



SUPPORTING INFORMATION

FOR THE

ORDINARY MEETING OF COUNCIL

28 MAY, 2020

SHIRE OF BROOME
ORDINARY MEETING OF COUNCIL
28 MAY 2020
SUPPORTING INFORMATION

**9.2.1 MAJOR LAND TRANSACTION - BUSINESS PLAN (ROEBUCK BAY
CARAVAN PARK AND TOWN BEACH CAFE)**

Attachment 2 Attachment 2 - Roebuck Bay Caravan Park Masterplan
2014 - Brighthouse Consulting

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The background image is a collage. On the left, a red wooden signpost with a white sign that reads "ROEBUCK BAY CARAVAN PARK" stands on a sandy beach with palm trees and the ocean in the background. On the right, a woman with a wide, joyful smile, wearing a red top and a pearl necklace, is shown. Behind her is a sign for "MATSO'S BROOME BREWERY" which lists "Craft Beer", "Great Food", and "Fine Wine".

Roebuck Bay Caravan Park Redevelopment Master Plan

Shire of Broome
May 2014

| | | | |
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Executive Summary

Restoration opportunity

The Roebuck Bay Caravan Park represents a prime opportunity for the Shire of Broome to capitalise on a prime waterfront location to deliver an accommodation experience that enhances and reinforces the “Broome” brand as a premier destination for tourists to the north west of Western Australia. With Broome identified as a high priority area for development of additional caravan park facilities the Shire of Broome is in a first mover position to protect its tourism asset by developing the park and also to set the standard for parks in the region.

Currently the experience and amenities of the park are lacking compared to similar sites within Western Australia with numerous opportunities to improve, being:

- The caravan park does not provide a product that meets the current market, in particular quality, self-contained tourist accommodation.
- The first impressions for guests arriving at the site are poor, with an aged and cramped reception office located within the site and difficult to find.
- The layout does not take advantage of the water views that are a prime feature of the location.
- The ablution facilities, a key driver of customer experience and satisfaction, require upgrading to improve the aesthetics and layout and to meet regulations.
- A lack of recreational facilities that are expected in a modern caravan park such as recreation rooms, swimming pools and shared kitchen facilities.
- There are structures and setback/site sizes that are non-conforming with the Caravan Parks and Camping Grounds Regulations 1997.



Figure 1 - Permanent Spots, Roebuck Bay

Positioning for the future

The Concept Master Plan for the Roebuck Bay Caravan Park recommends the immediate redevelopment of the site to a “Holiday Park” through incorporation of self-contained accommodation options, revised layout and improved facilities. This will ensure the Shire of Broome meets the needs of current and future tourism and itinerant markets seeking quality accommodation options.

The proposed redevelopment will deliver positive economic returns, update current non-compliant facilities and provide improved accommodation options and amenities, whilst creating an iconic tourism asset for the Shire of Broome.

The key aspects of the redevelopment are:

- 1 Incorporation of self-contained Cabins and Safari Tents [Cyclone specification] along the ridge overlooking the bay to meet the increasing demand from drive/stay international and domestic tourists and reduce the seasonal impact of caravan and camping customers.

- 2 Improvement of existing facilities and layout to address current non-compliance with regulations of ablutions and setbacks/sizes of sites.
- 3 Enhanced amenities and facilities such as swimming pool, playground and kitchen to achieve higher star rating and associated yields from increased rates and occupancy.
- 4 Creation of separate lifestyle zones to reflect the different needs of short and long stay customers.
- 5 Utilisation of existing roads and infrastructure to minimise capital costs.
- 6 Maintenance and enhancement of the existing ambience through incorporation of view corridors to the water throughout the park, particularly from the entrance.
- 7 Development of modern reception and managers' office at the entrance to the park.
- 8 Separation of tourist and long stay sites into distinct zones.

The redevelopment of the park to provide a simple, relaxed and modern facility will enable the Shire of Broome to enhance the “Broome” experience for visitors and position the park as an integral tourism asset for the region.

Notwithstanding the proposed development of a new tourist caravan park at Sanctuary Road, Cable Beach, the Roebuck Bay Caravan Park retains its position as the number one caravan park location in Broome. The superb, absolute beach frontage and close proximity to Broome central town site ensures that it remains in high demand.

The proposed redevelopment of the caravan park will restore it being the caravan park of first choice in Broome.

Executive Summary



Figure 2 - Tourist sites at Palm Grove Caravan Park

Recommendations based on insight

A comprehensive review of visitor demand and accommodation supply was conducted to ensure the redevelopment met the needs of the market. The following outlines the key insights gathered from the Brighthouse research methodology:

Regional (North West)

- A shortage of self-contained, short stay accommodation with only 5.6% (460) being cabins/chalets.
- Reasonable supply of un/powered sites at 7102 or 88% of short stay accommodation.



Figure 3 - Superb coastal caravan park location, Roebuck Bay

Broome

- Strong growth in number of class one vehicles (cars and campervans) and class two [caravans and camper trailers] from 2008 to 2011 with a levelling off in 2012.
- Class one vehicles represent the majority of vehicles (71%) travelling through Broome compared to the 9% of class two vehicles.
- Visitors were more evenly distributed than other towns with intrastate, interstate and international (35%, 40% and 24% respectively) visitors comprising the 1.2M visitor nights. This mitigates the risk of an event locally, nationally or internationally affecting local tourism.
- Interstate and international visitors stayed (13% and 82% respectively) longer than intrastate visitors.
- Caravan accommodation is in the top three for international visitors to Broome, though not so for domestic visitors with the majority (62%) opting to stay in hotels, resorts, motels or motor inns. An indicator of the growing trend for drive/stay holidays.

- Couples and travelling alone are by far the most common composition for travel parties. The high number of visitors travelling alone indicates a need for pricing structures which make caravan parks an attractive option for solo travellers so they are discouraged from free camping.
- Broome has a trend for higher occupancy rates compared to the average for the NW region indicating a higher relative appeal for the town.

Iconic and integrated design

The key driver for the recommended design concept is to create an outstanding tourist facility, providing a unique, affordable, family holiday destination in harmony with the local community and location.

Specifically the design concept incorporates the following design themes:

- Retaining the current relaxed ambiance of the caravan park;
- Low impact development;
- Substantially retaining existing vegetation;
- Diversifying product mix to cater for a broader market;
- Maintaining affordability for families and budget travellers;
- Improving functionality and safety;
- Achieving compliance with applicable regulations;
- Creating better site utilisation;
- Upgrading communal amenities;
- Adding recreational facilities;
- Improving visual appeal; and
- Achieving greater occupancy and yield.

Executive Summary

The Holiday Park concept balances the design themes, best practice, visitor needs and future trends to define a caravan park that will attract significant tourist visitation, improve economic diversity, assist business development and create employment within the town.

Further to the summary of the key features above the following is a comprehensive list of the outcomes achieved by redeveloping the Holiday Park:

- Providing a product mix that is consistent with market demand in terms of accommodation type;
- Adding self-contained accommodation to the caravan park to improve financial sustainability and cater to a wider market;
- Providing consistency of site sizes in accordance with user trends;
- Allowing site separation in accordance with Regulations;
- Providing for co-location of long-stay and short-stay sites, on the property in separate zones;
- Attending to any inadequacies in below ground water, electrical and sewer services;
- Providing regulatory compliant roads and street lighting;
- Future-proofing the caravan park for emerging trends;
- Improving amenity of the caravan park by installing new guest amenities, including a swimming pool, children's playground, BBQ facilities, camp kitchen and recreation room;
- Upgrading ablution and guest laundry facilities to regulatory compliance and to reach the benchmark standard for 3.5 – 4 star rated caravan parks;
- Upgrading the reception office and placing it at a more appropriate location at the entrance to the caravan park;

- Building a new manager's residence near the reception office and recreation room to improve control and provide more convenience for managers;
- Grouping all administration facilities in the one location;
- Providing boom gates and fencing for guest security and protection of property.

Recommendations For Moving Forward

It is recommended that the Shire address the immediate shortfall of tourism accommodation, non compliant facilities through redevelopment of the Roebuck Bay Caravan Park and creates a tourism asset to meet the increasing demand for drive stay accommodation.

The redevelopment option proposed will improve yield and utilisation with minimal risk whilst providing affordable access to northwest coastal accommodation for generations to come.

Partnership with private enterprise

It is recommended the park is leased and redeveloped in conjunction with private enterprise to access expertise and minimise financial and operational risk. A number of options were reviewed for the development and management of the park. Leasing was selected as the preferred option as it:

- 1 Provides a lower financial and operational risk profile.
- 2 Enables faster implementation.
- 3 Gives the Shire an acceptable level of control to manage the development and quality of the asset.

A number of risks associated with leasing have been identified and reviewed in Table 2: Risk Summary for Management Structure Decision on page 30. Many of these risks can be managed or mitigated within the lease contract and management of the contract. Although a long term contract is required to ensure redevelopment costs are recovered by the lease it is suggested that the initial term and subsequent extension option periods be relatively short (e.g. 10 year with a number of 5 year options to a total term of 35 -50 years). This will provide the Shire of Broome with the option of assessing whether development and other conditions have been met in the preceding term, before agreeing to an extension of lease term under the option.

Executive Summary

| Description | Stage 1 | Stage 2 | Stage 3 | Stage 4 |
|---------------------------|------------------|------------------|----------------|----------------|
| Cabins | 6 | 3 | | |
| Safari Tent | | | 5 | 6 |
| Backpackers | 6 | | | |
| Managers House/ Reception | 1 | | | |
| Tennis Court | | 1 | | |
| Swimming Pool | | 1 | | |
| Playground | | 1 | | |
| Recreation Room | 1 | | | |
| Workshop | 1 | | | |
| Ablution Block 1 upgrade | | | 1 | |
| Ablution Block 2 upgrade | | | | 1 |
| Ablution Block 3 upgrade | 1 | | | |
| Ablution Block 4 upgrade | 1 | | | |
| BBQ's | | 4 | | |
| Total Cost (\$) | 4,133,781 | 1,631,816 | 888,513 | 811,511 |

The above schedule should be read in conjunction with the financial tables and Quantity Surveyors report in the Appendix.

Positive Returns

Financial modelling¹ of the redevelopment provides strong economic returns through both positive Net Present Value (NPV) and Internal Rates of Return (IRR) in excess of industry benchmarks.

It is proposed the redevelopment occurs over 5 stages with a total cost of \$7.06M. Stages are able to be deferred or merged according to requirements and demand. Financial modelling indicates a NPV and IRR for the total project of:

Lack of current support through state or federal funding grants require the council to enter into a development agreement with a private caravan park operator/ developer to access development capital and expertise. It is considered that the Shire of Broome would need to provide potential developers with lease rental assistance to help cover the cost of establishing services infrastructure, facilities and amenities at the site and make the redevelopment of the park viable.

| Project Summary | NPV | IRR |
|---------------------|-------------|-----|
| Discount Rate @ 5% | \$4,445,856 | |
| Discount Rate @ 10% | \$1,945,313 | 19% |
| Discount Rate @ 15% | \$597,585 | |

¹ See Financial Evaluation and Appendix 2: Financial Projections

Mission

To provide a framework for the redevelopment of the Roebuck Bay Caravan Park into a modern tourist and residential caravan park and accommodation facility that will provide sustainable benefits to the local community for generations to come.

Key Objectives

The key objectives for the redevelopment of Roebuck Bay Caravan Park are to:

- Maintain Broome as a key tourist destination for the caravanning and camping-based tourism sector by helping balance supply and demand;
- Enhance visitor satisfaction and create a positive image for the Shire of Broome through high quality facilities and superior service delivery;
- Provide a sustainable economic model that provides ongoing financial dividends to the Broome Community in the form of improved infrastructure and services;
- Achieve consistency with industry best practice in park design and operational procedures; and
- Expand the current product mix to appeal to a wider target market, improving occupancy and yield.

Methodology

The Shire of Broome engaged Brighthouse, a strategic consultancy, specialising in caravan and camping based tourism to prepare a Master Plan for the potential redevelopment of Roebuck Bay Caravan Park.

Brighthouse works extensively throughout regional Western Australia and has a good understanding and considerable experience in tourism development at a regional and local government area level. It understands the challenges facing regional destinations in WA as well as market trends and opportunities.

Sound economic, social and environmental values and best practice destination management planning must be the guiding principles for the Roebuck Bay Caravan Park redevelopment.

In order to establish the optimum product mix for the Roebuck Bay Caravan Park a detailed assessment of demand- supply of caravan and camping product was undertaken. The research data was collected from a number of sources, including the Australian Bureau of Statistics, Tourism Research Australia, Caravan and Recreational Industry Association and Caravan and Motorhome Clubs of Australia.

The research reference a variety of relevant publications, including:

- The Provision and Use and Regulation of Caravan Parks and Camping Grounds in Western Australia – Economics and Industry Parliamentary Standing Committee;
- Understanding the Caravan Industry in Western Australia;
- Research Report 2007;
- TWA and TRA Fact sheets and Snapshots;
- Business Case – Proposed Sanctuary Road Caravan Park;

- Potential Regional Caravan Park Developments in Regional WA – APTM;
- A Strategic Approach to Caravan and Camping Based Tourism in WA – Brighthouse 2012; and
- The Caravan and Camping Action Plan, Tourism WA 2014-2018.

The Master Plan approach recognises that the caravan park needs its own identity, reflecting the uniqueness of the destination and its community. The plan commits to delivering a tourism development proposal that is based on what sets the region apart and how this point of difference can be leveraged to attract visitors i.e. basing tourism development on the inherent attributes and strengths of the destination.

The proposed redevelopment concept is also highly visitor focused, applying an understanding of visitor markets, their needs and desires to match products and experiences with each target market segment.

The Master Plan identifies opportunities that can significantly improve the region's tourism offering as well as support more local initiatives.

With a strong understanding the realities of seasonal tourism demand in regional Western Australia, Brighthouse has undertaken a practical approach to the proposed redevelopment with the concept design, strategies and recommendations to ensure sustainable outcomes.

The importance of ensuring positive social and economic impacts for the local community and economy is at the forefront of the proposal. It is well recognised that for the caravan park redevelopment to be successful the community and local stakeholders need to buy-in and understand the benefits it can generate. Therefore, consultation is a cornerstone of the concept development.

Included in the Master Plan is a Social Impact Analysis and Service Impact Statement.

A high level cost analysis for the proposed development has been produced and verified by a reputable quantity surveying company, McGarry Associates Pty Ltd. Financial projections, based on the redevelopment are also included.

In the course of producing this master plan design for the redevelopment of the Roebuck Bay Caravan Park, Brighthouse utilised an online project management and collaboration process, which enabled the project group consisting of senior Shire personnel and the Brighthouse consultancy team to collaborate and review work in progress.

An initiation meeting was conducted at the Shire of Broome office and the Roebuck Bay Caravan Park Site. There was a subsequent meeting with the current Lessee of the caravan park, who fully cooperated with the site audit and inspection, providing confidential information on occupancy and yield.

The site audit and inspection, Shire meetings and consultation with the Lessee provided input to inform the development of the design concept.

