

ESTIMATING - BUILDING COSTS PER SQUARE METRE

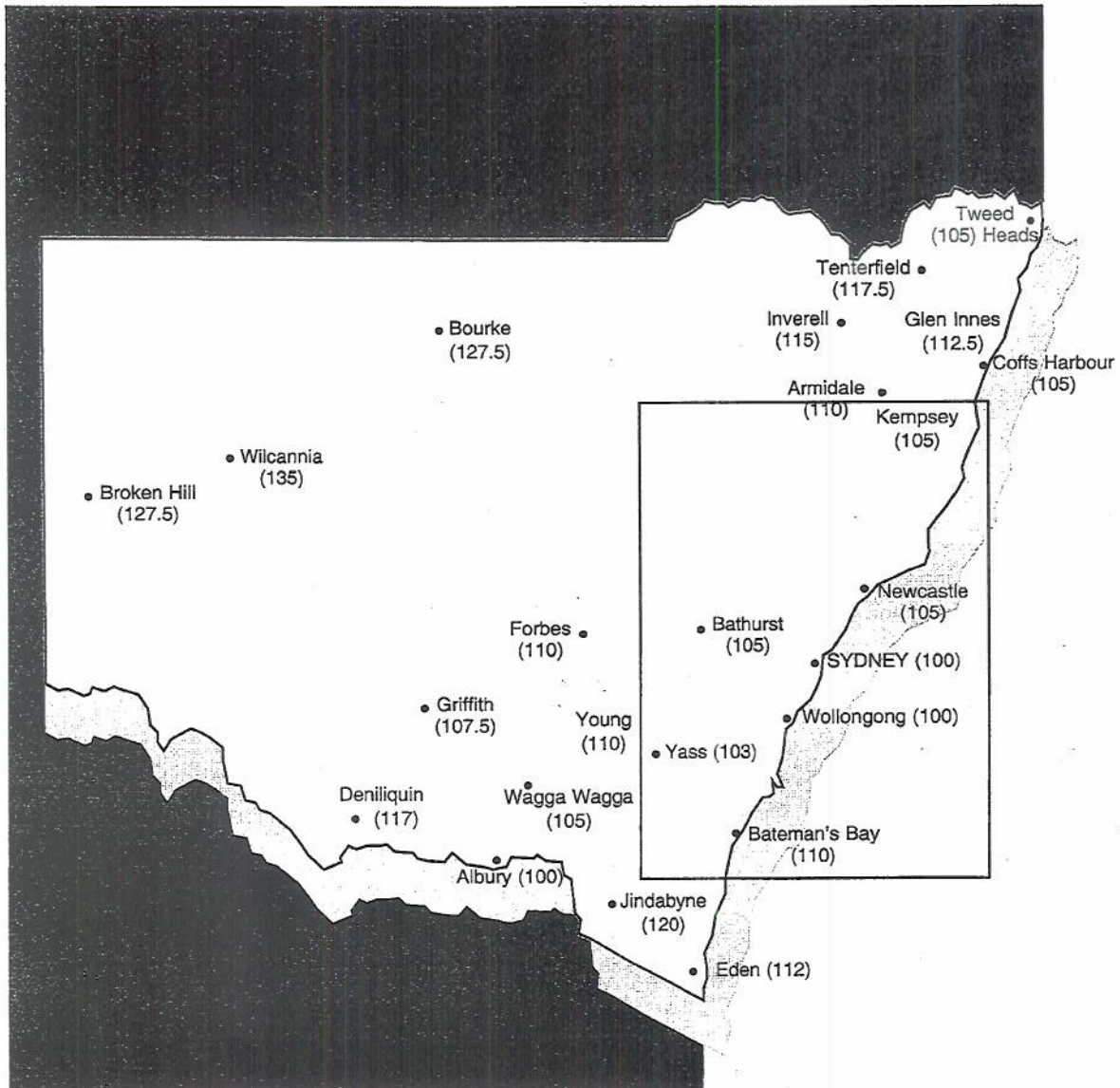
			Adel. \$	Bris. \$	Hob. \$	Mel. \$	Per. \$	Syd. \$
13.0	RESIDENTIAL (cont'd)	PER						
13.5	AGED PERSONS HOMES (cont'd)							
	ADD :							
13.5.1.1	Support buildings - Single storey amenities and social centre	... sqm	1325-1430	1495-1610	1700-1835	1475-1590	1610-1735	1595-1720
13.5.4	NURSING HOME, built as homes, single storey, self care and central care units, medium standard finish, air-conditioning, communal dining, amenities and social areas	... sqm ... unit	1585-1705 99000- 106700	1810-1950 113200- 122000	1795-1935 112100- 120800	1735-1870 108400- 116900	1935-2085 120800- 130300	1825-1965 114000- 122900
13.5.4.1	ADD : High care units	... sqm	99-107	112-121	110-118	97-104	129-140	104-112
13.7	CARPORTS, GARAGES							
13.7.1	Garage, concrete floor, metal clad walls and roof on timber framing, roller shutter door roof on timber framing, roller shutter door	... sqm ... sqm	485-525	540-580	645-695	600-650	560-605	560-605
13.7.2	Garage, concrete floor, cavity brick walls, metal deck roof, roller shutter doors	... sqm	555-600	605-650	760-820	675-730	630-680	645-695
13.7.3	Carport, concrete floor, metal deck roof on steel framing	... sqm	240-260	275-295	410-445	285-310	275-295	245-260
13.8	PARKING							
13.8.1	OPEN parking area including bitumen paving, stormwater drainage, minimal lighting and some landscaping	... sqm ... car	74-80 2675-2885	72-78 2595-2795	89-96 3205-3455	85-92 3055-3295	76-82 2740-2950	83-90 2990-3225
14.0	RETAIL							
14.1	SUBURBAN							
14.1.1	NEIGHBOURHOOD SHOPS - standard shell construction including shop-fronts, plasterboard ceilings, electrical service to board, cold water supply to fixture point only and drainage. No fittings, hot water, air-conditioning, sprinklers or malls -							
14.1.1.1	- Single storey	... sqm	615-665	650-700	725-780	615-660	665-720	605-650
14.1.1.2	- Two storey	... sqm	705-760	745-800	795-855	715-770	790-850	710-765
14.1.1.3	ADD : - FIT-OUT shell including finishes, shop fittings and services, but excluding air-conditioning	... sqm ... sqm	206 225-240	196 205-220	216 235-250	196 215-230	224 240-255	203 220-235
14.1.1.4	- Air-conditioning (Package Unit)	... Note						
14.1.1.5	- Toilets	... Note						
14.1.1.6	- Awnings	... Note						
14.4	PARKING							
14.4.1	OPEN parking areas including bitumen paving, stormwater drainage, landscaping, minimal lighting	... sqm ... car	75-81 2715-2925	84-91 3025-3265	84-91 3040-3280	81-87 2910-3135	74-80 2680-2890	76-82 2740-2950

