1,445	8,161
JUN-2003	5,782	2,119	1,463	9,364
JUN-2004	6,051	2,429	1,739	10,219
JUN-2005	6,199	2,513	1,740	10,453
JUN-2006	6,231	2,188	1,666	10,085
JUN-2007	6,493	1,815	1,786	10,094
JUN-2008	6,802	2,094	2,031	10,928
JUN-2009	7,669	2,631	2,038	12,337
JUN-2010	8,781	3,193	1,968	13,941
JUN-2011	9,310	4,433	2,167	15,910
JUN-2012	8,653	5,011	2,323	15,987
JUN-2013	8,151	5,755	2,362	16,268
JUN-2014	7,886	5,901	2,516	16,303
JUN-2015	8,915	6,816	2,521	18,252

Source ABS 8752.0 (Original Cost - \$ millions)

MELBOURNE DEVELOPMENT OFFICE SECTOR DATA

MELBOURNE FRINGE VACANCY RATES

PCA GRADE	STOCK M ²	VACANCY M ²	VAC % JUL-15	VAC % JUL-14
PREMIUM	131,051	21,200	16.2	0.0
GRADE A	1,079,674	71,605	6.6	4.9
GRADE B	524,266	40,091	7.6	10.8
GRADE C	204,107	26,646	13.1	13.5
GRADE D	8,706	135	1.6	9.6
TOTAL	1,947,804	159,677	8.2	7.4

Source: Property Council of Australia / Savills Research Q2 2015

CURRENT CENTRAL MELBOURNE OFFICE DEVELOPMENT ACTIVITY

PROPERTY	PRECINCT	NLA (SQ M)	TYPE	STATUS	COMPLETION	MAJOR TENANT(S)
567 COLLINS ST	CBD	54,000	PRE-COMMITTED	CONSTRUCTION	2015	CORRS, LEIGHTON, JEMENA
TOWER 3, 727 COLLINS ST	DOCKLANDS	55,000	PRE-COMMITTED	CONSTRUCTION	2016	KPMG, MADDOCKS
TOWER 4, 727 COLLINS ST	DOCKLANDS	38,000	PRE-COMMITTED	CONSTRUCTION	2016	LINK GROUP
525 COLLINS ST	CBD	6,000	PRE-COMMITTED	CONSTRUCTION	2017	BANK OF MELBOURNE
102 STURT ST	SOUTHBANK	31,663	PRE-COMMITTED	CONSTRUCTION	2017	ABC
2 RIVERSIDE QUAY	SOUTHBANK	21,000	PRE-COMMITTED	CONSTRUCTION	2017	PWC
664 COLLINS ST	DOCKLANDS	27,500	PRE-COMMITTED	DA APPROVED	2017+	PITCHER PARTNERS
180 FLINDERS ST	CBD	20,000	NEW	DA APPROVED	2017+	
NORTH WHARF, FLINDERS ST	DOCKLANDS	23,000	NEW	DA APPROVED	2017+	
82 COLLINS ST	CBD	30,000	NEW	DA APPROVED	2017+	
395 DOCKLANDS DR	DOCKLANDS	22,000	NEW	DA APPROVED	2017+	
TOWER 5, 727 COLLINS ST	DOCKLANDS	19,000	NEW	DA APPROVED	2017+	
C1 & C2 FLINDERS ST	DOCKLANDS	31,000	NEW	DA APPLIED	2017+	
477 COLLINS ST	CBD	54,000	NEW	DA APPLIED	2017+	
447 COLLINS ST	CBD	40,000*	NEW	DA APPLIED	2017+	

Source: Savills Research Q3 2015

MELBOURNE DEVELOPMENT OFFICE SECTOR DATA

KEY MARKET INDICATORS

MELBOURNE CBD	PCA PREMIUM	
	LOW	HIGH
RENTAL - GROSS FACE (\$/M ²)	603	816
RENTAL - NET FACE (\$/M ²)	458	655
RENTAL - NET EFFECTIVE (\$/M ²)	321	459
OUTGOINGS - OPERATING (\$/M ²)	95	106
OUTGOINGS - STATUTORY (\$/M ²)	50	55
OUTGOINGS - TOTAL (\$/M ²)	145	161
TYPICAL LEASE TERM (YEARS)	8	10
YIELD - MARKET (% NET FACE RENTAL)	5.60	6.15
IRR (%)	7.55	8.00
CARS PERMANENT RESERVED (\$/P.C.M)	540	700
CARS PERMANENT (\$/P.C.M)	450	600
OFFICE COMPONENT CAPITAL VALUES (\$/M ²)	7,450	11,700

EAST/SOUTH EAST/CITY FRINGE/ SUBURBAN OFFICE	PCA GRADE A	
	LOW	HIGH
RENTAL - GROSS FACE (\$/M ²)	355	485
RENTAL - NET FACE (\$/M ²)	275	380
RENTAL - NET EFFECTIVE (\$/M ²)	214	296
OUTGOINGS - OPERATING (\$/M ²)	50	70
OUTGOINGS - STATUTORY (\$/M ²)	30	35
OUTGOINGS - TOTAL (\$/M ²)	80	105
TYPICAL LEASE TERM (YEARS)	5	10
YIELD - MARKET (% NET FACE RENTAL)	7.00	7.75
IRR (%)	8.50	9.25
CARS PERMANENT RESERVED (\$/P.C.M)	170	220
CARS PERMANENT (\$/P.C.M)	NA	NA
OFFICE COMPONENT CAPITAL VALUES (\$/M ²)	3,500	5,400

Source: Savills Research Q3 2015

PCA GRADE A		PCA GRADE B	
LOW	HIGH	LOW	HIGH
553	703	420	507
423	548	315	380
294	381	221	266
85	100	75	82
45	55	30	45
130	155	105	127
7	10	3	7
6.30	6.85	7.00	7.75
7.95	8.45	8.50	8.75
500	650	480	550
450	600	420	500
6,175	8,700	4,000	5,400

PCA GRADE B	
LOW	HIGH
260	345
200	260
154	200
40	55
20	30
60	85
3	5
8.00	9.25
9.25	9.75
100	180
NA	NA
2,100	3,200

MELBOURNE DEVELOPMENT RETAIL SECTOR DATA

MELBOURNE ENCLOSED CENTRES	REGIONAL	
	LOW	HIGH
MAJOR TENANT NET RENTAL (\$/M ²)	250	270
DDS TENANT NET RENTAL (\$/M ²)	230	250
SPECIALTY TENANT NET RENTAL (\$/M ²)	750	1,500
YIELD - MARKET (%)	5.50	7.00
IRR (%)	7.50	8.25
OUTGOINGS - OPERATING (\$/M ²)	90	120
OUTGOINGS - STATUTORY (\$/M ²)	30	40
OUTGOINGS - TOTAL (\$/M ²)	120	160
CAPITAL VALUES (\$/M ²)	5,500	12,000

