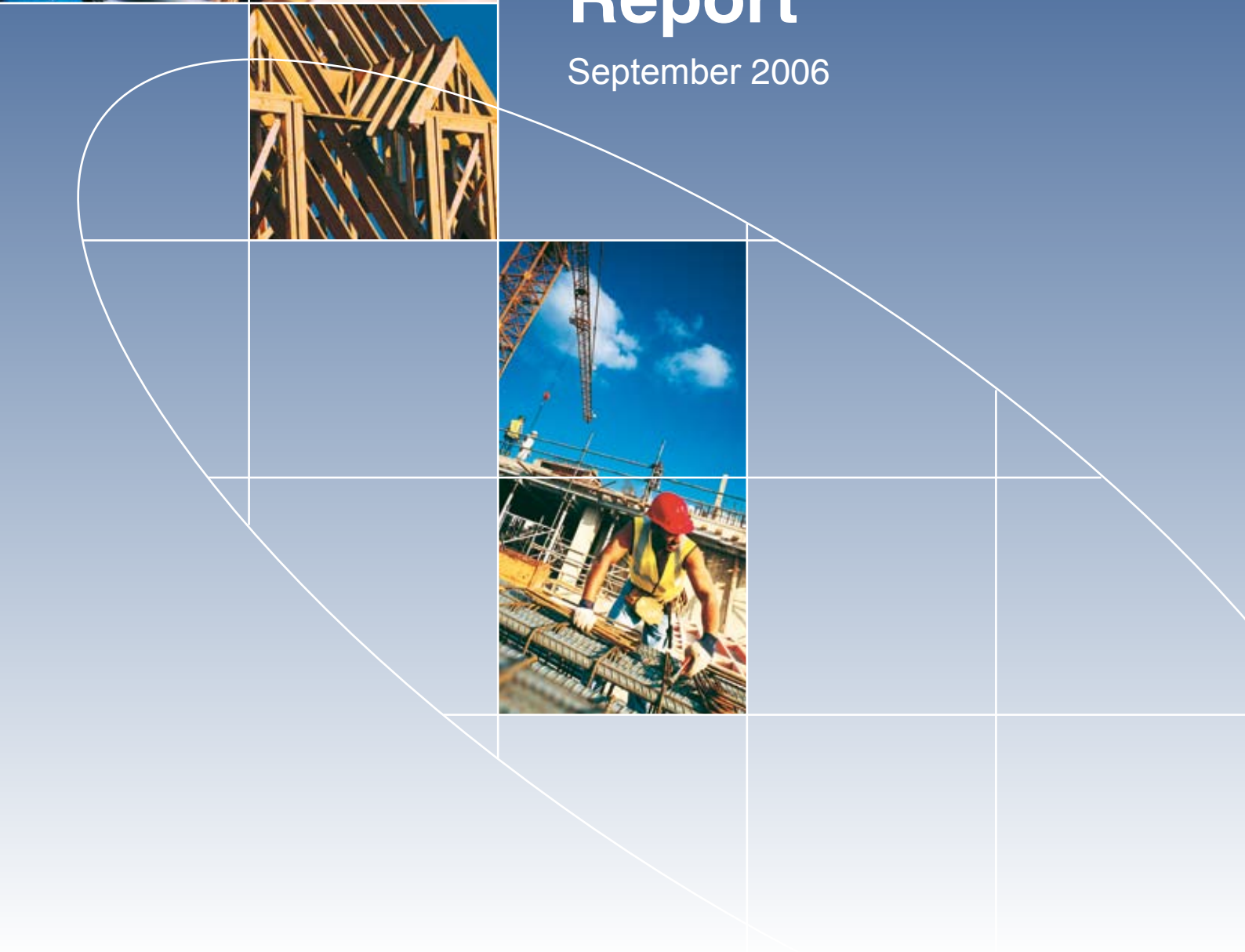




Cordell® Subcontract Report

September 2006





INTRODUCTION TO THE CORDELL SUBCONTRACT REPORT	3
METHODOLOGY	3
CURRENT QUARTER MOVEMENT	3
QUARTERLY PERCENTAGE DIFFERENCE	4
NEW SOUTH WALES	5
VICTORIA	6
QUEENSLAND	7
SOUTH AUSTRALIA	8
WESTERN AUSTRALIA	9
NATIONAL COMPARISON	10



Introduction to the Cordell Subcontract Report

The June to September 2006 Subcontract Rate Survey was conducted to monitor price movements within the current construction industry subcontractor labour market. This third quarter of 2006 has shown a slight decline in overall rates for Victoria, South Australia and Queensland, whilst New South Wales had a marginal increase, and Western Australian rates continue to climb.

