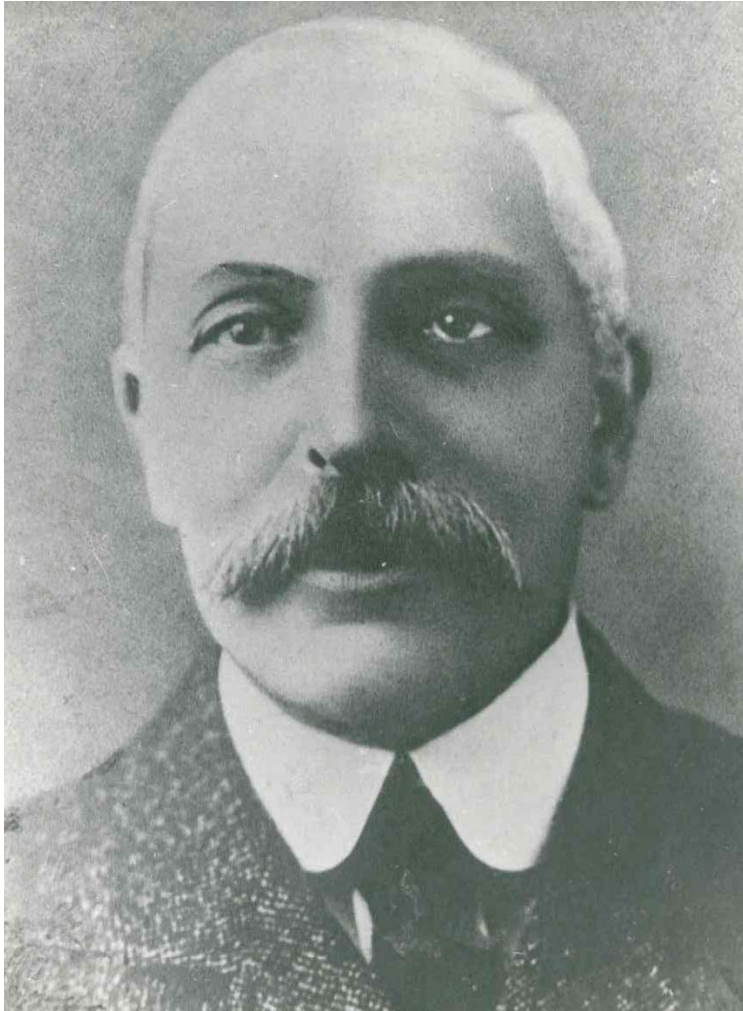


The Cost of Construction



Presented by
Alastair McMichael

Rider Levett Bucknall



† J. Rider Hunt

Founded Rider Hunt & Partners 1895

† Harry Wexler

† Commenced Australian practice

† in Melbourne in 1949

† Stan Jones

† Commenced Sydney office in 1954

† **Perth** office opened in 1966

- Rider Hunt - Australia & New Zealand
 - Levett & Bailey - Hong Kong & China
 - Rider Hunt Levett & Bailey - Singapore & USA
 - Bucknall Austin - UK & Europe
- = Rider Levett Bucknall - Worldwide

RLB | Rider Levett Bucknall

- Review and update of data presented last year
- Comment on current market pressures and outlook
- Handover to the Panel of Experts for their informed comment and questions

Indexed Relative Movement - Tender Price Indexation

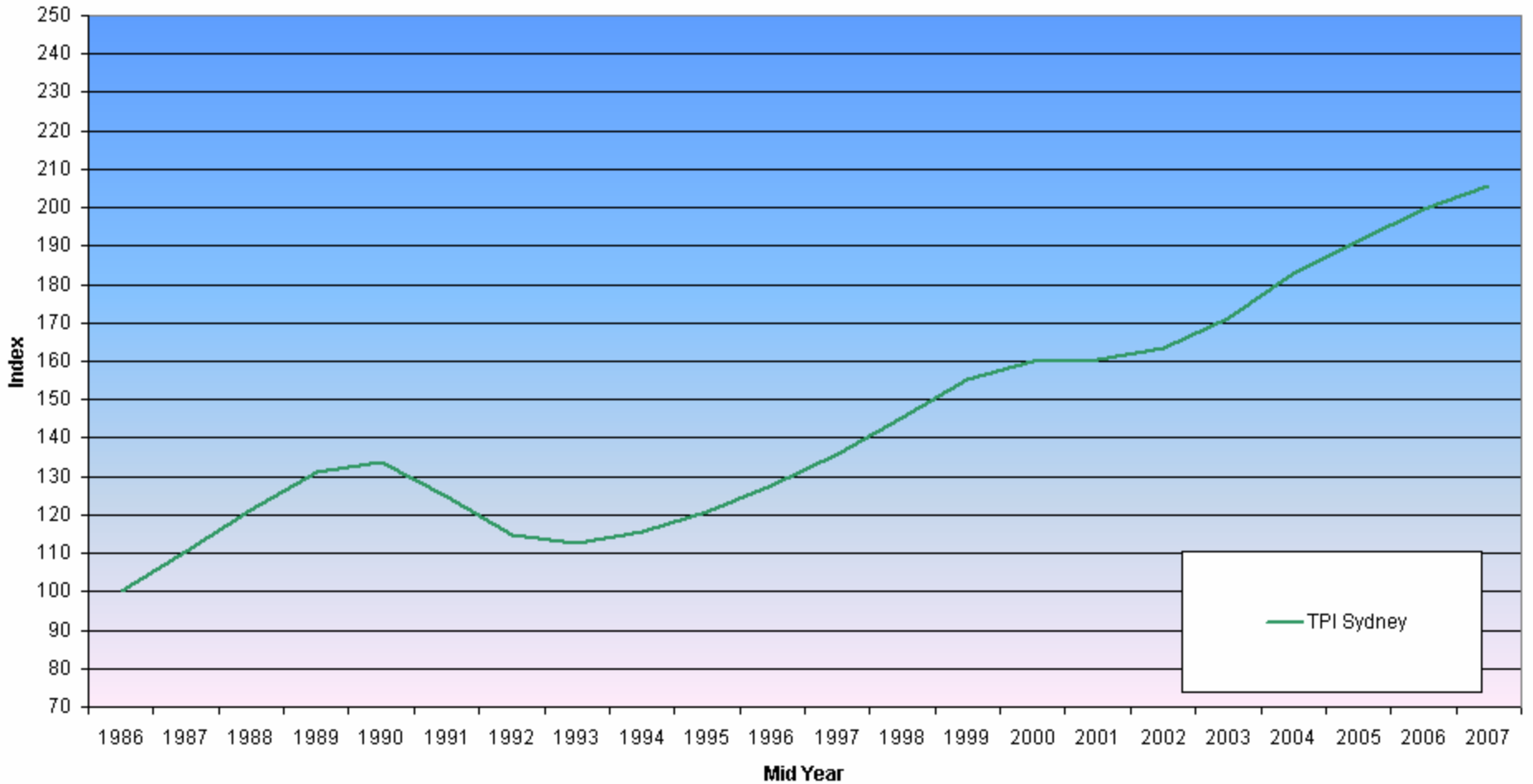
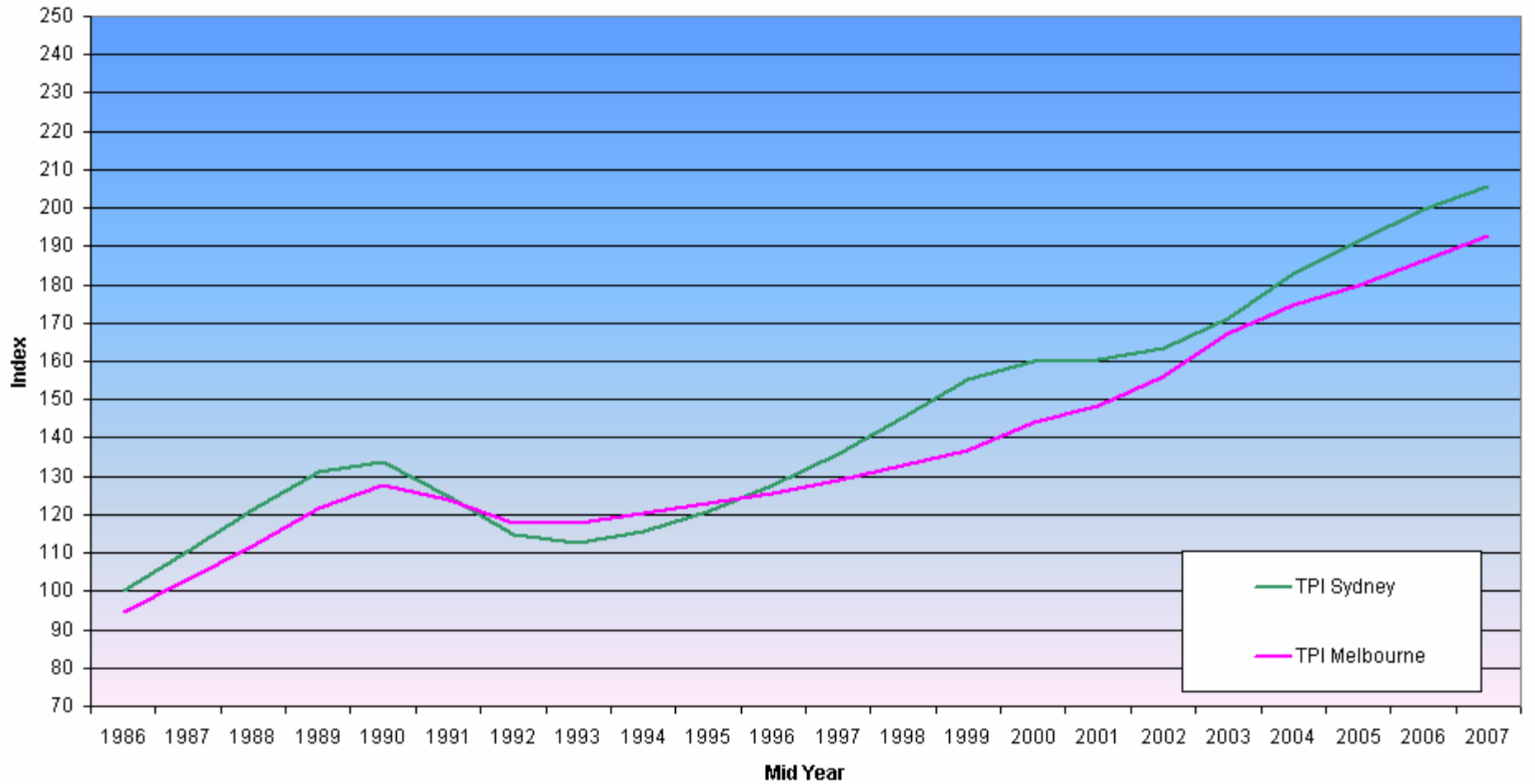