MELBOURNE SHOPS	BOURKE ST MALL	
	LOW	HIGH
NET RENTAL (\$/M ²)	6,500	10,000
YIELD - MARKET (%)	3.50	5.50
OUTGOINGS OPERATING (\$/M ²)	80	100
OUTGOINGS - STATUTORY (\$/M ²)	150	160
OUTGOINGS - TOTAL (\$/M ²)	230	250
CAPITAL VALUES (\$/M ²)	NA	NA

MELBOURNE BULKY GOODS	LOW	HIGH
	TENANT NET RENTAL (\$/M ²) > 1,000 M ²	175
YIELD - MARKET (%)	7.75	8.75
IRR (%)	8.50	9.75
OUTGOINGS - OPERATING (\$/M ²)	25	50
OUTGOINGS - STATUTORY (\$/M ²)	7	7
OUTGOINGS - TOTAL (\$/M ²)	30	57
CAPITAL VALUES (\$/M ²)	1,700	3,000

Source: Savills Research Q3 2015

SUB-REGIONAL		NEIGHBOURHOOD	
LOW	HIGH	LOW	HIGH
220	250	220	250
200	240	NA	NA
550	1,250	450	600
6.00	7.50	6.00	7.50
7.75	8.50	7.75	8.50
75	110	45	75
25	35	25	35
100	145	70	110
2,950	5,400	2,500	4,700

OTHER CBD		SHOPPING STRIP	
LOW	HIGH	LOW	HIGH
1,000	4,000	550	1,400
4.00	6.50	4.00	7.00
60	100	30	50
80	80	40	40
140	180	70	90
14,000	40,000	7,800	35,000

MELBOURNE DEVELOPMENT INDUSTRIAL SECTOR DATA

SOUTH EASTERN (MULGRAVE, DANDENONG, NOTTING HILL, BRAESIDE, MOORABBIN, CLAYTON, ROWVILLE, SCORESBY, CARRUM DOWNS, KEYSBOROUGH)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET EFFECTIVE (\$/SQ M)	70	90	55	65
YIELD - MARKET (%)	6.50	7.75	8.25	9.00
IRR (%)	8.25	9.00	9.00	9.50
OUTGOINGS - TOTAL (\$/SQ M)	11	15	9	13
CAPITAL VALUES (\$/SQ M)	1,100	1,500	700	900
LAND VALUES 3,000 - 5,000 SQ M (\$/SQ M)	185 - 240 UP TO 300			
LAND VALUES 10,000 - 50,000 SQ M (\$/SQ M)	170 - 250			
LAND VALUES 10 HA AND ABOVE (\$/SQ M)	110 - 140			
ENGLORO LAND VALUES (\$/SQ M)	30 - 80			

NORTH & WEST (LAVERTON NORTH, DERRIMUT, ALTONA, TULLAMARINE, SOMERTON, EPPING, SUNSHINE, BROADMEADOWS, THOMASTOWN, TRUGANINA)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET EFFECTIVE (\$/SQ M)	67	80	50	60
YIELD - MARKET (%)	6.50	7.75	8.25	9.00
IRR (%)	8.25	9.00	9.00	9.50
OUTGOINGS - TOTAL (\$/SQ M)	10	15	8	15
CAPITAL VALUES (\$/SQ M)	860	1,250	550	750
LAND VALUES 3,000 - 5,000 SQ M (\$/SQ M)	145 - 225 UP TO 300			
LAND VALUES 10,000 - 50,000 SQ M (\$/SQ M)	95 - 155 UP TO 200			
LAND VALUES 10 HA AND ABOVE (\$/SQ M)	70 - 100			
ENGLORO LAND VALUES (\$/SQ M)	20 - 60			

CITY FRINGE (PORT MELBOURNE, ABBOTSFORD, COLLINGWOOD, BRUNSWICK, SOUTH MELBOURNE, RICHMOND)

	PRIME		SECONDARY	
	LOW	HIGH	LOW	HIGH
RENTAL NET EFFECTIVE (\$/SQ M)	90	150	65	90
YIELD - MARKET (%)	6.50	7.75	8.25	9.00
IRR (%)	8.25	9.00	9.00	9.50
OUTGOINGS - TOTAL (\$/SQ M)	25	38	25	38
CAPITAL VALUES (\$/SQ M)	1,250	2,500	900	1,200
LAND VALUES 3,000 - 5,000 SQ M (\$/SQ M)	600 - 1,100			
LAND VALUES 10,000 - 50,000 SQ M (\$/SQ M)	500 - 800			

Source: Savills Research Q3 2015

BENCHMARKS

- 66 Office Building Efficiencies
- 67 Labour and Materials
Trade Ratios
- 68 Reinforcement Ratios
- 69 Progress Payment Claims
- 70 Kitchen Equipment
- 72 Common Industry Acronyms
- 73 Method of Measurement
of Building Areas

BENCHMARKS

OFFICE BUILDING EFFICIENCIES

The efficiency of an office building is expressed as a percentage of the Net Lettable Area to the Gross Floor Area. The table below indicates that relationship to the Gross Floor Area 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 OFFICE BUILDING	EFFICIENCY		
	BASEMENTS AND CAR PARKS		
	INCLUDED %	EXCLUDED %	OFFICE FLOORS %
PRESTIGE			
CBD			
10 TO 25 STOREYS	63 - 68	75 - 80	85 - 90
25 TO 40 STOREYS	58 - 63	70 - 75	80 - 85
40 TO 55 STOREYS	53 - 58	68 - 73	75 - 80
INVESTMENT			
CBD			
UP TO 10 STOREYS	69 - 74	81 - 85	86 - 91
10 TO 25 STOREYS	64 - 69	76 - 81	81 - 86
25 TO 40 STOREYS	59 - 64	71 - 76	76 - 81
INVESTMENT, OTHER THAN			
CBD			
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 Gross Floor Area of a multi-storey office building.