NOTE - ADD - COUNTRY LOADINGS
- REFER PAGE 16 FOR NOTES ON USE OF THESE COSTS
- REFER PAGE 36 FOR DETAILED ELEMENTAL BREAKDOWN OF ABOVE COSTS

REGIONAL INDICES NEW SOUTH WALES

BUILDING INDICES

- Base - SYDNEY 100



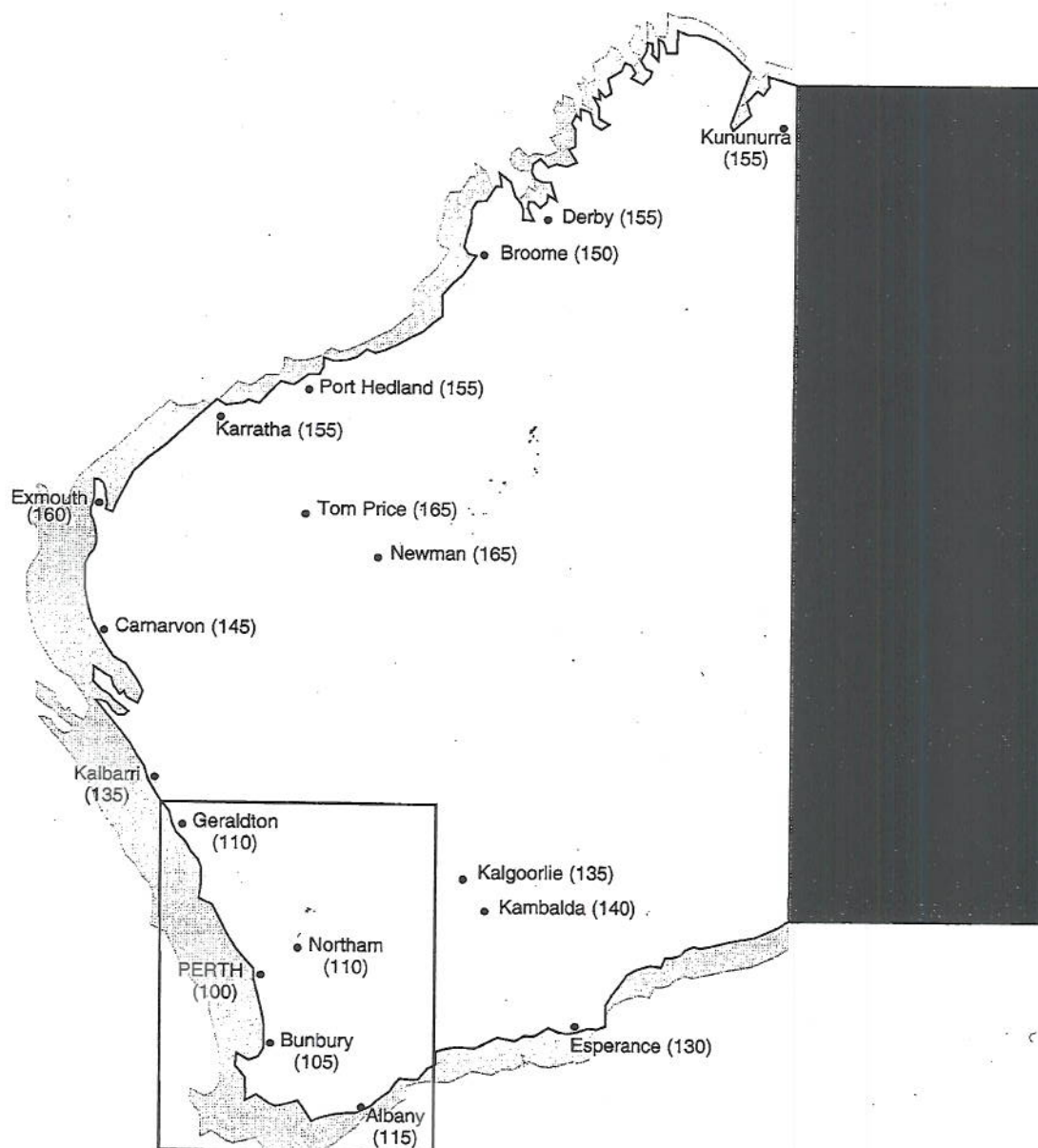
NOTE :

