

Ref: MBM 0174-0011



23rd October 2017

Welsh + Major
Level 4, 69 Reservoir Street,
Surry Hills,
NSW 2010

Attention: Mr Andrew Short

MBMpl Pty Ltd
L7, 68 Pitt Street,
Sydney NSW 2000

t 02 9270 1000
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www.mbmpl.com.au

ABN 74 099 962 231

mbm@mbmpl.com.au

Dear Andrew,

Re: HARBOUR ROCKS HOTEL, NURSES WAY, THE ROCKS - CAPITAL INVESTMENT VALUE

For the purpose of accompanying the Development Application to the Department of Planning, we have pleasure in confirming our opinion of the estimated Capital Investment Value (CIV) for the above-mentioned project.

Our estimate for the CIV for this project is \$1,125,291 (Excl. GST) which has been calculated in accordance with the definition for the CIV under the Environmental Planning and Assessment Regulation 2000 amended on 10th May 2010.

We attach the CIV estimate summary in support of the above amount. We have based our assessment on the following Drawings prepared by Welsh + Major dated August 2017;

- SSDA01 – Content Plan,
- SSDA02 – Site Plan,
- SSDA03 – Proposed Lower Ground Floor Plan,
- SSDA04 – Ground Floor Demolition Plan,
- SSDA05 – Ground Floor RCP,
- SSDA06 – East Elevation (Nurses Walk),
- SSDA07 – North Elevation (Suez Canal),
- SSDA08 – East Elevation Detail,
- SSDA09 – Section A,
- SSDA10 – Section B,
- SSDA11 – Section C,
- SSDA12 – Section D,
- SSDA13 – Bar Plan,
- SSDA14 – Bar Elevations,
- SSDA15 – Dining Room Elevations,
- SSDA16 – Private Dining Elevations,
- SSDA17 – Dining and Grill Elevations,
- SSDA18 – Kitchen Elevations,
- SSDA19 – Retail Elevations,
- SSDA20 – Nurses Walk Decking Details.

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,
MBMpl Pty Ltd

Keith Brandon Dip QS (NZ) AAIQS
Executive Quantity Surveyor

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Dear Andrew,

Re: HARBOUR ROCKS HOTEL, NURSES WAY, THE ROCKS - ESTIMATED JOB NUMBERS

We have pleasure in confirming our opinion of the estimated Construction and Operational Job Numbers created on the above-mentioned project.

Our estimate for the total number of jobs created in Construction for this project is 100 No.

Our weekly estimate for the Operational Staff for the Restaurant is 119 No. this comprises Kitchen Staff (49 No.) and Services Staff (70 No.). This estimate has been based on the Plan of Management - Zafta Restaurant dated 4 October 2017.