BENCHMARKS

LABOUR AND MATERIAL

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 REINFORCEMENT RATIOS

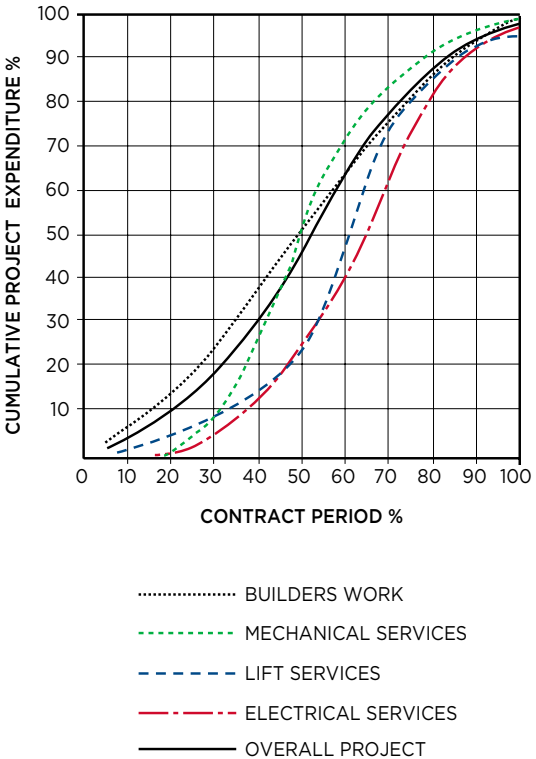
The following ratios give an indication of the average weight of rod reinforcement per cubic metre of concrete for the listed elements. Differing structural systems and sizes of individual elements and grid sizes will cause considerable variation to the stated ratios. For project specific ratios a structural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

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

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 KITCHEN EQUIPMENT

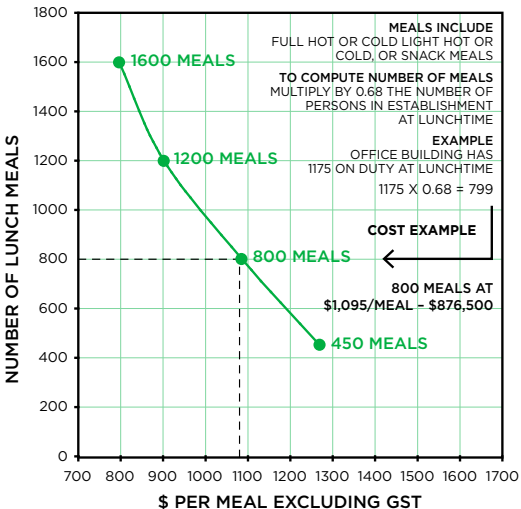
The following are costs of kitchen equipment for meals service in various facilities and include:

- Gas, steam and electric cooking, service and beverage making equipment.
- Kitchen machinery and conveyors where applicable.
- Coldrooms, refrigerators, freezers and similar equipment.
- Stainless steel tables, benches, drainers, sinks, back counters, racks, rails, drawers, etc.
- Mobile and portable items of kitchen equipment.
- Store and coldroom shelving.

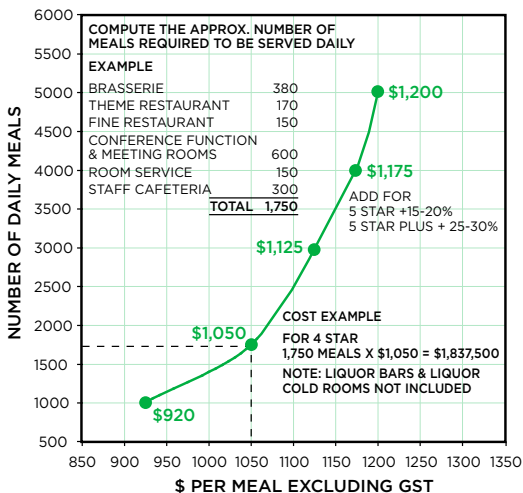
Costs are as at Fourth Quarter 2015 and exclude:

- Building works.
- Mechanical, electrical and plumbing services.
- Exhaust canopies and exhaust ventilation.
- Kitchen utensils, chinaware, glassware, cutlery, trays, cash registers, tables, chairs, etc.
- Goods & Services Tax (GST).

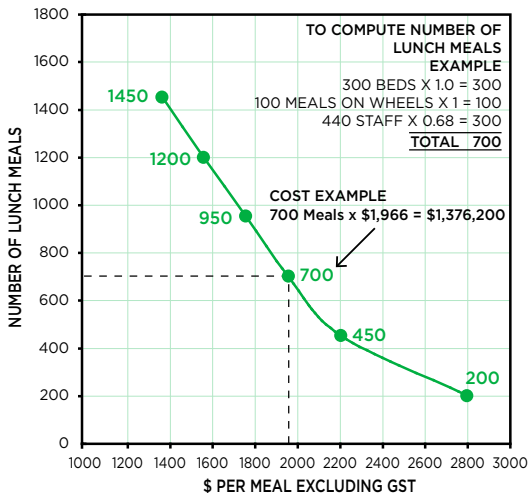
CAFETERIAS



HOTELS - 4 STAR INTERNATIONAL



HOSPITALS



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

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

LAND SURVEYS

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

STRUCTURAL DRAWINGS

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

HYDRAULIC DRAWINGS

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

MECHANICAL DRAWINGS

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

ELECTRICAL DRAWINGS

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

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

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

The definitions are as follows: Unit of measurement: square metres (m²).

GROSS FLOOR AREA (G.F.A.)

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

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

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 (U.C.A.)

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 (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. 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. U.C.A. 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 (U.F.A.)

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" (F.E.C.A) 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 and 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, and,
 - 3.2.2.6 additional facilities specially constructed for or used by individual tenants that are not covered in section 3.2.3 below.

3.2.3 Excluded from the lettable area of each tenancy are:

- 3.2.3.1 stairs, accessways, fire stairs, toilets, recessed doorways, cupboards, telecommunications cupboards, fire hose reel cupboards, lift shafts, escalators, smoke lobbies, plant/motor rooms; and, 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

BENCHMARKS

METHOD OF MEASUREMENT OF BUILDING AREAS

- 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, and,
- 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 –

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 & FACILITIES

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



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 & FACILITIES SUSTAINABILITY AND QUALITY

According to the Green Building Council of Australia (GBCA), buildings have a significant impact on the global environment, consuming 32% of the world's resources, including 12% of its water and up to 40% of its energy. Buildings also produce 40% of waste going to landfill and 40% of air emissions.