Methodology

The survey is distributed via email by Reed Construction Data. This enables a comprehensive study area to be covered in a timely and cost effective manner. There is typically a high response rate to the survey, with an average of 100 to 150 replies from builders covering all regions of Australia each quarter. The results are automatically tabulated for analysis. The results of the survey were analysed and divided into State based groups.

The Commercial and Domestic sectors have been separated, to provide results for the various types of construction. The attached tables display the High, Low and Median rates collected for each Trade group and masonry laying. This report includes a national comparison between specific trades and percentage differences across the sectors.

Current Quarter Movement

The June to September 2006 quarter has returned a variety of results. The subcontract labour market in New South Wales has experienced a turnaround with a marginal increase in overall rates compared to the decrease of previous quarters. Victoria, Queensland and South Australia all suffered minor decreases. Western Australia had the largest overall increases, with both sectors continuing to escalate. The overall average movement across Australia for all trades was a negligible decrease of 0.05%.



Quarterly Percentage Difference

OVERALL QUARTERLY DIFFERENCE	
Overall NSW Difference	0.32%
Overall VIC Difference	-1.06%
Overall QLD Difference	-0.89%
Overall SA Difference	-0.07%
Overall WA Difference	1.43%

COMMERCIAL QUARTERLY DIFFERENCE	
Commercial NSW Difference	0.59%
Commercial VIC Difference	-1.05%
Commercial QLD Difference	-0.34%
Commercial SA Difference	0.94%
Commercial WA Difference	1.34%

DOMESTIC QUARTERLY DIFFERENCE	
Domestic NSW Difference	0.05%
Domestic VIC Difference	-1.07%
Domestic QLD Difference	-1.44%
Domestic SA Difference	-1.07%
Domestic WA Difference	1.52%

OVERALL QUARTERLY DIFFERENCE	
AUSTRALIA	-0.05%



New South Wales

TRADE	NSW Commercial			NSW Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
	Carpenter (per hour)	\$ 50.00	\$ 52.50	\$ 55.00	\$ 35.00	\$ 45.50
Electrician (per hour)	\$ 55.00	\$ 60.00	\$ 60.00	\$ 40.00	\$ 56.00	\$ 65.00
Plumber (per hour)	\$ 55.00	\$ 61.00	\$ 62.00	\$ 40.00	\$ 58.00	\$ 70.00
Painter (per hour)	\$ 35.00	\$ 43.75	\$ 45.00	\$ 30.00	\$ 40.00	\$ 57.50
Painter (per m2)	\$ 28.00	\$ 28.00	\$ 28.00	\$ 27.00	\$ 29.00	\$ 30.00
Cement Render (per hour)	\$ 48.50	\$ 49.50	\$ 55.00	\$ 40.00	\$ 45.75	\$ 57.50
Cement Render (per m2)	\$ 35.00	\$ 35.00	\$ 35.00	\$ 19.00	\$ 28.00	\$ 35.00
Plasterboard (per hour)	\$ 45.00	\$ 45.00	\$ 45.50	\$ 35.00	\$ 45.00	\$ 51.75
Plasterboard (per m2)	\$ 15.00	\$ 16.50	\$ 18.00	\$ 15.00	\$ 22.00	\$ 27.00
Wall Tiler (per hour)	\$ 45.00	\$ 46.50	\$ 46.50	\$ 35.00	\$ 45.00	\$ 60.00
Wall Tiler (per m2)	\$ 40.00	\$ 40.00	\$ 40.00	\$ 35.00	\$ 40.00	\$ 55.00
Labourer Skilled (per hour)	\$ 35.00	\$ 36.00	\$ 48.00	\$ 23.00	\$ 35.00	\$ 48.30
Labourer Unskilled (per hour)	\$ 25.00	\$ 32.00	\$ 45.00	\$ 15.00	\$ 25.00	\$ 38.00
Bricklayer (per hour)	\$ 40.00	\$ 48.50	\$ 50.00	\$ 35.00	\$ 45.00	\$ 51.75
Brick laying (Metric Standard)	\$ 0.77	\$ 0.95	\$ 1.15	\$ 0.70	\$ 0.84	\$ 0.95
Block laying (100mm thick)	\$ 1.00	\$ 2.50	\$ 3.25	\$ 2.00	\$ 2.00	\$ 3.25
Block laying (150mm thick)	\$ 1.20	\$ 1.20	\$ 3.75	\$ 0.83	\$ 2.70	\$ 3.75
Block laying (200mm thick)	\$ 3.00	\$ 3.90	\$ 4.25	\$ 1.20	\$ 3.50	\$ 4.25
Block laying (300mm thick)	\$ 3.50	\$ 3.50	\$ 5.00	\$ 4.20	\$ 5.00	\$ 5.00