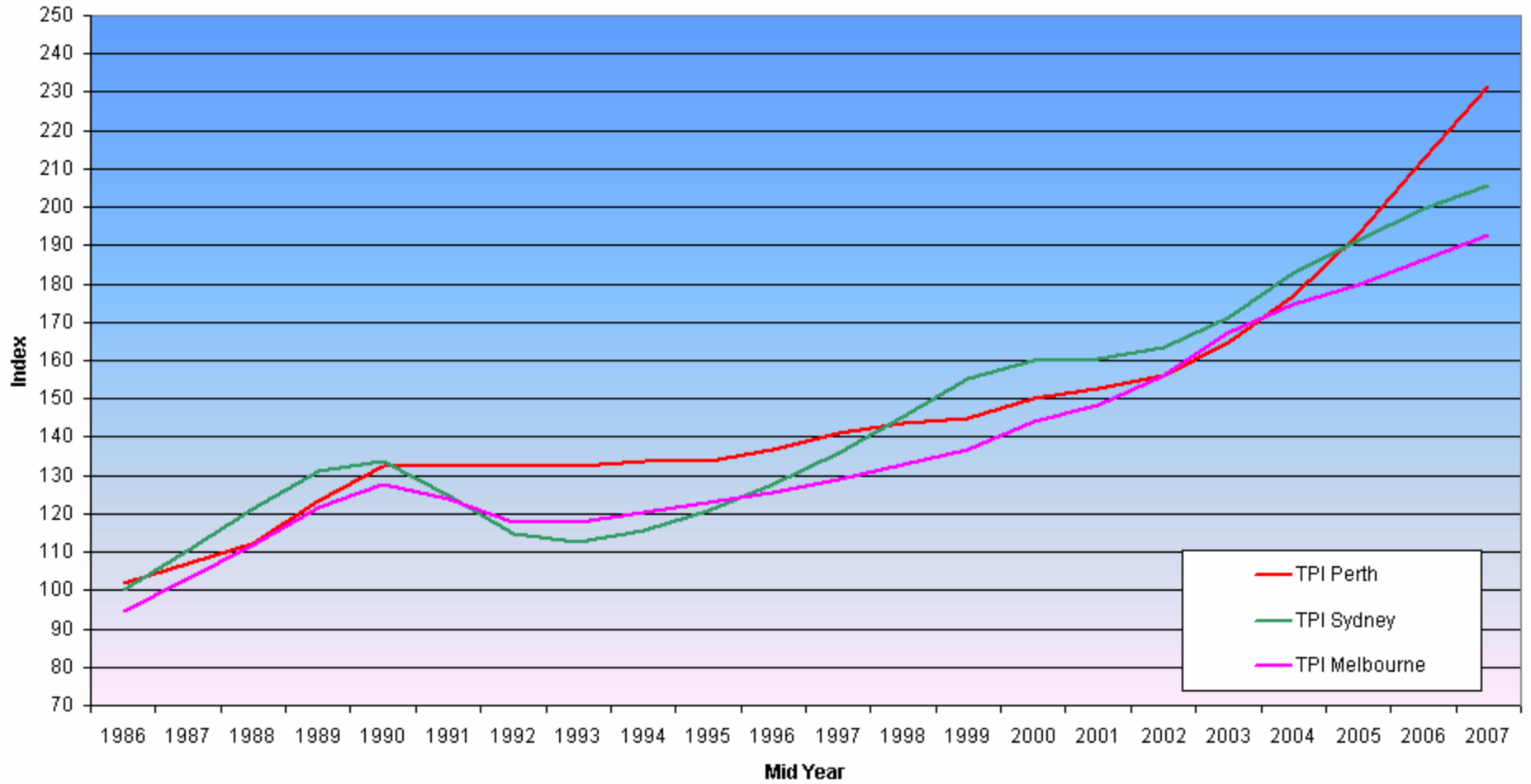
Chart Area

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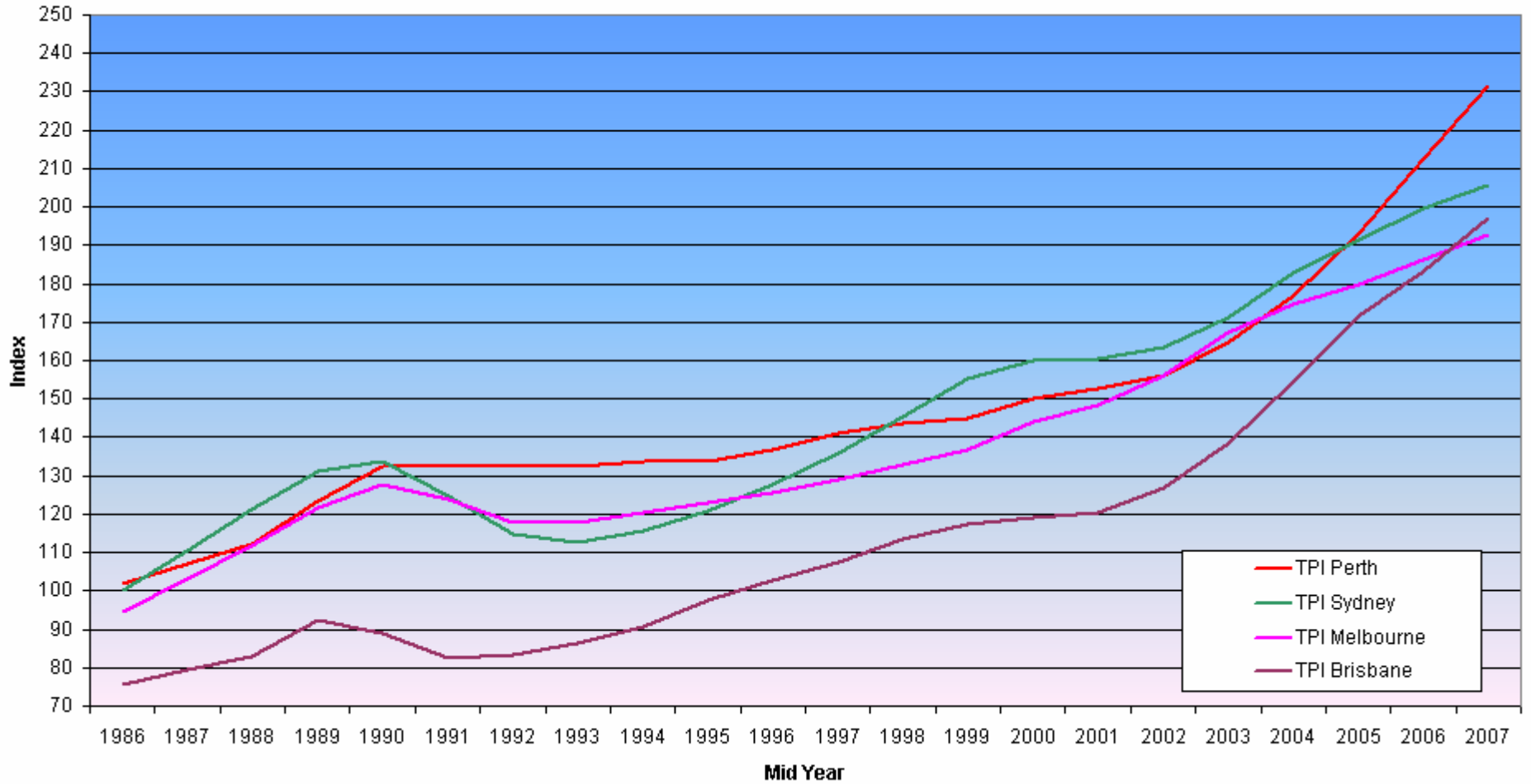
Indexed Relative Movement - Tender Price Indexation



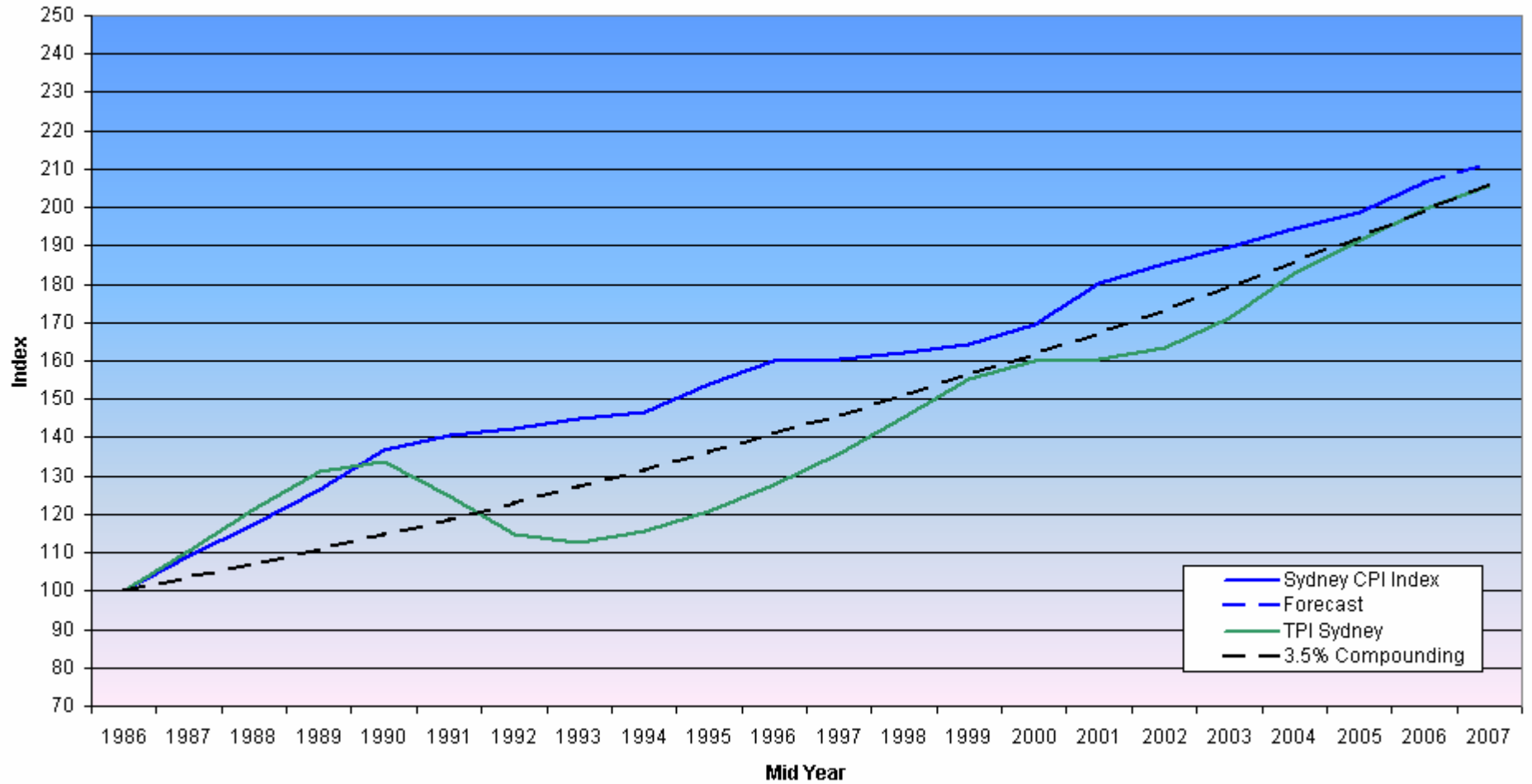
Indexed Relative Movement - Tender Price Indexation