Sustainability is concerned with improving the quality of life while living within the carrying capacity of supporting ecosystems. The planning, delivering and managing 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 the benchmarking of buildings within Australia include:

- **Green Star** – The GBCA's six star Environmental rating system evaluates the design and construction of buildings in terms of energy and water efficiency, indoor environmental quality and resource conservation. Buildings assessed using the Green Star – Performance rating tool can achieve a Green Star rating from 1 – 6 Star Green Star. Green Star rating tools cover building Design & As Built, Interiors, Communities and Performance.
- **NABERS** – National Australian Built Environment Rating System is a national program managed by the NSW Department of Environment and heritage. NABERS is a national rating system that measures the environmental performance of Australian buildings, tenancies and homes. Put simply, NABERS measures the energy efficiency, water usage, waste management and indoor environment quality of a building or tenancy and its impact on the environment. Additionally, a NABERS Energy rating is a mandatory reporting requirement under the Commercial Building Disclosure (CBD) Program – a national program designed to improve the energy efficiency of Australia's large office buildings.
- **Quality** – Property Council of Australia (PCA)'s *"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 LEED, BREEAM, GreenMark and other international standards. RLB also provides Building Quality Assessment (BQA) services.

ASSETS & FACILITIES MANAGEMENT STANDARDS

Since late 2012 Standards Australia, supported by FMA Australia, PCA, RICS, SBEnc, TEFMA and other industry bodies, have been involved with the ISO's international **Facilities Management (FM)** standards initiative. To date this has involved 32 countries, plus EuroFM, looking at Terms and Definitions and Guidance on strategic sourcing.

Separately, there was the release in 2014 of the ISO 55000 series for **Asset Management (AM)**. This comprises three parts: Overview, principles and terminology; Management systems requirements; and Guidelines for the application of *the standard*. 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
- involved in the establishment, implementation, maintenance and improvement of an asset management system, and
- 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 the Australian context. The guide covers policy and legislation issues, implementing sustainability, energy efficiency, water management, waste management, indoor environment quality (IEQ), monitoring and reporting, procurement and knowledge transfer.

Internationally useful publications have included the **IFMA Foundation's** "*Benchmarking for Facility Professionals*" (2014) and **IFMA's** "*High Stakes Business: People, Property and Services*" (2014), a guide to emergency preparedness and business continuity planning as a strategic priority.

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

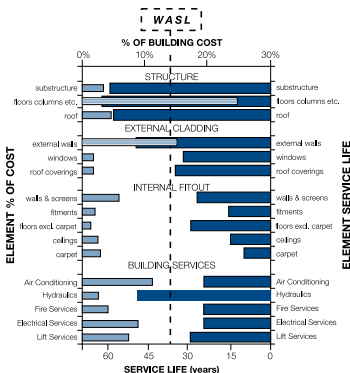
ASSETS & FACILITIES USEFUL LIFE ANALYSIS

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.

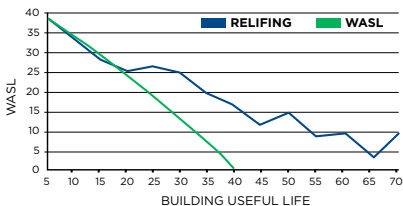
WEIGHTED AVERAGE SERVICE LIFE

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 & 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.

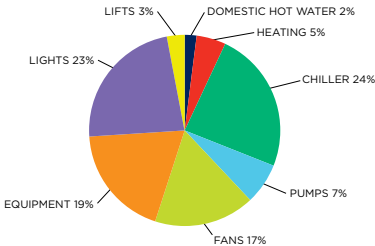
The level of recovery of outgoings is normally governed and regulated by leases and other agreements with tenants.

The cost of outgoings varies depending upon:

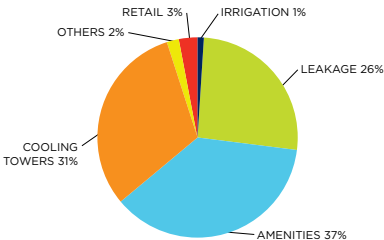
- the level of management and services provided
- lease agreements
- quality, type and efficiency of the building
- location and statutory regimes applicable

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 & 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
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
CERTIFICATE REQUIRED TO BE FORWARDED TO AN AUTHORITY	✗	✓	✓	✓	✗	NA	NA
CAN FINES BE IMPOSED IF MAINTENANCE IS NOT CARRIED OUT?	✓	✓	✓	✗	✓	✓	NA

The relevant legislation governing requirements relating to essential safety measures by State is:

- VIC** Building Regulations 2006 Part 12
- QLD** Queensland Fire and Rescue Service Act 2004
- NSW** Environmental Planning and Assessment Regulations 2000
- SA** SA Development Act 1993 & Minister's Specifications SA 76
- TAS** Fire Services Act 1979 & General Fire Regulations 2000
- ACT** ACT Emergencies Act 2004
- WA** No specific legislation

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 & 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.

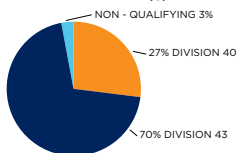
Division 43 - Capital Allowances

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 TR2015/2 which came into effect on the 1st July 2015. The following broad principles outline the rates of depreciation deductions relative to income producing assets under ITAA 1997 (Division 40 & 43).

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

TOTAL ALLOWANCES (\$)



Typical percentage apportionment of depreciation allowances based on new \$300m Commercial Office Tower 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 & FACILITIES CAPITAL ALLOWANCES (TAX DEPRECIATION)

