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INTRODUCTION

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

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

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

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

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THE INFORMATION PROVIDED

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

- **"Building Costs Per Square Metre"** for the initial feasibility.
- **"Elemental Costs of Buildings"** to enable evaluation and adjustment of the initial feasibility study.
- **"Estimating Comparative Costs"** to provide a guide to the comparative unit costs of different design treatments and to facilitate a more detailed estimate through the use of the "all-up" estimating rates.
- **"Detailed Prices"** which provide indicative average prices for numerous items of work likely to be encountered in the construction of a project.
- **"Renovations"** which provides a guide to many of the items likely to be encountered in renovations/additions of kitchens, bathrooms and the like.

USING THE BOOK

This book has been set up to cover the small/light commercial and industrial sectors as well as housing projects generally in the \$200,000 to \$1,500,000 range. Where a project is of significantly different size or type, costs should be adjusted to suit the particular situation and circumstances likely to be encountered. In the case of a small project it may be necessary to increase costs both on account of the higher proportion of overheads and the smaller quantities involved. However this increase could at times be offset by the use of smaller and keener priced sub-contractors. Conversely whilst a larger project could see a reduction in certain costs through increased quantities, there are instances where any such gain could be negated by additional cost premiums because of work practices and other demands sometimes associated with the larger projects.

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

COST DATA BUILD-UP

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

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

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

"Detailed Prices" are the unit prices of particular items and are either :

- "Built-up", being calculated from the material cost with allowance for such other factors as waste and fixings, together with labour at either sub-contract unit rates or the current approximate costing rate for the particular trade. To the foregoing is added Builder's margin for overheads and profit. The prices do not include any allowance for Builder's preliminaries items which must be allowed for separately.
- "Sub-contract", reflecting current "going" rates for the particular item or items : to this has been added Builder's margin for overheads and profit. Separate allowance has to be made for Builder's preliminaries.

"Builder's margin" for overheads and profit : refer to the beginning of each section for a guide to the percentages allowed.

ABBREVIATIONS

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

PUBLISHER'S NOTE

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

- 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. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
BASE PRICES							
Concrete, delivered to site :							
- 20 MPa	... cum	160.00	151.00	192.00	143.00	178.00	191.00
- 25 MPa	... cum	167.00	156.00	197.00	148.00	183.00	195.00
- 32 MPa	... cum	175.00	163.00	204.00	157.00	190.00	199.00
ADD extra for :							
Cartage in excess of :							
10km	... km/cum	-	-	1.75	-	-	-
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	35.00	30.00- 40.00	30.00	32.00
Reinforcement							
Deformed (Y) bar reinforcement, cut to size and delivered and including rolling margin, chairs and tie wire	... t	1350.00	1375.00	1800.00	1250.00	1350.00	1535.00
ADD extra for :							
Placing and fixing in position	... t	880.00	750.00	850.00	850.00	775.00	810.00
Fabric, supply only, full sheets :							
RL/RF118	... sqm	11.74	23.00	17.95	14.96	13.20	17.86
RL/RF1018	... sqm	9.85	12.80	14.81	12.34	10.93	14.10
RL/RF918	... sqm	8.40	10.75	12.60	10.50	9.19	11.87
RL/RF818	... sqm	7.14	9.13	10.08	8.40	7.81	10.08
RL/RF718	... sqm	6.05	7.87	9.46	7.88	6.65	8.63
SL/RF81	... sqm	9.48	14.36	15.12	12.60	10.22	13.68
SL/RF102	... sqm	7.23	10.76	11.59	9.66	8.19	10.70
SL/RF92	... sqm	5.96	8.01	8.94	7.45	6.53	8.03
SL/RF82	... sqm	4.70	5.56	7.06	5.88	5.13	5.46
SL/RF72	... sqm	3.71	4.46	5.68	4.73	4.08	4.34
SL/RF62	... sqm	2.98	4.19	4.67	3.89	3.24	3.95
SL/RF52	... sqm	1.90	3.05	3.16	2.63	2.07	2.92
SL/RF42	... sqm	-	-	-	-	1.55	2.60

CONCRETE

- Prices for concrete are based on ready-mixed concrete prices and include for delivery to site, handling and placing in position and curing, as well as an allowance for wastage and loss during handling and placing. Refer pages 99 and 100 for additional allowances to be made for pumping, samples and testing