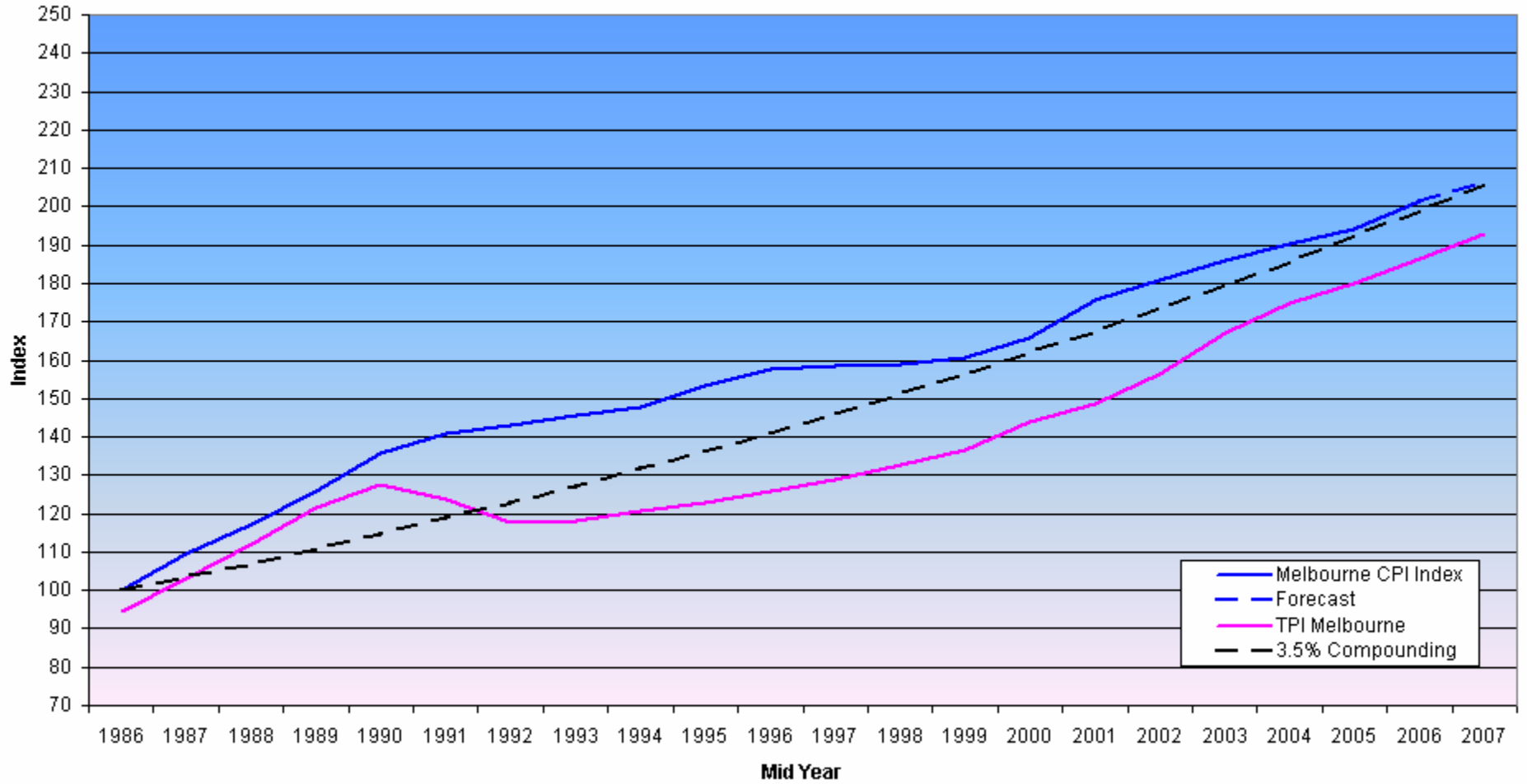
Indexed Relative Movement - Tender Price Indexation