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,
MBMpl Pty Ltd

Keith Brandon Dip QS (NZ) AAIQS
Executive Quantity Surveyor

COST PLAN

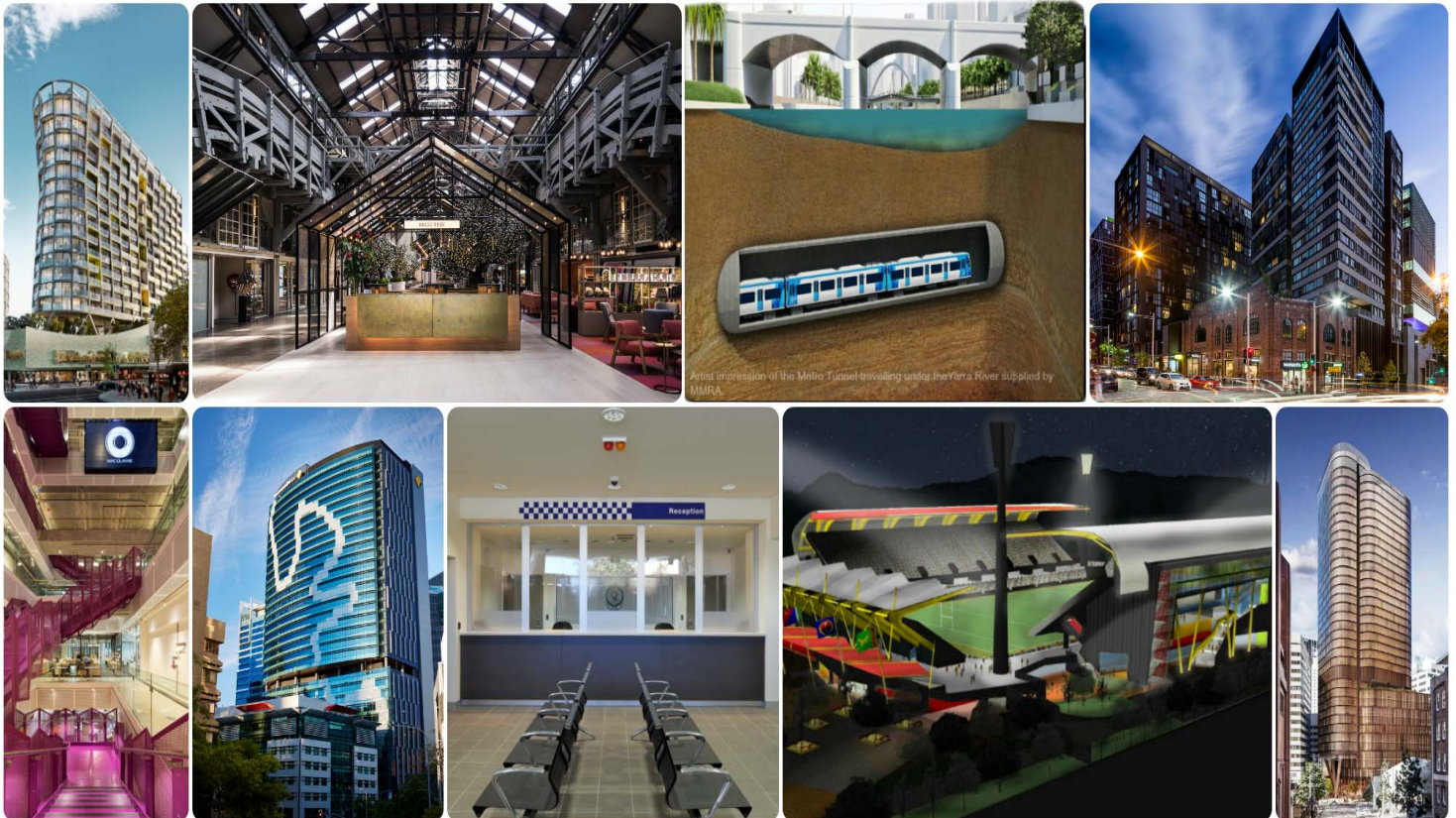


Harbour Rocks Hotel

Cost Plan - 5 (DA)

Welsh + Major

0174-0011 | 12 October 2017

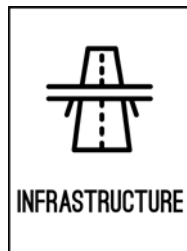
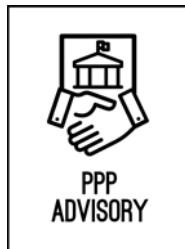


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

Harbour Rocks Hotel

Welsh + Major

Cost Plan - 5 (DA)



Project Number: 0174-0011	Reviewed By: Keith Brandon	Prepared By: Tharshi Dinesharan
Document Title	Issued To:	Issue Date:
Cost Plan 01 (Draft)	Welsh + Major	01/03/2017
Cost Plan 01 (Final)	Welsh + Major	13/03/2017
Cost Plan 02	Welsh + Major	14/07/2017
Cost Plan 03	Welsh + Major	24/07/2017
Cost Plan 04 (DA)	Welsh + Major	06/10/2017
Cost Plan 05 (DA)	Welsh + Major	12/10/2017



Project Analysis



Client: Welsh + Major

Project: Harbour Rocks Hotel

Details:

Cost Plan - 5 (DA)

MBM0174-0011

Date - 12/10/2017

Project Analysis:

This cost plan has been developed to determine the estimated project cost for the proposed alterations and additions to the existing Harbour Rocks Hotel at 34 Harrington Street, The Rocks.

This cost plan is based on our professional opinion and the source material listed below.