Victoria

TRADE	VIC			VIC		
	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
Carpenter (per hour)	\$ 40.00	\$ 52.50	\$ 69.50	\$ 34.00	\$ 42.50	\$ 45.00
Electrician (per hour)	\$ 55.00	\$ 58.00	\$ 78.50	\$ 45.00	\$ 51.00	\$ 55.00
Plumber (per hour)	\$ 45.00	\$ 58.00	\$ 58.00	\$ 40.00	\$ 52.00	\$ 70.00
Painter (per hour)	\$ 35.00	\$ 45.00	\$ 66.00	\$ 30.00	\$ 39.00	\$ 45.00
Painter (per m2)	\$ 9.20	\$ 9.20	\$ 9.20	\$ 28.00	\$ 44.00	\$ 60.00
Cement Render (per hour)	\$ 46.50	\$ 46.50	\$ 46.50	\$ 35.00	\$ 45.00	\$ 55.00
Cement Render (per m2)	\$ 48.50	\$ 49.25	\$ 50.00	\$ 32.00	\$ 38.00	\$ 50.00
Plasterboard (per hour)	\$ 44.00	\$ 46.00	\$ 69.50	\$ 35.00	\$ 42.00	\$ 45.00
Plasterboard (per m2)	\$ 23.50	\$ 23.50	\$ 23.50	\$ 18.00	\$ 21.50	\$ 25.00
Wall Tiler (per hour)	\$ 46.00	\$ 46.00	\$ 46.00	\$ 38.00	\$ 42.00	\$ 45.00
Wall Tiler (per m2)	\$ 40.00	\$ 40.00	\$ 40.00	\$ 38.00	\$ 44.00	\$ 65.00
Labourer Skilled (per hour)	\$ 32.00	\$ 37.00	\$ 66.50	\$ 22.00	\$ 29.00	\$ 40.00
Labourer Unskilled (per hour)	\$ 30.00	\$ 31.00	\$ 32.00	\$ 18.00	\$ 22.00	\$ 30.00
Bricklayer (per hour)	\$ 51.00	\$ 52.00	\$ 65.00	\$ 35.00	\$ 42.00	\$ 50.00
Brick laying (Metric Standard)	\$ 0.85	\$ 1.20	\$ 1.35	\$ 0.63	\$ 0.79	\$ 1.00
Block laying (100mm thick)	\$ 2.50	\$ 2.50	\$ 3.40	\$ 2.50	\$ 2.50	\$ 3.40
Block laying (150mm thick)	\$ 3.00	\$ 3.00	\$ 4.10	\$ 3.00	\$ 3.00	\$ 4.10
Block laying (200mm thick)	\$ 3.00	\$ 4.00	\$ 4.45	\$ 3.00	\$ 3.25	\$ 4.45
Block laying (300mm thick)	\$ 5.00	\$ 5.00	\$ 5.50	\$ 3.50	\$ 5.00	\$ 5.50