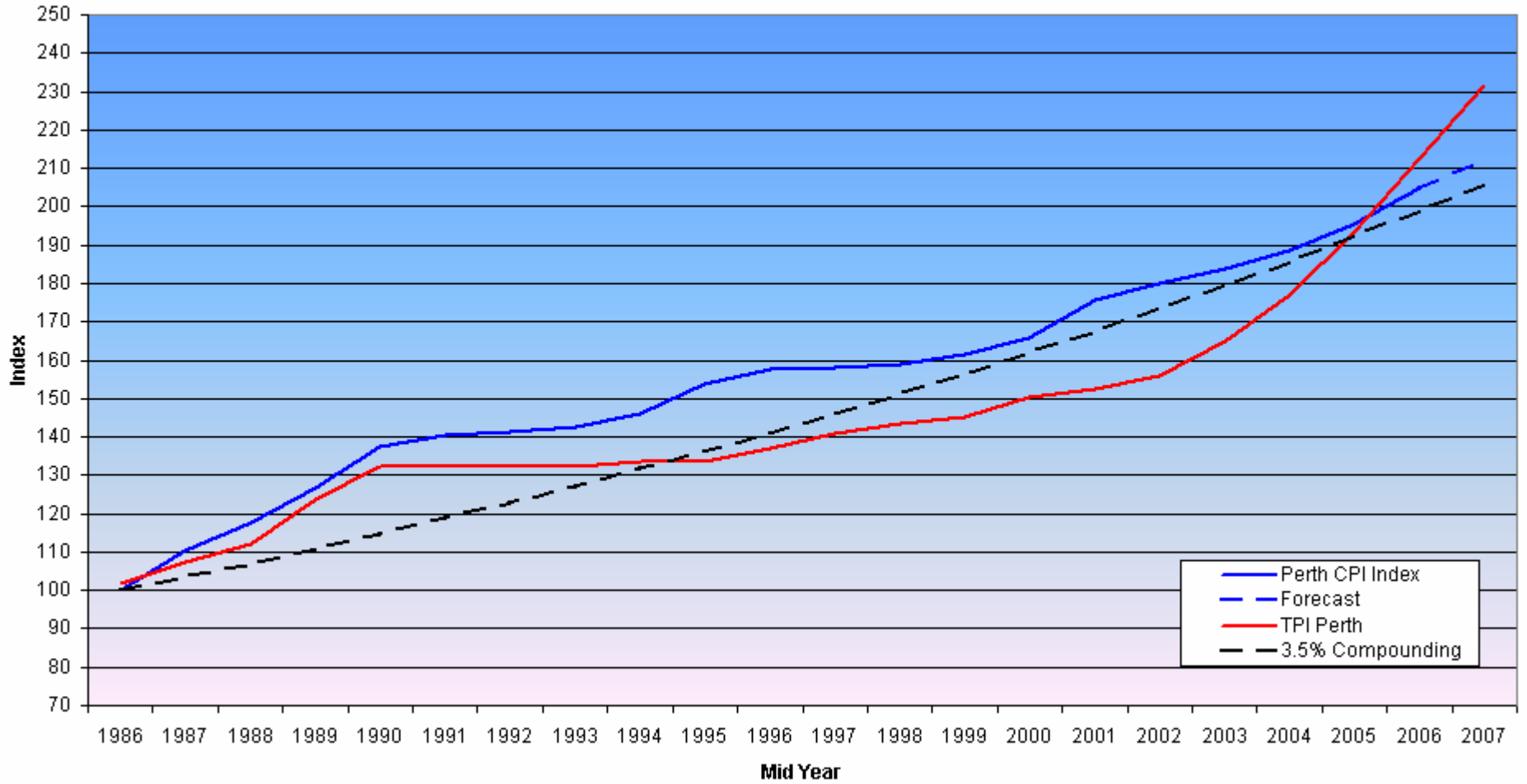
Indexed Relative Movement - Sydney CPI



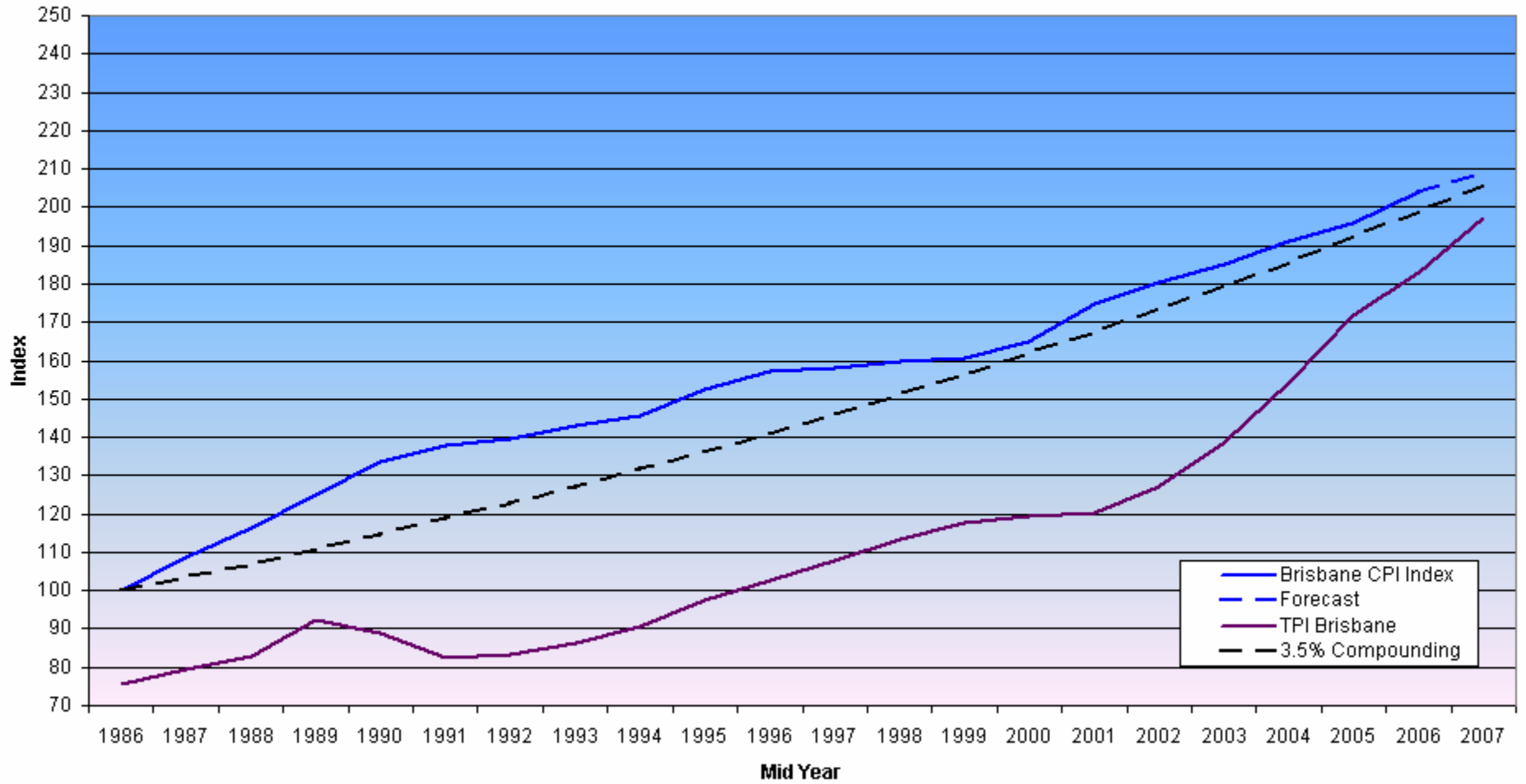
Indexed Relative Movement - Melbourne CPI