SUMMARY



Client: Welsh + Major
Project: Harbour Rocks Hotel

Details: Cost Plan - 5 (DA)
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Code	Description	Page	% of Cost	Cost/m2	Total
1	General Information	5			
2	Building Trades	6	39.08	1,516.61	439,816
3	Services Trade	11	12.41	481.61	139,668
4	External Works	12	23.24	901.60	261,465
5	Building Sub-Total		74.73	2,899.82	840,949
6	Preliminaries (18%)		13.45	521.97	151,371
7	Margins (5%)		4.41	171.09	49,616
8	Construction Total		92.59	3,592.88	1,041,936
9	Professional Fees (8%)		7.41	287.43	83,355

GFA: 290.00 m2 Cost/m2 (excl GST): \$3,880/m2

Project Total (excl GST): 1,125,291

GST (10%): 112,529

Project Total (incl GST): 1,237,820

Client: Welsh + Major
Project: Harbour Rocks Hotel

Details: Cost Plan - 5 (DA)
MBM0174-0011
Date - 12/10/2017

Code	Description	Quantity	Unit	Rate	Amount
1	General Information				
1.1	Cost Plan No.5 (DA)				
1.2	<i>Project: Harbour Rocks Hotel</i>				
1.3	<i>Client: Welsh + Major</i>				
1.4	<u>Measured By: Tharshi Dinesharan</u>				
1.5	<u>Reviewed By: Keith Brandon</u>				
1.6	<u>Introduction</u>				
1.7	This cost plan has been developed to determine the estimated project cost for the proposed alterations and additions to the existing Harbour Rocks Hotel at 34 Harrington Street, The Rocks for DA submission to Council.		Note		
1.8	This cost plan is based on our professional opinion and the source material listed below.		Note		
1.9	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only.		Note		
1.10	<u>Consultants</u>				
1.11	Architect				
1.12	Welsh + Major				
1.13	Quantity Surveyor				
1.14	MBMpl Pty Ltd				
1.15	<u>Drawings</u>				
1.16	Architectural Drawings prepared by Welsh+Major dated 28 September 2017				
1.17	Location Plan				
1.18	Dwg No: SSDA01 - Context Plan				
1.19	Dwg No: SSDA02 - Site Plan				
1.20	Dwg No: SSDA03 - Proposed Lower Ground Floor Plan				
1.21	Dwg No: SSDA04 - Ground Floor Demolition Plan				
1.22	Dwg No: SSDA05 - Ground Floor RCP				
1.23	Dwg No: SSDA06 - East Elevation (Nurses Walk)				
1.24	Dwg No: SSDA07 - North Elevation (Suez Canal)				
1.25	Dwg No: SSDA08 - East Elevation Detail				
1.26	Dwg No: SSDA09 - Section A				
1.27	Dwg No: SSDA10 - Section B				
1.28	Dwg No: SSDA11 - Section C				
1.29	Dwg No: SSDA12 - Section D				
1.30	Dwg No: SSDA13 - Bar Plan				
1.31	Dwg No: SSDA14 - Bar Elevations				
1.32	Dwg No: SSDA15 - Dining Room Elevations				
1.33	Dwg No: SSDA16 - Private Elevations				
1.34	Dwg No: SSDA17 - Dining and Grill Elevations				
1.35	Dwg No: SSDA18 - Kitchen Elevations				