Queensland

TRADE	QLD			QLD		
	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
Carpenter (per hour)	\$ 32.00	\$ 42.50	\$ 45.00	\$ 30.00	\$ 38.00	\$ 40.00
Electrician (per hour)	\$ 38.00	\$ 55.00	\$ 56.00	\$ 40.00	\$ 52.50	\$ 55.00
Plumber (per hour)	\$ 32.00	\$ 46.25	\$ 60.00	\$ 32.00	\$ 52.00	\$ 65.00
Painter (per hour)	\$ 28.00	\$ 40.00	\$ 45.00	\$ 28.00	\$ 35.00	\$ 36.00
Painter (per m2)	\$ 26.00	\$ 26.00	\$ 26.00	\$ 24.00	\$ 25.00	\$ 25.00
Cement Render (per hour)	\$ 32.00	\$ 43.00	\$ 45.00	\$ 30.00	\$ 36.25	\$ 40.00
Cement Render (per m2)	\$ 35.00	\$ 35.00	\$ 35.00	\$ 27.00	\$ 28.00	\$ 32.00
Plasterboard (per hour)	\$ 31.00	\$ 42.50	\$ 45.00	\$ 32.00	\$ 35.00	\$ 37.50
Plasterboard (per m2)	\$ 15.00	\$ 15.00	\$ 15.00	\$ 50.00	\$ 50.00	\$ 50.00
Wall Tiler (per hour)	\$ 32.00	\$ 42.50	\$ 45.00	\$ 30.00	\$ 41.50	\$ 45.00
Wall Tiler (per m2)	\$ 45.00	\$ 45.00	\$ 45.00	\$ 33.00	\$ 35.00	\$ 45.00
Labourer Skilled (per hour)	\$ 36.00	\$ 40.00	\$ 45.00	\$ 20.00	\$ 31.75	\$ 40.00
Labourer Unskilled (per hour)	\$ 30.00	\$ 33.00	\$ 42.00	\$ 20.00	\$ 27.25	\$ 33.00
Bricklayer (per hour)	\$ 45.00	\$ 45.00	\$ 46.00	\$ 40.00	\$ 41.00	\$ 42.00
Brick laying (Metric Standard)	\$ 1.00	\$ 1.00	\$ 1.05	\$ 0.80	\$ 0.80	\$ 0.95
Block laying (100mm thick)	\$ 2.00	\$ 2.00	\$ 2.90	\$ 1.20	\$ 1.20	\$ 2.90
Block laying (150mm thick)	\$ 2.00	\$ 2.00	\$ 3.05	\$ 2.80	\$ 2.80	\$ 3.05
Block laying (200mm thick)	\$ 2.50	\$ 2.50	\$ 3.40	\$ 2.60	\$ 3.00	\$ 3.40
Block laying (300mm thick)	\$ 3.50	\$ 3.50	\$ 4.40	\$ 3.50	\$ 3.60	\$ 4.40



South Australia

TRADE	SA			SA		
	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
Carpenter (per hour)	\$ 40.00	\$ 42.00	\$ 42.00	\$ 35.00	\$ 41.00	\$ 45.00
Electrician (per hour)	\$ 48.50	\$ 48.50	\$ 50.00	\$ 48.50	\$ 50.00	\$ 50.00
Plumber (per hour)	\$ 53.00	\$ 53.00	\$ 66.00	\$ 53.00	\$ 66.00	\$ 66.00
Painter (per hour)	\$ 36.50	\$ 36.50	\$ 38.00	\$ 36.50	\$ 38.00	\$ 38.00
Painter (per m2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cement Render (per hour)	\$ 42.50	\$ 42.50	\$ 50.00	\$ 42.50	\$ 50.00	\$ 50.00
Cement Render (per m2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plasterboard (per hour)	\$ 39.00	\$ 39.00	\$ 48.00	\$ 38.50	\$ 45.00	\$ 48.00
Plasterboard (per m2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wall Tiler (per hour)	\$ 39.50	\$ 39.50	\$ 45.00	\$ 38.00	\$ 45.00	\$ 45.00
Wall Tiler (per m2)	\$ 35.00	\$ 40.00	\$ 55.00	\$ 30.00	\$ 55.00	\$ 55.00
Labourer Skilled (per hour)	\$ 33.50	\$ 33.50	\$ 35.00	\$ 33.50	\$ 35.00	\$ 35.00
Labourer Unskilled (per hour)	\$ 15.00	\$ 28.50	\$ 30.00	\$ 15.00	\$ 15.00	\$ 30.00
Bricklayer (per hour)	\$ 39.00	\$ 39.00	\$ 40.00	\$ 39.00	\$ 40.00	\$ 40.00
Brick laying (Metric Standard)	\$ 0.95	\$ 1.18	\$ 1.30	\$ 0.95	\$ 0.95	\$ 0.98
Block laying (100mm thick)	\$ 1.20	\$ 2.50	\$ 3.00	\$ 1.20	\$ 2.50	\$ 3.00
Block laying (150mm thick)	\$ 1.40	\$ 3.00	\$ 3.50	\$ 1.40	\$ 3.00	\$ 3.50
Block laying (200mm thick)	\$ 2.80	\$ 3.50	\$ 4.00	\$ 2.80	\$ 3.50	\$ 4.00
Block laying (300mm thick)	\$ 3.00	\$ 4.00	\$ 5.00	\$ 3.00	\$ 4.00	\$ 5.00