Needs Analysis

Market Analysis - Broome & Australia's North West

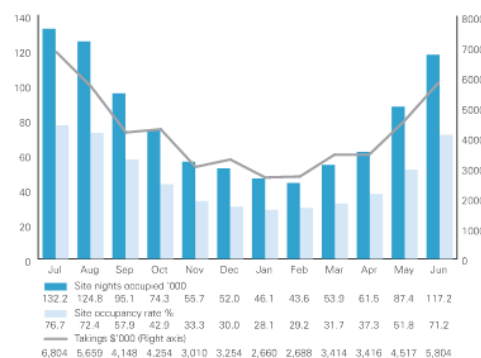
Current supply

The information in the following table is taken from The Brighthouse Report: A Strategic Approach to Caravan and Camping Tourism in Western Australia. The data is from June 2010, which is the latest available data from the Australian Bureau of Statistics and other sources, which have not been collected or reported since.

| Caravan and/or camping locations | Count |
|--|-------|
| Aboriginal Owned / Operated | 18 |
| Long stay Accommodation | 1 |
| Caravan Park and/or Campground | 44 |
| DEC | 9 |
| Main Roads Rest area Night | 14 |
| Nature Based Park | 11 |
| Other (Shire/ Unofficial/ Unauthorised) | 35 |
| Overflow | 4 |
| Roadhouse | 7 |
| Station | 12 |
| Transit Camp | 2 |
| Total | 157 |
| Dump Point | 5 |
| Main Roads Rest Area Day | 11 |
| Semi-Permanent Park Homes / On Site Vans / Storage | 439 |

| Site Type | Sites |
|--|---------------|
| Powered sites | 3,407 |
| Ensuite sites | 199 |
| Unpowered sites | 3,695 |
| Overflow sites | |
| Total Short Stay Caravan and Camping Sites | 7,591 |
| Onsite tourist vans, cabins, chalets, park homes | 460 |
| Other | 30 |
| Total Short Stay Capacity | 8,081 |
| Permanent Park Homes / onsite vans | 1,688 |
| Semi-Permanent Park Homes / On Site Vans / Storage | 439 |
| Total Long Term/ Long Stay Capacity | 2,127 |
| Total Capacity | 10,208 |

Australia's North West - Caravan parks with 40 or more powered sites 2009/10 (Source: ABS)



Broome Market Analysis

Snapshot of Broome

The following snapshot is taken from The Brighthouse Report: A Strategic Approach to Caravan and Camping Tourism in Western Australia:

| Local Government Area | Broome |
|--|---------|
| Tourism Region: Australia's North West | |
| Priority (as per The Brighthouse Report: A Strategic Approach to Caravan and Camping Tourism in Western Australia) | Extreme |
| Average annual occupancy (ABS Tourist Accommodation, Small Area Data, Western Australia 12 months to June 2010) | 42.9% |
| Peak Occupancy (ABS) | 79.4% |
| Av takings per site night (ABS) | \$35.54 |
| % of LGA population employed in caravan park (Australian Bureau Of Statistics - Table 5. Estimated Resident Population, Local Government Areas, Western Australia) | 0.30% |
| International visitor nights in caravan park or commercial Campground (TRA) | 79,000 |
| Domestic visitor nights in caravan park or Campground (TRA) | 218,000 |
| % International visitor nights in caravan park or commercial campground | 29.04% |
| % Domestic visitor nights in caravan park or campground | 16.05% |
| Total caravan and camping visitors | 38,000 |
| Total caravan and camping visitor nights | 297,000 |
| Caravan and camping visitors as a % of total visitors | 15.26% |
| Caravan and camping visitor nights as % total visitor nights | 18.22% |

Needs Analysis

Road Visitors to Broome - Traffic Counts¹

Caravan park visitors comprise both class 1 and class 2 vehicles. Class 1 includes people staying in tents, campervans and onsite accommodation. Class two are predominantly those towing caravans or camper trailers.

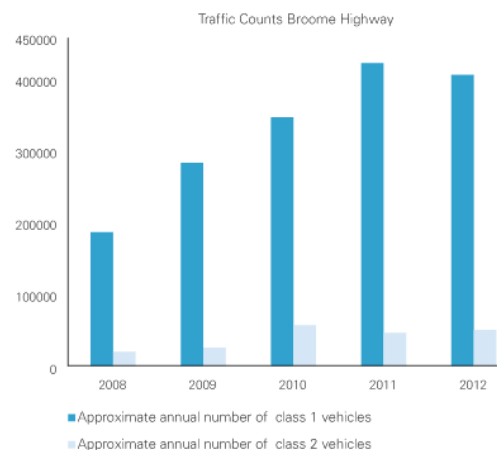
Data on Average Annual Daily Traffic (AADT) supplied by Main Roads – Derby. Extrapolated to an annual figure by multiplying by 365 and multiplying by percentage of class type.

The data above and chart below shows that there was strong growth in the number of class one vehicles travelling to Broome from 2008 to 2011 with a levelling off in 2012. This would have corresponded with the rise in the Australian dollar and the cost of fuel making many Asian destinations cheaper than drive holidays to long haul destinations such as Broome.

Class two vehicles (caravans, camper trailers etc.) followed a similar pattern though levelled off after 2010. These counts include residents travelling in and out of Broome as well as visitors so are more an indication of trends than actual visitation.

Data on Average Annual Daily Traffic (AADT)²

| Year | Average annual daily traffic | % of daily traffic class 1 | Approximate annual number of class 1 vehicles | % of daily traffic class 2 | Approximate annual number of class 2 vehicles |
|------|------------------------------|----------------------------|---|----------------------------|---|
| 2012 | 1539 | 71.81% | 403,382 | 8.96% | 50,331 |
| 2011 | 1501 | 76.64% | 419,884 | 8.44% | 46,240 |
| 2010 | 1297 | 72.77% | 344,497 | 11.99% | 56,761 |
| 2009 | 1330 | 58.01% | 281,610 | 5.32% | 25,826 |
| 2008 | 692 | 73.42% | 185,444 | 7.98% | 20,156 |



| VEHICLE CLASSIFICATION SYSTEM | |
|-------------------------------|--|
| AUSTRROADS | |
| CLASS | LIGHT VEHICLES |
| 1 | SHORT Car, Van, Wagon, 4WD, Utility, Bicycle, Motorcycle |
| 2 | SHORT - HEAVY Trailer, Camper, Boat |

¹ Location H042 Broome Highway Daily Traffic counts

² Data on Average Annual Daily Traffic (AADT) supplied by Main Roads – Derby. Extrapolated to an annual figure by multiplying by 365 and multiplying by percentage of class type

Needs Analysis

Profiles of all visitors to Broome³

Visitor summary

In the three years to December 2012 there was an annual average of 197,500 visitors to Broome staying 1,221,100 nights.⁴ The visitor nights were fairly evenly distributed between intrastate, interstate and international (35%, 40% and 24% respectively) which is a more even mix than many destinations. This mitigates some of the risk from specific events such as global economic conditions or downturns in domestic tourism.

| Broome LGA | YE Dec 2010/11/12 Average Annual Visitors | YE Dec 2010/11/12 % |
|--|---|------------------------|
| Estimated Visitors | | |
| Intrastate | 82,700 | 42% |
| Interstate | 83,700 | 42% |
| International | 31,100 | 16% |
| Total | 197,500 | 100% |
| Estimated Visitor Nights | | |
| Intrastate | 433,000 | 35% |
| Interstate | 492,700 | 40% |
| International | 295,400 | 24% |
| Total | 1,221,100 | 100% |
| Average Length of Stay (Estimated Nights) | | |
| Intrastate | 5.2 | - |
| Interstate | 5.9 | - |
| International | 9.5 | - |
| Total | 6.2 | - |

Purpose of visit

The predominant purpose of visit to Broome is holiday or leisure. Please note: Purpose of Visit is a multiple response question. Totals may not add up to 100%.

| Broome LGA | YE Dec 2010/11/12 Average Annual Visitors | YE Dec 2010/11/12 % |
|---|---|------------------------|
| Estimated Domestic Visitors | | |
| Holiday or leisure | 104,300 | 63% |
| Business | 30,000 | 18% |
| Visiting friends and relatives | 23,000 | 14% |
| Other | 9,000 | 5% |
| Estimated International Visitors | | |
| Holiday or leisure | 26,000 | 83% |
| Business | 2,200 | 7% |
| Visiting friends and relatives | 1,300 | 4% |
| Other | 1,900 | 6% |

³ Broome Overnight Visitor Fact Sheet Years Ending December 2010/11/12, Tourism Western Australia - Fact Sheet Sources: Tourism Research Australia - National Visitor Survey YE Dec 2010/11/12 Overnight Domestic Visitors Definition: Australian residents aged 15 years and over who spent at least one night away from home; Tourism Research Australia - International Visitor Survey YE Dec 2010/11/12 Overnight International Visitors Definition: International visitors aged 15 years and over who spent at least one night in the region; and Australian Bureau of Statistics - Survey of Tourist Accommodation Small Area Data, Western Australia, Catalogue number: 8635.5.55.001

⁴ Broome Overnight Visitor Fact Sheet Years Ending December 2010/11/12, Tourism Western Australia

Top three visitor accommodation

Caravan accommodation is in the top three for international visitors to Broome, though not so for domestic visitors. This may be linked to the duration of stay, though highlights the need for this type of accommodation availability for international visitors.

Please note this is a multiple response question. Totals may not add up to 100%.

| Broome LGA | YE Dec 2010/11/12 Average Annual Visitors | YE Dec 2010/11/12 % |
|---|---|------------------------|
| Estimated Domestic Visitors | | |
| Hotel, resort, motel or motor Inn | 102,300 | 62% |
| Friends or relatives property | 19,300 | 12% |
| Rented house, apartment, flat or unit | 12,300 | 7% |
| Estimated International Visitors | | |
| Caravan | 10,600 | 34% |
| Hotel, resort, motel, motor Inn | 8,300 | 27% |
| Backpacker / hostel | 8,200 | 26% |

Needs Analysis

Travel party

Couples and travelling alone are by the most common composition for travel parties. The high number of visitors travelling alone indicates a need for pricing structures which make caravan parks and attractive option for solo travellers so they are discouraged from free camping.

| Broome LGA | YE Dec 2010/11/12 Average Annual Visitors | YE Dec 2010/11/12 % |
|---|---|------------------------|
| Estimated Domestic Visitors | | |
| Adult Couple | 70,300 | 42% |
| Travelling alone | 28,700 | 17% |
| Family group - parent(s) and children | 27,300 | 16% |
| Friends / relatives | 27,000 | 16% |
| Other | 13,300 | 8% |
| Total | 166,300 | 100% |
| Estimated International Visitors | | |
| Travelling Alone | 16,500 | 53% |
| Adult couple | 9,100 | 29% |
| Friends / relatives | 3,600 | 12% |
| Family group - parent(s) and children | 1,200 | 4% |
| Other | 600 | 2% |
| Total | 31,100 | 100% |

Occupancy Rate

Hotels, Motels and Serviced Apartments with 15 or more rooms: Broome compared to caravan parks in the Australia's North West Tourism Region¹

Please note: Broome accommodation data 2012 and ANW regional caravan park data for 2009/10 due to the changes in tourism region boundaries and which statistics are collected 2011. It does give an indication of the seasonal distribution for Caravan Parks in the region as well as the relative appeal of Broome as a destination compared to the overall region as shown by the significantly higher occupancies.

| Broome Hotels- 15+ rooms occupancy | | | |
|------------------------------------|---------------|------------------|---------------|
| ANW Caravan Parks | | | |
| Jan-12 | 31.40% | Jan-10 | 28.10% |
| Feb-12 | 27.40% | Feb-10 | 29.20% |
| Mar-12 | 46.20% | Mar-10 | 31.70% |
| Apr-12 | 51.90% | Apr-10 | 37.00% |
| May-12 | 63.10% | May-10 | 51.00% |
| Jun-12 | 73.60% | Jun-10 | 71.00% |
| Jul-12 | 79.60% | Jul-09 | 76.70% |
| Aug-12 | 82.70% | Aug-09 | 72.40% |
| Sep-12 | 73.60% | Sep-09 | 57.00% |
| Oct-12 | 67.50% | Oct-09 | 42.90% |
| Nov-12 | 53.50% | Nov-09 | 33.30% |
| Dec-12 | 45.90% | Dec-09 | 30.00% |
| Annual Average | 58.00% | Total/ Av | 46.76% |

¹ Australian Bureau of Statistics - Survey of Tourist Accommodation, Small Area Data, Western Australia.

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Needs Analysis

Top 5 Destinations - International visitors ²

| | Caravan park or commercial Campground International Visitors | | | | | Caravan or camping by side of road, on private property, on crown land, or in a national park - International Visitors | | | | |
|-------------------------------|---|---------------|---------------|--------------|--------------|--|--------------|--------------|--------------|--------------|
| Year ending June | 2007 | 2008 | 2009 | 2010 | 2011 | 2007 | 2008 | 2009 | 2010 | 2011 |
| Carnarvon (S) | 11,879 | 11,457 | 12,265 | 12,575 | 9,938 | 2,499 | 1,847 | 3,481 | 2,753 | 1,617 |
| Augusta Margaret River (S) | 9,615 | 10,246 | 10,508 | 10,342 | 8,678 | 1,559 | 1,048 | 2,107 | 1,605 | 2,140 |
| Northampton (S) | 9,414 | 9,063 | 9,268 | 8,685 | 8,608 | 2,189 | 1,488 | 3,090 | 1,770 | 1,534 |
| Shark Bay (S) | 12,587 | 10,918 | 13,815 | 13,324 | 8,472 | 2,064 | 2,149 | 2,796 | 1,997 | 1,791 |
| *Broome (S) | 12,176 | 13,238 | 10,710 | 9,869 | 8,053 | 4,045 | 2,055 | 3,223 | 2,222 | 2,336 |

Top 5 Destinations - International visitor nights

| | Caravan park or commercial Campground International visitor nights | | | | | Caravan or camping by side of road, on private property, on crown land, or in a national park - International visitor nights | | | | |
|-------------------------------|---|---------------|---------------|---------------|---------------|--|--------------|---------------|--------------|---------------|
| Augusta Margaret River (S) | 38,993 | 33,844 | 62,327 | 52,842 | 46,254 | 10,507 | 3,419 | 3,918 | 18,144 | 7,091 |
| Carnarvon (S) | 42,323 | 42,431 | 52,454 | 47,909 | 45,343 | 11,729 | 9,094 | 11,238 | 6,916 | 3,851 |
| Perth (C) Remainder | 86,893 | 52,116 | 22,229 | 34,570 | 36,245 | 28,443 | 7,056 | 9,214 | 8,380 | 8,661 |
| Broome (S) | 67,432 | 55,618 | 58,350 | 70,753 | 32,712 | 17,327 | 3,778 | 42,017 | 7,678 | 11,852 |
| Port Hedland (T) | 7,196 | 8,471 | 15,956 | 10,259 | 31,960 | 3,386 | 2,343 | 3,217 | 5,221 | 1,728 |

* Italic Text: Data with a sample size less than 40 is deemed unreliable and should be used with caution

² Tourism Research Australia 2011 (unpublished data).



Design Rationale

Brighthouse Design Concept

The key driver for the design concept is to create an outstanding tourist facility, providing a unique, affordable, family holiday destination in harmony with the local community and location.

The concept for the redevelopment is based upon:

- Retaining the current relaxed ambience of the caravan park;
- Low impact development;
- Substantially retaining existing vegetation;
- Diversifying product mix to cater for a broader market;
- Maintaining affordability for families and budget travellers;
- Improving functionality and safety;
- Achieving compliance with applicable regulations;
- Creating better site utilisation;
- Upgrading communal amenities;
- Adding recreational facilities;
- Improving visual appeal; and
- Achieving greater occupancy and yield.

The design strategy recognises the unique attributes of the location, its proximity to the central town site of Broome and Roebuck Bay. The caravan park is effectively an extension of the town site, negating the requirement for retail food and beverage facilities on site. The design retains existing landforms and some of the facility buildings, allowing a staged development over various sections of the park thus avoiding closure of the park for long periods during construction.

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

Design Rationale

The staging will be dictated by occupancy demand and capital availability. Due consideration has been given to identifying priorities and providing strategies to minimise impact to existing users and maintain revenue during construction.

A major element of the design is to ensure sustainability - economic, social and environmental.

Market research indicates a continuing growth for the caravanning and camping market, with an emerging trend toward drive-stay holidays utilising on-site tourist accommodation in caravan parks.

The proposed plan includes self-contained cabins and Safari Tents, positioned along the top of a ridge, overlooking Roebuck Bay.

The potential for the caravan park to attract significant tourist visitation, improve economic diversity, assist business development and create employment is constrained by the current site layout and the co-location of long-stay caravan park tenants on this prime tourism site.

Ideally, the caravan park would be totally redeveloped, with new road layout and larger residential sites in a completely separate zone.

However, The capital cost for such redevelopment would be hard to justify on return on investment criteria.

The existing belowground services appear to be adequate for the number of sites. Existing roads can be widened and resurfaced and facilities and amenities can be upgraded.

The separation of tourist and long stay sites into distinct zones has been achieved and will add to the appeal of the park and reduce the potential for conflict due to differing lifestyles of each group of park users. The tourist zones interface better with Roebuck Bay and the views.