Client: Welsh + Major
Project: Harbour Rocks Hotel

Details: Cost Plan - 5 (DA)
MBM0174-0011
Date - 12/10/2017

Code	Description	Quantity	Unit	Rate	Amount
1.36	Dwg No: SSDA19 - Retail Elevations				
1.37	Dwg No: SSDA20 - Nurses Walk Decking Details				
1.38	Exclusions				
1.39	Items noted "EXCL" in the Cost Plan		Item		EXCL
1.40	Unknown Site conditions in excess of allowances made		Item		EXCL
1.41	Any works outside the extent of works shown on drawings		Item		EXCL
1.42	Council requirements		Item		EXCL
1.43	Legal costs		Item		EXCL
1.44	Out of hours works		Item		EXCL
1.45	Loose Furniture		Item		EXCL
1.46	Escalation beyond October 2017		Item		EXCL
2	Building Trades				
2.1	DEMOLITION WORKS				
2.2	Internal Works				
2.3	Walls				
2.4	Demolish and remove existing partition wall in front of sandstone rear wall (Conference)	12	m2	25.00	300
2.5	Demolish and remove existing FHR wall (Conference)	17	m2	25.00	425
2.6	Demolish and remove existing kitchen partition walls (Kitchen)	60	m2	25.00	1,500
2.7	Demolish and remove existing masonry partition wall (Cafe)	11	m2	50.00	550
2.8	Demolish and remove existing masonry partition and decorative lining (Cafe)	15	m2	50.00	750
2.9	Wall Finishes				
2.10	Take out and remove existing decorative lining (Restaurant)	10	m2	10.00	100
2.11	Take out and remove existing riser lining (Restaurant)	5	m2	10.00	50
2.12	Hack off existing wall tiling and make good (Kitchen)	41	m2	30.00	1,230
2.13	Floor				
2.14	Demolish and remove existing concrete floor slab on ground in confined space including saw cutting	21	m2	85.00	1,785
2.15	Floor Finishes				
2.16	Carefully take out and remove to store existing timber flooring for reuse including underlay (Restaurant)	10	m2	60.00	600
2.17	Hack off and remove existing epoxy floor finish to receive new finish (Kitchen, Coolroom, Store room and existing BOH)	81	m2	35.00	2,835
2.18	Hack off and remove existing ceramic tiles including mortar bed (Cafe & Office)	72	m2	30.00	2,160
2.19	Take out and remove existing contemporary stone threshold to single door (Accessible Entrance)	1	No	500.00	500
2.20	Balustrade				
2.21	Take out and remove existing timber balustrade (Restaurant)	3	m	20.00	60
2.22	Take out and remove steel handrail (Restaurant)	1	m	30.00	30
2.23	Form Opening				

REPORT DETAILS



Client: Welsh + Major
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Details: Cost Plan - 5 (DA)
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Code	Description	Quantity	Unit	Rate	Amount
2.24	Form opening in approx 600mm existing sandstone wall including saw cutting, steel lintel and stockpile stone blocks for reuse and making good edges on completion (to Retail and Bar)	2	No	2,000.00	4,000
2.25	Other Items				
2.26	Demolish and remove existing bar/servery to cafe	1	No	500.00	500
2.27	Allowance to take up and remove to store existing loose furniture	1	Item	250.00	250
2.28	Allowance to take out and remove existing part of commercial kitchen fitout works	1	Item	800.00	800
2.29	EXCAVATION				
2.30	Excavate by hand in confined space to reduced level to achieve proposed new floor level	14	m3	200.00	2,800
2.31	SUBSTRUCTURE				
2.32	150mm Slab on ground including 25MPa concrete, formwork, mesh reinforcement, waterproofing and 50mm blinding layer in confined space	21	m2	175.00	3,675
2.33	STAIRCASE				
2.34	Internal Steps				
2.35	Bar				
2.36	Modify existing timber stairs to suite new layout including finishes, balustrades and nosings	1	m/rise	2,000.00	2,000
2.37	Tactile indicators to steps	2	m2	1,500.00	3,000
2.38	Dining				
2.39	1700mm Timber steps including stone finishes, balustrades and nosings	1	m/rise	3,000.00	3,000
2.40	Tactile indicators to steps	2	m2	1,500.00	3,000
2.41	Kitchen/Dining				
2.42	2100mm Concrete stairs including stone finishes, balustrades and nosings	1	m/rise	4,000.00	4,000
2.43	Tactile indicators to steps	3	m2	1,500.00	4,500
2.44	EXTERNAL DOORS				
2.45	Glass Door				
2.46	Accessible Entrance				
2.47	Single glazed pivot door including frame and all hardware (D01)	1	No	2,500.00	2,500
2.48	Existing Doors				
2.49	Make good and paint to existing double leaf timber framed glazed doors	4	No	500.00	2,000
2.50	INTERNAL WALLS				
2.51	Masonry Walls				
2.52	Kitchen				
2.53	Masonry walls including render both sides for tile finish	10	m2	185.00	1,850
2.54	Balustrade				
2.55	Bar & Grill				
2.56	1000mm Balustrade to Bar, Dining and Grill	2	m	500.00	1,000
2.57	INTERNAL DOORS				
2.58	Timber Doors				
2.59	New Entrance/BOH Area				
2.60	Top hung double sliding door including paint finish and all hardware	1	No	3,000.00	3,000