The above index is a broad indication only of cost variation within New South Wales 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.

REGIONAL INDICES WESTERN AUSTRALIA

BUILDING INDICES

- Base - PERTH 100



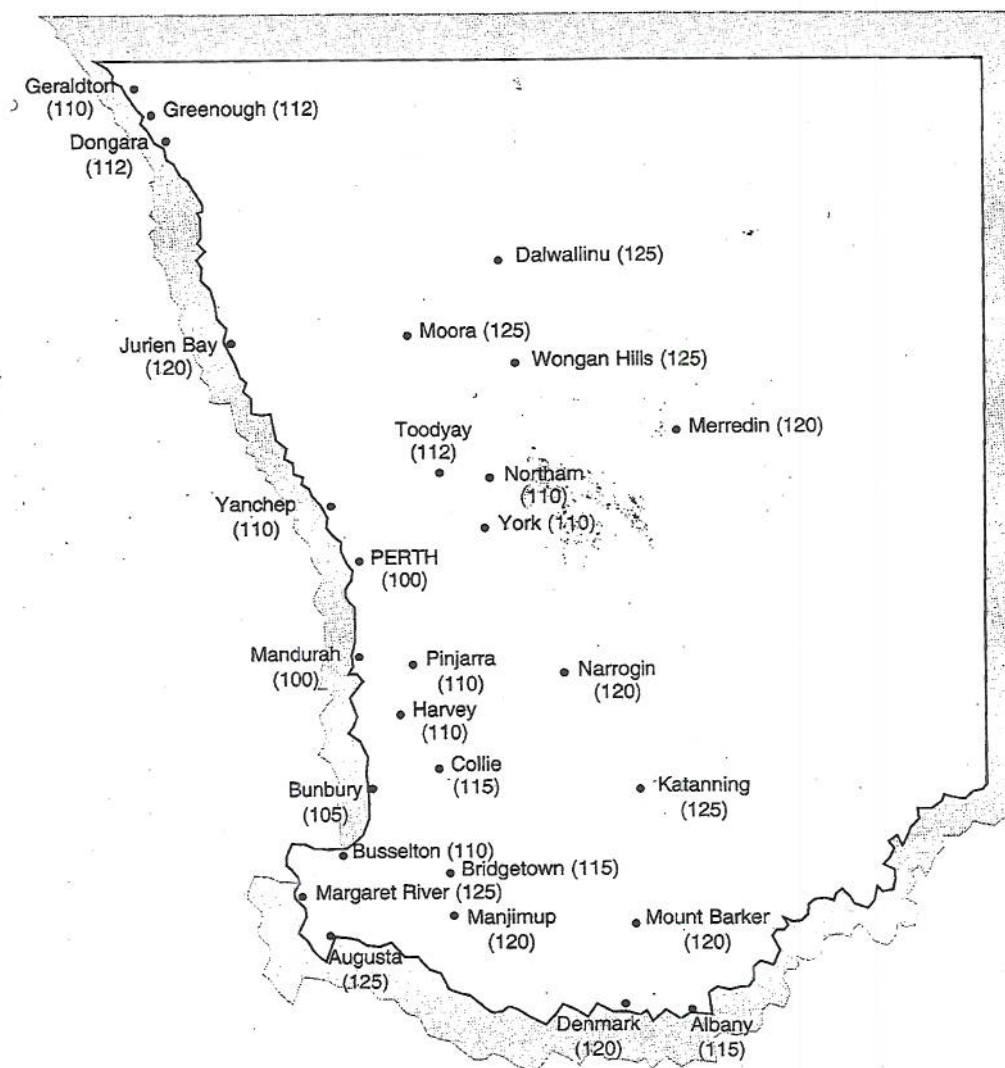
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REGIONAL INDICES WESTERN AUSTRALIA