The current lack of on-site recreation facilities has been addressed with the addition of a children's playground, and swimming pool. Strategically placed barbecue facilities near in the central ablution facilities area will engender social interaction between park users.

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

The unique ambience of the park is due in part to the existing vegetation on the site and its proximity to the water at Roebuck Bay.

The desire to substantially retain the trees presented a considerable challenge to retain the current site numbers, while achieving site sizes and setbacks in accordance with the caravan park regulations.

The revised site layout meets the needs of the present without compromising the ability of future generations to meet their own needs.

Where possible the design has incorporated view corridors to the water. An entry boulevard creates better linkages at the park entrance and provides vehicular and pedestrian access through the park from the entry to the water's edge.

The inclusion of self-contained cabins and safari tents in the product mix reduces the pressure on common ablution facilities. The cabins proposed are relocatable park cabins (defined as caravans under the legislation) so they can be constructed off-site and installed with minimal disruption to park operations.

Similarly, the safari tents will be self-contained and be of modular construction to cyclonic specification.

The redevelopment of the Roebuck Bay Caravan Park is an opportunity to partially redress the loss of coastal tourist caravan sites over the past two decades to higher and better use, long stay residential and resource accommodation with an iconic development that could become the benchmark for similar regional caravan park developments.

These sentiments were foremost in the conceptual deliberations. The design brief was formulated with a clear understanding of the huge potential for this important site to provide affordable access to northwest coastal holiday accommodation for future generations of Western Australian families and visitors.

Site Layout Concept

The design of the site layout for the caravan park is constrained by the existing vegetation and the layout of below ground services, which are adequate for the proposed number of sites and product mix.

However, the layout of the caravan park can be significantly improved under the proposed development scenarios.

The existing site layout is not entirely compliant with the Caravan and Camping Grounds Regulations and general benchmarks for 3.5 to 4 star rated caravan parks. The park also has a number of operational and potential safety issues. The issues include but not limited to:

- Low quality first impression Experience for guests;
- Inconsistent caravan and camping site sizes, which do not allow required separation of caravans and annexes on one site to the caravans and annexes on adjacent sites;
- Inadequate provision for parking vehicles on guest sites;
- Long-stay and short-stay sites not adequately separated;
- Insufficient separation of caravan sites from external road boundaries;
- Unauthorised and non-compliant structures to long-stay caravans;
- Poor quality road surfaces;
- Limited guest amenities (no swimming pool, children's playground etc.);
- No recreation room;
- Non-conforming disabled ablution facilities;

Design Rationale

- Poor presentation of ablutions - shower and toilet cubicle size and fixtures;
- Under-width internal roads;
- Inadequate signage;
- Lack of designated guest parking area;
- No camp kitchen and wash-up facility;
- Site sullage not entirely connected to mains sewer or with adequate disposal provision;
- Poor quality reception and manager's residence; and
- General appearance and site maintenance.



Figure 4: First impression on checking in to caravan park

A plan for the redevelopment of the Roebuck Bay Caravan Park evolved, following research and production of a detailed situational analysis and a full risk and issues assessment. The analysis identified the current market, competition and emerging trends and the logical staging of the proposed development.

The substantial investment required for the proposed caravan park dictates that the development proposal considers the future operations of the caravan park, beyond the lease term.

The concept for the redeveloped facility and proposed new site layout is based on:

- Taking advantage of the superb coastal location and ocean views;
- Providing a product mix that is consistent with market demand in term of accommodation type;
- Adding self-contained accommodation to the caravan park to improve financial sustainability and cater to a wider market;
- Providing consistency of site sizes in accordance with user trends;
- Allowing site separation in accordance with Regulations;
- Providing for co-location of long-stay and short-stay sites, on the property in separate zones;
- Attending to any inadequacies in below ground water, electrical and sewer services;
- Providing regulatory compliant roads and street lighting;
- Future-proofing the caravan park for emerging trends;
- Improving amenity of the caravan park by installing new guest amenities, including a swimming pool, children's playground, BBQ facilities, camp kitchen and recreation room;
- Upgrading ablution and guest laundry facilities to regulatory compliance and to reach the benchmark standard for 3.5 – 4 star-rated caravan parks;
- Upgrading the reception office and placing it at a more appropriate location at the entrance to the caravan park;
- Building a new manager's residence near the reception office and recreation room to improve control and provide more convenience for managers;

- Grouping all administration facilities in the one location;
- Providing boom gates and fencing for guest security and protection of property; and
- Minimising management and operational costs through sound design and proven operational procedures.

Caravan Sites

The caravan site layout is to be adjusted to accommodate compliant road widths and off road parking for guest vehicles. Some long-stay guests will need to be relocated to achieve these and other design considerations, such as separation of tourist and long stay sites, creating better visual aspects and view corridors and traffic movements.

The existing tourist caravan and camping sites zones near the oceanfront are generally compliant and will need only minor works, other than road works.

Camping Sites

It is proposed that some camping sites are powered sites to provide flexibility to use them for small campervans, camper trailers and tents. The sites are proposed at 7 x 6 metres, which allows for proper separation between sites. Guests with larger campervans, camper trailers and oversize family tents will be accommodated on standard caravan sites.

Accommodation Buildings

The full utilisation of limited land area at the Ocean View Caravan Park site necessitates consideration of all the various components available in the caravan and camping product mix. Tourist on-site accommodation has increased from 12% to 20% of the total caravan park revenues over the past 5 years and is still a growth segment of the market. Tourist accommodation is important to the viability of the Roebuck Bay Caravan Park in the longer term and will help define the caravan park's sustainability.

Design Rationale

It is proposed that two types of accommodation are provided at the caravan park to cater for travellers and long-stay guests that do not have their own recreational vehicle or tent. Both the permanent safari tents and cabins proposed are consistent with those installed in 4.5 star holiday parks in Western Australia and in other States.



Figure 5: Typical Self Contained Cabin Accommodation in a modern park

The accommodation is equal by comparison to the award winning caravan parks at Cape Leveque, Middleton Beach, Mandalay and Beachlands Holiday Parks in Western Australia.

The installation of accommodation is critical to the financial sustainability of the Ocean View Caravan Park, which suffers from seasonality of the caravan and camping site users. Therefore, it is essential that higher income-producing products be introduced into the accommodation mix.

For sustainability in Broome's climate, it is important that very high-energy ratings are attained for all built form. Modular construction offers significant advantages over alternative types of construction for an equivalent cost and energy ratings in excess of 6 stars have been achieved.

Modular construction also offers enormous construction time saving, an important consideration where construction will occur in an operating facility and completion needs to be within short time spans between the cyclonic weather and peak occupancy season.

There are several recent developments in Australia's north-west region that have effectively utilised this relatively new form of construction in Western Australia for quality accommodation units.

Modular construction utilises pre-finished components, which are containerised and delivered to the site. A wide variety of external treatments are available, so that the Broome vernacular can be accommodated.

Holiday Cabins

From the revenue-earning potential, the ideal location for the cabins is along the ridge between the top and lower sections of the caravan park, facing the oceanfront. Guests pay a premium for such locations. Even if differential tariffs were applied to the prime caravan sites to increase the revenue from the best locations, the revenue earned from cabins will be far higher.



Figure 6: Spacious 2 bedroom cabin accommodation

The proposed cabins are classified as caravans under Part 1 (4 (1)) of the Caravan and Camping Grounds Regulations 1997 and are therefore, approved for short occupancy.

There are constraints to building cabins and other built form on the oceanfront due to the potential for flooding from tide and storm surge. The proposed location avoids those issues.

The cabins indicated in the plans are standard type installed throughout the higher rated caravan parks the industry. They should not be confused with mining camp style structures.

The cabins conform to the appropriate BCA code for cyclonic regions and they can achieve high energy-efficiency ratings and are suitable for short-stay and longer stay occupancy.

All cabins are designated as 2 bedroom plans. However, a proportion of the cabins could be constructed as a 1-bedroom plan to reduce the capital investment and to reduce the tariff to single guests or couples. Unfortunately, that course of action will have a corresponding effect on revenue.

Cabins are built off-site and transported to the site. Generally, installation is only two or three days.

The revenue potential from the cabins far exceeds the income generated from sites and generally over a longer period of the year.

Safari Tents

The Safari Tents proposed for the redevelopment are similar and an alternative to self-contained cabins. They cater for a growing demand for "glamping" or luxury camping. The cyclonic rated safari tents are described in the Appendix drawings.

Design Rationale

Reception Office and In-house Laundry

The existing reception office is small, and not functional for a caravan park of the size of Roebuck Bay. It is poorly located, as guests must enter well into the site to access the reception.

There is no internal waiting area and the appearance leaves much to be desired. The manager's residence is attached to the office and has poor separation from it.



Figure 7: Proposed location for new reception office

There is advice that the building has asbestos issues. In short it is past its use-by date.

A new modern reception office is proposed to be located at the entry to the caravan park, visitors will be able to park tow vehicles and hitched caravans in an improved slip lane in Walcott Street, at the entrance of the park. This will vastly improve visibility of the caravan park reception and amenity. Visitor car parking will be provided opposite the reception office, outside the proposed boom gate.

There will be desk and counter space for two booking terminals to cater for busy periods. A comfortable waiting area will be provided in a tastefully furnished reception area.

Space for machine vending of water and cool drinks will be provided and essential guest supplies (toiletries etc.) will be displayed near the reception desk.



A tourist information area will also be provided and perhaps an Internet café.

The concept is to provide a welcoming first impression to the caravan park.

Ablution Buildings

The existing ablution blocks appear to be structurally sound but show signs of age and are non-compliant with the Regulations in certain aspects, so are in need of refurbishment.

The existing ablution blocks provide the required site coverage (90 metres from any site) and are capable of accommodating the required number of toilet fixtures, hand basins and showers.

Provision will be made for a chemical toilet dump point, better guest laundry facilities and more disabled facilities.

It is recommended that modular cubicles replace the internal walls and built-in cubicles, to save space and modernise the facilities. The external walls should be tiles to 1.8 metres height, rendered above that height and the roof painted to modernise appearance.

Internal floors and walls are to be tiled. All plumbing and fixtures will be replaced.

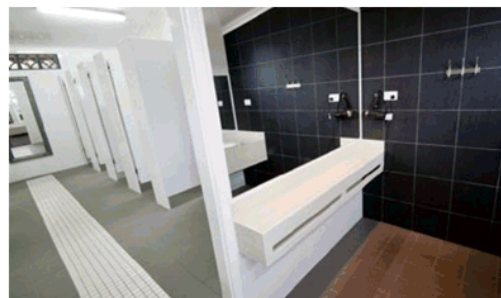


Figure 8: Quality Ablutions Example

Amenities

New guest amenities are proposed that will ensure compliance with caravan and camping grounds regulations and improve the user experience.

The proposed amenities are consistent with the amenities provided in caravan parks that achieve 4 - 4.5 star rating. This rating is recommended to ensure a higher-level occupancy and yield for the caravan park.

The new amenities are a recreation room, camper's kitchen, swimming pool, children's playground and BBQs.



Figure 9: Camp Kitchen example

Development Staging

The proposed staging of the redevelopment is outlined in the site plan and Quantity Surveyor's report attached as Appendix 1. The staging will be influenced by budgetary constraints and consumer demand and may be further segmented or have various stages combined.

Development Schedule

The redevelopment project may be divided into multiple stages as indicated on the following tables. Where it is practical and economically feasible to combine the proposed stages, there will be a reduction in construction costs, especially from mobilisation and demobilisation and through economies of scale.

A Staging Site plan is included in the drawing set attached to this document as Appendix 1.

Design Rationale

Stage 1

| Infrastructure | Quantity | Cost per Unit | Total | Comment |
|---|----------|---------------|--------------------|--|
| Cabins | 6 | \$118,202 | \$709,212 | Cabins will provide a diversity of product mix and drive growth. |
| Backpackers | 6 | \$17,319 | \$103,914 | Targeting an existing and growing market segment |
| Managers House/ Reception | 1 | \$345,081 | \$345,081 | Major focus for the redevelopment to improve both the amenity, traffic flow and create an entrance to the park. |
| Recreation Room | 1 | \$71,357 | \$71,357 | Providing a much needed recreational space. |
| Workshop | 1 | \$79,320 | \$79,320 | Required as the existing shed is to be demolished to open up the coastal views. |
| Office/Laundry | 1 | \$269,567 | \$269,567 | Annex to Manager's House/Reception Building |
| Ablution Block 3 | 1 | \$148,980 | \$148,980 | Much needed upgrade to meet customer expectations. |
| Ablution Block 4 | 1 | \$182,382 | \$182,382 | Much needed upgrade to meet customer expectations. |
| Preliminaries/Design costs | 1 | \$455,418 | \$455,418 | Includes all architectural, and engineering drawings for civils, electrics and hydraulics |
| Mobilisation | 1 | \$175,161 | \$175,161 | Costs allocated for the mobilisation of contractors plant and equipment, accommodation, meals |
| Road Upgrades | 1 | \$750,811 | \$750,811 | Necessary to improve drainage, retain compliance and reduce ongoing repair costs to roads |
| Civils (including electrical and hydraulics reticulation) | 1 | \$572,494 | \$572,494 | All earthworks required on site |
| Fencing | 1 | \$71,354 | \$71,354 | Required to provide better amenity and separation of the tourist product from the residential sites |
| Signage and Landscaping | 1 | \$175,000 | \$175,000 | Landscaping required to soften the amenity of the fencing and to beautify areas surrounding the tourism product. Signage upgrade required to provide guest navigation around the park. |
| Communications | 1 | \$15,000 | \$15,000 | Cost allowance for reticulation of communications (coaxial cable etc) |
| Fire Hose Reels | 1 | \$8,730 | \$8,730 | Upgrade and increase of fire hose reels required for compliance |
| TOTAL | | | \$4,133,781 | |

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Design Rationale

Stage 2

| Infrastructure | Quantity | Cost per Unit | Total | Comment |
|---|----------|---------------|--------------------|--|
| Cabins | 3 | \$118,202 | \$354,606 | Cabins will provide a diversity of product mix and drive revenue growth. |
| Tennis Court | 1 | \$122,500 | \$122,500 | Additional recreation facilities installed to ensure park remains current with market demands and trends. |
| Swimming Pool | 1 | \$348,875 | \$348,875 | Installed to ensure park remains current with market demands and trends. |
| Barbeques | 4 | \$11,000 | \$44,000 | Increase in quality and number of barbeques provides greater access for guests |
| Playground | 1 | \$17,386 | \$17,386 | Installed to ensure park remains current with market demands and trends. |
| Preliminaries | 1 | \$179,777 | \$179,777 | Includes all architectural, and engineering drawings for civils, electrics and hydraulics |
| Mobilisation | 1 | \$69,145 | \$69,145 | Costs allocated for the mobilisation of contractors plant and equipment, accommodation, meals |
| Road Upgrades | 1 | \$202,507 | \$202,507 | Necessary to improve drainage, retain compliance and reduce ongoing repair costs to roads |
| Civils (including electrical and hydraulics reticulation) | 1 | \$195,752 | \$141,146 | All earthworks required on site |
| Fencing | 1 | \$101,054 | \$101,054 | Required to provide better amenity and separation of the tourist product from the residential sites |
| Signage and Landscaping | 1 | \$40,000 | \$40,000 | Landscaping required to soften the amenity of the fencing and to beautify areas surrounding the tourism product. Signage upgrade required to provide guests seamless navigation around the park. |
| Communications | 1 | \$5,000 | \$5,000 | Cost allowance for reticulation of communications (Coaxial cable etc) |
| Fire Hose Reels | 1 | \$5,820 | \$5,820 | Upgrade and increase of fire hose reels required for compliance |
| TOTAL | | | \$1,631,816 | |

Design Rationale

Stage 3

| Infrastructure | Quantity | Cost per Unit | Total | Comment |
|---|----------|---------------|------------------|--|
| Safari Tents | 5 | \$80,750 | \$403,750 | New tourism product installed to meet market demands and trends and provide greater yield for operator. |
| Ablution Block 1 | 1 | \$148,820 | \$148,820 | Much needed upgrade to meet customer expectations. |
| Preliminaries | 1 | \$97,877 | \$97,877 | Includes all architectural, and engineering drawings for civils, electrics and hydraulics |
| Mobilisation | 1 | \$37,649 | \$37,649 | Costs allocated for the mobilisation of contractors plant and equipment, accommodation, meals |
| Road Upgrades | 1 | \$134,588 | \$134,588 | Necessary to improve drainage, retain compliance and reduce ongoing repair costs to roads |
| Civils (including electrical and hydraulics reticulation) | 1 | \$42,909 | \$42,909 | All earthworks required on site |
| Signage and Landscaping | 1 | \$20,000 | \$20,000 | Landscaping required to soften the amenity of the fencing and to beautify areas surrounding the tourism product. Signage upgrade required to provide guests seamless navigation around the park. |
| Fire Hose Reels | 1 | \$2,910 | \$2,910 | Upgrade and increase of fire hose reels required for compliance |
| TOTAL | | | \$888,513 | |

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Design Rationale

Stage 4

| Infrastructure | Quantity | Cost per Unit | Total | Comment |
|---|----------|---------------|------------------|--|
| Safari Tents | 6 | \$80,750 | \$484,500 | Leading edge tourism product installed to meet market demands and trends and provide greater yield for operator. |
| Ablution Block 2 | 1 | \$152,117 | \$152,117 | Much needed upgrade to meet customer expectations. |
| Preliminaries | 1 | \$89,404 | \$89,404 | Includes all architectural, and engineering drawings for civils, electrics and hydraulics. |
| Mobilisation | 1 | \$34,386 | \$34,386 | Costs allocated for the mobilisation of contractors plant and equipment, accommodation, meals. |
| Civils (including electrical and hydraulics reticulation) | 1 | \$44,702 | \$44,702 | All earthworks required on site. |
| Signage and Landscaping | 1 | \$5,742 | \$5,742 | Landscaping required to soften the amenity of the fencing and to beautify areas surrounding the tourism product. Signage upgrade required to provide guests seamless navigation around the park. |
| Fire Hose Reels | 1 | \$2,910 | \$2,910 | Upgrade and increase of fire hose reels required for compliance. |
| TOTAL | | | \$811,511 | |



Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

Social Evaluation Statement

This section identifies and evaluates the social impacts of the project on the community. The social impacts have been identified from a community wellbeing frame of reference, where each impact falls under a sphere of influence on community wellbeing. The magnitude of each impact has been measured according to a risk-likelihood framework.