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Code	Description	Quantity	Unit	Rate	Amount
2.61	Private Dining				
2.62	Top hung sliding door including paint finish and all hardware	2	No	2,000.00	4,000
2.63	Main Walkway				
2.64	Fire rated double door with electromagnetic hold open including framing, paint finish and all hardware (D02)	1	No	3,250.00	3,250
2.65	<u>WALL FINISHES</u>				
2.66	<u>Tiling</u>				
2.67	Kitchen				
2.68	Wall tiling to kitchen (Allow PC Sum \$70/m2 for supply)	47	m2	170.00	7,990
2.69	<u>Painting</u>				
2.70	Bar				
2.71	Paint existing walls at change in floor level	1	m2	100.00	100
2.72	<u>Wall Finish</u>				
2.73	Private Dining				
2.74	Wall finishes to FHR	14	m2	400.00	5,600
2.75	<u>CEILING FINISHES</u>				
2.76	<u>Painting</u>				
2.77	Kitchen				
2.78	Paint to existing ceiling lining	24	m2	25.00	600
2.79	Allowance for modification of existing ceiling to the new wall area	1	Item	1,000.00	1,000
2.80	Access Door Way				
2.81	Paint to existing ceiling lining	7	m2	25.00	175
2.82	Existing Stores and Store Room				
2.83	Paint to existing ceiling lining	23	m2	25.00	575
2.84	<u>FLOOR FINISHES</u>				
2.85	<u>Assumption</u>				
2.86	Substrates to existing floor finishes assumed to be timber		Note		
2.87	<u>Timber Floor</u>				
2.88	Bar				
2.89	Prepare and paint to existing timber floor	50	m2	25.00	1,250
2.90	Private Dining/Dining				
2.91	Prepare and paint to existing timber floor	31	m2	25.00	775
2.92	New timber floor finishes to match existing including sanding and oil	5	m2	200.00	1,000
2.93	<u>Stone</u>				
2.94	Dining				
2.95	Stone finish laid on mortar to Dining area	34	m2	240.00	8,160
2.96	Dining and Grill				
2.97	Stone finish laid on mortar to Dining and Grill	41	m2	240.00	9,840
2.98	Retail				
2.99	Stone finish laid on mortar to Retail	17	m2	240.00	4,080

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Code	Description	Quantity	Unit	Rate	Amount
2.100	Access Door Way				
2.101	Stone finish laid on mortar to Access way	7	m2	240.00	1,680
2.102	Tiling				
2.103	Bar				
2.104	Ceramic tiles laid on mortar and fibre cement lining to Bar (Allow for PC sum of \$70/m2)	6	m2	170.00	1,020
2.105	Retail Cafe				
2.106	Ceramic tiles laid on mortar over existing slab behind new cafe counter (Allow for PC sum of \$70/m2)	8	m2	140.00	1,120
2.107	Kitchen				
2.108	Floor tiles laid on mortar and fibre cement lining to Kitchen (Allow for PC sum of \$70/m2)	24	m2	170.00	4,080
2.109	Concrete				
2.110	Accessible Entrance				
2.111	Ramp between entry landing level and existing upper FFL	2	m2	150.00	300
2.112	Floor Finishes				
2.113	Floor finishes to existing Coolroom	6	m2	90.00	540
2.114	Floor finishes to existing Store room	6	m2	90.00	540
2.115	Floor finishes to BOH comprising linen store, grease arrestor and bin store	18	m2	120.00	2,160
2.116	Mat				
2.117	Accessible Entrance				
2.118	Mattwell flush with landing surface	3	m2	250.00	750
2.119	Stone Threshold				
2.120	External Doors				
2.121	Allowance to make good and protect existing stone thresholds at external existing double doors (4 Nos.)	1	Item	1,000.00	1,000
2.122	Accessible Entrance				
2.123	New stone threshold laid to levels indicated to single door	1	No	1,000.00	1,000
2.124	Waterproofing				
2.125	Waterproofing to Bar and Retail cafe	14	m2	45.00	630
2.126	FITMENTS				
2.127	Curtain				
2.128	Curtain rail	3	m		EXCL
2.129	Curtain over coolroom and storeroom access	11	m2		EXCL
2.130	Fixed Joinery				
2.131	Bar				
2.132	1000mm Bar counter including stone bench top, bottom cabinets and shelves	7	m	5,000.00	35,000
2.133	600mm Table extension with stone bench top to bar counter	3	m	3,000.00	9,000
2.134	Overhead shelving suspended from timber floor including prefinished metal screen with mesh infill	5	m	1,200.00	6,000
2.135	Wine storage shelves	6	m	1,000.00	6,000
2.136	Lounge seating	6	m	750.00	4,500

