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HOW TO USE THIS HANDBOOK

BUILDING PRICE INDICES

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

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

REGIONAL INDICES

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

The respective index figures are a broad indication only of the cost variation and are applicable to the total project cost. Choice of material, degree of prefabrication and general work load will have a considerable bearing on cost differentials.

ESTIMATING - BUILDING COSTS PER SQUARE METRE

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

The costs given are based on the total floor area of all levels, measured between the inner faces of external walls; refer pages 799 to 801 for measurement of areas.

Refer page 36 for further notes on the use of these costs.

ESTIMATING - ELEMENTAL COSTS OF BUILDINGS

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

ESTIMATING - COMPARATIVE COSTS

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

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

DETAILED PRICES

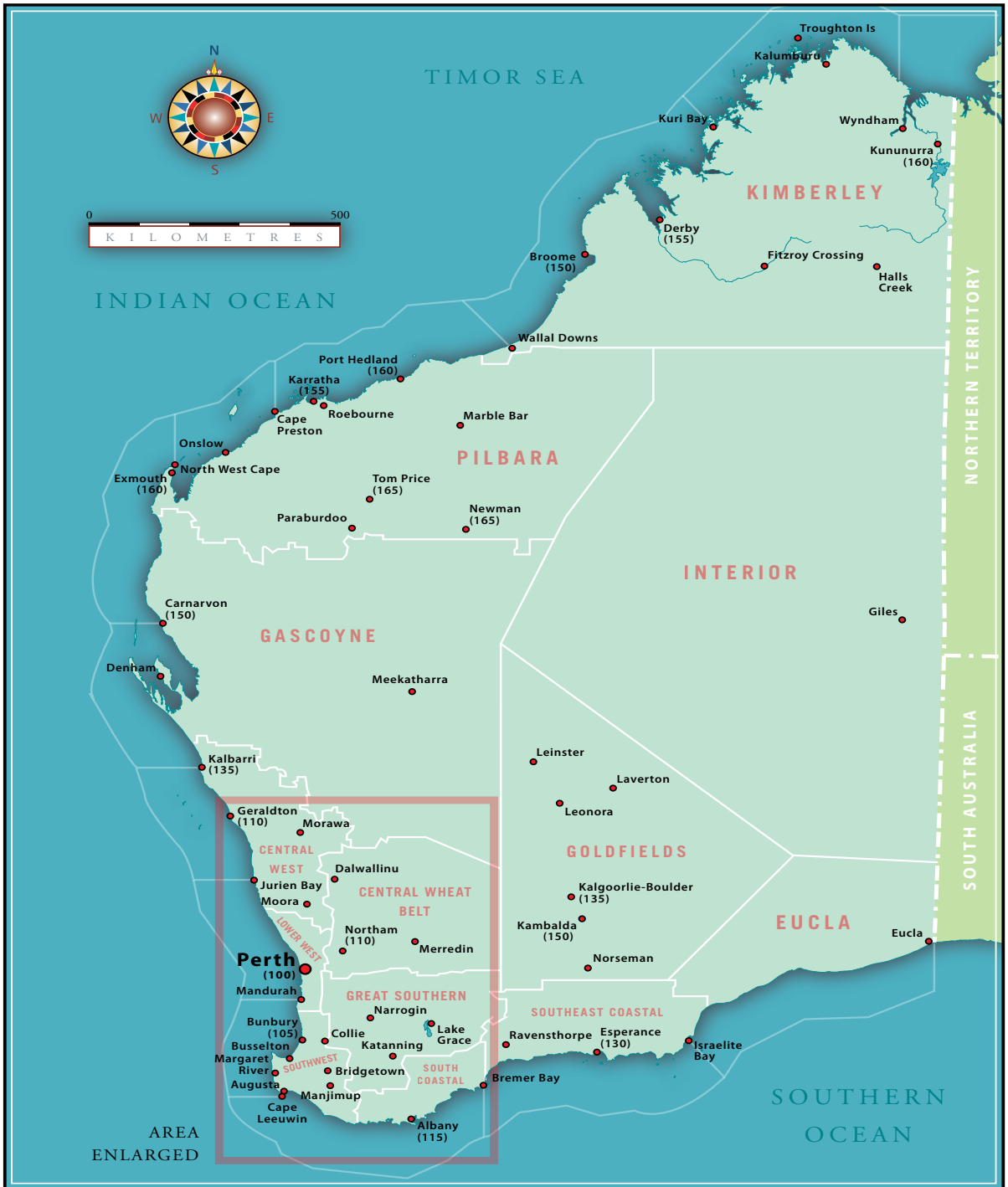
These provide a wide range of costs for particular items in all trades and services.