Background

Based on the 2011 Census (Place of Enumeration¹), 19,782 people were residing in Broome, which is considerably larger than the 14,175 estimated resident population (as per ABS). The discrepancy (5,607 people) means that Broome's population, on census night, had approximately 5,607 transient people in the region. This increase in population is due to tourists and transient workers, which together with the permanent resident population form Broome's total service population.

The tourism sector in Broome is highly seasonal. While any given tourist or a transient worker may not be in the area for an extended period of time, the cumulative impact of both tourists and transient workers needs to be taken into consideration because on an annual basis, these groups utilise local infrastructure and amenities, including roads, airports, retail premises and accommodation. This increase in demand on infrastructure and amenities can create both positive and negative social impacts for the local community.

Currently, the insufficient Caravan Park accommodation in Broome is translating into a direct negative social impact for the Broome Community. This is due to many caravan and camping visitors who visit Broome during the high season are unable to access accommodation in any of Broome's Caravan Parks. As a result, these visitors are electing to camp on the streets, or on Broome's Cable Beach front, in either camping trailers or caravans. The

¹ Place of enumeration refers to a person's location on Census night, which may not be their place of residence or place of work.

increase in the 'street stayer' population has resulted in an increase in littering and vandalism, which draws away from Broome's natural amenity and negatively impacts on community cohesiveness.

For the purpose of this assessment, the 'street stayer' population falls into three categories, including

- 1 **Domestic Vacationers** who generally find an out-of-the-way location for a single night but could potentially increase their length of stay if more formal Caravan Park accommodation were made available;
- 2 **International Vacationers** who occupy car parks and other public spaces in prominent locations, most of these are intent on free camping and would be unlikely to take advantage of additional accommodation; and
- 3 **Indigenous itinerants** who use improvised shelter or tents and are unlikely to take advantage of additional accommodation.

Social Evaluation

Approach

Social impact assessments of caravan parks are based on broader social impact guidelines for tourism accommodation projects defined by the Australian Bureau of Statistics and Tourism WA. These social impact assessments are benchmarked against so-called "Community wellbeing" criteria.

"Community Wellbeing" refers to how satisfied people in a community are with the quality of their life, how well they perceive that their basic needs for shelter, food, water and health care are met, as well as their higher-order needs for liberty, equality, loving relationships, and self-actualisation (Clarke, et. al. 2006). Due to the large range of factors that can potentially influence wellbeing, its measurement requires value judgments be made regarding which aspects of life should be considered as

most important (ABS, 2001).

A project is assessed upon how its development might impact each of the criteria of community wellbeing, either positively or negatively.

The ABS (2001) and Tourism WA have identified the following spheres of influence for community wellbeing, which have been utilised in this assessment:

- Family and Community;
- Health;
- Education and Training;
- Work; and
- Housing.

The development and operation of additional Caravan Park facilities has the potential to impact on the wellbeing of the precinct's community and residents (as per the above spheres). These impacts can be traced back to a number of key drivers from which all impacts are generated. These key drivers include:

- Employment creation (with associated incomes);
- Increased tourism, tourism expenditure and business attraction;
- A reduction in 'street stayer' numbers; and
- A number of flow-on effects, potentially leading to an increase in local resident population and business activity.

While the above drivers are seen to be beneficial for Broome, the development and operation of a Caravan Park has the potential to generate some negative drivers, including:

- Increased seasonality of tourism visitation; and
- Community disturbance associated with construction.

Social Evaluation Statement

Potential Impact

Family & Community

Impacts

Construction

Disturbance and disruption to the community from the construction phase of the Caravan Park has the potential to negatively impact on family and community cohesiveness. This negative impact is expected to be bought on by the additional noise and impact on flow of traffic as part of the construction phase. The negative impact is expected to be minor however, and since it relates specifically to the construction phase of the Caravan Park development, the timeframe of impact is expected to be short-term.

Operations

Currently, Broome has four overflow sites, which are made available for caravan visitors during the high season when occupancy rates in established parks reach high levels. It is important to note that these overflow sites have not been designed for the purposes of accommodating caravans or campers. The overflow sites have a high amount of street exposure and some of the overflow sites are in close proximity to residential areas.

It is anticipated that the provision of additional Caravan Park sites in Broome will move a number of visitors from the Caravan Park overflow areas to the new site capacity at the Roebuck Bay Caravan during the high season. The reduction in utilisation of the overflow sites, particularly those near residential accommodation, will improve community aesthetics and pride in the local area.

This benefit assumes there is a permanent reduction in the utilisation of overflow sites once the new Caravan Park establishment becomes available. This is unlikely to be fully realised considering the extremely high occupancy rates of existing sites in the high season and the potential for increased demand from visitors who would typically have been pushed out of the market. However, it is recognised that the provision of an additional Caravan Park establishment will result in some reduction in the utilisation of overflow sites.

Residents located close to the overflow sites are likely to experience a greater positive impact from the relocation of visitors to established Caravan Sites, although these positive effects have the potential to be experienced community-wide. Additionally, caravan and camping visitors to Broome, who would have previously been forced to stay in an overflow site, are likely to experience Broome in a more positive light if they are able to attain accommodation in an established park which has appropriate facilities, amenity and is in closer proximity to key tourist attractions.

Additionally the additional accommodation capacity supplied by the proposed Caravan Park is likely to reduce the amount of visitor demand currently deferring away from Broome. The reduction in deferred visitor demand will increase the number of domestic and international visitors who can be accommodated in Broome. An increase in visitation would assist in raising the profile and regional identity of Broome, lifting the community's sense of pride and further enhancing community cohesiveness in terms of support and contribution. The increase in the number of people visiting the region also acts to increase opportunities for socialisation between Broome locals and visitors which has potential positive impacts on community wellbeing.

Health

Impacts

Construction

The construction phase of the redevelopment of the Caravan Park has the potential to cause only a relatively minor disturbance and disruption to the local community, and lead to some (minor) negative health impacts. There is potential for construction activity to lead to physical injury through worker related accidents. Best practice construction management will be assumed to be in place, and as such the risk of serious injury is very low if not negligible.

Construction activity is also likely to result in additional noise pollution. It is likely any noise pollution generated by this activity will be within accepted construction standards, however, there is still potential for this to disturb and cause stress for some local residents. These negative impacts are expected to be very minor, and since they relate to only the construction phase, the timeframe of their impact is expected to be short-term.

Operations

Currently in Broome, there are a large number of caravans utilising street parking and overflow areas as a result of insufficient Caravan Park capacity during the high season. The large number of 'street stayers' and high overflow site usage during the peak season is likely to cause local residents a minor degree of distress and irritation.

Social Evaluation Statement

Education and Training

Impacts

Construction

It is possible the construction phase may encourage a small increase in education and training, as construction activities of the Caravan Park would require employment of technical and trade skilled workers. While the majority of skilled workers will likely be sourced from the existing skilled labour pool, construction activities may provide some opportunities for apprenticeships and other similar training activities. The construction phase associated with the Caravan Park is therefore likely to have only a minor and limited benefit on education and training of residents within the region.

Operations

The Caravan Park has the potential to deliver additional employment based training through the delivery of additional jobs and the demand for skills, which these jobs will generate. This phase is likely to offer a greater amount of education and training benefit for the local community in comparison to the construction phase, as it is assumed that a greater proportion of employment needed to serve the post-construction phase will be sourced from the local community.

Work

Impacts

Construction

From a direct employment perspective, there is additional employment associated with both the construction and post-construction phase of implementing the Caravan Park. However, it is worth noting a portion of this demand is likely to be satisfied by workers who reside outside of Broome.

Operations

Upon completion of the construction phase it has been estimated that the Caravan Park will attract additional tourism visitation and expenditure activity to the region. This new expenditure will also generate additional demand for goods and services locally, generating further employment. Those jobs generated from additional tourism visitation and expenditure will more likely draw from and be retained within the region's catchment in comparison to those employed during the construction phase.

Generation of additional jobs will increase the number of jobs available in the region and see a greater proportion of local residents having the opportunity to work within the area, in which they reside.

It is noted however that there is likely to be only a small increase in the number of workers employed in Broome due to the construction and operation of the proposed Caravan Park site, therefore these impacts are likely to be relatively minor.

Housing

Impacts

Operations

The Caravan Park will attract additional tourism visitation during its operational phase. This new expenditure will also generate additional demand for goods and services locally, generating further employment. The additional jobs created will drive demand for housing in the form of rental or purchases.

However, it is worth noting that the proposed Caravan Park development will include a provision of permanent sites. The availability of these sites will increase the total supply of long-term accommodation within Broome and may facilitate a reduction in the cost of housing.

Social Evaluation Statement

Total Social Impact

A summary of the impacts according to each sphere of influence is presented in the table below. The impacts are segregated into either the construction or operational phase of developing the Caravan Park.

Table - Social Impact Summary

| Sphere of Influence | Frame of Reference | Mechanism / Driver | Impact | | Likelihood | Consequence |
|----------------------|---|--|---|---|------------|-------------|
| | | | Construction Phase | Operational Phase | | |
| Family and Community | Will the Caravan Park impact on families and the community's social interaction, networking and cohesiveness? | Decrease in the number of visitors in Caravan Park overflow areas | N/A | Improved sense of community pride from reduction of 'street stayers' | Unlikely | Minor |
| | | Increased tourism attraction/ decreased deferred demand during the operational phase of the Caravan Park | N/A | Raised profile and regional identity of Broome through increased tourism attraction | Possible | Minor |
| | | Disturbance and disruption driven by the construction activity during development of the Caravan Park | Negative impact on family and community cohesiveness from construction activity | N/A | Possible | Minor |
| Health | Will the Caravan Park impact on individuals' physical or mental health? | "Street stayers" and associated congestion and litter | N/A | Greater visual amenity and health in populated areas as a result of their diversion to an actual caravan park | Likely | Major |
| | | Physical injury from work-related accidents associated with the construction phase of the Caravan Park | Potential work-related injuries | N/A | Unlikely | Major |
| | | Noise pollution associated with the construction phase of the Caravan Park | Potential mental health/stress related illnesses for local residents from construction activity | N/A | Possible | Minor |

Social Evaluation Statement

| Sphere of Influence | Frame of Reference | Mechanism / Driver | Impact | | Likelihood | Consequence |
|------------------------|--|---|---|--|------------|-------------|
| | | | Construction Phase | Operational Phase | | |
| Education and Training | Will the Caravan Park impact on demand/ access to education and training? | Employment of local residents which offer on-job training during the construction phase of the Caravan Park | Increase in education and training for local residents | N/A | Possible | Minor |
| | | Employment of local residents which offer on-job training during the operational phase of the Caravan Park | N/A | Increase in education and training for local residents | Likely | Moderate |
| Work | Will the Caravan Park provide financially or emotionally gainful opportunities for work? | Employment of local residents during the construction phase of the Caravan Park | Demand for construction based employment positions during the construction phase and subsequent improvements in local work travel distances | N/A | Possible | Minor |
| | | Employment of local residents during the operational phase of the Caravan Park | N/A | Demand for tourism industry related employment positions during the operational phase and subsequent improvements in local work travel distances | Likely | Moderate |
| Housing | Will the Caravan Park impact on the quality and availability of accommodation? | Provision of permanent accommodation sites increasing long-term accommodation supply | N/A | Increase in long-term accommodation supply to act towards relieving prices | Possible | Major |

Source: Brighthouse

Key Findings

Redevelopment of the Caravan Park is likely to introduce some minor negative social impacts to the Broome community, the most obvious of which is the possibility of additional noise pollution during the construction phase.

However, these negative impacts are considered minor in relation to the medium to long-term positive impacts that will arise during the operational phase. Such benefits include, reduced anti-social behaviour, increased community cohesion and increased local employment opportunities.

Prima facie assessment highlights the development and operation of the Caravan Park is likely to have a net positive social impact on the local Broome community with minimal (beneficial or adverse) effect on the broader Western Australia community.

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014



Financial Evaluation

This section provides an evaluation of the financial justification for the re-development of the Roebuck Bay Caravan Park in Broome. The financial justification assesses the financial risk, as well as total lifecycle costs and revenues of the development.

Approach

A Discounted Cash Flow Model (DCFM) was used to conduct the financial assessment. The DCFM model weighs typical revenue and cost streams associated with the Caravan Park development. The inputs used are based on the results of the quantity survey carried out as part of this business case preparation.

Since Broome is an increasingly important tourist destination within Western Australia, which sees a diverse visitor profile, the proposed Caravan Park should be designed to fulfil the role of a 'holiday park' rather than offering solely caravan accommodation.

An establishment of this type will offer a wide range of accommodation site options and facilities, which allows diversification away from being dependant on solely caravan travellers.

The development has an opportunity to fulfil the role a premier park in a unique coastal location. Additionally, the provision of cabins and safari tents add high revenue accommodation to the overall product mix.

The DCFM measures the Net Present Value (NPV), Internal Rate of Return (IRR) and variability of returns as measured by the coefficient of variation of net cash flows inter-year. Consideration of each of these factors is vital towards delivering a final development, which is balanced in terms of feasibility, ease of management and risk of returns.

Essentially, the financial analysis of the proposal has been predicted upon the underlying assumptions, itemised as follows;

Assumptions

- Projected index measures for inflation and discounting, according to historical trends in the Consumer Price Index (CPI), Wage Price Index (WPI), Materials Price Index (MPI) and Land Price Index (LPI);
- The Internal rate of return (IRR) is calculated on the EBITDA;
- The proposal assumes the development is fully funded by equity investment;
- Project cash flows are assumed at the end of each period, which tends to understate net present value (NPV);
- Project evaluation is based on project cash flows after tax;
- Zero cost of land; and
- 15-year project life.

Assumed Occupancy Rates

The amount of variation in occupancy for caravan specific accommodation in Broome is expected to be high. In Broome caravan park occupancy ranges from as high as 89.9% in the high season to as low as 10% in the low season.

The amount of variation in occupancy for hotels, motels and serviced apartments within Broome however, was found to be less volatile, ranging from 91.0% to 35.4%.