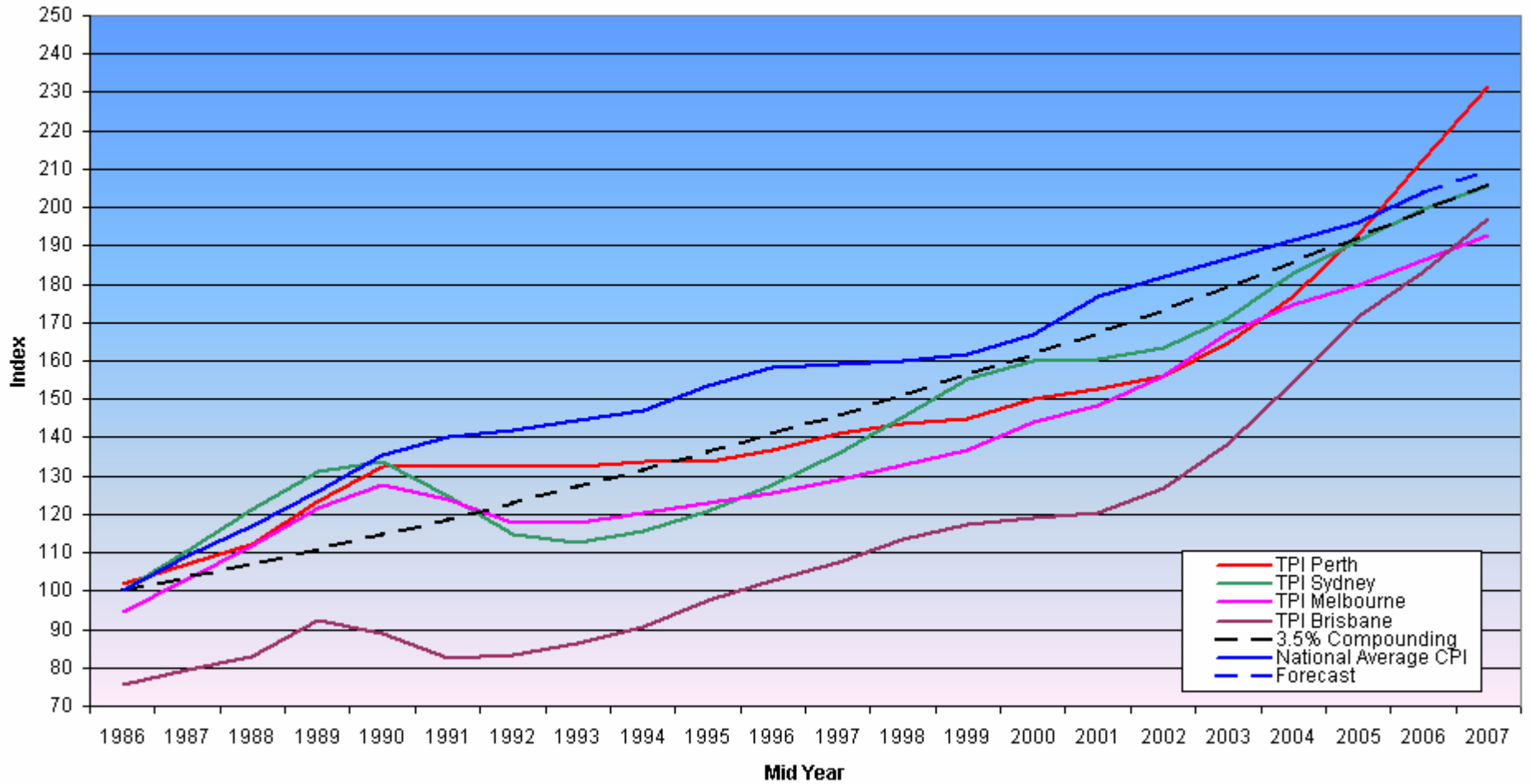
Indexed Relative Movement - Perth CPI



Indexed Relative Movement - Brisbane CPI

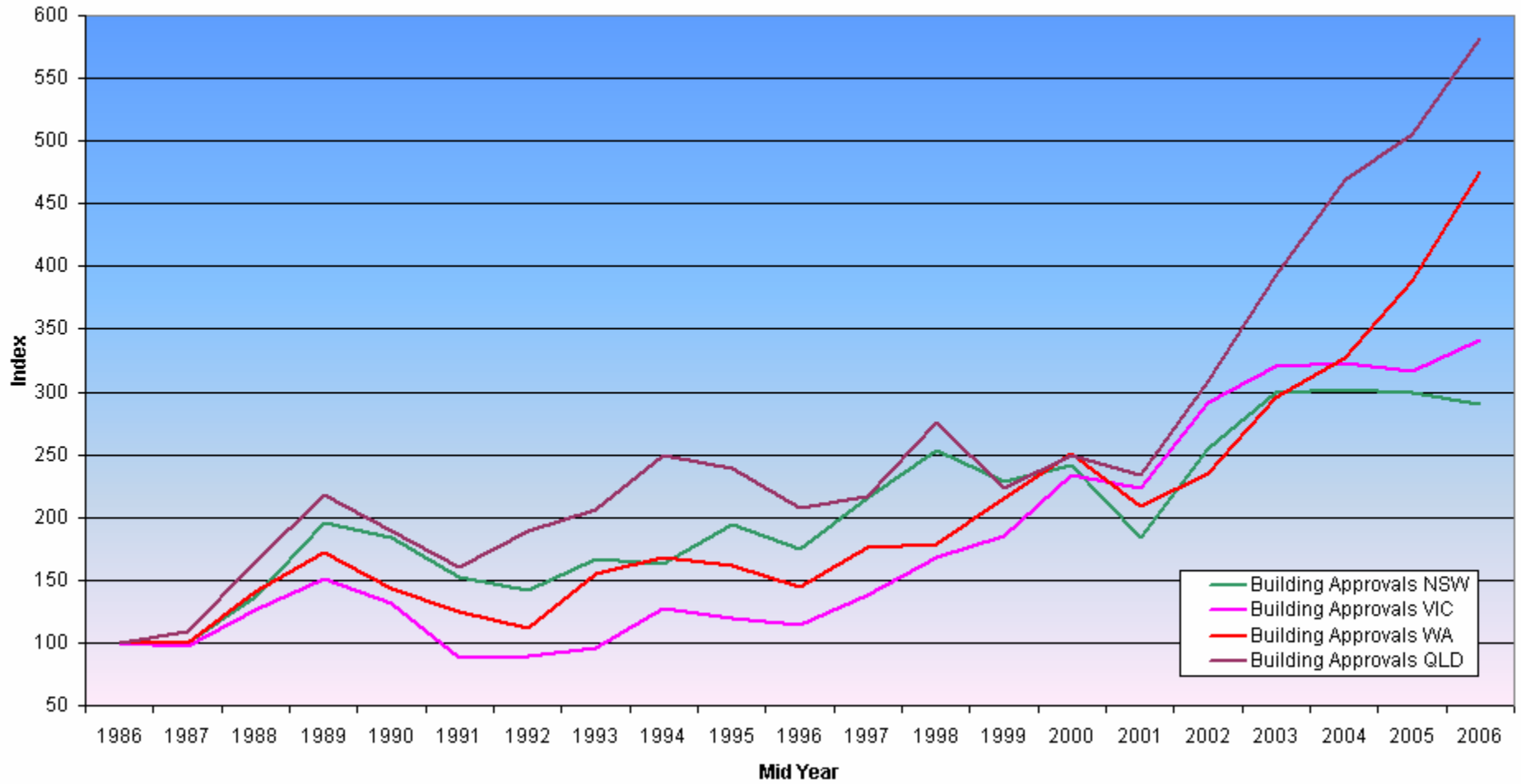


Indexed Relative Movement - Tender Price Indexation



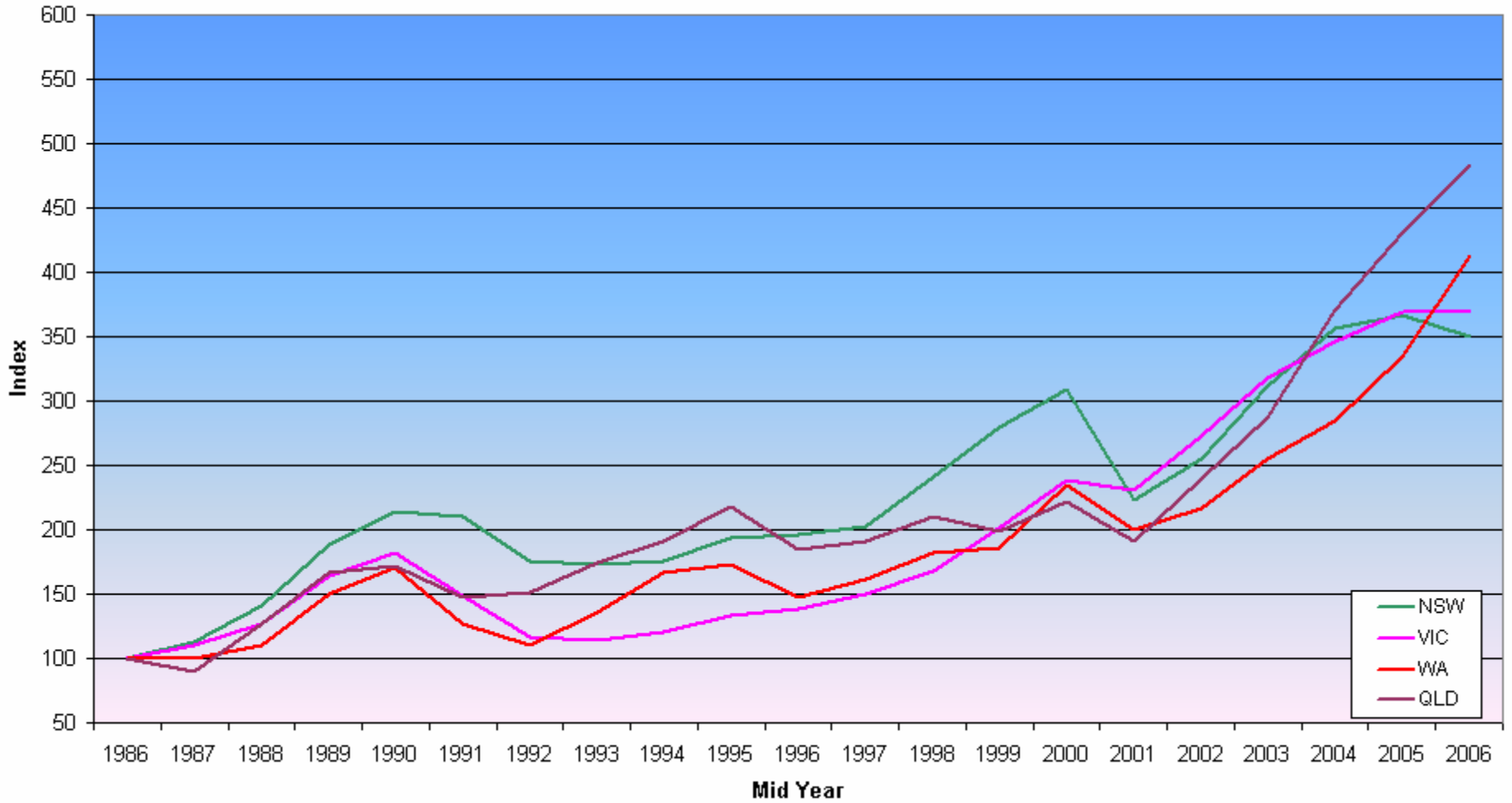
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Indexed Building Approvals - NSW v VIC v WA v QLD



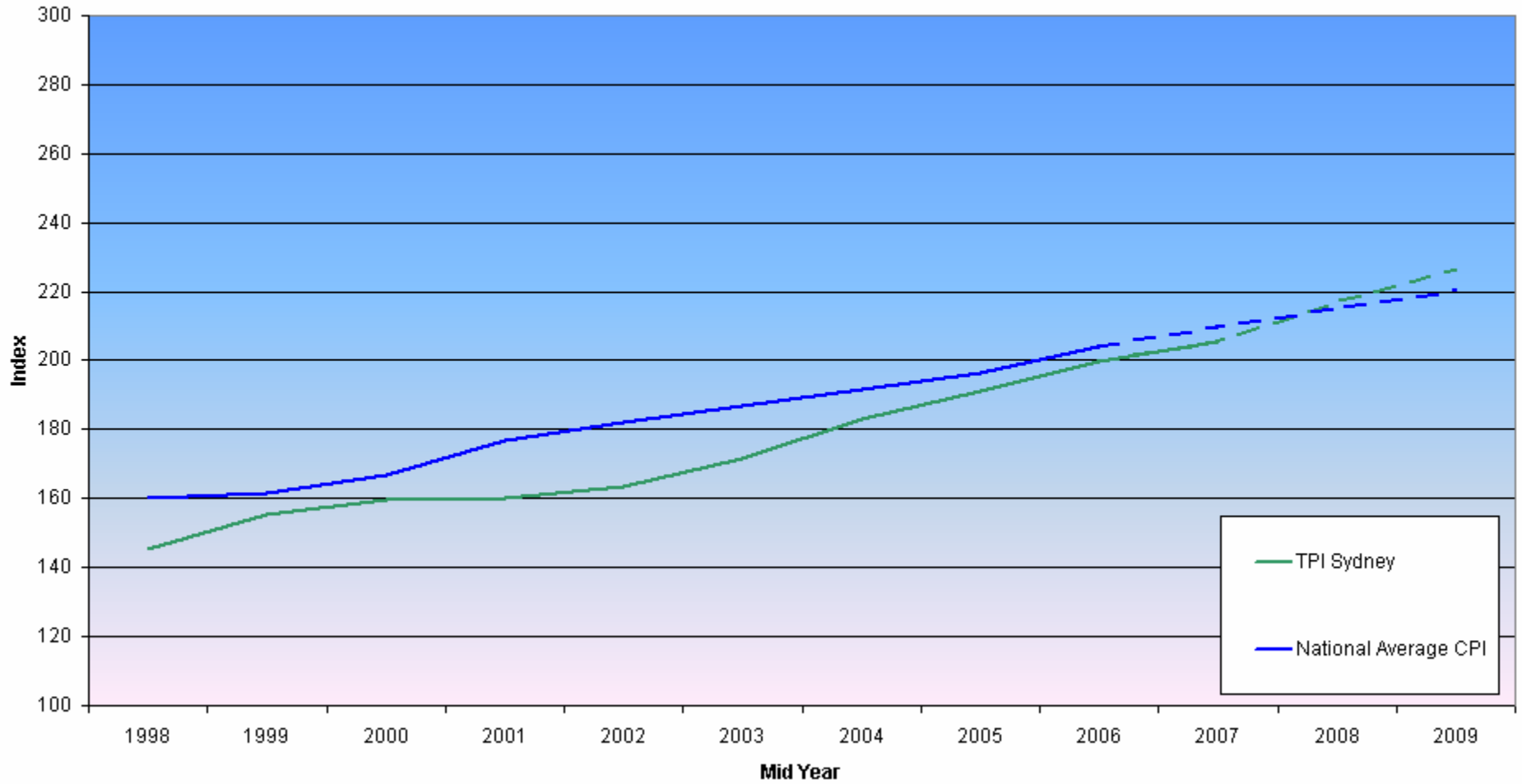
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ABS 8755 Table 07 Building Work Done



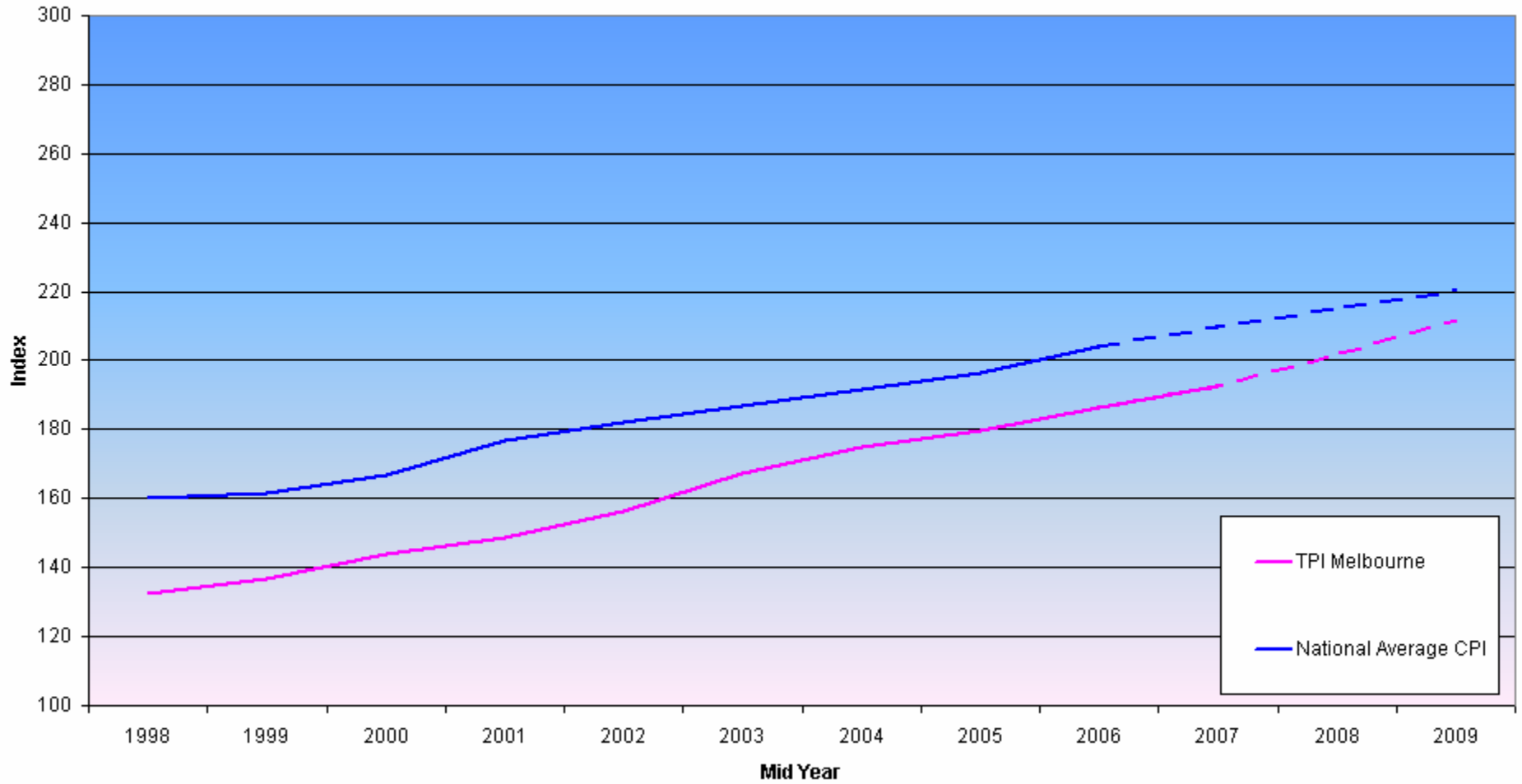
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Indexed Relative Movement - Smoothed Tender Price Indexation



