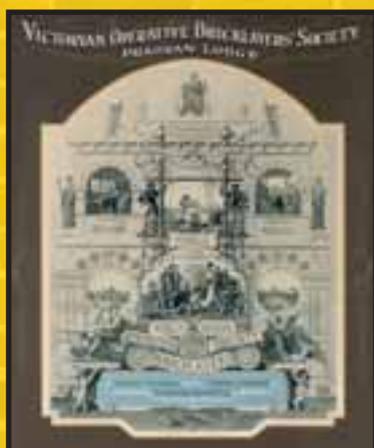


National Federation of Bricklayers and Masonry Employers Association

Suggested Estimating Rates for Bricklayers in the **HOUSING INDUSTRY 2010**



SUGGESTED ESTIMATING RATES FOR BRICKLAYERS IN THE HOUSING INDUSTRY (FROM 1ST JANUARY, 2010)



PLEASE NOTE

1. Rates may vary from project to project depending upon complexity of the work. These rates shown reflect basic situations only, it is Recommended to seek advice from the Association if projects are considered more difficult than normal.
2. Composite rates consist of: Labour, Bricks, sand, cement, lime. Rates may vary depending upon material costs / fluctuations or Agreements between companies.
3. Rates are not intended for tendering but purely for estimating guidance.
4. Every effort has been made to ensure the accuracy of this information but the association will in no way accept liability for loss of any kind resulting from the use of these rates and information.

National Federation of Bricklayers & Masonry Employers Association

P.O. Box 6049 Croydon North 3136

Phone (03) 9727 2499 Fax (03) 9726 7970 Mobile 0418 313 652 (Don Mackenzie Secretary)
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www.nfbme.com.au

Suggested Base Bricklaying Rates for Domestic Veneer Construction

Single Storey		Labour only (GST inclusive)	Labour and Materials (GST inclusive)
	Standard Bricks		
Common Bricks 230 x 110 x 76mm	Per 1000	\$1,408.00	\$2,274.00
	M2	\$70.40	\$113.70
Face Bricks 230 x 110 x 76mm	Per 1000	\$1,502.00	\$2,422.00
	M2	\$75.10	\$121.10
Render Bricks			
Common Work 230 x 110 x 119mm	Per 1000	\$1,733.00	\$2,638.00
	M2	\$55.45	\$92.05
Common Work 230 x 110 x 162mm	Per 1000	\$2,048.00	\$3,164.00
	M2	\$51.20	\$86.25
Sill Bricks			
Brick on edge (cut with hammer)	M	\$43.30	\$54.15
Purpose Made Sill Bricks	M	\$37.55	\$75.05

Second Storey

Standard Bricks (Scaffolding by Builder)

Common Bricks 230 x 110 x 76mm	Per 1000	\$1,760.00	\$2,626.00
	M2	\$88.00	\$131.30
Face Bricks 230 x 110 x 76mm	Per 1000	\$1,877.00	\$2,798.00
	M2	\$93.90	\$139.90
Render Bricks			
Common Work 230 x 110 x 119mm	Per 1000	\$2,166.00	\$3,310.00
	M2	\$69.30	\$105.90
Common Work 230 x 110 x 162mm	Per 1000	\$2,560.00	\$3,962.00
	M2	\$64.00	\$99.05
Sill Bricks			
Brick on edge (cut with hammer)	M	\$54.15	\$65.00
Purpose Made Sill Bricks	M	\$46.95	\$84.45

(Face Rates are based upon 375 bricks per day being laid @ \$48.00 per hour with 3:1 gang)

(Common Rates are based upon 400 bricks per day being laid @ \$48.00 per hour with 3:1 gang)

(Render bricks 119 high are based upon 325 per day being laid @ \$48.00 per hour with 3:1 gang)

(Render bricks 162 high are based upon 275 per day being laid @ \$48.00 per hour with 3:1 gang)

(Sills bricks based on 156 per day [13 metres] @ \$48.00 per hour with 3:1 gang)

(Sills bricks based on 180 per day [15 metres] @ \$48.00 per hour with 3:1 gang)