With permanent accommodation assumed to have even less occupancy volatility, the variation of cash flows for a Caravan Park offering only Caravan accommodation would be much higher than a Caravan Park with a diversified income stream offering a mix of Caravan accommodation, Cabins, Units, or other forms of permanent accommodation.

Table - Estimated Benchmark Occupancies

| Jul | Aug | Sep | Oct | Nov | Dec |
|-----|-----|-----|-----|-----|-----|
| 89% | 89% | 89% | 22% | 19% | 22% |
| Jan | Feb | Mar | Apr | May | Jun |
| 10% | 10% | 10% | 51% | 62% | 79% |

Assumed Tariff Structure

The tariff structure used in the investment analysis is detailed below. Tariffs have set in line with the other parks in the region.

Table - Proposed Caravan Park Site Tariffs

| ASSUMED TARIFFS | Ex GST | | INC GST | |
|---|----------|----------|----------|----------|
| Type (rate per room or site per night 1-2 pax) | Std | Peak | Std | Peak |
| Reserved Holiday Sites | \$17.26 | \$17.26 | \$18.21 | \$18.21 |
| Powered Caravan Sites | \$33.64 | \$44.55 | \$37.00 | \$49.00 |
| Camping Sites | \$30.91 | \$43.64 | \$34.00 | \$48.00 |
| On Site Vans/ Cabins | \$68.18 | \$81.82 | \$75.00 | \$90.00 |
| Cabins | \$122.73 | \$154.55 | \$135.00 | \$170.00 |
| Safari Tent | \$109.09 | \$136.36 | \$120.00 | \$150.00 |
| Backpackers | \$50.00 | \$50.00 | \$55.00 | \$55.00 |

Financial Evaluation

General Assessment

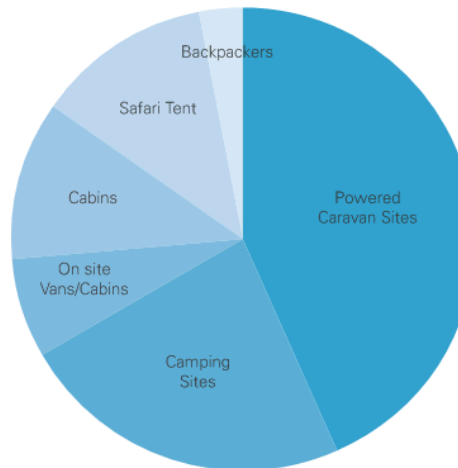
The total redevelopment comprises 5 stages, however stage 1 of the redevelopment, is the major component of construction, adding to the current nominal total of 325 sites.

The first stage of the caravan park re-development is estimated to be operational by the beginning of year 2. The first year being construction, the total development cost has been estimated at \$7,062,869. Stage 1 redevelopment and construction costs are estimated to be \$5,063,894.

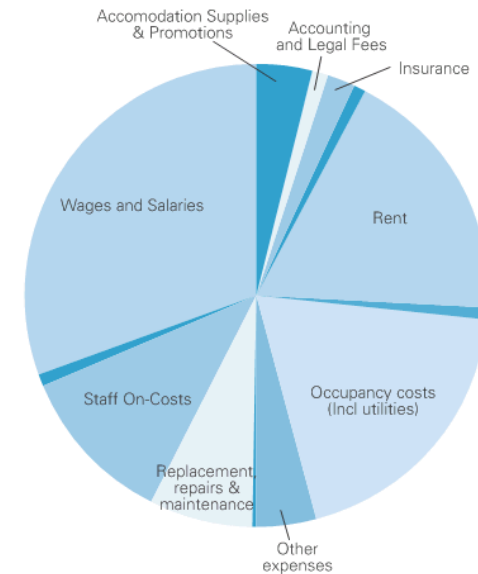
As shown in the chart below, powered caravan sites constitute nearly half of all revenue. However cabins and safari tents are by far the highest margin products.

The breakdown of average expenses by item is shown below. The key expense items are in line with industry benchmarks determined by Ibis.

Source of Accommodation Revenue



Share of Expenses



Financial Evaluation

Profit and Loss

Across the 15 year investment evaluation period of the park, EBITDA as a percentage is very stable ranging from 43% to 46.4%. Operating Budgets have been projected over a 15 year term, to give a more complete assessment of the viability of the project. The model shows a net profit after tax from the second year (first year is primarily development).

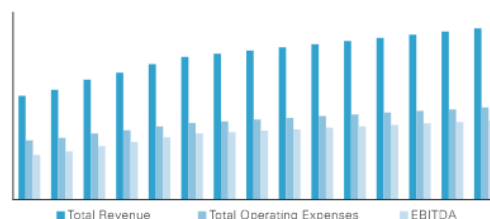
The EBITDA per cent of net tangible assets is 8.07 per cent from year 2 onwards, dropping to 6.17 per cent during the second stage of development and levelling off at 7.98% from year 6 onwards.

Profit and losses results are shown in periodic stages in the table and across the 15 year investment evaluation period in the graph below.

Revenue, EBITDA, operating profit and NPAT all improve throughout the life of the project and are well within the accepted minimum levels for a positive investment decision.

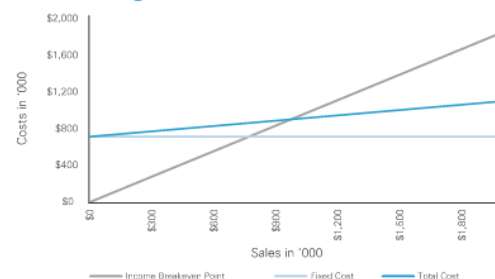
| Profit & Loss | Yr 1 | Yr 5 | Yr 10 | Yr 15 |
|------------------|-----------|-----------|-----------|-----------|
| Sales Revenue | 1,952,114 | 2,543,886 | 2,918,649 | 3,216,470 |
| EBITDA | 840,324 | 1,172,190 | 1,350,555 | 1,485,770 |
| Depreciation | 0 | 307,409 | 307,409 | 307,409 |
| Operating Profit | 840,324 | 864,781 | 1,043,146 | 1,178,361 |
| Tax Expense | 252,097 | 259,434 | 312,944 | 353,508 |
| NPAT | 588,227 | 605,347 | 730,202 | 824,853 |

Projected Revenue and Expenses



Breakeven Analysis

The projected breakeven point for the park is at 900,000 revenue, which indicates the park should remain financially viable in the unexpected event of a severe industry downturn or a new competitive development opening up in the immediate area. Additionally with revenue expected to be at a minimum of \$1,900,000 in year one of operations, the gap between break even and projected minimum revenue is high.



Development Viability

The viability of any eventual development will depend on any number of commercial factors. Two common financial indicators used to assess the development viability of projects, and form part of the investment decision making process, include:

- **Net Present Value (NPV):** A financial analysis tool used to calculate the value of a project (in current terms) based on projected capital costs and future cash flows. Future cash flows are discounted back to the present based on a discount rate (usually about 12-15% for caravan park developments). The discounted cash flows are then compared to the cost of developing the project. If the NPV is greater than \$0, the project is deemed to have a positive viability and should be considered for development.
- **Internal Rate of Return (IRR):** A financial analysis tool used to compare the profitability of projects. The IRR is the discount rate that results in the NPV of the project equalling \$0. An IRR of 12-15% is a benchmark rate to trigger investment by a private property developer.

Commercial operators of caravan parks will usually work on a 15 year timeframe to assess the viability of a project with a 20 year timeframe also provided as an upper limit.

| Project Summary | NPV | IRR* |
|---------------------|-----------|------|
| Discount Rate @ 5% | 4,445,856 | 19% |
| Discount Rate @ 10% | 1,945,313 | |
| Discount Rate @ 15% | 597,858 | |

The NPV of project cash flows is positive at discount rates of 5%, 10% and even 15%. This is a good result when compared to caravan park investment benchmarks as defined by IBIS and CRC, which usually assess viability at a maximum 10% discount rate. Hence the NPV of all future cash-flows is deemed positive at even high discount rates; while the IRR is projected to be 19%, which is significantly above the required 12-15% by private developers.

Management Options Selecting the Most Appropriate Management Structure:

The purpose of this section is to consider the advantages and disadvantages of various park management structures for the Principal (Shire of Broome). The advantages and disadvantages and the perceived risks of four management options are compared and contrasted in this analysis. They are:

- 1 Leasing to a third party;
- 2 Contract management;
- 3 Direct shire management; and
- 4 Management rights.

A summary of the advantages and disadvantages of each of the four options is detailed in table 1 below, whilst a detailed explanation of the advantages and disadvantages of each management structure follows in the main body of the report.

The risks of each management option have been adapted to the five-stage risk assessment process in order to identify and manage identified management risks. These risks relate to the operational phase of the Caravan Park, and are specific to each management structure.

What follows in table 2 below is a summary of the risk assessment of each of the four management options.

Table 1: Management Options – Advantages and Disadvantages

| Management Option | Advantages | Disadvantage |
|-----------------------------|---|---|
| Lease Agreement | <ul style="list-style-type: none"> • Low financial commitment to operations; • Reduce risk; • Financial return; • Development controls; and • Quality of ongoing facilities. | <ul style="list-style-type: none"> • Loss of profits; • Potential damage to The Principal brand if poorly managed; • Loss of control over management practices; and • Loss of control over development standards. |
| Contract Management | <ul style="list-style-type: none"> • Better operational standards and legal compliance; • Better range of potential managers; • Minimal direct operations management for The Principal; • Market price; • The Principal brand standards maintained; • Contractor control allows decisions to be made quickly and easily; • Simplified chain of command; and • Managers act as owners. | <ul style="list-style-type: none"> • Need for a detailed management contract; and • Somewhat less control in comparison to direct employment of staff. |
| Direct Principal Management | <ul style="list-style-type: none"> • Potentially greater return from operations; and • Quick to implement. | <ul style="list-style-type: none"> • Current lack of expertise; • Departure from core business; • Cumbersome chain of command; • Mismatch between awards; • Recruitment barriers; and • Lack of support outside of office hours. |
| Management Rights | <ul style="list-style-type: none"> • Manager has the incentive to improve park revenue • Removes day-to-day operational responsibilities from The Principal • “Arms-length” arrangement whereby The Principal is not necessarily blamed for unpopular decisions (e.g. tariff increases) | <ul style="list-style-type: none"> • Lower financial return to The Principal; • Loss of control over management practices and potential for manager to not maintain park and avoid their necessary share of operating expenditure; • Fixed term contract making it hard to replace management; and • Potential damage to The Principal brand if poorly managed. |

Management Options Selecting the Most Appropriate Management Structure:

Table 2: Risk Summary for Management Structure Decision

| Decision | Risk | Rating | Response |
|---------------------|---|----------|----------|
| Lease Agreement | Failure to secure a suitable lessee for the development | High | Monitor |
| | Caravan park is operated with poor management standards | High | Treat |
| | Development is undertaken with poor development standards | Moderate | Treat |
| | Default of operator and inability to pay lease 'rental' payments | High | Monitor |
| | Failure by lessee to engage qualified and experienced personnel for the operation of the caravan park | Moderate | Monitor |
| Contract Management | Failure to secure a qualified and experienced manager for operation of the development | High | Monitor |
| | Development is operated with poor management standards | Moderate | Treat |
| | Development is undertaken with poor development standards | Moderate | Treat |
| | Contract manager fails to secure experienced and qualified operations personnel | High | Treat |
| Direct Management | Caravan park is operated with poor management standards | High | Treat |
| | Development is undertaken with poor development standards | High | Treat |
| | Failure to achieve required return on investment due to inexperience | High | Treat |
| | Impacts on The Principal brand | High | Treat |
| Management Rights | Failure to attract experienced and qualified manager due to scale | High | Monitor |
| | Development is undertaken with poor development standards | High | Monitor |
| | Development is undertaken with poor development standards | High | Monitor |
| | Failure by lessee to engage qualified and experienced personnel for the operation of the caravan park | High | Monitor |
| | Default of operator and inability to pay outgoings payments | High | Monitor |
| | Impacts on The Principals brand | High | Monitor |

Management Options Selecting the Most Appropriate Management Structure:

Decision: Lease Agreement

In the case of a lease agreement as a management option, The Principal makes the decision to lease their caravan parks and camping grounds to private enterprise. This can either be done as a combined development/management lease, or purely for the ongoing operational management. The Principal would advertise via the tender process for expressions of interest for the operation and ongoing development of one or more of its accommodation and caravan park operations.

Advantages

A leasehold arrangement has various benefits over other management arrangements. These include:

Low Financial Commitment

Leasing the parks would relieve The Principal of the financial and administrative burden of running a "tourism business" which is widely considered as being outside of the core responsibilities of the organisation.

Reduce Risk

Leasing relieves The Principal of legislative, financial and occupational health and safety responsibilities on the caravan park.

Financial Return

A lease allows The Principal to obtain an immediate financial return from the leasing of the parks in the form of the lease 'rental' payment.

Development Controls

The Principal can control the type of development of the park through conditions within the lease document.

Quality of Ongoing Facilities

The Principal can ensure the standard of the parks facilities and infrastructure is maintained through injection of private capital in future years (a condition of the lease).

Disadvantages

In addition to the many benefits of a lease agreement, there are also some issues that may arise from this type of arrangement. These include:

Loss of Profits

By leasing the park, the potential lease 'rental' is almost always less than the potential profits that could be generated if the park remains in The Principal control.

Loss of Control over Management Practices

Leasehold arrangements mean loss of a degree of control over the development and operation of the accommodation and caravan parks. This is why a detailed Business/Management Plan needs to be written into the lease agreement, to attempt to maintain some control over the way the park will be presented.

Loss of Control over Development Standards

Leasing a park to private enterprise means the council loses control over the standard of development of the park (other than those contained within building regulations). This is why these stipulations need to be clearly made in the lease agreement so that lessees are aware that failure to maintain the standard of the park could result in them forfeiting their lease.

Operational Risks

Failure to secure a management body for operation of the development

There are a risk that upon finalisation of the development, that there will be inadequate interest by potential lessees for the Caravan Park.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal will need to remain flexible with the conditions of the terms of its management option. The management option should have a fair compromise between the needs of the organisation and tourists, as well as the lessee that will potentially act as an operator.

Property is operated to poor management standards

There is a risk that under a lease structure, the development is operated to poor management standards. This risk has a greater possibility of occurrence than under a contract management structure that is awarded to a professional tourist park contract manager.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: Moderate

Risk response: Treat – the lease agreement contract should have its terms for management standards outlined so as to avoid poor management standards. The term of the agreement and exit clauses should be included in the contract.

Management Options Selecting the Most Appropriate Management Structure:

Default of operator and inability to pay lease 'rental' payments or fulfil contractual obligations

Faced with high operational costs (labour and utilities for example)

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal should remain vigilant in ensuring that the operator adheres to the lease agreement. Employment of the right management practices will help minimise the risk that the operator will not be able to fulfil contractual obligations of lease rental payments.

Failure to secure required employment base for operation of the development

There is a risk that the lessee of the Caravan Park will not be able to employ the required amount of staff (either appropriately skilled or positioned to be trained within the accommodation and hospitality services industry). This risk is seen as unlikely, however, as the Caravan Park will have a relatively low employment base requirement and the development will not be restricted to drawing from only the local community pool for its staffing requirement.

Risk likelihood: Unlikely

Risk consequence: Major

Risk rating: Moderate

Risk response: Monitor – the operator should act to encourage and facilitate the employment of appropriate staff to fulfil the employment base requirement of the development.

Decision: Contract Management Structure

Contract Management or the appointment of "contractors" to manage caravan parks and camping grounds within caravan parks and the tourist accommodation sector arose through property owners trying to contain spiralling labour costs.

There are a growing number of professional management companies offering their services to Local and State Government agencies and the private sector which operate caravan parks and camping grounds.

Many of these companies manage multiple parks enabling them to achieve economies of scale on things like marketing and administration as well as negotiate cheaper bulk rates on utilities, supplies etc.

Unfortunately, there are a very few experienced and qualified contract managers in Western Australia apart from those who exclusively operate as managers of syndicated or investor-owned properties. Many Contract Managers operating caravan parks in the Eastern States operate as a hybrid between contract management and management rights operators. Those contract managers cannot effectively operate in Western Australia with small numbers on properties.