SCHEDULE OF ASSETS	PRIME COST %	DIMINISHING VALUE %
THE FOLLOWING LIST GIVES A SAMPLE OF ELIGIBLE DEPRECIATING ASSETS.		
OFFICE BUILDING		
HOT WATER INSTALLATIONS	6.667	13.333
MULTI TYPE FIRE DETECTION SYSTEMS	4-16.67	8-33.33
CENTRAL AIR CONDITIONING (VARIOUS RATES APPLY TO EQUIPMENT COMPONENTS)	4-10	8-20
ROOM AIR CONDITIONING	10	20
PACKAGED AIR CONDITIONING	6.667	13.333
ELECTRIC HAND DRYERS	10	20
DEMOUNTABLE PARTITIONS	5	10
SECURITY SYSTEMS	14.286-50	28.572-100
LIGHTING PLANT	5	10
VINYL FLOORING	10	20
CARPET	12.5	25
WINDOW BLINDS	5	10
OFFICE FURNITURE, FREESTANDING	4-10	8-20
ESCALATORS	5	10
LIFTS, ELEVATORS AND HOISTS	3.333	6.667
SIGNAGE FOR BUSINESS IDENTIFICATION	10	20
HOTELS, MOTELS		
CARPETS	14.286	28.572
WINDOW BLINDS AND CURTAINS	16.667	33.333
FURNITURE AND FITTINGS (FREE STANDING)	14.286-20	28.572-40
HOT WATER SYSTEMS	10	20
BEDS AND BEDDING	14.286-50	28.572-100
SHOPPING CENTRES		
GENERALLY THE LIST FOR OFFICE BUILDINGS WILL APPLY WITH THE FOLLOWING ADDITION:		
FLOATING TIMBER FLOORS	10	20
FURNITURE, FREESTANDING	10	20
INDUSTRIAL		
GENERALLY THE LIST FOR OFFICE BUILDINGS WILL APPLY WITH THE FOLLOWING ADDITIONS:		
CRANES	5	10
GANTRIES	3	6
DOCK LEVELLERS	5	10
INFLATABLE DOCK SEALS	10	20
RESIDENTIAL		
EFFECTIVE FROM 1ST JULY 2004		
FLOOR COVERINGS:		
CARPET	10	20
FLOATING TIMBER	6.667	13.333
HOTWATER SYSTEMS (EXCLUDING PIPING):		
ELECTRIC AND GAS	8.333	16.667
SOLAR	6.667	13.333
MISCELLANEOUS:		
INTERCOM SYSTEM ASSETS	10	20
WINDOW BLINDS	10	20
ROOM AIR CONDITIONING	10	20
KITCHEN ASSETS:		
COOKTOPS, OVENS, RANGEHOODS	8.333	16.667
DISHWASHERS, WASHING MACHINES, CLOTHES DRYERS	10	20

OFFICES AROUND THE WORLD

86	Oceania
87	Africa
87	Middle East
88	United Kingdom
88	Asia
91	Americas

OFFICES AROUND THE WORLD

AUSTRALIA

ADELAIDE

Rider Levett Bucknall SA Pty Ltd
Level 1, 8 Leigh Street,
Adelaide, SA 5000
Telephone: +61 8 8100 1200
Email: adelaide@au.rlb.com
Contact: Peter Tulla

BRISBANE

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

CAIRNS

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

CANBERRA

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

DARWIN

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

GOLD COAST

Rider Levett Bucknall QLD Pty Ltd
45 Nerang Street,
Southport QLD 4215
Telephone: +61 7 5595 6900
Email: goldcoast@au.rlb.com
Contact: Stuart Houghton

MELBOURNE

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

NEWCASTLE

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

NORTHERN NSW

Rider Levett Bucknall NSW Pty Ltd
Level 1, 9 Park Avenue,
Coffs Harbour NSW 2450
Telephone: +61 2 6659 2060
Email: northernnsw@au.rlb.com
Contact: Mark Hocking

PERTH

Rider Levett Bucknall WA Pty Ltd
Level 9, 160 St Georges Tce,
Perth, WA 6000
Telephone: +61 8 9421 1230
Email: perth@au.rlb.com
Contact: Alastair McMichael

SUNSHINE COAST

Rider Levett Bucknall QLD Pty Ltd
63 The Esplanade,
Maroochydore QLD 4558
Telephone: +61 7 5443 3622
Email: suncoast@au.rlb.com
Contact: David Stewart

SYDNEY

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

TOWNSVILLE

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

NEW ZEALAND

AUCKLAND

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

CHRISTCHURCH

Rider Levett Bucknall
Christchurch Ltd
Level 1, Unit JA, 1 Radcliffe Road,
Belfast, Christchurch 8051
Telephone: +64 3 354 6873
Email: christchurch@nz.rlb.com
Contact: Malcolm Timms

PALMERSTON NORTH

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

QUEENSTOWN

Rider Levett Bucknall Otago Ltd
Level 2, 36 Shotover Street,
Queenstown 9348
Telephone: +64 3 409 0325
Email: queenstown@nz.rlb.com
Contact: Chris Haines

TAURANGA

Rider Levett Bucknall Auckland Ltd
Ground Floor, 3/602 Cameron
Road, Tauranga 3141
Telephone: +64 7 579 5873
Email: auckland@nz.rlb.com
Contact: Martin Grace

WELLINGTON

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

AFRICA

PENTAD QUANTITY SURVEYOR (PTY) LTD.

JOHANNESBURG

Block B, Little Fourways Office
Park, 1 Leslie Avenue East,
Fourways, Johannesburg,
South Africa
Telephone: +27 11 548 4000
Contact: Leon Cronje

CAPE TOWN

9th Floor, 22 Bree Street, Cape
Town, South Africa
Telephone: +27 21 418 9977
Contact: Martin Meinesz

PRETORIA

1st Floor, Building A, Lynnwood
Bridge Office Park, Pretoria,
South Africa
Telephone: +27 12 348 1040
Contact: Nicolas Sheard

GABARONE (BOTSWANA)

Plot 39, Unit 7, International
Commerce Park,
Gaborone, Botswana
Telephone: +27 83 226 0303
Contact: Nicolas Sheard

PORT LOUIS (MAURITIUS)

Ground Floor, Office 4,
ENL House, Vivéa Business Park,
Moka, Mauritius
Telephone: +230 5 767 8815
Contact: Marvind Beetul

MAPUTO (MOZAMBIQUE)

Rua Dom Estêvão Ataíde, nº 38/42,
no Bairro da Sommerschild 1,
Maputo, Mozambique
Telephone: +258 82 407 8580
Contact: Charlé Viljoen

MIDDLE EAST

ABU DHABI

Mezzanine Level,
Al Mazrouei Building,
Muroor Road, PO Box 105766
Abu Dhabi, United Arab Emirates
Telephone: +971 2 643 3691
Email: tony.bratt@ae.rlb.com
Contact: Tony Bratt

DOHA

Office 32, Second Floor, Al Mirqab
Complex, Al Mirqab Al Jadeed
Street, Al Naser Area, Doha, Qatar
Telephone: +974 4016 2777
Email: sam.graham@ae.rlb.com
Contact: Sam Graham

DUBAI

Oasis Centre, Level 3,
Suite 9, Sheikh Zayed Road,
P.O.Box 115882, Dubai,
United Arab Emirates
Telephone: +971 4 339 7444
Email: rob.edgecombe@ae.rlb.com
Contact: Rob Edgecombe