(Sundry cost \$32.50 for face bricks, \$5.25 for mortar, \$1.60 for wire, \$2.50 for ties)

(First Storey brickwork as per Single except for 3:2 gang)

(First Storey brickwork as per Single except for 3:2 gang)

(First Storey brickwork as per Single except for 3:2 gang)

(First Storey brickwork as per Single except for 3:2 gang)

(First Storey brickwork as per Single except for 3:2 gang)

(First Storey brickwork as per Single except for 3:2 gang)

(Sundry cost \$30.00 for common bricks, \$5.25 for mortar, \$1.60 for wire, \$2.50 for ties)

Suggested Base Bricklaying Rates for Domestic Veneer Construction

Single Storey

Labour only
(GST inclusive)

Brick Piers

110mm Attached	M.....	\$22.50
230mm Attached	M.....	\$45.00
230 x 230 Isolated	M.....	\$56.20
350 x 350 Isolated	M.....	\$112.40
470 x 470 Isolated	M.....	\$168.60

Capping

230mm wide brick on edge header	M.....	\$27.05
230mm wide brick on flat header	M.....	\$20.30
270mm - 450mm brick on edge header including cutting	M.....	\$80.50
270mm - 450mm brick on flat header including cutting	M.....	\$66.95

(For header courses larger than shown above multiply rates accordingly)

Coursing (Extra Over Brick Count)

Recessed or Projecting Courses (up to 25mm).....	M.....	\$16.35
110mm Corbel	M.....	\$25.70

Finishes

Bagging.....	M2.....	\$12.90
Jointing Reverse face (single skin)	M2.....	\$8.60
Coloured Mortar	M2.....	\$3.30

Cutting

Clay bricks 230 x 110 x 76.....	Single Cut	\$2.75
Render Bricks	Single Cut	\$3.00
Quick Bricks	Single Cut	\$3.30

Fire Places / Arches

Assess how many bricks can be laid per day by bricklayers, calculate ratio of bricklayers to labourers, then apply company hourly rate to assess cost per 1000 / M2 to complete this type of work.

Note: The time and cost to cut around arch heads and Traditional fireplace roll backs should be taken into account when assessing this type of work.

Brickwork General Sundries

Hoisting	Add	20%
Place flashing up to 250mm wide	M.....	\$1.95
Place flashing over 250mm wide	M.....	\$3.60
Form Expansion joints	M.....	\$1.80
Place Expansion ties.....	No	\$1.00
Place Mesh Joint reinforcement.....	M.....	\$0.65
Stand & Plumb Pressed Metal Door frames.....	No	\$81.75
Build in Pressed Metal Door frames.....	No	\$57.25
Place Angle bars	M.....	\$8.65
Place "T" Lintels	M.....	\$41.70
Lay only Purpose Made squint bricks in vertical element.....	M.....	\$13.85
Fix Sisalation paper to Timber frame	M2.....	\$3.30
Fix Sisalation paper to Metal frame.....	M2.....	\$5.75
Face of wall ties to Timber frame.....	M2.....	\$1.65
Face of wall ties to Metal frame.....	M2.....	\$2.85
Set up Gable End (Add cutting separately)	Item.....	\$330.00

(Pier rates based upon 300 bricks per day being laid @ \$48.00 per hour with 3:1 gang)

(Capping rates based upon 250 bricks per day being laid @ \$48.00 per hour with 3:1 gang) (Cutting assumed to be \$2.00 per cut)

2010

Suggested Block Base Laying Rates for Domestic Veneer & Single Wall Construction

Single Storey

Labour only
(GST inclusive)

Labour and Materials
(GST inclusive)

Single Skin Block Walls – Ground Floor

90mm Hollow Blocks (10:01)	Per Block	\$ 3.75	\$ 6.00
	M2	\$ 46.95	\$ 74.80
90mm Solid Blocks (10:31)	Per Block	\$ 4.00	\$ 6.35
	M2	\$ 50.00	\$ 79.50
140mm Hollow Blocks (15:01)	Per Block	\$ 4.00	\$ 6.70
	M2	\$ 50.00	\$ 83.30
140mm Solid Blocks (15:83)	Per Block	\$ 3.55	\$ 5.90
	M2	\$ 88.75	\$ 147.50
190mm Hollow Blocks (20:01)	Per Block	\$ 4.45	\$ 7.80
	M2	\$ 55.65	\$ 97.55