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Code	Description	Quantity	Unit	Rate	Amount
2.137	Extra over for lounge seating, curve on plan	3	m	250.00	750
2.138	Private Dining/Dining				
2.139	Credenza joinery unit	1	No	4,500.00	4,500
2.140	Waiters Station	1	No	3,500.00	3,500
2.141	Allowance to relocate and modify existing Banquette seating "L" shaped on plan (Reuse existing from Bar, as advised) (New upholstery is excluded)	8	m	250.00	2,000
2.142	FHR joinery enclosure built around existing fire hose reel	14	m2	150.00	2,100
2.143	Prep Kitchen/Dining				
2.144	1000mm Centre table with stone bench top	3	m	5,000.00	15,000
2.145	Open grill with tiled bench	4	m	3,500.00	14,000
2.146	Waiters Station	1	No	3,000.00	3,000
2.147	Retail				
2.148	L shape counter with bench top	6	m	3,000.00	18,000
2.149	Extra over counter for glass refrigerated display	3	m	1,500.00	4,500
2.150	Extra over counter for curve on plan	1	Item	1,000.00	1,000
2.151	600mm bottom Cupboard	4	m	1,000.00	4,000
2.152	Overhead shelves above cupboard	4	m	500.00	2,000
2.153	Bench	4	m	500.00	2,000
2.154	LOOSE FURNITURE				
2.155	Assumed all loose furniture is new		Note		
2.156	Bar				
2.157	Coffee tables	4	No		EXCL
2.158	Stools to 1000mm bar counter	6	No		EXCL
2.159	Stools to 600mm stone table	8	No		EXCL
2.160	High Stools	11	No		EXCL
2.161	Allowance for mobile furnishings	1	Item		EXCL
2.162	Private Dining/Dining				
2.163	Tables	10	No		EXCL
2.164	Round tables	4	No		EXCL
2.165	Chairs	40	No		EXCL
2.166	Dining				
2.167	High Stools	10	No		EXCL
2.168	Tables	3	No		EXCL
2.169	Chairs	9	No		EXCL
2.170	SPECIAL EQUIPMENT				
2.171	Kitchen Joinery				
2.172	Reuse existing cooking line and exhaust hood (as advised)		Note		
2.173	Prep Kitchen				
2.174	Allowance for commercial kitchen including appliances to suite new layout	1	Item	150,000.00	150,000
2.175	Allowance to Grill equipment and exhaust	1	Item	20,000.00	20,000

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Code	Description	Quantity	Unit	Rate	Amount
2.176	Equipment				
2.177	Bar				
2.178	Allowance for refrigerator to bar	1	Item	10,000.00	10,000
2.179	Retail				
2.180	Allowance for refrigerator to retail	1	Item	5,000.00	5,000
3	Services Trade				
3.1	SANITARY FIXTURES				
3.2	Beer Lines				
3.3	Assumed beer lines are not required		Note		
3.4	Reticulation				
3.5	Provision for reticulation	1	Item	10,500.00	10,500
3.6	Allowance to upgrade existing pipework reticulation	1	Item	15,000.00	15,000
3.7	Sanitary Fixtures				
3.8	Wash basin (Small)	2	No	750.00	1,500
3.9	Wash basin (Big)	2	No	1,000.00	2,000
3.10	Tapware to wash basin	4	No	350.00	1,400
3.11	Kitchen sink	2	No	1,000.00	2,000
3.12	Tapware to Sink	2	No	750.00	1,500
3.13	Floor waste	1	No	500.00	500
3.14	BWIC				
3.15	Allowance for builder's work in connection (3%)	1	Item	1,032.00	1,032
3.16	VENTILATION				
3.17	Prep Kitchen				
3.18	Allowance to upgrade existing ventilation to suit new layout (Assume work not required)		Note		EXCL
3.19	AIR-CONDITIONING				
3.20	Allowance to upgrade existing mechanical air conditioning to suite new layout (FECA)	290	m2	150.00	43,500
3.21	BWIC				
3.22	Allowance for builder's work in connection (3%)	1	Item	1,305.00	1,305
3.23	FIRE SERVICES				
3.24	Assumed upgrading of the existing fire protection are not required		Note		EXCL
3.25	ELECTRICAL SERVICES				
3.26	Light & Power				
3.27	Allowance to upgrade existing lighting and power to suit new layout (FECA)	290	m2	120.00	34,800
3.28	Allowance for lighting supply	1	Item	20,000.00	20,000
3.29	BWIC				
3.30	Allowance for builder's work in connection (3%)	1	Item	1,644.00	1,644
3.31	COMMUNICATION				