Advantages

Whether choosing a small management team or a larger 'corporate' management company, contract management has a variety of benefits for The Principal. These benefits include:

Legal Compliance

This arrangement ensures the relationship with The Principal is that of a contractor and not of employee. This helps negate the risk of litigation from operational personnel regarding matters of overtime and working conditions.

Better Range of Potential Managers

This arrangement allows for the appointment of industry qualified management teams or corporate management companies with the right skills to make the park a success. The selection process is not hampered by recruitment policies designed for internal positions.

Takes the Burden Away from The Principal

Management contractors assume the role of handling all operational matters. This frees up The Principal to manage the marketing and event creation to its potential market, thereby improving occupancy and yield.

Market Price

The market, through the tender process, determines the cost to The Principal of this service. Awards that were not written for the specific needs and requirements of the caravan park industry do not determine prices.

Standards Maintained

Standards and procedures that are required are set out in the contract documents. Supervision of the contract by a responsible caravan parks project manager will ensure that these standards are met.

Control

Contractors have far more control over the business than direct operational managers so therefore decisions can be made more easily.

Simplified Chain of Command

The administration within The Principal structure is simplified. (The cumbersome chain of command is broken)

Ownership

The park customers perceive the contract managers as "the owners of the business". They are then more likely to resolve any issues they have at the time rather than writing a letter of complaint to The Principal later on.

Management Options Selecting the Most Appropriate Management Structure:

Disadvantages

Whilst this form of management arrangement has a number of advantages, it still has some issues. These issues include:

Specific Management Contract

This form of management requires a detailed management contract, specific to each caravan park operation. These can take time to get right.

Less Control

Contract management provides lesser direct involvement in caravan park operational matters by less reduction of control, than exists through leasing the property to a third party or entering into a management rights arrangement. It retains most of the operational control without the operations burden and is only slightly less onerous, from a loss of control perspective than the direct employment of staff.

Operational Risks

The operational risks associated with contract management are similar to those of direct management by The Principal. Importantly however, the supplementation of the direct operational management personnel with an experienced and qualified tourism, hospitality operator in a strategic overseer role introduces many of the advantages on leasing and management rights operating options, without loss of control.

Contract management of The Principal properties is the most favoured option due to dominant objectives of the caravan parks business being customer satisfaction and protection of The Principals brand. The leasing and management rights options are generally predicated on return on investment and capital growth being the primary business drivers.

Failure to secure a management body for operation of the development

There is a risk that upon finalisation of The Principal; acquisitions and developments, that there will be inadequate interest by potential contract managers in the position.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal will need to be fair and equitable with the conditions of the terms of its contract management option. The contract management option should ensure that the needs of The Principal are met, whilst allowing the contract manager to benefit from the positive growth of the business.

Development is operated to poor management standards

There is a risk that under a contract management structure, the development is operated to poor management standards. This risk is less likely under the contract management structure if awarded to a professional contract park management operator.

Risk likelihood: Unlikely

Risk consequence: Major

Risk rating: Moderate

Risk response: Treat – the lease agreement contract should have its terms for management standards highly detailed so as to avoid poor management standards. The term and of the agreement and exit clauses should be included in the contract.

Default of operator and inability to fulfil contractual obligations

The Principal and the contract manager do not properly establish the risk/reward balance in the contract management agreement resulting in poor performance.

Risk likelihood: Unlikely especially if run by a professional management company.

Risk consequence: Major

Risk rating: Moderate

Risk response: Monitor – The Principal should develop a contract management methodology that establishes the vision for the organization and the desired outcomes and work with the preferred contract manager to enshrine the requirements in a mutually fair and equitable agreement.

Management Options Selecting the Most Appropriate Management Structure:

Due to the nature of the contract management arrangement, whereby the contract manager passes all revenue to The Principal and only commits The Principal to approved operational expenditure (over and agreed level), there is virtually no likelihood of financial default by the contract manager.

Failure to secure required employment base for operation of the development

There is a risk that the operator of the Caravan Park will not be able to employ the required amount of staff (either appropriately skilled or positioned to be trained within the accommodation and hospitality services industry). This risk is seen as unlikely, however, as the Caravan Park will have a relatively low employment base requirement and the development will not be restricted to drawing from only the local community pool for its staffing requirement.

The appointed contract manager will have demonstrated that it has successfully operated caravan parks in Western Australia

Risk likelihood: Unlikely

Risk consequence: Major

Risk rating: Moderate

Risk response: Monitor – the operator should act to encourage and facilitate the employment of appropriate staff to fulfil the employment base requirement of the caravan park operations.

Decision: Direct (Employee) Management

The way that most State and local government agency and the private sector run caravan parks and camping grounds in Western Australia has been through leases or direct management. For local government the direct management model enables the sharing of resources i.e. gardening, maintenance staff and financial management.

The private sector is made up predominantly of owner operators and groups owning and operating parks under a direct internal management structure.

For the latter ownership and operating model (into which The Principal would fall), there is a necessity to engage and maintain rare hospitality management skill and personnel with experience and expertise in operating modern caravan parks. This has presented a challenge for many of the groups and the quality of the user experience at their parks is defined by how well they have acquitted the recruitment of quality personnel.

Advantages

Movement of Staff

The system is flexible in allowing the movement of staff from one caravan park or department to another.

Quick to Implement

The system is simple in that there is no need for a tender process, or lengthy contract documents.

Disadvantages

This arrangement has proven to have many issues over the years and the majority of caravan parks in Australia have moved away from this style of management. These issues include:

Chain of Command

The chain of command becomes “cumbersome” when important operational decisions need to be made about the caravan parks. I.e. Delegation is not always provided at the “coalface” of the business.

Adherence to Awards

Many industrial awards are not geared to the tourism industry. The long hours needed to run a successful caravan park would incur large overtime costs making the operation of many parks unviable financially.

Recruitment Barriers

Staff recruitment policy within a corporate structure can sometimes make it difficult to access external candidates. Examples are recruitment policies that request inappropriate qualifications for applicants for specific caravan park positions.

Standard Office Hours

Corporate office hours are not compatible with the seven-day week, 24-hour day, call-out basis of the accommodation industry. Access to support from contractors and support staff (e.g. IT support) are often not available outside of standard business hours.

Management Options Selecting the Most Appropriate Management Structure:

Operational Risks

Caravan park is operated with poor management standards

Like the lease agreement/contract management structure, there is a risk that the development is operated with poor management standards. This risk is seen as being more likely under The Principal structure, due to the lack of industry knowledge.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal will need to maintain strict management over the operations, employing management staff with adequate knowledge and skill in operating similar properties.

Development is undertaken with poor development standards

Like the lease agreement/contract management structure, there is a risk that the new development is undertaken with poor development standards. This risk is seen as being more likely under The Principal structure due to the lack of industry knowledge.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal will need to maintain strict management over the development, employing consultants and managers with adequate knowledge and skill in operating developments of similar type.

Failure to secure required employment base for operation of the development

There is a risk that The Principal will not be able to employ the required amount of staff (either appropriately skilled or positioned to be trained within the accommodation and hospitality services industry).

Under the direct management structure, this risk is seen as more likely than under the lease agreement/contract management structure as The Principal would typically run recruitment through its own recruitment policy, making it more difficult to access suitably qualified and experienced.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal should seek outside assistance to encourage and facilitate the employment of appropriate staff to fulfil the employment base requirement for the caravan parks.

The Principal culture barriers to development

The competing expectations of the wider caravanning and camping market sector, which seeks quality experiences at a minimal cost and The Principal, which is driven in part to maintaining an adequate return on investment, may potentially cause conflicts in establishing the operational model (tariffs, service delivery). This is less of an issue for external operational management options.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal will need to remain vigilant in managing market and stakeholder expectations under this management option.

Decision: Management Rights

Management rights may be structured in a variety of ways. They are similar to leases, in that the caravan park owner releases over the control of the caravan park, with conditions, to a third party for a defined term., which is generally a lesser term than for a lease. The holders bid for the rights to share in the park's revenue, from which it pays operating expenses.

Advantages

A management rights arrangement is often utilised for holiday resorts, where the ownership structure is such that there is a higher requirement for external operational management e.g. property ownership syndication.

It has various benefits over other management arrangements. These include:

Shared financial commitment

Establishing a management rights agreement for the parks would relieve The Principal of the financial and administrative burden of running a "tourism accommodation and hospitality business" which is widely considered as being outside of the core responsibilities of the organisation.

Reduce Risk

Management right relieves The Principal of many legislative, financial and occupational health and safety responsibilities on the caravan park.

Financial Return

Management rights may provide The Principal with an immediate financial return from the sale of the rights. While there is potential for operational costs to be better scrutinized and minimized, there is an offset in the sharing of revenue.

Management Options Selecting the Most Appropriate Management Structure:

Development Controls

The Principal may be able to establish some control the type of development of the park through conditions within the rights agreement document. However, many owners' rights are subjugated by management rights agreements.

Quality of Ongoing Facilities

The Principal may ensure the standard of the parks facilities and infrastructure is maintained through their injection of private capital in future years (a condition of the rights). Otherwise, development is by agreement of the parties to the rights agreement.

Disadvantages

In addition to the many benefits of a rights agreement, there are also some issues that may arise from this type of arrangement. These include:

Reduction in Profits

By entering into a rights agreement for its caravan parks, the revenue is shared with the rights operator and will result in lower profits that could be generated if the park remains in The Principal control through direct or contract management.

Loss of Control over Management Practices

Rights arrangements may mean loss of control over the development and operation of the accommodation and caravan parks. It is possible include some operational guidelines in the rights agreement, although overly prescriptive agreement will deter many suitable rights candidates.

Loss of Control over Development Standards

Rights agreements transfer much of the control of the caravan park properties to the rights holder. Rights holders are primarily driven by profit and will not agree to development proposals or operational changes that could impact their bottom line.

There is a concern that rights arrangements may prevent property owners from realising the long-term value of the asset through redevelopment, because of the rights operator's need for profit generation within the term of the agreement.

Operational Risks

Failure to secure a suitable rights manager.

There is a risk that upon finalisation of the acquisition or development, that there will be insufficient interest by potential rights managers for the Caravan Parks. As this management option is not common for caravan parks in Western Australia, this is a distinct possibility.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal should investigate the efficacy of Eastern States Rights Managers operating a (initially) small number of parks in Western Australia and the likely cost.

Property is operated to poor management standards

There is a risk that under a rights structure, the development is operated to poor management standards. This risk has a greater possibility of occurrence than under a contract management structure that is awarded to a professional tourist park contract manager. There is less flexibility afforded to the rights management model (similar to lease).

Risk likelihood: Possible

Risk consequence: Major

Risk rating: Moderate

Risk response: Treat – the lease agreement contract should have its terms for management standards outlined so as to avoid poor management standards. The term of the agreement and exit clauses should be included in the contract.

Summary - Management Options

Default of operator and inability to pay rights management payments or fulfil contractual obligations

Rights management presents the greatest risk of financial default by the operator to the property owner of all of the management options. It requires the owner to place a great deal of faith in the integrity of the rights operator to handle revenue and expenditure appropriately. There are fewer controls on rights managers compared with contract managers.

Risk likelihood: Possible

Risk consequence: Major

Risk rating: High

Risk response: Monitor – The Principal should remain vigilant in ensuring that the operator adheres to a well-constructed rights agreement in the delivery of operational management.

Failure to secure required employment base for operation of the development

There is a risk that the rights manager of the Caravan Park will not be able to employ the required amount of appropriately skilled staff. This risk is seen as unlikely, and technically the rights manager is responsible for the staffing requirement. However it presents a potential risk to quality service delivery, over which The Principal can exert little control.

Risk likelihood: Unlikely

Risk consequence: Major

Risk rating: Moderate

Risk response: Monitor – the operator should act to encourage and facilitate the employment of appropriate staff to fulfil the employment base requirement of the development.

For the proposed Caravan Park, the main options appear to be:

- Lease;
- Contract Management; and
- Rights Agreement

If State or Local Government undertook the development, the latter two options may be considered in addition to the Lease option. However, if the recommended option of extending the opportunity to a third party, private sector developer operator were adopted, a Lease is the only practical option.

Implementation Strategy

Up until two years ago, the general outlook was that important tourism infrastructure projects were likely candidates for federal grant funding, including Tourism Infrastructure Regional Development Fund (TIRF) grants and Western Australia's Royalty for Regions (RfR) grant funding, including the Country Local Government Fund and other RfR initiatives.

Since that time the funding climate has moved significantly and many projects, which would have been funded under the earlier schemes are no longer eligible. However, the Western Australian Government's \$34.4 million funding of the Caravan and Camping Action Plan may potentially be a source of funding for this project and similar initiatives.

With the Federal and Western Australian State budgets muted as being necessarily constrained, the availability and source of funding grants for tourism projects is fluid and evaluation of the potential funding opportunities will be made in that climate.

Therefore, it is probable that the Shire of Broome will need to enter into a development arrangement with a private caravan park developer/operator in order to achieve the desired outcomes.

The redevelopment of the Roebuck Bay Caravan Park should be afforded the highest priority if the potential tourism benefits to local community are to be realised.

In its present condition of most of the buildings on the caravan park, roadways and non-conforming and unattractive permanent structures reflects poorly on the Shire of Broome as the owners of the property and the Lessee as operators.

The lack of quality accommodation is a forgone opportunity to attract high yield visitors, and extend the shoulder seasons.

It is considered that the Shire of Broome would need to provide potential developers with lease rental assistance, in to help cover the cost of establishing services infrastructure, facilities and amenities at the site and make the much-needed redevelopment of the park viable.

APPENDIX

- 1 Concept Drawings
- 2 Financial Projections
- 3 Quantity Surveyor's Report

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APPENDIX 1 - Concept Drawings



Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

CONCEPT ISSUE
ISSUE DATE 01/05/14

ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT

91 - WALCOTT ST BROOME
FOR SHIRE OF BROOME



PREPARED BY BRIGHTHOUSE CONSULTANTS - MANDURAH - WESTERN AUSTRALIA - TEL 0418 915 532 E-MAIL: CONSULTANT@BRIGHTHOUSE.COM.AU

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PERSPECTIVE RE-DEVELOPMENT AREA
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

| PERSPECTIVES | | SK1 |
|----------------|----------|-----|
| Project number | 6240 | 1 |
| Date | 01/05/14 | |
| Drawn by | E.V. | |
| Checked by | P.B. | |
| Scale | | |

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CABIN ACCOMMODATION PERSPECTIVE
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91 - WALCOTT ST BROOME
FOR SHIRE OF BROOME

PERSPECTIVES SK1

| | | |
|----------------|----------|-------|
| Project number | 6240 | |
| Date | 01/05/14 | 2 |
| Drawn by | E.V. | |
| Checked by | P.B. | Scale |