Western Australia

TRADE	WA Commercial			WA Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
Carpenter (per hour)	\$ 35.00	\$ 45.00	\$ 52.00	\$ 38.00	\$ 42.50	\$ 45.00
Electrician (per hour)	\$ 40.00	\$ 50.00	\$ 55.00	\$ 48.00	\$ 50.00	\$ 55.00
Plumber (per hour)	\$ 45.00	\$ 52.50	\$ 60.00	\$ 52.00	\$ 55.00	\$ 55.00
Painter (per hour)	\$ 36.00	\$ 40.00	\$ 50.00	\$ 35.00	\$ 37.50	\$ 40.00
Painter (per m2)	\$ -	\$ -	\$ -	\$ 10.00	\$ 26.00	\$ 42.00
Cement Render (per hour)	\$ 38.00	\$ 42.00	\$ 55.00	\$ 35.00	\$ 35.00	\$ 42.00
Cement Render (per m2)	\$ -	\$ -	\$ -	\$ 18.00	\$ 18.00	\$ 35.00
Plasterboard (per hour)	\$ 38.00	\$ 39.50	\$ 48.00	\$ 35.00	\$ 39.00	\$ 40.00
Plasterboard (per m2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wall Tiler (per hour)	\$ 30.00	\$ 41.50	\$ 55.00	\$ 35.00	\$ 40.00	\$ 41.00
Wall Tiler (per m2)	\$ -	\$ -	\$ -	\$ 35.00	\$ 45.00	\$ 60.00
Labourer Skilled (per hour)	\$ 25.00	\$ 34.00	\$ 40.00	\$ 25.00	\$ 27.50	\$ 33.50
Labourer Unskilled (per hour)	\$ 20.00	\$ 25.00	\$ 29.00	\$ 18.00	\$ 20.00	\$ 25.00
Bricklayer (per hour)	\$ 35.00	\$ 45.50	\$ 50.00	\$ 35.00	\$ 40.00	\$ 46.00
Brick laying (Metric Standard)	\$ 0.85	\$ 1.25	\$ 1.35	\$ 1.00	\$ 1.20	\$ 1.30
Block laying (100mm thick)	\$ 2.00	\$ 2.50	\$ 2.90	\$ 2.00	\$ 2.50	\$ 2.90
Block laying (150mm thick)	\$ 2.80	\$ 3.00	\$ 3.90	\$ 2.80	\$ 3.00	\$ 3.90
Block laying (200mm thick)	\$ 2.80	\$ 3.50	\$ 5.00	\$ 4.00	\$ 4.00	\$ 5.00
Block laying (300mm thick)	\$ 3.00	\$ 4.00	\$ 5.50	\$ 3.00	\$ 4.00	\$ 5.00



National Comparison

CARPENTER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 50.00	\$ 52.50	\$ 55.00	\$ 35.00	\$ 45.50	\$ 59.80
Victoria	\$ 40.00	\$ 52.50	\$ 69.50	\$ 34.00	\$ 42.50	\$ 45.00
Queensland	\$ 32.00	\$ 42.50	\$ 45.00	\$ 30.00	\$ 38.00	\$ 40.00
South Australia	\$ 40.00	\$ 42.00	\$ 42.00	\$ 35.00	\$ 41.00	\$ 45.00
Western Australia	\$ 35.00	\$ 45.00	\$ 52.00	\$ 38.00	\$ 42.50	\$ 45.00

