

17 November 2016

Sonrac Developments Pty Ltd  
1 Kensington Street  
Chippendale NSW 2008

Attention. Mr Timo Bures

Dear Timo,

RE. THE OLD CLARE HOTEL  
PROPOSED ROOFTOP AWNING  
CERTIFICATE OF COST

Please find attached certificate of gross project cost for proposed rooftop awning.

The forecast gross cost of works based on Huppauf Chesterman documentation, including cost of consultants and GST is \$582,230.00.

Do not hesitate to contact the undersigned on 0418 648 822 (mobile) if you have any questions.

Yours sincerely,  
EXTERN PTY LTD

Con Athanassiou (B Eng (Construction & Civil))

**THE OLD CLARE HOTEL  
PROPOSED ROOFTOP WORKS  
ESTIMATE OF COST SUMMARY**

| <b>Code</b> | <b>Description</b>                                          | <b>Original Budget</b> |
|-------------|-------------------------------------------------------------|------------------------|
| -           | <b>Nett Construction Cost</b>                               | <b>\$ 414,600</b>      |
| 1           | Preliminaries                                               | \$ 38,000              |
| 2           | Insurance                                                   | \$ 9,000               |
| 3           | Site surveyor                                               | \$ 2,200               |
| 4           | Demolition                                                  | \$ 4,400               |
| 5           | Metalwork                                                   | \$ 9,000               |
| 6           | Structural steel                                            | \$ 75,000              |
| 7           | Aluminium windows & doors                                   | \$ 45,000              |
| 8           | Roofing & roof plumbing                                     | \$ 27,000              |
| 9           | Plasterboard walls & ceilings                               | \$ 23,000              |
| 10          | Paint                                                       | \$ 15,000              |
| 11          | Doors, frames & hardware                                    | \$ 4,000               |
| 12          | Floor & wall finishes - including tiling works to wet areas | \$ 23,000              |
| 13          | Electrical                                                  | \$ 18,000              |
| 14          | Light supply                                                | \$ 2,000               |
| 15          | Hydraulic & fire services                                   | \$ 32,000              |
| 16          | Fixtures                                                    | \$ 12,000              |
| 17          | Mechanical services                                         | \$ 30,000              |
| 18          | Landscape & external works                                  | \$ 6,000               |
| 19          | Waterproofing                                               | \$ 12,000              |
| 20          | OH&P                                                        | \$ 28,000              |
| 21          | Variations                                                  | \$ -                   |
|             | <b>Other</b>                                                | <b>\$ -</b>            |
| -           | Not used                                                    | \$ -                   |
|             | <b>Consultants &amp; Authority Fee's &amp; Charges</b>      | <b>\$ 114,700</b>      |
| -           | Acoustic                                                    | \$ 4,000               |
| -           | Access                                                      | \$ 800                 |
| -           | Architect                                                   | \$ 32,000              |
| -           | Authority & levies                                          | \$ 15,000              |
| -           | BCA & PCA                                                   | \$ 12,000              |
| -           | Electrical                                                  | \$ 2,200               |
| -           | Fire                                                        | \$ 1,000               |
| -           | Fire Engineer                                               | \$ 3,500               |
| -           | Heritage                                                    | \$ 2,200               |
| -           | Hydraulic                                                   | \$ 1,000               |
| -           | Principal Certifying Authority                              | \$ 8,000               |
| -           | Quantity surveyor                                           | \$ 2,000               |
| -           | Structural engineer                                         | \$ 18,000              |
| -           | Surveyors                                                   | \$ 3,000               |
| -           | Town planner                                                | \$ 10,000              |
|             | <b>Project Cost</b>                                         | <b>\$ 529,300</b>      |
|             | GST                                                         | \$ 52,930              |
|             | <b>Adjusted Total Cost including GST</b>                    | <b>\$ 582,230</b>      |