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SAFARI TENT PERSPECTIVE
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

| PERSPECTIVES | | SK1 |
|----------------|----------|-----|
| Project number | 6240 | 3 |
| Date | 01/05/14 | |
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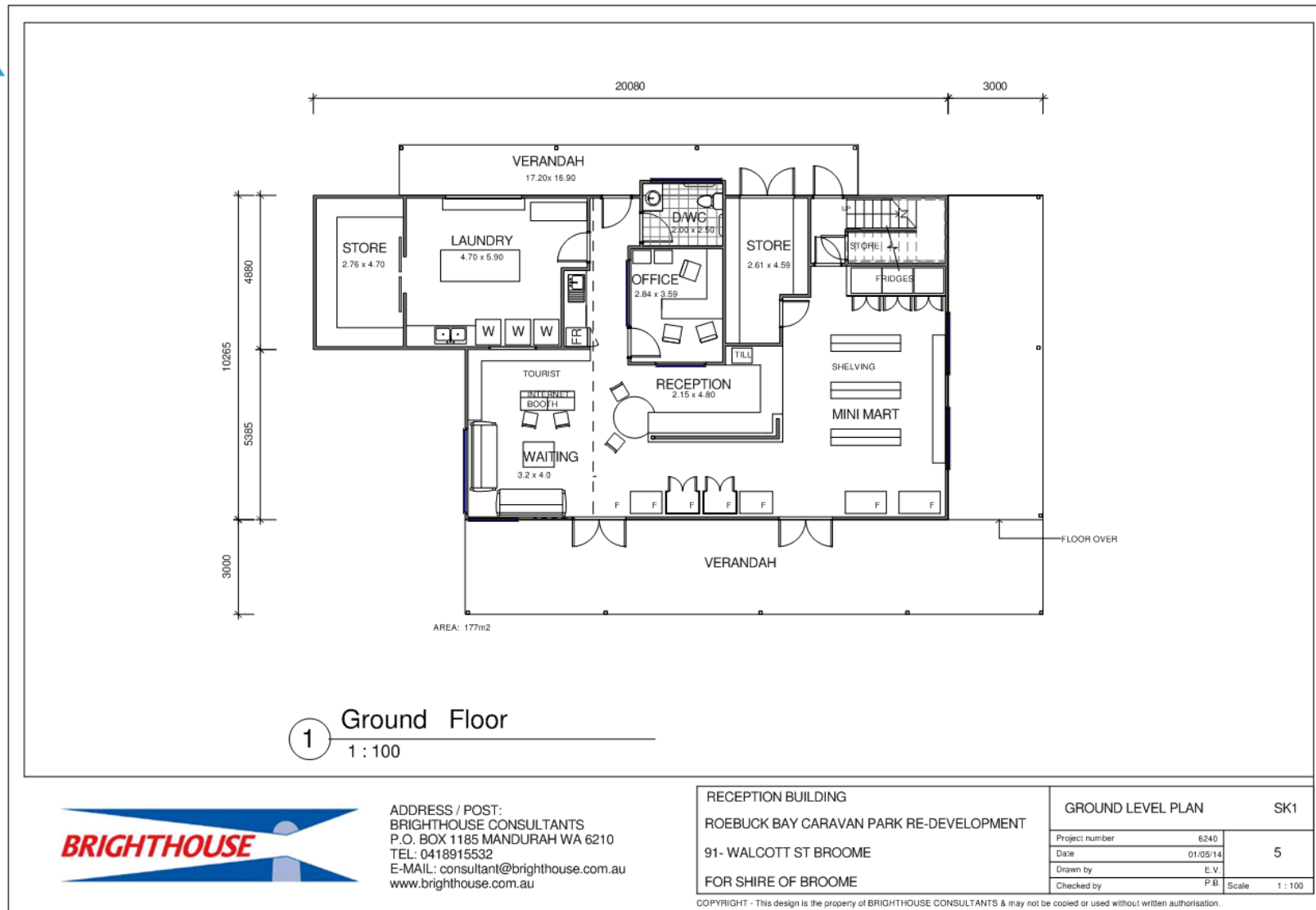
ENTRY - RECEPTION PERSPECTIVE
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

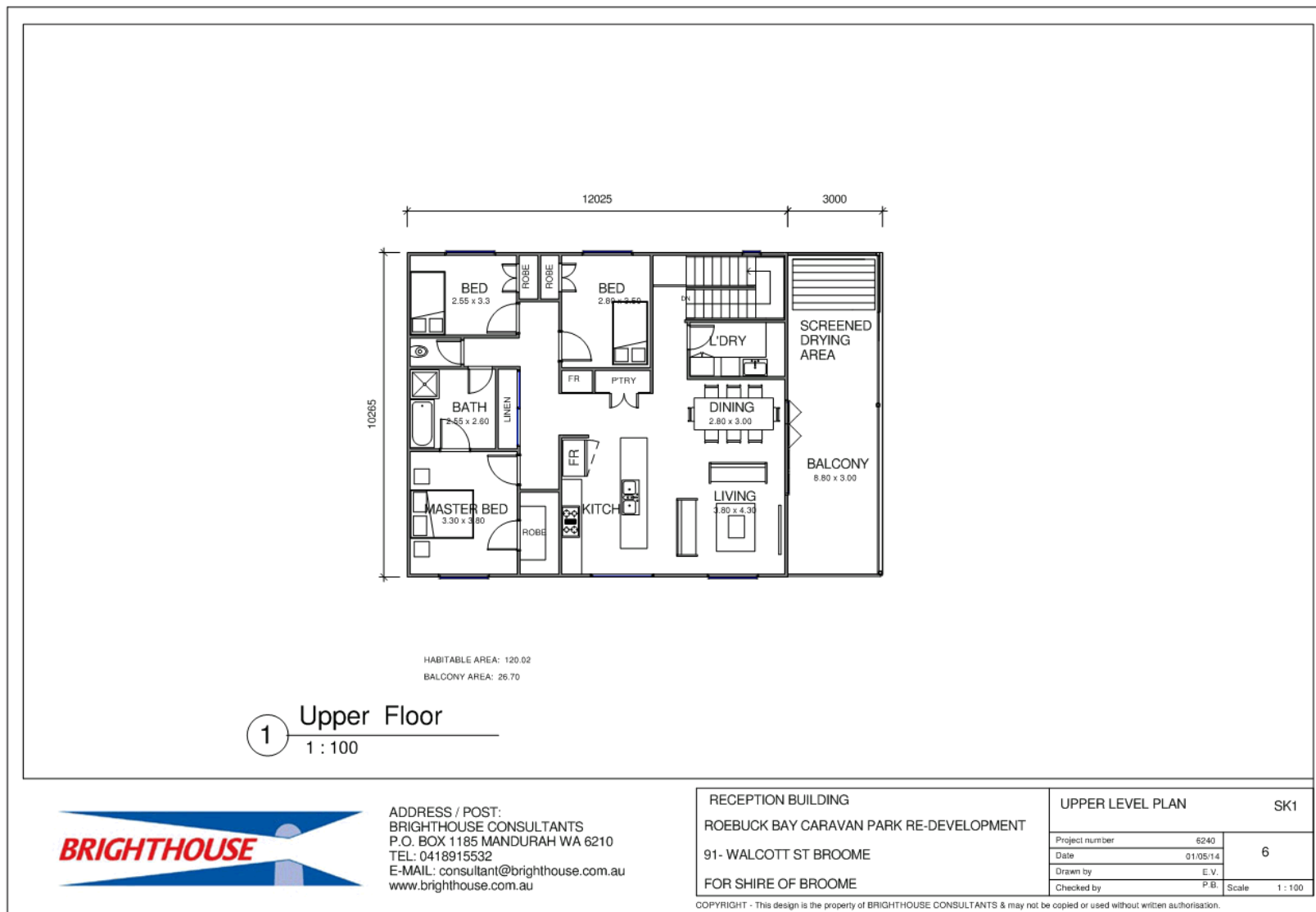
| PERSPECTIVES | | SK1 |
|----------------|----------|-----|
| Project number | 6240 | 4 |
| Date | 01/05/14 | |
| Drawn by | E.V. | |
| Checked by | P.B. | |
| Scale | | |

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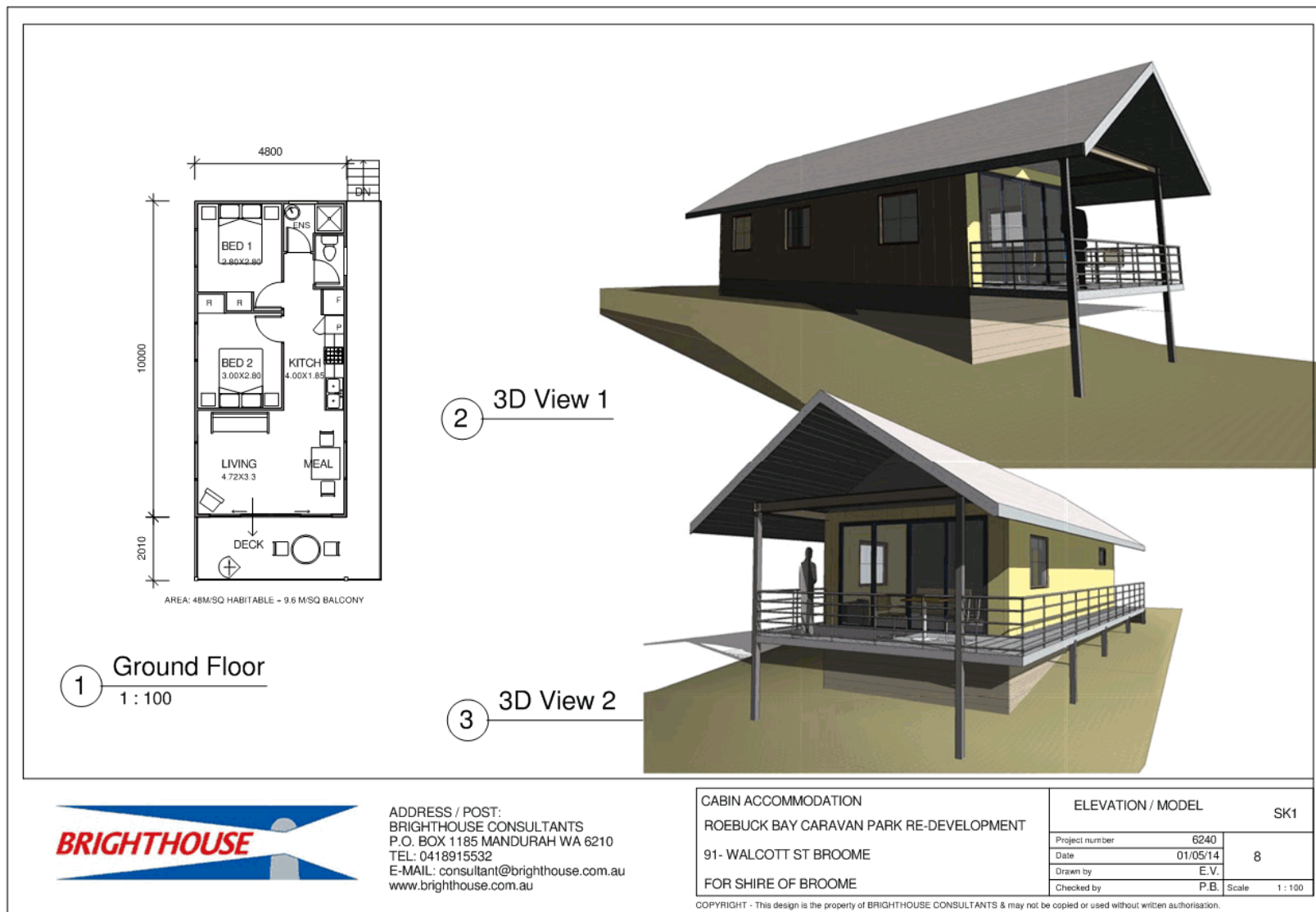
RECEPTION BUILDING
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

| ELEVATIONS / MODEL | | SK1 |
|--------------------|------------|-----|
| Project number | 6240 | 7 |
| Date | 01/05/2014 | |
| Drawn by | E.V. | |
| Checked by | P.B. | |
| Scale | | |

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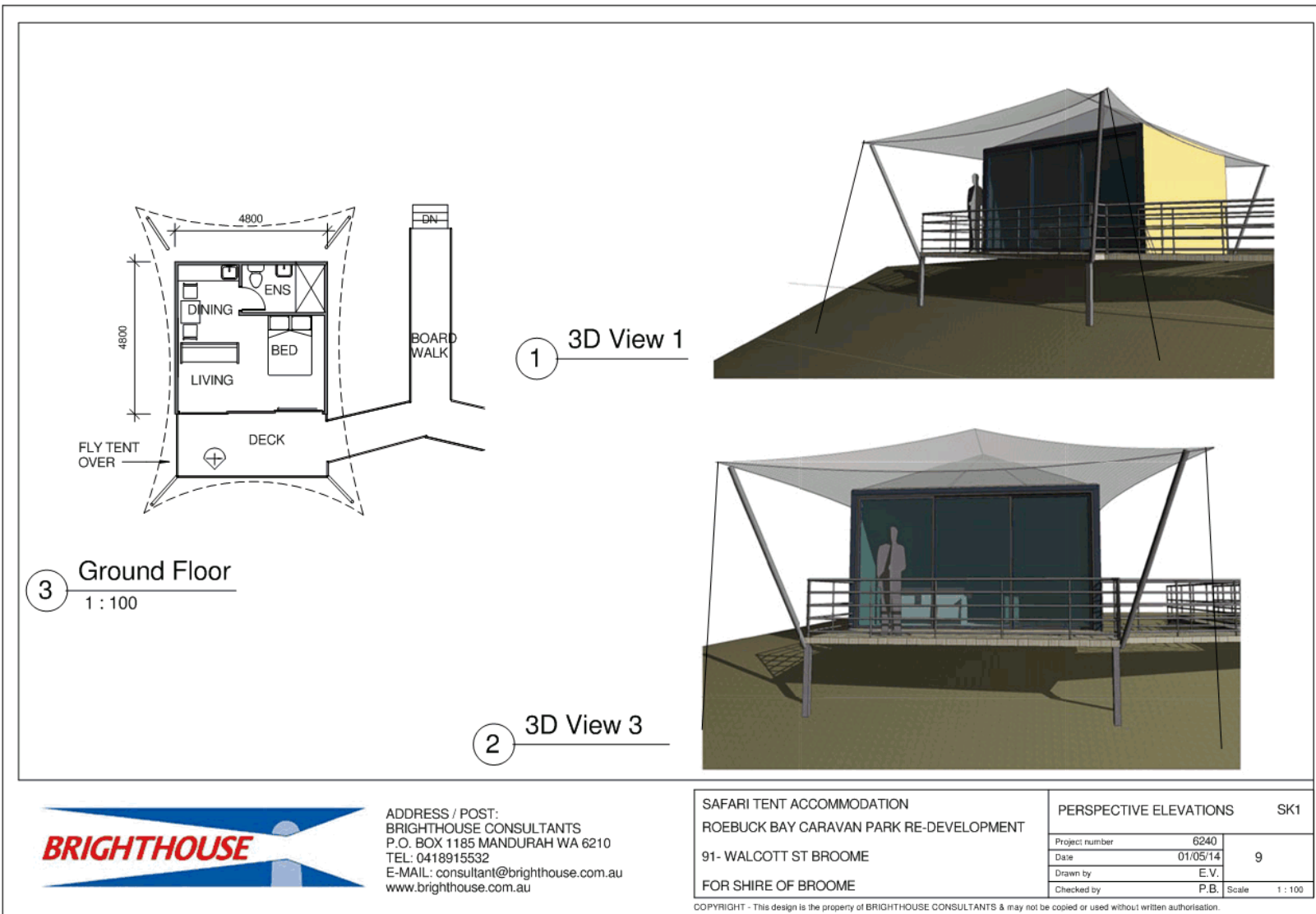


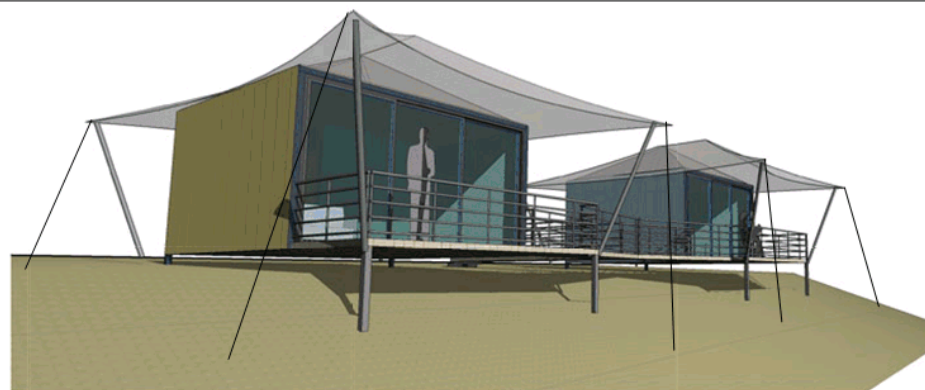
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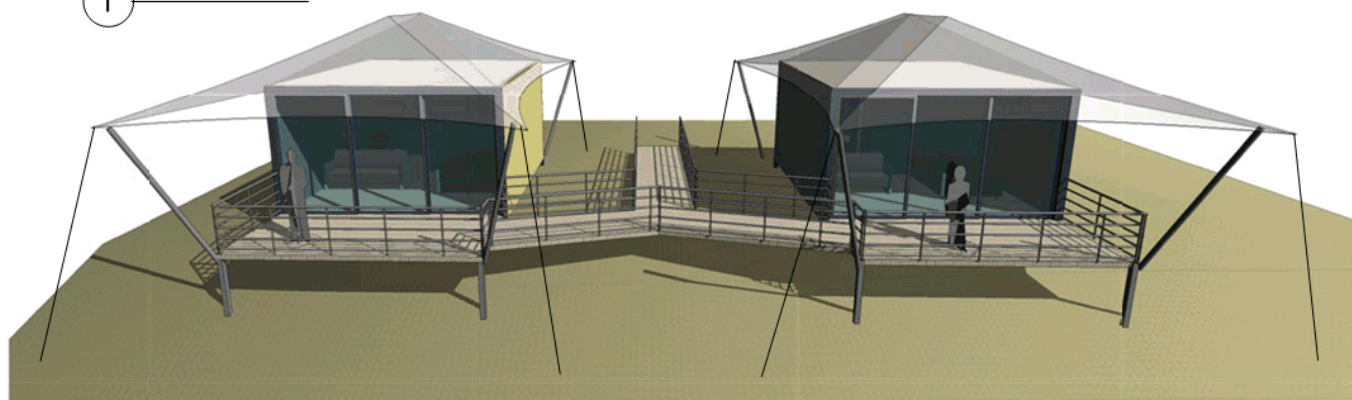
Roebuck Bay Caravan Park Master Plan – Brighthouse 2014