ELECTRICIAN	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 55.00	\$ 60.00	\$ 60.00	\$ 40.00	\$ 56.00	\$ 65.00
Victoria	\$ 55.00	\$ 58.00	\$ 78.50	\$ 45.00	\$ 51.00	\$ 55.00
Queensland	\$ 38.00	\$ 55.00	\$ 56.00	\$ 40.00	\$ 52.50	\$ 55.00
South Australia	\$ 48.50	\$ 48.50	\$ 50.00	\$ 48.50	\$ 50.00	\$ 50.00
Western Australia	\$ 40.00	\$ 50.00	\$ 55.00	\$ 48.00	\$ 50.00	\$ 55.00

PLUMBER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 55.00	\$ 61.00	\$ 62.00	\$ 40.00	\$ 58.00	\$ 70.00
Victoria	\$ 45.00	\$ 58.00	\$ 58.00	\$ 40.00	\$ 52.00	\$ 70.00
Queensland	\$ 32.00	\$ 46.25	\$ 60.00	\$ 32.00	\$ 52.00	\$ 65.00
South Australia	\$ 53.00	\$ 53.00	\$ 66.00	\$ 53.00	\$ 66.00	\$ 66.00
Western Australia	\$ 45.00	\$ 52.50	\$ 60.00	\$ 52.00	\$ 55.00	\$ 55.00



BRICKLAYER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 40.00	\$ 48.50	\$ 50.00	\$ 35.00	\$ 45.00	\$ 51.75
Victoria	\$ 51.00	\$ 52.00	\$ 65.00	\$ 35.00	\$ 42.00	\$ 50.00
Queensland	\$ 45.00	\$ 45.00	\$ 46.00	\$ 40.00	\$ 41.00	\$ 42.00
South Australia	\$ 39.00	\$ 39.00	\$ 40.00	\$ 39.00	\$ 40.00	\$ 40.00
Western Australia	\$ 35.00	\$ 45.50	\$ 50.00	\$ 35.00	\$ 40.00	\$ 46.00

PLASTERER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 45.00	\$ 45.00	\$ 45.50	\$ 35.00	\$ 45.00	\$ 51.75
Victoria	\$ 44.00	\$ 46.00	\$ 69.50	\$ 35.00	\$ 42.00	\$ 45.00
Queensland	\$ 31.00	\$ 42.50	\$ 45.00	\$ 32.00	\$ 35.00	\$ 37.50
South Australia	\$ 39.00	\$ 39.00	\$ 48.00	\$ 38.50	\$ 45.00	\$ 48.00
Western Australia	\$ 38.00	\$ 39.50	\$ 48.00	\$ 35.00	\$ 39.00	\$ 40.00

PAINTER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 35.00	\$ 43.75	\$ 45.00	\$ 30.00	\$ 40.00	\$ 57.50
Victoria	\$ 35.00	\$ 45.00	\$ 66.00	\$ 30.00	\$ 39.00	\$ 45.00
Queensland	\$ 28.00	\$ 40.00	\$ 45.00	\$ 28.00	\$ 35.00	\$ 36.00
South Australia	\$ 36.50	\$ 36.50	\$ 38.00	\$ 36.50	\$ 38.00	\$ 38.00
Western Australia	\$ 36.00	\$ 40.00	\$ 50.00	\$ 35.00	\$ 37.50	\$ 40.00

LABOURER	Commercial			Domestic		
	LOWER	MEDIAN	UPPER	LOWER	MEDIAN	UPPER
New South Wales	\$ 30.00	\$ 34.00	\$ 46.50	\$ 19.00	\$ 30.00	\$ 43.15
Victoria	\$ 31.00	\$ 34.00	\$ 49.25	\$ 20.00	\$ 25.50	\$ 35.00
Queensland	\$ 33.00	\$ 36.50	\$ 43.50	\$ 20.00	\$ 29.50	\$ 36.50
South Australia	\$ 24.25	\$ 31.00	\$ 32.50	\$ 24.25	\$ 25.00	\$ 32.50
Western Australia	\$ 22.50	\$ 29.50	\$ 34.50	\$ 21.50	\$ 23.75	\$ 29.25



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