MUSCAT

Building No. 287,
18th November Road,
North Azaiba, Sultanate of Oman
Telephone: +968 2 449 9676
Email: rocky.chan@om.rlb.com
Contact: Rocky Chan

RIYADH

PO Box 53911, Riyadh 11593,
Saudi Arabia
Telephone: +966 506 633 288
Email: john.prior@sa.rlb.com
Contact: John Prior

OFFICES AROUND THE WORLD

UNITED KINGDOM

BIRCHWOOD

Suite A4, Chadwick House,
Birchwood Park, Warrington
WA3 6AE
Telephone: +44 0 192 585 1787
Email: deryck.barton@au.rlb.com
Contact: Deryck Barton

BIRMINGHAM

Cathedral Court, 15 Colmore Row,
Birmingham, B3 2BH
Telephone: +44 0 121 503 1500
Email: nigel.mason@uk.rlb.com
Contact: Nigel Mason

BRISTOL

Embassy House, 86 Queens
Avenue, Bristol, BS8 1SB
Telephone: +44 0 117 974 1122
Email: bristol@uk.rlb.com
Contact: Jackie Pinder

GLASGOW

151 West George Street,
Glasgow G2 2JJ
Telephone: +44 0 141 228 6274
Email: dean.sheehy@uk.rlb.com
Contact: Dean Sheehy

LEEDS

Atlas House, 31 King Street,
Leeds LS1 2HL
Telephone: +44 0 113 457 3225
Email: matthew.gosling@uk.rlb.com
Contact: Matthew Gosling

LONDON

2nd Floor, 60 New Broad Street,
London, EC2M 1JJ
Telephone: +44 0 207 398 8300
Email: phil.breeden@uk.rlb.com
Contact: Phil Breeden

MANCHESTER

8 Exchange Quay, Salford Quays,
Manchester, M5 3EJ
Telephone: +44 0 161 868 7700
Email: chris.hartley@uk.rlb.com
Contact: Chris Hartley

NEWCASTLE

Evans Business Centre,
Durham Way South,
Aycliffe Industrial Park,
Newton Aycliffe,
County Durham, DL5 6XP
Telephone: +44 0 121 503 1500
Email: mark.weaver@uk.rlb.com
Contact: Mark Weaver

SHEFFIELD

6th Floor Orchard Lane Wing,
Fountain Precinct, Balm Green,
Sheffield, S1 2JA
Telephone: +44 0 114 273 3300
Email: matthew.gosling@uk.rlb.com
Contact: Matthew Gosling

WELWYN GARDEN CITY

29 Broadwater Road,
Welwyn Garden City,
Hertfordshire, AL7 3BQ
Telephone: +44 0 170 780 0440
Email: welwyn@uk.rlb.com
Contact: Gordon Glenn

WOKINGHAM

1000 Eskdale Road,
Winnersh Triangle, Wokingham,
Berkshire, RG41 5TS
Telephone: +44 0 118 974 3600
Email: simon.kerton@uk.rlb.com
Contact: Michael Righton

CHINA

BEIJING

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

CHENGDU

29th Floor, Square One,
No. 18 Dongyu Street, Jinjiang
District, Chengdu 610016,
Sichuan Province, China
Telephone: +86 28 8670 3382
Email: chengdu@cn.rlb.com
Contact: Eric Lau

CHONGQING

Room 3007-3008, 30th Floor,
Metropolitan Tower,
No. 68 Zourong Road, Central
District, Chongqing 400010, China
Telephone: +86 23 6380 6628
Email: chongqing@cn.rlb.com
Contact: Danny Chow

DALIAN

Room 1103, 11th Floor,
Xiwang Tower, No. 136 Zhongshan
Road, Zhongshan District,
Dalian 116001,
Liaoning Province, China
Telephone: +86 411 3973 7778
Email: dalian@cn.rlb.com
Contact: Simon Tuen

GUANGZHOU

Room 601, 6 Floor, Taikoo Hui Tower, 385 Tian He Road, Guangzhou 510620, Guangzhou Province
Telephone: +86 20 8732 1801
Email: guangzhou@cn.rlb.com
Contact: Danny Chow

GUIYANG

Room E, 12th Floor, Fuzhong International Plaza, 126 Xin Hua Road, Guiyang 550002, Guizhou Province, China
Telephone: + 86 851 553 3818
Email: guiyang@cn.rlb.com
Contact: Danny Chow

HAIKOU

Room 1708, 17th Floor, Fortune Center, 38 Da Tong Road, Haikou 570102, Hainan Province, China
Telephone: +86 898 6672 6638
Email: haikou@cn.rlb.com
Contact: Stephen Lai

HANGZHOU

Room 2306, 23rd Floor, Deep Blue Plaza, No. 203, Zhao Hui Road, Hangzhou, 310014 Zhejiang Province, China
Telephone: + 86 571 8539 3028
Email: hangzhou@cn.rlb.com
Contact: Iris Lee

HONG KONG

20th Floor, Eastern Central Plaza, 3 Yiu Hing Road, Shaukeiwan
Telephone: +852 2823 1823
Email: hongkong@hk.rlb.com
Contact: Philip Lo

MACAU

Alameda Dr. Carlos D' Assumpção, No. 398 Edifício CNAC 9º Andar, I-J Macau SAR
Telephone: +853 2875 3088
Email: macau@mo.rlb.com
Contact: Kenneth Kwan

NANJING

Room 1202, South Tower NIC, 201 Zhong Yang Road, Nanjing 210009, Jiang Su Province, China
Telephone: +86 25 8678 0300
Email: nanjing@cn.rlb.com
Contact: Eric Fong

QINGDAO

Room 2019, 20th Floor, Parkson Commerical Plaza, 44-60 Zhongshan Road, Shinan District, Qingdao 266001, Shandong Provinces, China
Telephone: +86 532 8612 3015
Email: qingdao@cn.rlb.com
Contact: Stephen Liu

SHANGHAI

22nd Floor, Greentech Tower, 436 Hengfeng Road, Zhabei District, Shanghai 200070, China
Telephone: +86 21 6330 1999
Email: shanghai@cn.rlb.com
Contact: W.Q. Wang

SHENYANG

25th Floor, Tower A, President Building, No. 69 Heping North Avenue, Heping District, Shenyang 110003, Liaoning Province, China
Telephone: +86 24 2396 5516
Email: shenyang@cn.rlb.com
Contact: C.H. Chan