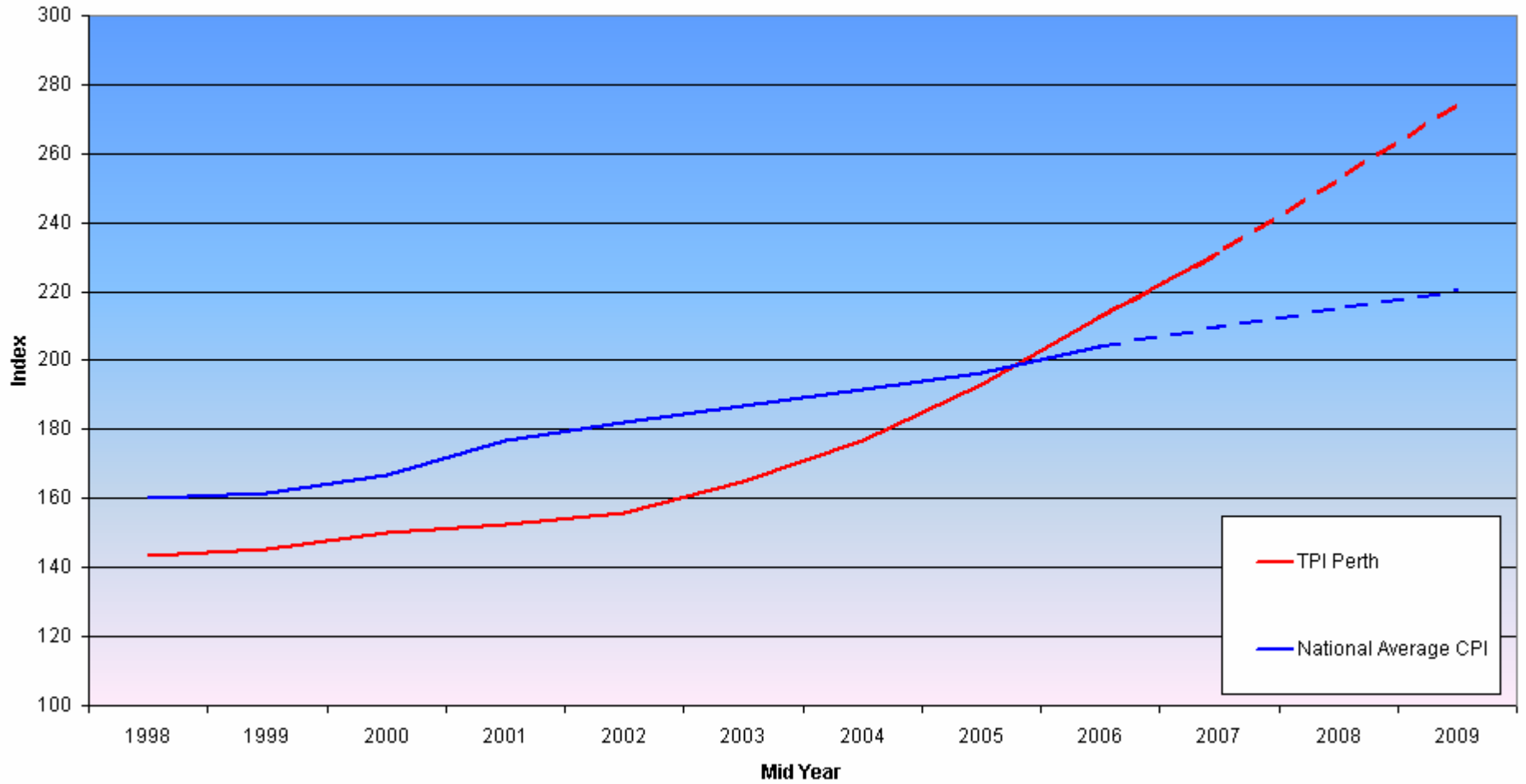
RLB Rider Levett Bucknall

Indexed Relative Movement - Smoothed Tender Price Indexation



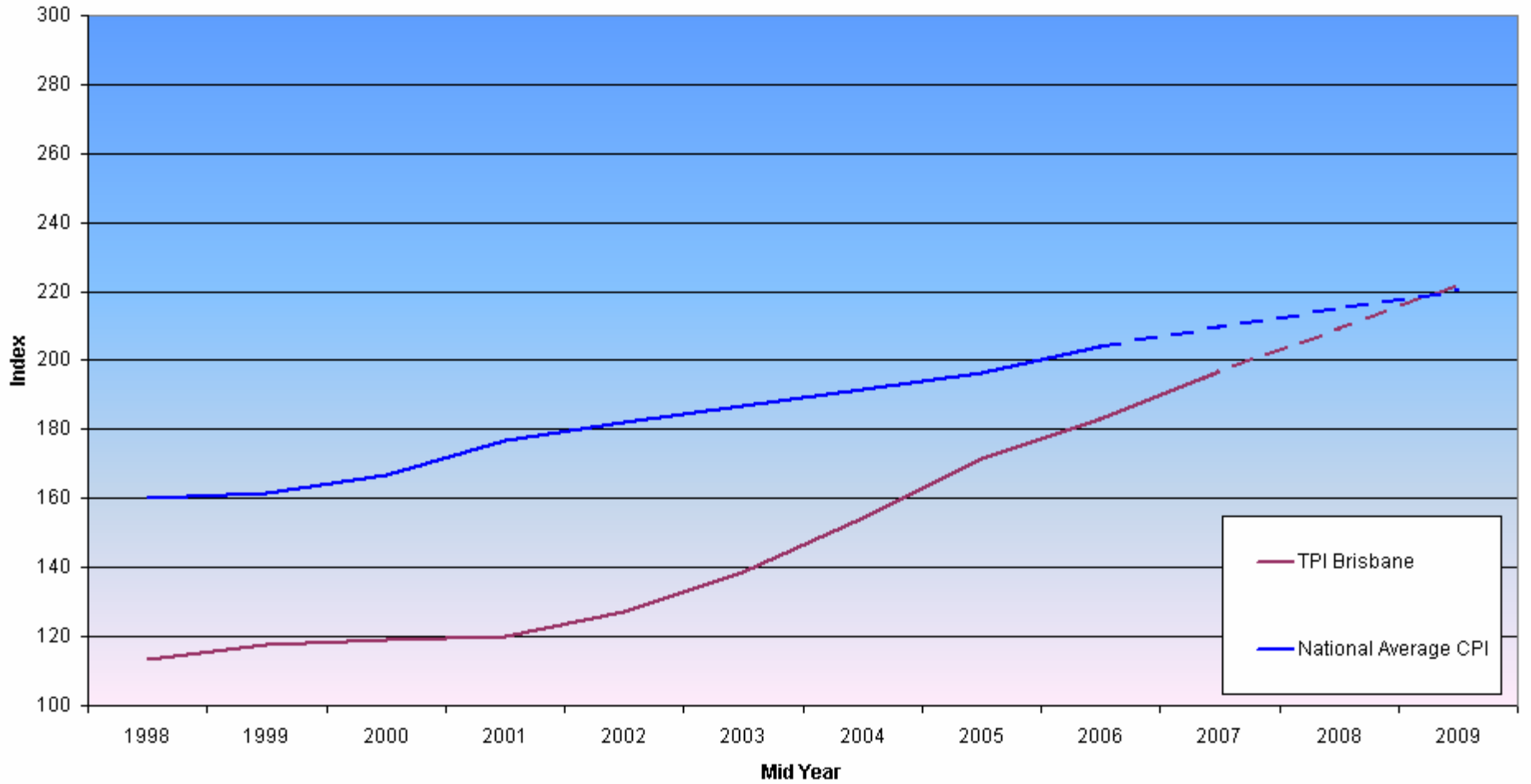
RLB Rider Levett Bucknall

Indexed Relative Movement - Smoothed Tender Price Indexation



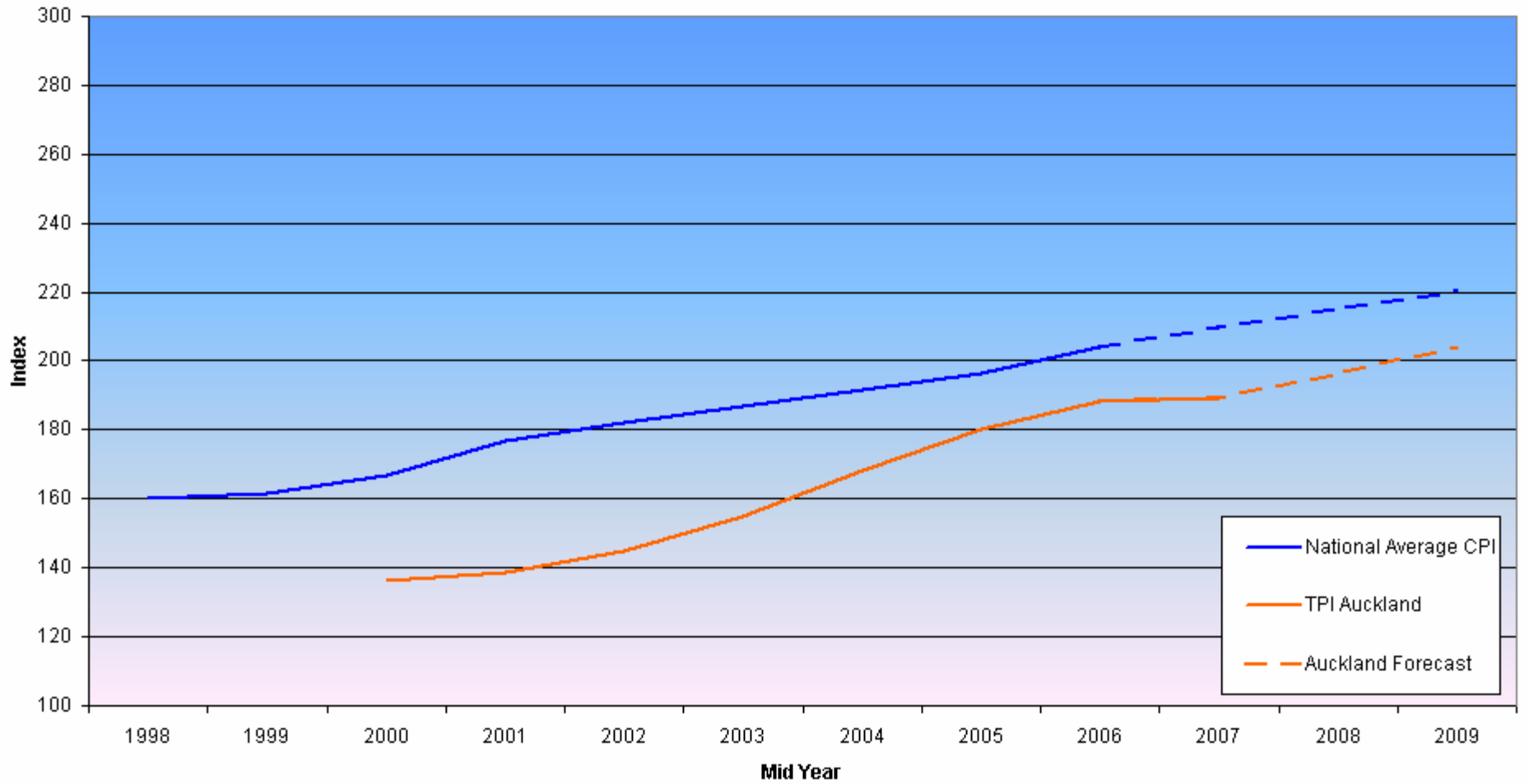
RLB Rider Levett Bucknall

Indexed Relative Movement - Smoothed Tender Price Indexation



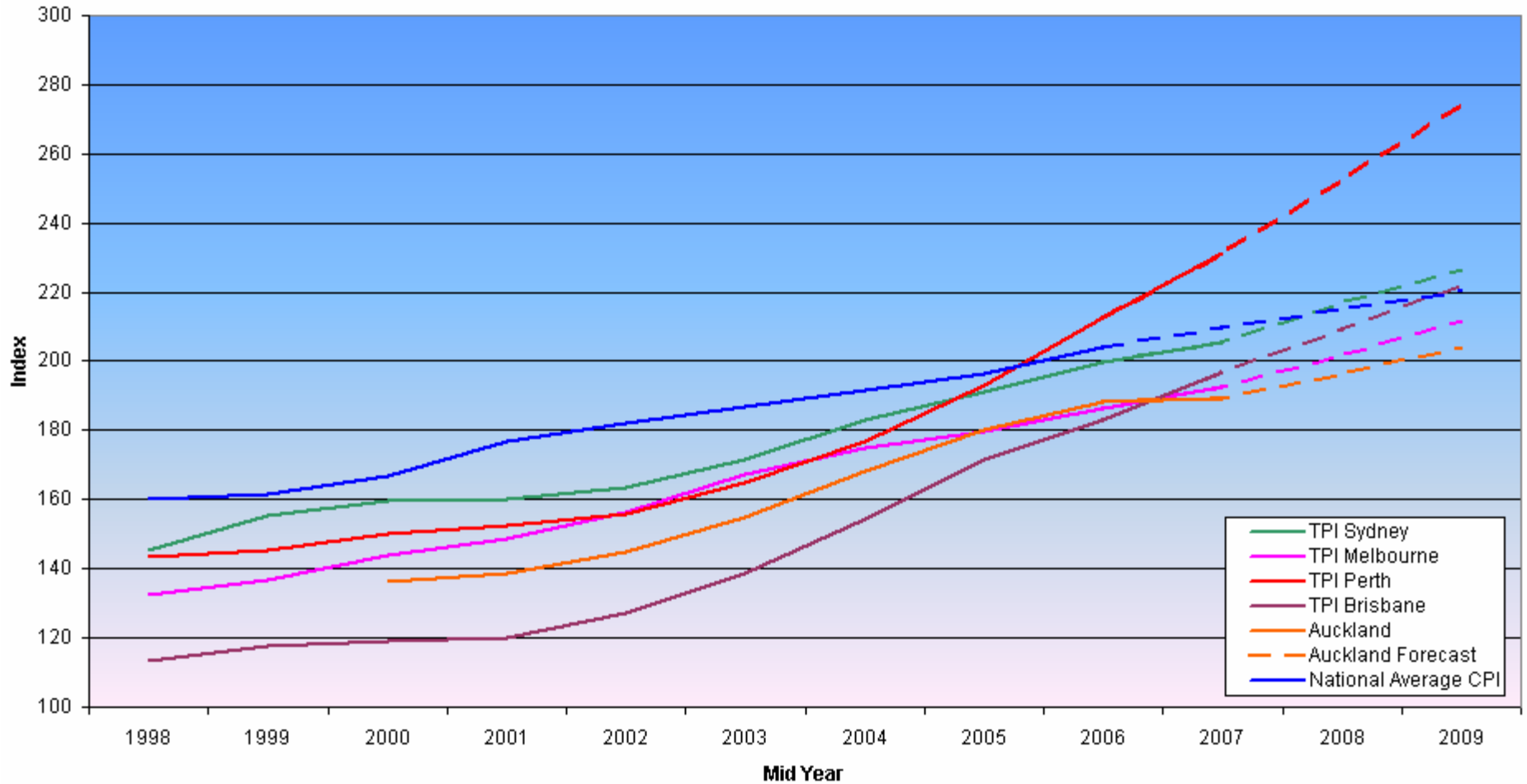
RLB Rider Levett Bucknall

Indexed Relative Movement - Smoothed Tender Price Indexation



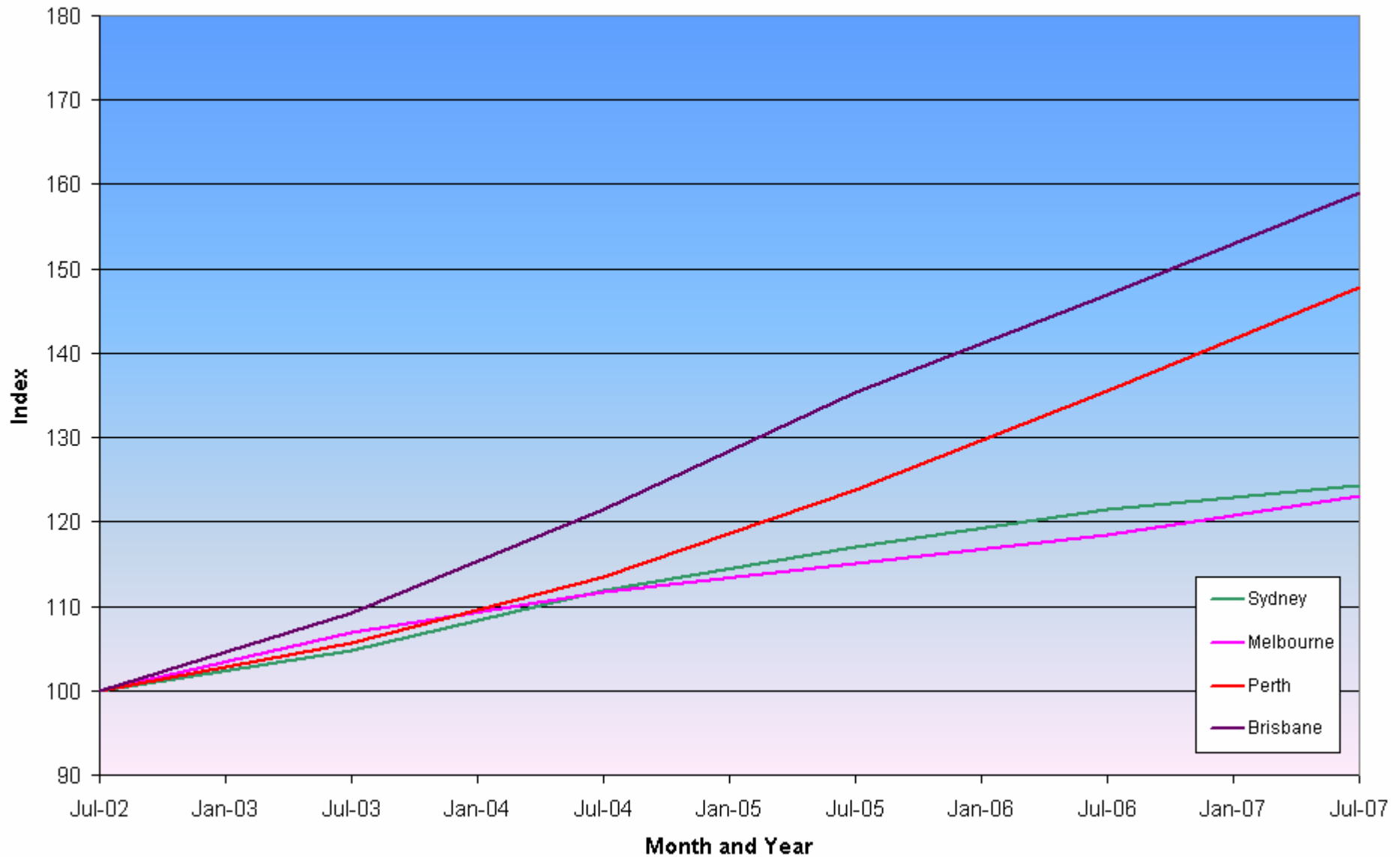
RLB Rider Levett Bucknall

Indexed Relative Movement - Smoothed Tender Price Indexation

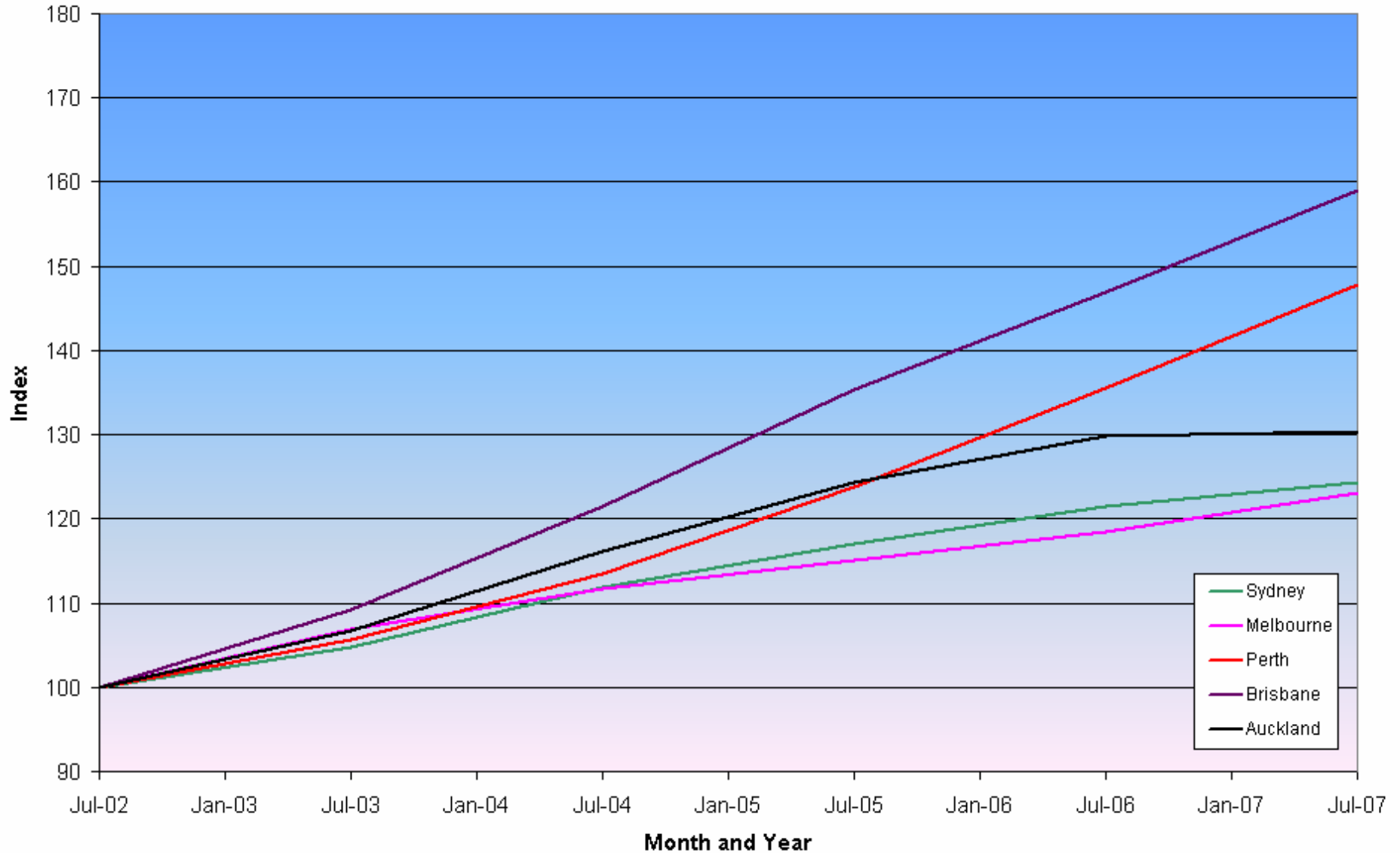


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Smoothed Tender Price Growth Since July 2001 : Base July 2002 = 100 for ALL

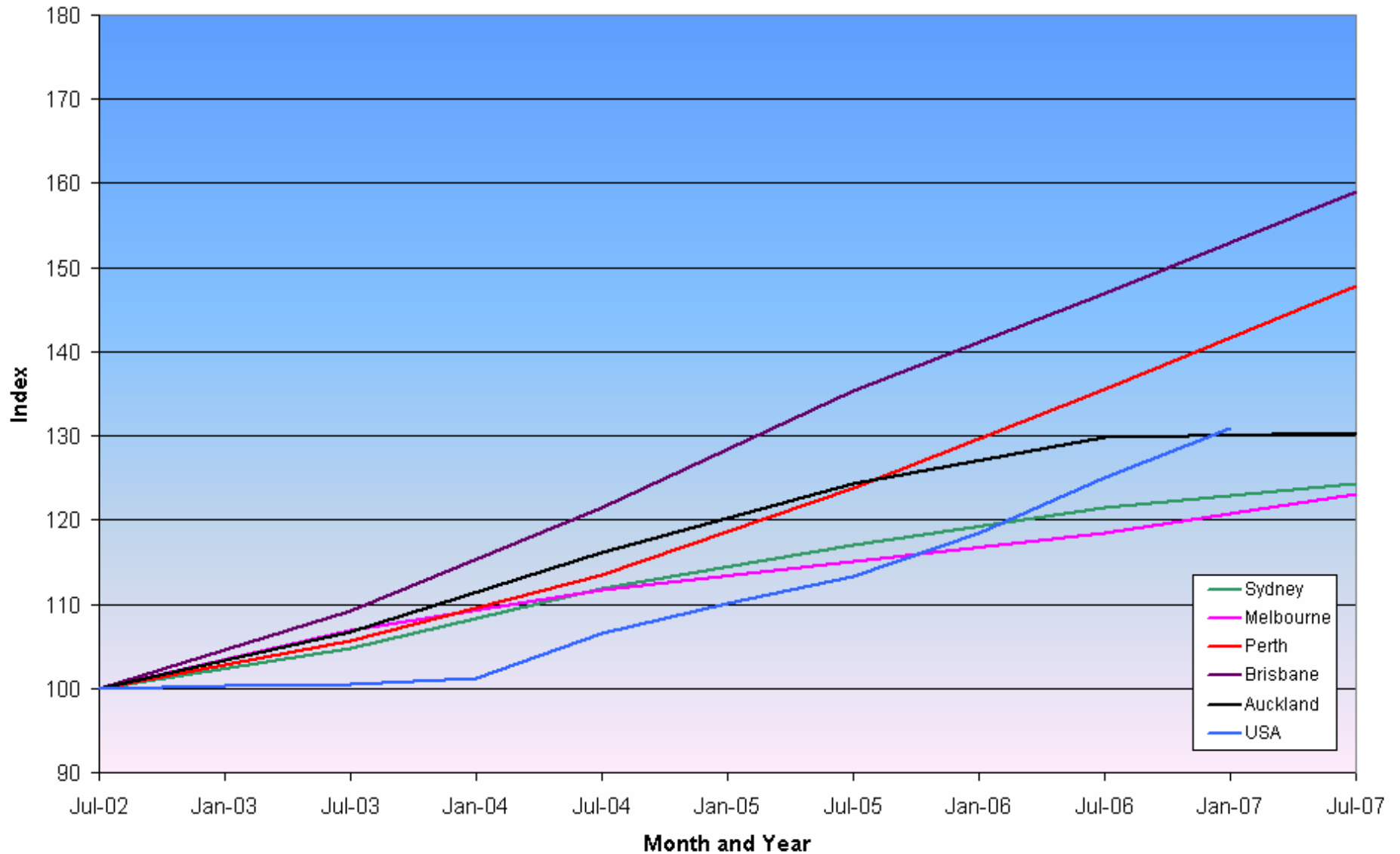


Smoothed Tender Price Growth Since July 2001 : Base July 2002 = 100 for ALL