Veneer Block Walls – Ground Floor

90mm Hollow Blocks (10:01)	Per Block	\$ 3.90	\$ 6.40
	M2	\$ 48.75	\$ 79.65
90mm Solid Blocks (10:83) Half height	Per Block	\$ 2.85	\$ 5.10
	M2	\$ 71.25	\$ 126.85
90mm Split Face blocks (10:101) Full height	Per Block	\$ 5.60	\$ 9.10
	M2	\$ 70.00	\$ 114.00
90mm Split Face blocks (10:109) Half height	Per Block	\$ 3.20	\$ 5.25
	M2	\$ 80.00	\$ 131.20
Block Sills (10:38 / 10:39)	Per Block	\$ 7.50	\$ 11.40
	Per Metre	\$ 37.50	\$ 57.00

Second Storey

Single Skin Block Walls (Trestle Scaffolds only)

90mm Hollow Blocks (10:01)	Per Block	\$ 4.70	\$ 6.90
	M2	\$ 58.75	\$ 86.60
90mm Solid Blocks (10:31)	Per Block	5.00	\$ 7.35
	M2	\$ 62.50	\$ 92.00
140mm Hollow Blocks (15:01)	Per Block	\$ 5.00	\$ 7.65
	M2	\$ 62.50	\$ 95.80
140mm Solid Blocks (15:83)	Per Block	\$ 4.40	\$ 6.75
	M2	\$ 110.00	\$ 168.75
190mm Hollow Blocks (20:01)	Per Block	\$ 5.55	\$ 8.90
	M2	\$ 69.40	\$ 111.30

Veneer Block Walls (Scaffolding by Builder)

90mm Hollow Blocks (10:01)	Per Block	\$ 5.00	\$ 7.20
	M2	\$ 62.50	\$ 90.35
90mm Solid Blocks (10:83) Half height	Per Block	\$ 3.55	\$ 5.80
	M2	\$ 88.75	\$ 144.35
90mm Split Face blocks (10:101) Full height	Per Block	\$ 7.00	\$ 10.50
	M2	\$ 87.50	\$ 131.50
90mm Split Face blocks (10:109) Half height	Per Block	\$ 4.00	\$ 6.05
	M2	\$ 100.00	\$ 151.20
Block Sills (10:38 / 10:39)	Per Block	\$ 9.35	\$ 13.25
	Per Metre	\$ 46.75	\$ 66.25

Blockwork General Sundries

Hoisting	Add	20%
Place flashing up to 250mm wide	M	\$1.95
Place flashing over 250mm wide	M	\$3.60
Form Expansion joints.....	M	\$1.80
Place Expansion ties	No	\$1.00
Place Mesh Joint reinforcement	M	\$0.65
Stand & Plumb Pressed Metal Door frames	No	\$81.75
Build in Pressed Metal Door frames.....	No	\$57.20
Place Angle bars.....	M	\$8.65
Place "T" Lintels.....	M	\$41.70
Lay only Purpose Made squint bricks in vertical element	M	\$13.85
Fix Sisalation paper to Timber frame.....	M2	\$3.30
Fix Sisalation paper to Metal frame	M2	\$5.75
Face of wall ties to Timber frame	M2	\$1.65
Face of wall ties to Metal frame	M2	\$2.85
Set up Gable End (Add cutting separately).....	Item	\$330.00

The FBME suggests that if a particular project is unusual, has difficult access, tough laying conditions, or block numbers indicated within the above rates cannot be achieved on an ongoing daily basis, then consideration be given to breaking down the project into time and motion. Base the cost of running your company per hour against the number of bricks / blocks that you will be able to average laying throughout a whole project or the difficult area and from there work out your own per 1000 or M2 rate for the particular task(s).

If you are not confident enough or require help to do this please call the FBME on 9727 2499 and we will be able to assist you with working out the costs.