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

• • • • •

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

- Base - PERTH 100



NOTE :

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

DETAILED PRICES

CONCRETE WORK

	UNIT	Adel. \$	Bris. \$	Mel. \$	Per. \$	Syd. \$
BASE PRICES						
Concrete, delivered to site :						
- 20 MPa	... cum	150.00	138.00	135.00	165.00	181.00
- 25 MPa	... cum	157.00	143.00	142.00	170.00	185.00
- 32 MPa	... cum	165.00	150.00	151.00	177.00	190.00
- 40 MPa	... cum	174.00	158.00	161.00	185.00	199.00
- 50 MPa	... cum	193.00	173.00	165.00	215.00	237.00
- 60 MPa	... cum	215.00	203.00	185.00	240.00	270.00
ADD extra for :						
Cartage in excess of 15km	... km/cum	2.50	1.80	2.00	2.00	2.20
Loads less than 3.5 cum (average)	... cum	30.00- 50.00	35.00	30.00- 40.00	30.00	32.00
Reinforcement :						
Deformed bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire	... t	1250.00	1300.00	1200.00	1200.00	1360.00
ADD extra for :						
Placing and fixing in position	... t	780.00	750.00	850.00	750.00	740.00
SL92 fabric supply only, full sheets	... sqm	5.96	8.01	7.45	6.53	8.03
SL72 ditto	... sqm	3.71	4.46	4.73	4.08	4.34
SL62 ditto	... sqm	2.98	4.19	3.89	3.24	3.96

CONCRETE

- Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position, as well as an allowance for wastage and loss during handling and placing. Refer page 236 for additional allowances to be made for pumping, samples and testing

... Note

UNREINFORCED CONCRETE 25 MPa

Blinding layer, 50mm thick	... cum	223.00	224.00	274.00	313.00	342.00
Column or pier foundation (in ground)	... cum	220.00	253.00	212.00	247.00	270.00
Strip footing (in ground)	... cum	220.00	253.00	212.00	247.00	270.00
Slabs and thickening on fill :						
N.E. 150mm thick	... cum	224.00	226.00	232.00	268.00	292.00
150/300mm thick	... cum	224.00	223.00	229.00	265.00	289.00
Machine bases and the like	... cum	226.00	230.00	258.00	296.00	323.00
Plinths, kerbs and steps	... cum	226.00	230.00	258.00	296.00	323.00
Cavity wall filling	... cum	319.00	329.00	323.00	366.00	392.00

REINFORCED CONCRETE 25 MPa

Foundation beams	... cum	219.00	253.00	214.00	249.00	272.00
Column or pier foundation (in ground)	... cum	223.00	256.00	215.00	250.00	273.00
Strip footing (in ground)	... cum	233.00	256.00	215.00	250.00	273.00
Raft foundation	... cum	209.00	252.00	206.00	240.00	261.00

DETAILED PRICES

GLAZING

	UNIT	Adel. \$	Bris. \$	Mel. \$	Per. \$	Syd. \$
• Prices are based on average pane sizes up to 2.4sqm and on glazing to metal or wood with beads and mastic or neoprene strips	... Note					
• Prices are for site glazing. For shop glazing further discounting of glass could reduce the prices by 10 to 35%	... Note					
• Glazing to metal or wood with putty - Deduct \$3.00/sqm	... Note					

CLEAR FLOAT GLASS

Glazing to metal or wood :						
3.00mm	... sqm	95.00	91.00	92.00	93.00	91.00
4.00mm	... sqm	105.00	100.00	100.00	102.00	100.00
5.00mm	... sqm	118.00	112.00	115.00	114.00	113.00
6.00mm	... sqm	123.00	116.00	119.00	120.00	117.00
8.00mm	... sqm	163.00	155.00	157.00	158.00	154.00
10.00mm	... sqm	183.00	171.00	173.00	180.00	171.00
12.00mm	... sqm	213.00	198.00	203.00	209.00	200.00
Tinted, refer to Solar Control Glass	... Note					

FIGURED ROLLED GLASS

Glazing to metal or wood :						
White :						
3.00mm	... sqm	105.00	100.00	92.00	102.00	100.00
5.00mm	... sqm	113.00	109.00	110.00	113.00	108.00
6.00mm	... sqm	123.00	116.00	119.00	120.00	117.00
Amber, bronze, grey :						
3.00mm	... sqm	122.00	115.00	119.00	120.00	117.00
5.00mm	... sqm	140.00	133.00	135.00	136.00	133.00
6.00mm	... sqm	151.00	141.00	144.00	143.00	142.00

WIRED GLASS

Glazing to metal or wood :						
White obscure, 6mm	... sqm	156.00	146.00	148.00	150.00	146.00
Coloured obscure, 6mm	... sqm	187.00	173.00	176.00	172.00	174.00
Clear plate, 6mm	... sqm	231.00	214.00	218.00	227.00	217.00

LAMINATED GLASS

Glazing to metal or wood :						
Clear float :						
6.38mm	... sqm	217.00	210.00	212.00	208.00	205.00
10.38mm	... sqm	306.00	299.00	304.00	299.00	297.00
12.38mm	... sqm	320.00	313.00	314.00	303.00	310.00
Cyclone, 14mm clear	... sqm	595.00	587.00	577.00	585.00	569.00
Tinted, refer Solar Control Glass	... Note					
Fritting, refer page 437	... Note					