... Note

20 MPa CONCRETE

Blinding layer, 50mm thick	... cum	227.00	218.00	299.00	271.00	307.00	328.00
Foundation beams	... cum	223.00	237.00	254.00	217.00	252.00	271.00
Column or pier foundations	... cum	227.00	241.00	260.00	218.00	254.00	273.00
Strip footings	... cum	236.00	241.00	263.00	218.00	254.00	273.00
Raft slabs and thickenings	... cum	227.00	218.00	268.00	232.00	268.00	287.00
Ground slabs and thickenings	... cum	229.00	221.00	271.00	235.00	270.00	290.00
Suspended slabs	... cum	229.00	218.00	268.00	232.00	268.00	287.00
Walls	... cum	314.00	252.00	276.00	239.00	278.00	294.00
Columns	... cum	314.00	261.00	296.00	268.00	302.00	323.00
Attached beams	... cum	269.00	218.00	266.00	231.00	265.00	286.00
Stairs and landings	... cum	291.00	251.00	296.00	268.00	302.00	323.00
Filling :							
Piers	... cum	466.00	496.00	473.00	488.00	514.00	548.00
Cores of hollow blocks	... cum	476.00	496.00	511.00	530.00	555.00	592.00
Lintel blocks	... cum	476.00	496.00	511.00	488.00	514.00	548.00
ADD extra for :							
Concrete strengths :							
25 MPa	... cum	7.70	5.50	5.40	5.50	5.50	4.40
32 MPa	... cum	16.55	13.20	13.00	15.45	13.20	8.80
Pumping :							
Minimum charge	... Item	500.00	-	200.00	280.00- 360.00	600.00	500.00
Hourly rate	... Hour	-	-	235.00	80.00	200.00	220.00
Quantity charge	... cum	-	-	2.00	7.00	15.00	13.00
Allowance for travelling one way	... Item	-	-	*	*	-	-
* at hourly rate							
Approximate additional cost in lieu of foregoing	... cum	15.00	30.00- 45.00	-	-	-	-

DETAILED PRICES

GLAZING

	UNIT	Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
• Prices are based on average pane sized up to 2.4sqm and on glazing to metal or wood with beads and mastic or neoprene strips	... Note						
• Prices are for site glazing. For shop glazing discounting of glass could reduce the prices by 10/35%	... Note						
• Glazing to metal or wood with putty - Ddt \$2.50/sqm	... Note						

CLEAR FLOAT GLASS

Glazing to metal or wood :							
3mm	... sqm	94.00	89.00	105.00	91.00	92.00	90.00
4mm	... sqm	104.00	98.00	112.00	99.00	101.00	99.00
5mm	... sqm	117.00	109.00	129.00	114.00	114.00	112.00
6mm	... sqm	122.00	113.00	133.00	117.00	118.00	115.00
8mm	... sqm	161.00	151.00	177.00	155.00	157.00	152.00
Tinted, refer to Solar Control Glass	... Note						

FIGURED ROLLED GLASS

Glazing to metal or wood :							
White -							
3mm	... sqm	104.00	98.00	113.00	99.00	101.00	99.00
5mm	... sqm	112.00	107.00	125.00	109.00	112.00	107.00
6mm	... sqm	121.00	113.00	134.00	117.00	118.00	116.00
Amber, bronze, grey -							
3mm	... sqm	121.00	112.00	134.00	117.00	118.00	116.00
5mm	... sqm	138.00	130.00	153.00	133.00	134.00	131.00
6mm	... sqm	149.00	138.00	165.00	142.00	141.00	140.00

WIRED GLASS

Glazing to metal or wood :							
White obscure, 6mm	... sqm	164.00	143.00	166.00	146.00	148.00	144.00
Coloured obscure, 6mm	... sqm	189.00	169.00	200.00	175.00	179.00	172.00
Clear plate, 6mm	... sqm	229.00	210.00	248.00	215.00	224.00	216.00

LAMINATED GLASS

Glazing to metal or wood :							
Clear float -							
6.38mm	... sqm	215.00	207.00	241.00	209.00	205.00	203.00
10.38mm	... sqm	303.00	284.00	333.00	300.00	296.00	295.00
12.38mm	... sqm	316.00	305.00	355.00	310.00	299.00	306.00
Cyclone, 14mm clear	... sqm	589.00	575.00	650.00	571.00	579.00	563.00
Tinted, refer Solar Control Glass	... Note						

TOUGHENED GLASS

Glazing to metal or wood :							
Clear float -							
4mm	... sqm	229.00	209.00	251.00	218.00	224.00	214.00
5mm	... sqm	246.00	226.00	260.00	234.00	240.00	229.00
6mm	... sqm	266.00	252.00	294.00	256.00	261.00	250.00
Tinted, refer Solar Control Glass	... Note						

SOLAR CONTROL GLASS

Glazing to metal or wood :							
FLOAT GLASS							
Heat absorbing :							
4mm bronze and grey	... sqm	125.00	116.00	136.00	118.00	121.00	117.00
5mm bronze and grey	... sqm	131.00	122.00	143.00	124.00	126.00	124.00
6mm bronze and grey	... sqm	141.00	130.00	152.00	132.00	132.00	133.00
6mm green	... sqm	147.00	136.00	161.00	139.00	140.00	139.00
Heat absorbing, reflective :							
3mm bronze (Solarcool)	... sqm	144.00	133.00	156.00	136.00	139.00	137.00
6mm bronze (Solarcool)	... sqm	194.00	182.00	209.00	182.00	188.00	182.00