SHENZHEN

Room 4510-4513, 45th Floor, Shun Hing Square Diwang Commercial Centre, 5002 Shennan Road East, Shenzhen 518001, Guangdong Province, China
Telephone: +86 755 8246 0959
Email: shenzhen@cn.rlb.com
Contact: Kenneth Kwan

TIANJIN

Room 1908, 19th Floor, Tianjin International Building, 75 Nanjing Road, Heping District, Tianjin 300050, China
Telephone: +86 22 2339 6632
Email: tianjin@cn.rlb.com
Contact: Stephen Lai

WUHAN

Room 2301, 23rd Floor, New World International Trade Centre, No. 568 Jianshe Avenue, Wuhan 430022, Hubei Province, China
Telephone: +86 27 6885 0986
Email: wuhan@cn.rlb.com
Contact: Stephen Lai

OFFICES AROUND THE WORLD

WUXI

Room 1205-1206, 12th Floor,
Wealth Building,
No. 220 Ren Min Zhong Road,
Wuxi 214000,
Jiangsu Province, China
Telephone: +86 510 8274 0266
Email: wuxi@cn.rlb.com
Contact: W.Q. Wang

XIAN

Room 2906, 29th Floor, Digital
Plaza, Hi-Tech International
Business Centre,
33 Keji Road, Xian 710075, Shaanxi
Province, China
Telephone: +86 29 8833 7433
Email: xian@cn.rlb.com
Contact: Stephen Liu

ZHUHAI

Room 3108, 31st Floor
Everbright International
Trade Centre,
No. 47 Haibinnanlu,
Jida, Zhuhai 519015,
Guangdong Province, China
Telephone: +86 756 388 9010
Email: zhuhai@cn.rlb.com
Contact: Kenneth Kwan

INDONESIA

JAKARTA

Jl. Jend. Surdirman Kav 45-46,
Sampoerna Strategic Square
South Tower, level 18, Jakarta
12930, Indonesia
Telephone: +62 21 575 0828
Email: rlb@sg.rlb.com
Contact: Winston Hauw

MALAYSIA

KUALA LUMPUR

B2-6-3 Solaris Dutamas,
No 1 Jalan Dutamas,
50480 Kuala Lumpur, Malaysia
Telephone: +60 3 6207 9991
Email: rlb@my.rlb.com
Contact: K.F. Lai

PHILIPPINES

CEBU

Suite 602, PDI Condominium,
Arch. Bishop Reyes Avenue,
Cor., J. Panis St., Banilad, Cebu City,
Philippines
Telephone: + 63 32 268 0072
Email: rlbcebu@ph.rlb.com
Contact: Corazon Clemena Ballard

DAVAO

Door 1, Ram-Line
Resources Building,
R Castillo Street, Agdao District,
Davao City 8000, Philippines
Telephone: + 63 082 235 0995
Email: coraballard@ph.rlb.com
Contact: Corazon Clemena Ballard

MANILA

Corazon Clemeña Compound,
54 Danny Floro Street, Bagong Ilog
Pasig City, Philippines
Telephone: +63 2 634 0535
+63 2 634 3124
Email: bizdev@ph.rlb.com
Contact: Corazon Clemena Ballard

SINGAPORE

SINGAPORE

150 Beach Road, #09-01
Gateway West,
Singapore 189720
Telephone: +65 6339 1500
Email: rlb@sg.rlb.com
Contact: Winston Hauw

SOUTH KOREA

SEOUL

Yeoksam - Dong, Yeji Building,
3rd Floor, 513 Nonhyeon-Ro,
Gangnam-Gu,
Seoul 135-909, Korea
Telephone: +82 2 582 2834
Email: seoul@kr.rlb.com
Contact: Stephen Lai

VIETNAM

HO CHI MINH CITY

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

CANADA

CALGARY

Campana Place, 200-609 14th
Street NW, Calgary, Alberta
T2N 2A1, Canada
Telephone: +1 403 571 0505
Email: yyc@ca.rlb.com
Contact: Peter Knowles

TORONTO

RLB | CRSP Cost Consultants
2319 Fairview Street,
Suite 609 Burlington,
Ontario L7R 2E3
Telephone: +1 905 631 8210
Email: yyz@ca.rlb.com
Contact: Joe Pendlebury

CARIBBEAN

BAHAMAS

PO Box N-10977 Cable Beach
West Bay Street, Nassau
Telephone: +1 242 677 9124
Email: gordon.glen@us.rlb.com
Contact: Gordon Glen

BARBADOS AND ST. LUCIA

Rider Levett Bucknall
Altman Real Estate Annex,
Derricks, St. James, Barbados
Telephone: +1 246 432 5795
Email: robert.hoyle@bb.rlb.com
Contact: Robert Hoyle

CAYMAN ISLANDS

Rider Levett Bucknall
Fourth Floor, Genesis Building,
13 Genesis Close, PO Box 1489,
Grand Cayman, KY1-1110
Telephone: +1 345 946 6063
Email: martyn.bould@ky.rlb.com
Contact: Martyn Bould

USA

AUSTIN

111 Congress Avenue, Suite 400,
Austin, Texas 78701
Telephone: +1 512 704 3026
Email: aus@us.rlb.com
Contact: Ruben Rodriguez

BOSTON

Two Financial Center, Suite 810,
60 South Street, Boston,
Massachusetts 02111
Telephone: +1 617 737 9339
Email: bos@us.rlb.com
Contact: Grant Owen

CHICAGO

65 East Wacker Place, Suite 1215,
Chicago, Illinois 60601
Telephone: +1 312 819 4250
Email: robert.gamison@us.rlb.com
Contact: Robert Gamison

DENVER

1675 Larimer Street,
Suite 470, Denver, Colorado 80202
Telephone: +1 720 904 1480
Email: den@us.rlb.com
Contact: Peter Knowles

GUAM

GCIC Building, Suite 603,
414 West Soledad Avenue,
Hagatna, Guam 96910
Telephone: +1 671 473 9054
Email: gum@us.rlb.com
Contact: Emile le Roux

HILO

117 Keawe Street, Suite 125, Hilo,
Hawaii 96720
Telephone: +1 808 934 7953
Email: ito@us.rlb.com
Contact: Kevin Mitchell

HONOLULU

American Savings Bank Tower,
Suite 1340, 1001 Bishop Street,
Honolulu, Hawaii 96813
Telephone: +1 808 521 2641
Email: hnl@us.rlb.com
Contact: Tony Smith/
Paul Brussow/
Maelyn Uyehara