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Smoothed Tender Price Growth Since July 2001 : Base July 2002 = 100 for ALL



Rider Levett Bucknall Tender Price Indexation and National Indicators

Darwin			108
Year	TPI (%)	CPI (%)	
2003	+8.0	+1.7	
2004	+12.0	+1.9	
2005	+7.5	+3.0	
2006	+9.0	+2.8	
2007(F)	+9.0	+3.7	
2008(F)	+9.0		
2009(F)	+8.0		

Brisbane			99
Year	TPI (%)	CPI (%)	
2003	+8.4	+3.1	
2004	+12.0	+2.5	
2005	+11.0	+2.8	
2006	+8.5	+2.9	
2007(F)	+6.5	+2.9	
2008(F)	+6.0	+2.6	
2009(F)	+6.0	+2.6	

Australia			
Year	Construction Work Done (AU\$Bn)	Real GDP Growth (%)	CPI Growth (%)
2003	75.7	3.5	2.4
2004	86.0	3.0	2.6
2005	100.1	2.5	2.8
2006	112.9	2.9	2.9
2007(F)		3.4	2.6
2008(F)		3.4	2.5
2009(F)		3.0	2.5

Sydney			100
Year	TPI (%)	CPI (%)	
2003	+6.0	+2.3	
2004	+7.0	+2.6	
2005	+4.5	+2.5	
2006	+4.5	+2.8	
2007(F)	+4.0	+2.6	
2008(F)	+4.0	+2.5	
2009(F)	+4.5		

Perth			113
Year	TPI (%)	CPI (%)	
2003	+8.0	+2.1	
2004	+11.0	+2.9	
2005	+8.5	+4.0	
2006	+9.5	+3.5	
2007(F)	+10.0	+3.7	
2008(F)	+7.5	+2.9	
2009(F)	+5.0	+2.7	

Adelaide			97
Year	TPI (%)	CPI (%)	