BUILDING INDICES

- Base - PERTH 100

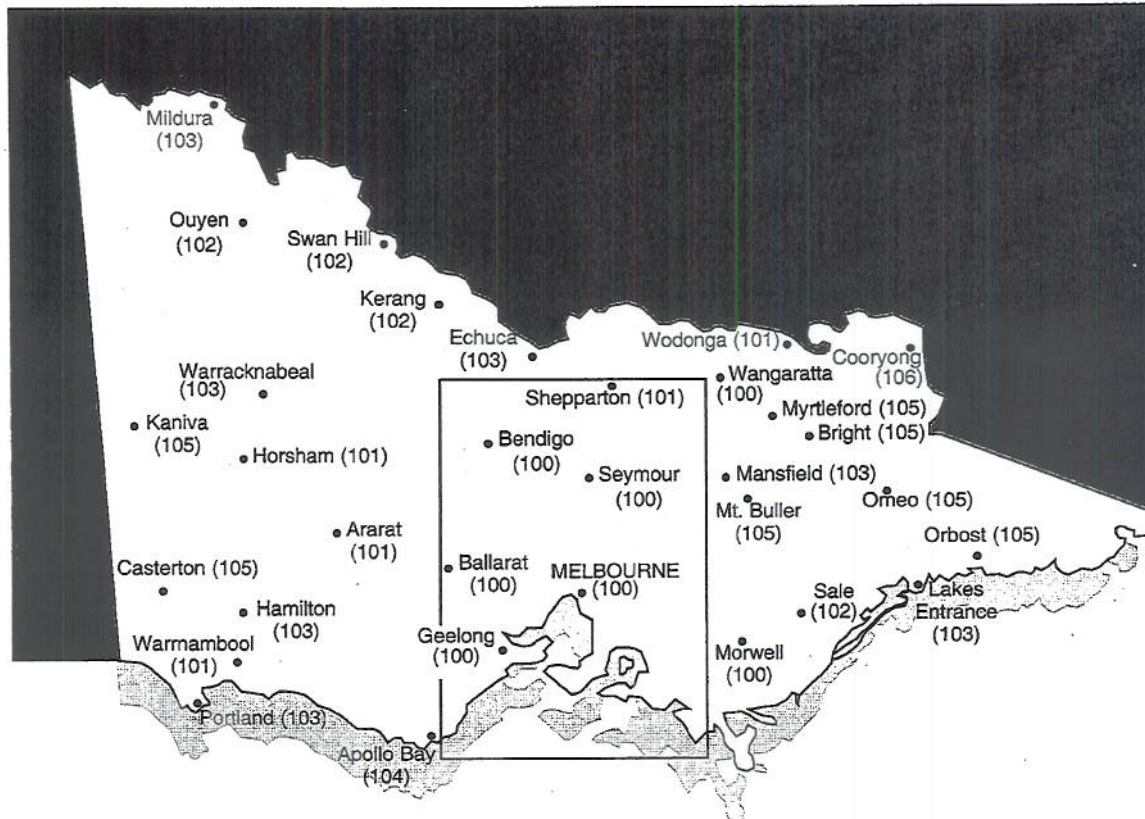


NOTE : Perth CBD (103)

REGIONAL INDICES VICTORIA

BUILDING INDICES

- Base - MELBOURNE 100



NOTE :

The above index is a broad indication only of cost variation within Victoria 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.