(Single Skin 90mm walls are based upon 150 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Single Skin 90mm solid walls are based upon 140 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Single Skin 140mm hollow walls are based upon 140 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Single Skin 140mm solid walls are based upon 160 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Single Skin 190mm walls are based upon 125 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Veneer walls with 90mm blocks are based upon 140 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Veneer walls with 90mm half height blocks are based upon 200 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Sills blocks based on 75 sill blocks per day [15 metres] @ \$48.00 per hour with 3:1 gang)
 (Veneer walls with 90mm Split face blocks based upon 100 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Veneer walls with 90mm Split face half height blocks with 175 blocks per day being laid @ \$48.00 per hour with 3:1 gang)
 (Sundry cost \$19.80 per M2 for 90mm hollow blocks, \$3.50 for mortar, \$2.00 for wire, \$2.80 for veneer wall ties)
 (Sundry cost \$24.50 per M2 for 90mm solid blocks, \$3.00 for mortar, \$2.00 for wire)
 (Sundry cost \$43.80 per M2 for 90mm half height hollow blocks, \$7.00 for mortar, \$2.00 for wire, \$2.80 for veneer wall ties)
 (Sundry cost \$26.95 per M2 for 140mm hollow blocks, \$4.25 for mortar, \$2.10 for wire)
 (Sundry cost \$48.60 per M2 for 140mm Solid blocks, \$8.50 for mortar, \$2.10 for wire)
 (Sundry cost \$35.20 per M2 for 190mm hollow blocks, \$4.50 for mortar, \$2.20 for wire)
 (Sundry cost \$38.50 per M2 for 90mm Split face solid blocks, \$3.50 for mortar, \$2.00 for wire)
 (Sundry cost \$18.00 per lineal metre for Sill blocks, \$1.50 for mortar)
 (Sundry cost \$42.20 per M2 for 90mm half height split face blocks \$7.00 for mortar, \$2.00 for wire)

(First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey brickwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)
 (First Storey blockwork as per Single except for 3:2 gang)

Do you know how much it costs you to run and operate your Brick & Block laying company?

Follow the prompts below to assist you to in determining your hourly operating cost which in turn will assist you in working out per 1000 rates.

Amount paid to each employee per hour.	Name	Hourly Rate
Employee 1. _____		\$ _____
2. _____		\$ _____
3. _____		\$ _____
4. _____		\$ _____
5. _____		\$ _____
Total cost per hour for employees		\$ _____

Work cover costs (any payments made by you for employees or yourself)

Total cost \$ _____ **divided** by 12 to give a monthly amount \$ _____

Payroll Tax (only applicable if total wages paid per year over \$515,000.00)
 (5.5% of amount over \$515,000.00 divided by 12 to give a monthly amount.) \$ _____
(Payroll tax generally only incurred when more than 8 employees)

General Cost of Running Business (i.e. any cost incurred by your business in operating)

Office Telephone costs per Month (i.e. Mobile / Office)	\$ _____
Company Car Lease Costs per Month	\$ _____
Company Car insurance / registration per month (total cost divided by 12 months)	\$ _____
Company Fuel cost per Month	\$ _____
Maintenance of Company equipment & cars per Month	\$ _____
Company Stationery and General office items per Month	\$ _____
Office Staff Wages / Superannuation / Bonuses per Month	\$ _____
Company Accountancy / Administration / Estimating costs per Month	\$ _____
House Repayments / Insurances / Gas / Electricity (per month if paid)	\$ _____

Total General Running Cost of Business \$ _____

E/O amount for Profit per Month (\$880.00 per week x 4.3 weeks per month) \$ 3,784.00
Profit is based upon \$5.50 per hour (12.5% profit on a \$44.00 per hour company hourly rate)

TOTAL AMOUNT OF RUNNING COST AND PROFIT \$ _____

Formula Calculation

Total cost of employees per hour _____ x 8 hours per day x 5 days per week x 4.3 weeks per month
= \$ _____

Total General Running Cost of Business per Month \$ _____ + **Work Care** \$ _____
+ **Payroll Tax** \$ _____ + Total cost of Employees per Month \$ _____
= **Total Monthly cost to run business** \$ _____

Assuming that you have 4 weeks holiday per year then there are 240 weekdays per year in which you can work. Deduct from that for 5 days that it's too wet + 5 days that it's too hot and another 5 sick days and you are left with 225 available working days.