2003	+8.5	+3.3	
2004	+9.0	+2.6	
2005	+6.0	+2.7	
2006	+5.5	+3.2	
2007(F)	+6.0	+2.7	
2008(F)	+7.5	+2.5	
2009(F)	+9.0	+2.5	

Melbourne			96
Year	TPI (%)	CPI (%)	
2003	+5.0	+2.2	
2004	+4.0	+2.3	
2005	+3.0	+2.7	
2006	+3.0	+2.8	
2007(F)	+4.5	+2.8	
2008(F)	+5.0	+2.5	
2009(F)	+4.5	+2.5	

Canberra			95
Year	TPI (%)	CPI (%)	
2003	+5.5	+2.7	
2004	+7.0	+2.6	
2005	+6.5	+3.1	
2006	+6.0	+2.9	
2007(F)	+5.0	+2.8	
2008(F)	+4.0	+2.6	
2009(F)	+4.0	+2.5	

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ADELAIDE 100		BRISBANE 100		CANBERRA 100		DARWIN 100		MELBOURNE 100		PERTH 100		SYDNEY 100	
BNE	102	ADE	98	ADE	102	ADE	90	ADE	102	ADE	86	ADE	97
CAN	98	CAN	96	BNE	104	BNE	92	BNE	104	BNE	88	BNE	99
DAR	111	DAR	108	DAR	113	CAN	89	CAN	100	CAN	84	CAN	95
MEL	98	MEL	96	MEL	100	MEL	89	DAR	113	DAR	95	DAR	108
PER	117	PER	114	PER	119	PER	105	PER	119	MEL	84	MEL	96
SYD	103	SYD	101	SYD	105	SYD	93	SYD	105	SYD	88	PER	113

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Total Value of Expenditure - Perth - Projects >\$50m