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
3.32	Assumed communication system are not required	1	Item		EXCL
3.33	<u>SPECIAL SERVICES</u>				
3.34	Cool Room				
3.35	Allowance for cool room (Assumed existing cool room)	1	Item		EXCL
3.36	Audio Visual				
3.37	Allowance for Audio Visual (Reuse existing AV, as advised)	1	Item		EXCL
3.38	Security				
3.39	Allowance to upgrade existing security to suit new layout (FECA)	290	m2	10.00	2,900
3.40	BWIC				
3.41	Allowance for builder's work in connection (3%)	1	Item	87.00	87

4	External Works				
4.1	<u>DEMOLITION WORKS</u>				
4.2	Verandah				
4.3	Take out and remove existing shade umbrellas	6	No	30.00	180
4.4	Demolish and remove existing timber deck including stairs, supporting piers and timber balustrade	25	m2	50.00	1,250
4.5	Take up and remove to store existing pavers approx 600 x 600mm for later reuse	7	m2	350.00	2,450
4.6	Take out and remove existing metal shoe to timber posts	9	No	30.00	270
4.7	Demolish and remove existing concrete footing	9	No	150.00	1,350
4.8	Lighting				
4.9	Disconnect, take down and remove external lighting	5	No	50.00	250
4.10	Signage				
4.11	Take out and remove existing "name board" signage	1	No	50.00	50
4.12	Take out and remove existing menu board fixed to balustrade (Assumed by others)	1	No		EXCL
4.13	Take out and remove existing shingle signs	2	No	30.00	60
4.14	Alterations				
4.15	Allowance to patch existing mortar joint fixing locations to be patched to heritage architect's specification (2 No location)	1	Item	200.00	200
4.16	<u>OUTBUILDINGS AND COVERED WAYS</u>				
4.17	<u>Verandah Seating</u>				
4.18	Footings				
4.19	Concrete footings to columns	14	No	500.00	7,000
4.20	Steel Columns				
4.21	Structural steel columns (Allow 60kg/m)	3.65	t	10,500.00	38,325
4.22	Allowance for attached connections (10%)	0.37	t	10,500.00	3,833
4.23	Allowance for external finishes	4.02	t	1,500.00	6,023
4.24	Deck and Stairs				
4.25	Timber deck including steel framing and supporting piers (Extent of steel assumed)	18	m2	1,200.00	21,600

REPORT DETAILS



Client: Welsh + Major
Project: Harbour Rocks Hotel

Details: Cost Plan - 5 (DA)
MBM0174-0011
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Code	Description	Quantity	Unit	Rate	Amount
4.26	1100mm Stairs including 38x250mm hardwood treads with 8mm plate steel risers and nosings	3	m/rise	3,500.00	10,500
4.27	1000mm Steel balustrade	16	m	1,000.00	16,000
4.28	1000mm Steel handrails	10	m	500.00	5,000
4.29	Paving				
4.30	Take from store, clean and lay paves to match existing	7	m2	75.00	525
4.31	Steel Awning				
4.32	Stainless steel curve sheet roof covering including steel framing fixed to columns	23	m2	5,000.00	115,000
4.33	Roof plumbing to steel awning structure fixed to masonry wall	23	m2	200.00	4,600
4.34	Roofing				
4.35	Glass roofing including steel framing at door openings	4	No	2,500.00	10,000
4.36	Furniture				
4.37	Timber bar counter including steel frame	6	No	1,500.00	9,000
4.38	Stools	20	No		EXCL
4.39	Signage				
4.40	Allowance for external "Name Board" signages (to match existing)	3	No	1,500.00	4,500
4.41	Lighting				
4.42	Allowance for external lightings (Asymmetrical micro recessed lights -3 Nos. at leading edge of gutter tray)	1	Item	3,500.00	3,500

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