Take total cost to run business \$ _____ x 12 months per year = \$ _____ **Total cost per year.**

Total cost per year \$ _____ **divided by** total number of site employees _____ **divided by** available
working days **225** per year **divided by** 8 hours per day = \$ _____ **per hour to run business.**

Example: \$31,200.00 total **running cost** per month x 12 month = \$374,400.00 per year.
\$374,400.00 **divided by** 4 employees = \$93,600.00
\$93,600.00 **divided by** 225 days = \$ 416.00 per day.
\$ 416.00 **divided by** 8 hours = **\$56.00 per hour to operate business.**

Example: A 3:1 gang lays 375 bricks per bricklayer per day that = 1125 bricks laid in day. If the operating cost of the company is \$52.00 per hour x 8 hours x 4 men that = \$1,664.00 per day.

A cost for one day of \$1,664.00 per day **divided by** 1125 bricks laid in the day would equal a cost per thousand of **\$1,479.00 per 1000** for labour only + GST.

Housing Bricklayers Bible

The following is a guide only for bricklayers to assess how many bricks per day as a minimum that must be laid on site by each bricklayer to cover the cost of running their company on a daily basis. If you calculate your company cost accurately on the attached sheet, you can then assess down to the last brick your daily requirements or you can use the format set out below based on \$48.00 per hour total calculated company running cost including Profit.

Eg1: If you lay 375 bricks per bricklayer (column showing 375 bricks) in a 3:1 gang (line showing 3 bricklayers & 1 labourer) then you would need to be paid \$1,502.00 per 1000. Eg 2: If you lay 450 bricks per bricklayer (column showing 450 bricks) in a 3:2 gang (line showing 3 bricklayers & 2 labourers) then you would need to be paid \$1,565.00 per 1000.

GANG SIZE	Bricks Laid Per Day By Each Bricklayer Rate per 1000 (inc GST) required if this many bricks are laid						
	300 Bricks	350 Bricks	375 Bricks	400 Bricks	450 Bricks	500 Bricks	600 Bricks
2 BRICKLAYERS & 1 LABOURER Rate Per 1000 bricks if laying 300 - 600 bricks per day	2112	1810	1690	1584	1408	1267	1056
3 BRICKLAYERS & 1 LABOURER Rate Per 1000 bricks if laying 300 - 600 bricks per day	1877	1609	1502	1408	1252	1127	939
3 BRICKLAYERS & 2 LABOURER Rate Per 1000 bricks if laying 300 - 600 bricks per day	2347	2011	1877	1760	1564	1408	1173
1 BRICKLAYERS ONLY NO LABOURERS Rate Per 1000 bricks if laying 300 - 600 bricks per day	1408	1207	1126	1056	939	845	704
2 BRICKLAYERS ONLY NO LABOURERS Rate Per 1000 bricks if laying 300 - 600 bricks per day	1408	1207	1126	1056	939	845	704
3 BRICKLAYERS ONLY NO LABOURERS Rate Per 1000 bricks if laying 300 - 600 bricks per day	1408	1207	1126	1056	939	845	704

You can calculate your own per 1000 requirements simply by using the information on the pages provided with this Bricklayers Bible. Simply work out your company running cost and then work out the average number of bricks you lay as a gang (or individual). Follow the formula below and you will be able to calculate your own per 1000 rate that you require to cover your running costs. We suggest that you are realistic with the number of bricks that you lay daily, by working out across a whole job how many bricks you average from start to finish.

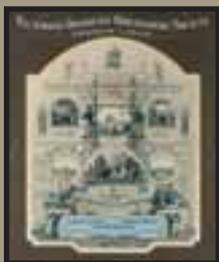
Formula

Number of workers in Gang: x cost to run company (worked out on attached sheet)

_____ x \$ _____ x 8 hrs per day = \$ _____ Daily operating cost

Daily operating cost \$ _____ divided by _____ Total bricks laid per day by whole gang

The Total reached + 10% GST is the cost per 1000 required by your company to survive. \$ _____



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