KENNEWICK

8390 Gage Boulevard, Suite 208,
Kennewick, Washington 99336
Telephone: +1 509 735 3056
Email: psc@us.rlb.com
Contact: Nick Castorina

OFFICES AROUND THE WORLD

LAS VEGAS

3753 Howard Hughes, Parkway,
Suite 211, Las Vegas, Nevada 89169
Telephone: +1 702 227 8818
Email: las@us.rlb.com
Contact: Julian Anderson

LOS ANGELES

Pacific Center, 523 West Sixth
Street, Suite 522, Los Angeles,
California 90014
Telephone: +1 213 689 1103
Email: lax@us.rlb.com
Contact: Graham Roy

MAUI

300 Ohukai Road, Building B,
Kihei, Hawaii 96753
Telephone: +1 808 875 1945
Email: ogg@us.rlb.com
Contact: Brian Lowder

NEW YORK

Broad Street Centre, 80 Broad
Street, 5th Floor, New York 10004
Telephone: +1 212 837 7789
Email: ewr@us.rlb.com
Contact: Grant Owen

PHOENIX

4343 East Camelback Road,
Suite 350, Phoenix, Arizona 85018
Telephone: +1 602 443 4848
Email: phx@us.rlb.com
Contact: Julian Anderson/
John Jozwick/
Scott Macpherson

PORTLAND

Brewery Block 2, 1120 NW Couch
Street, Suite 730, Portland,
Oregon 97209
Telephone: +1 503 226 2730
Email: pdx@us.rlb.com
Contact: Graham Roy

SAN FRANCISCO

425 Market Street, 22nd Floor, San
Francisco,
California 94105
Telephone: +1 415 362 2613
Email: sfo@us.rlb.com
Contact: Graham Roy

SEATTLE

1924 1st Avenue, Second Floor,
Seattle,
Washington 98101
Telephone: +1 206 223 2055
Email: sea@us.rlb.com
Contact: Chris Burris

TUSCON

Two East Congress, Suite 900,
Tucson, Arizona 85701
Telephone: +1 520 202 7378
Email: tus@us.rlb.com
Contact: Joel Brown

WAIKOLOA

Waikoloa Highlands Centre
68-1845 Waikoloa Road, Suite 202,
Waikoloa, Hawaii 96738
Telephone: +1 808 883 3379
Email: koa@us.rlb.com
Contact: Kevin Mitchell

WASHINGTON

Metro Center, 1200 G Street NW,
Suite 800, Washington, DC 20005
Telephone: +1 202 434 8350
Email: dca@us.rlb.com
Contact: Grant Owen

CALENDARS

- 94 Public Holidays in Australia
- 95 Calendars 2015 - 2018

CALENDARS

PUBLIC HOLIDAYS IN AUSTRALIA

ALL STATES	2016	2017	2018
New Years Day	1 JAN	2 JAN	1 JAN
Australia Day	26 JAN	26 JAN	26 JAN
Good Friday	25 MAR	14 APR	30 MAR
Easter Monday	28 MAR	17 APR	2 APR
Anzac Day	25 APR	25 APR	25 APR
Queens Birthday (except WA)	13 JUN	12 JUN	11 JUN
Christmas Day	27 DEC	25 DEC	25 DEC
Boxing Day	26 DEC	26 DEC	26 DEC
VICTORIA			
Labour Day	14 MAR	13 MAR	12 MAR
Grand Final Eve Day	30 SEP	29 SEP	28 SEP
Melbourne Cup Day	1 NOV	7 NOV	6 NOV
NEW SOUTH WALES			
Bank Holiday	1 AUG	7 AUG	6 AUG
Labour Day	3 OCT	2 OCT	1 OCT
QUEENSLAND			
Labour Day	3 OCT	2 OCT	1 OCT
Royal National Show	17 AUG	16 AUG	15 AUG
SOUTH AUSTRALIA			
Adelaide Cup Day	14 MAR	13 MAR	12 MAR
Labour Day	3 OCT	2 OCT	1 OCT
WESTERN AUSTRALIA			
Labour Day	7 MAR	6 MAR	5 MAR
Foundation Day	6 JUN	5 JUN	4 JUN
Queen's Birthday	26 SEP	2 OCT	24 SEP
TASMANIA			
Royal Hobart Regatta	8 FEB	13 FEB	12 FEB
Launceston Cup	24 FEB	22 FEB	28 FEB
Eight Hours Day	14 MAR	13 MAR	12 MAR
Launceston Show	6 OCT	12 OCT	11 OCT
Hobart Show	20 OCT	26 OCT	25 NOV
Recreation Day (Northern)	7 NOV	6 NOV	5 NOV
A.C.T.			
Canberra Day	14 MAR	13 MAR	12 MAR
Labour Day	3 OCT	2 OCT	1 OCT
NORTHERN TERRITORY			
May Day	2 MAY	1 MAY	7 MAY
Darwin Show Day	22 JUL	28 JUL	24 JUL
Picnic Day	1 AUG	7 AUG	6 AUG

2015

JANUARY 2015

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

FEBRUARY 2015

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

MARCH 2015

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

APRIL 2015

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

MAY 2015

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

JUNE 2015

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

JULY 2015

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

AUGUST 2015

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

SEPTEMBER 2015

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

OCTOBER 2015

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

NOVEMBER 2015

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

DECEMBER 2015

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

2016

JANUARY 2016

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

FEBRUARY 2016

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

MARCH 2016

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

APRIL 2016

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

MAY 2016

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

JUNE 2016

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

JULY 2016

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

AUGUST 2016

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

SEPTEMBER 2016

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

OCTOBER 2016

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

NOVEMBER 2016

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

DECEMBER 2016

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

2017

JANUARY 2017

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

FEBRUARY 2017

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

MARCH 2017

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

APRIL 2017

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

MAY 2017

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

JUNE 2017

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

JULY 2017

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

AUGUST 2017

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

SEPTEMBER 2017

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

OCTOBER 2017

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

NOVEMBER 2017

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

DECEMBER 2017

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

2018

JANUARY 2018

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

FEBRUARY 2018

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

MARCH 2018

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

APRIL 2018

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

MAY 2018

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

JUNE 2018

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

JULY 2018

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

AUGUST 2018

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

SEPTEMBER 2018

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

OCTOBER 2018

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

NOVEMBER 2018

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

DECEMBER 2018

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

rlb.com