1 3D View 4



2 3D View 5



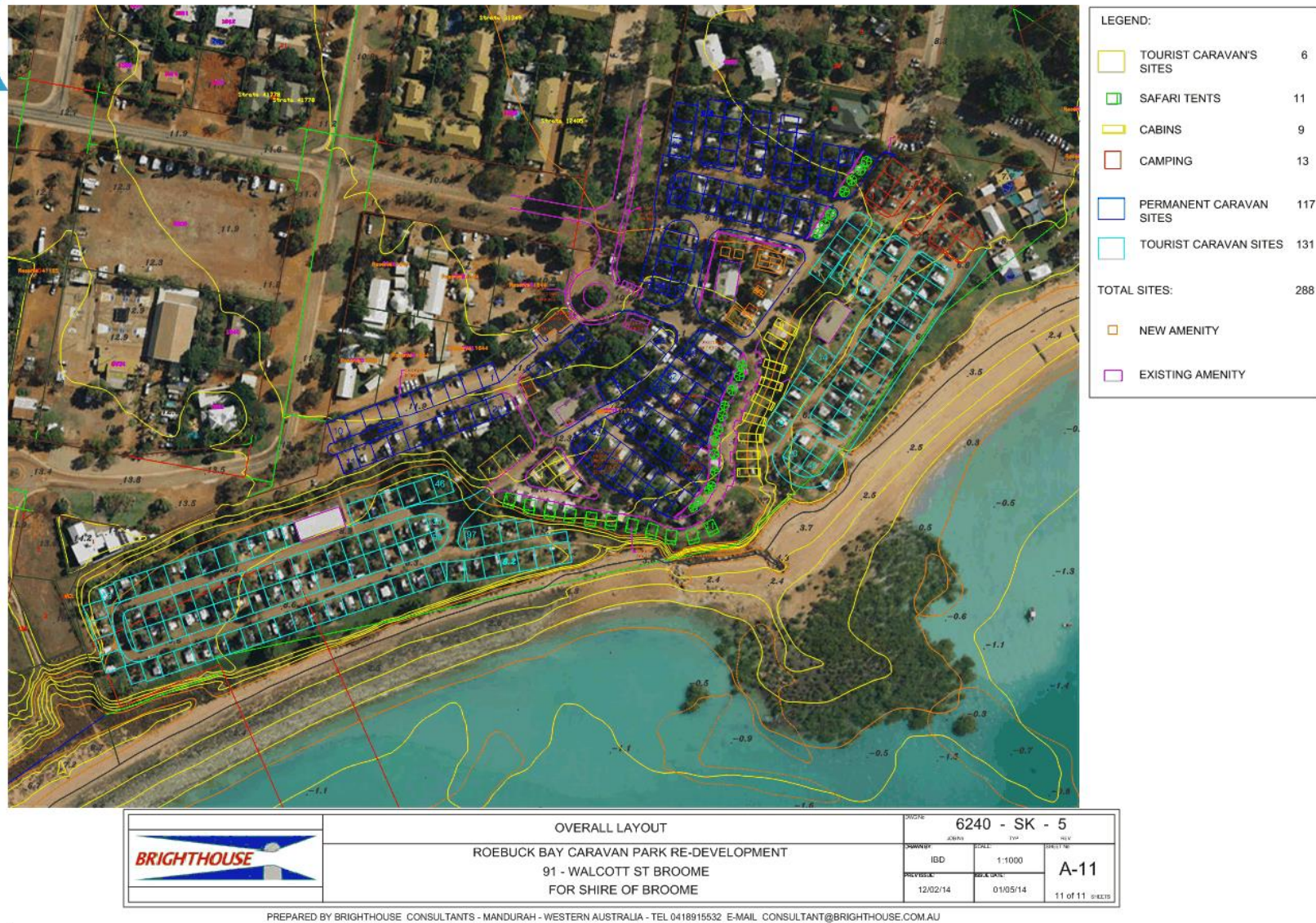
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SAFARI TENT ACCOMMODATION
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

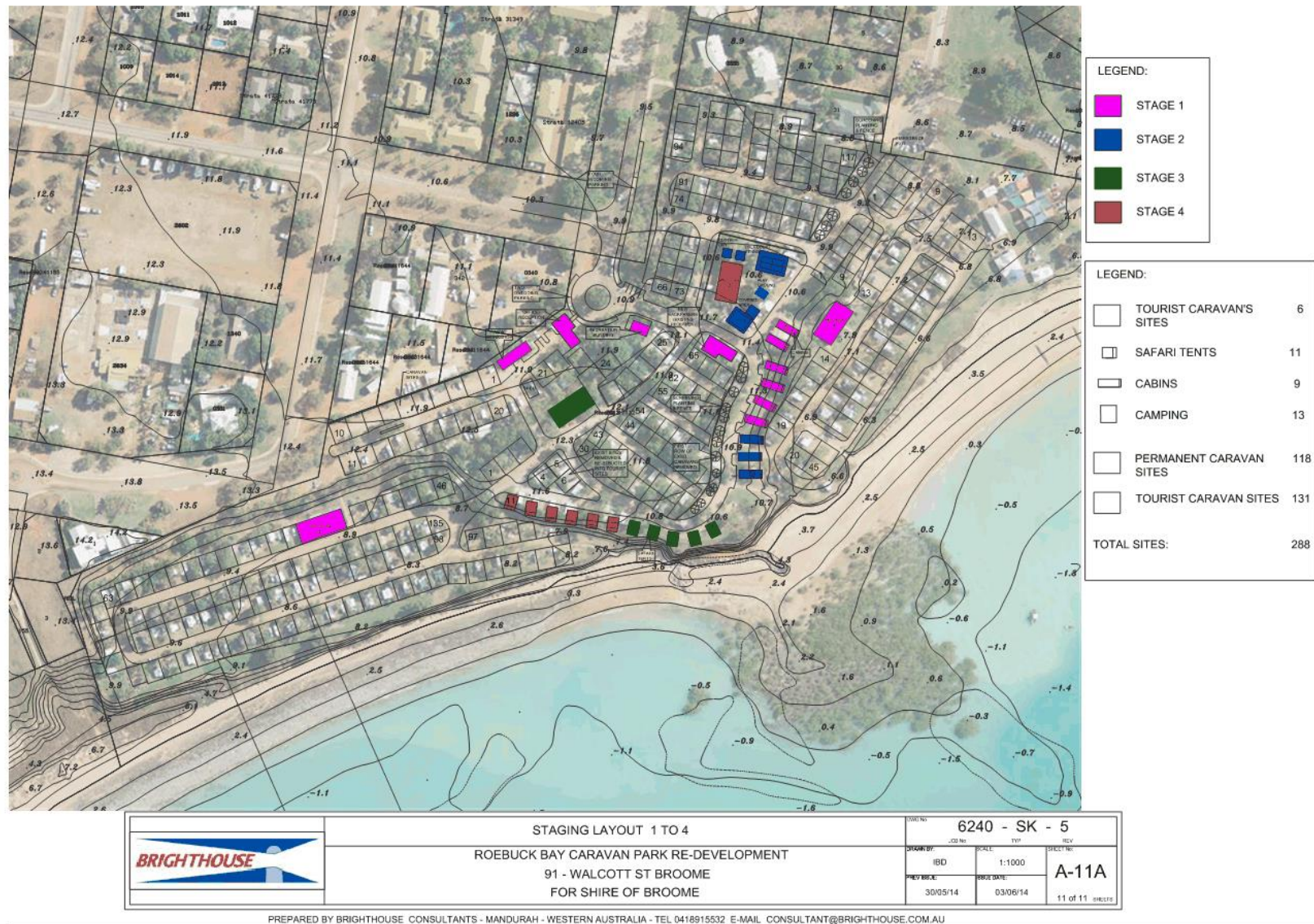
| PERSPECTIVE ELEVATIONS | | SK1 |
|------------------------|----------|-----|
| Project number | 6240 | 10 |
| Date | 01/05/14 | |
| Drawn by | E.V. | |
| Checked by | P.B. | |
| Scale | | |

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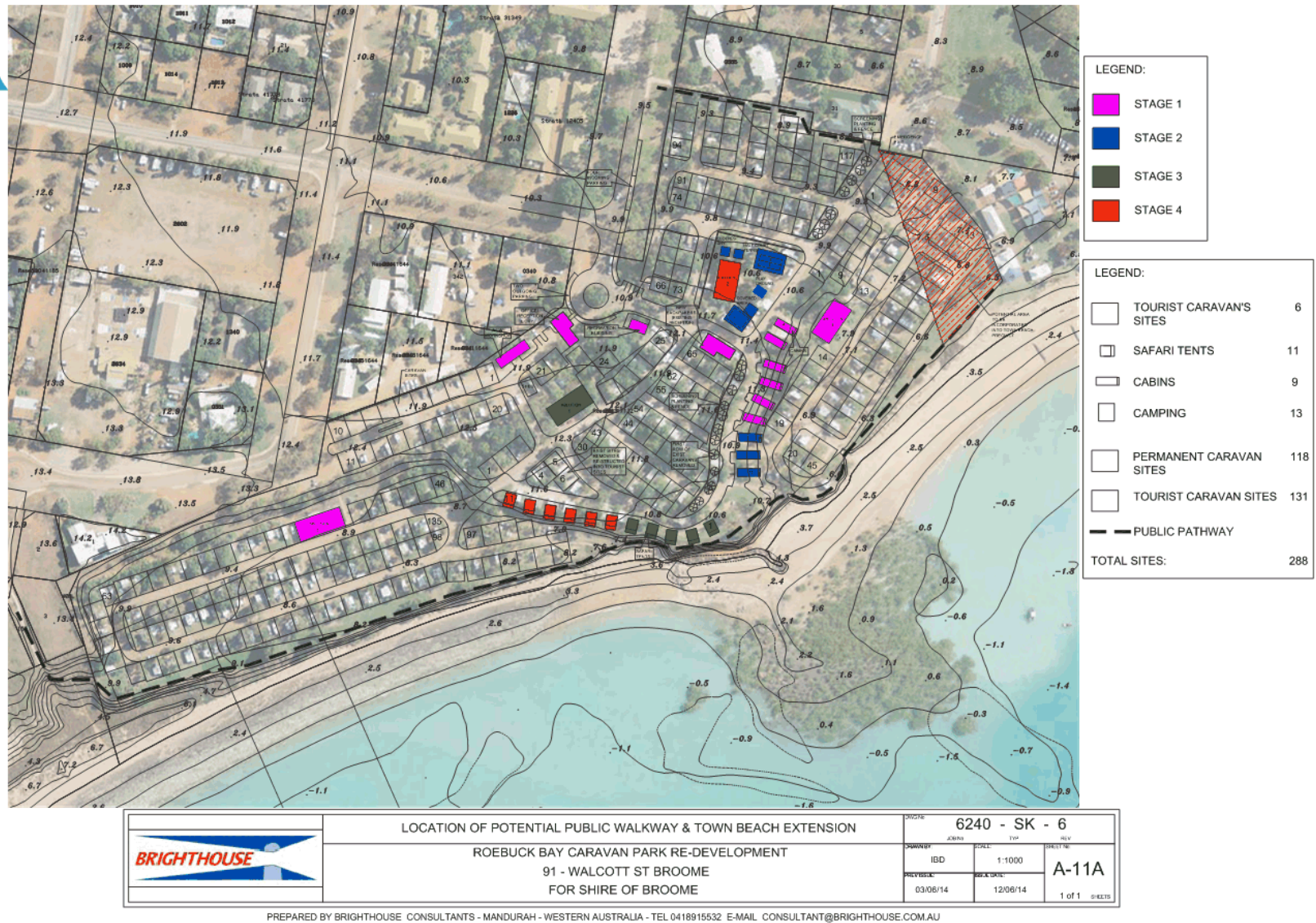


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APPENDIX 2 - Financial Projections

| P&L BUDGET PROJECTIONS | Stage 1-2 Only | | | | | | | | | | | | | | |
|-------------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Number of guest nights | 75,469 | 76,146 | 77,324 | 76,993 | 76,729 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 | 76,391 |
| Income | | | | | | | | | | | | | | | |
| Reserved Holiday Sites | 737,088 | 755,516 | 773,943 | 792,370 | 810,797 | 829,224 | 847,652 | 866,079 | 884,506 | 902,933 | 921,360 | 939,788 | 958,215 | 976,642 | 995,069 |
| Long Stay Sites - Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Powered Caravan Sites | 714,924 | 732,797 | 750,670 | 768,543 | 786,416 | 804,290 | 822,163 | 840,036 | 857,909 | 875,782 | 893,655 | 911,528 | 929,401 | 947,274 | 965,147 |
| Ensuite Caravan Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drive Thru Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Camping Sites | 376,797 | 386,217 | 395,637 | 405,057 | 414,477 | 423,897 | 433,317 | 442,736 | 452,156 | 461,576 | 470,996 | 480,416 | 489,836 | 499,256 | 508,676 |
| 1 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 Bedroom Cabin | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| On Site Vans/Cabins | 123,305 | 126,387 | 129,470 | 132,552 | 135,635 | 138,718 | 141,800 | 144,883 | 147,965 | 151,048 | 154,131 | 157,213 | 160,296 | 163,378 | 166,461 |
| Cabins | - | 44,812 | 128,693 | 131,757 | 134,822 | 137,886 | 140,950 | 144,014 | 147,078 | 150,142 | 153,206 | 156,270 | 159,335 | 162,399 | 165,463 |
| Deluxe Cabin (spa) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Duplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Triplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dormitory Room | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Safari Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dome Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Backpackers | - | 17,343 | 49,619 | 50,800 | 51,982 | 53,163 | 54,344 | 55,526 | 56,707 | 57,889 | 59,070 | 60,251 | 61,433 | 62,614 | 63,796 |
| Other | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Accommodation Income | 1,952,114 | 2,063,071 | 2,228,032 | 2,281,080 | 2,334,128 | 2,387,177 | 2,440,225 | 2,493,273 | 2,546,322 | 2,599,370 | 2,652,419 | 2,705,467 | 2,758,515 | 2,811,564 | 2,864,612 |
| Total Operating Income | 1,952,114 | 2,063,071 | 2,228,032 | 2,281,080 | 2,334,128 | 2,387,177 | 2,440,225 | 2,493,273 | 2,546,322 | 2,599,370 | 2,652,419 | 2,705,467 | 2,758,515 | 2,811,564 | 2,864,612 |
| Total Income | 1,952,114 | 2,063,071 | 2,228,032 | 2,281,080 | 2,334,128 | 2,387,177 | 2,440,225 | 2,493,273 | 2,546,322 | 2,599,370 | 2,652,419 | 2,705,467 | 2,758,515 | 2,811,564 | 2,864,612 |
| Total cost of sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GROSS PROFIT | 1,952,114 | 2,063,071 | 2,228,032 | 2,281,080 | 2,334,128 | 2,387,177 | 2,440,225 | 2,493,273 | 2,546,322 | 2,599,370 | 2,652,419 | 2,705,467 | 2,758,515 | 2,811,564 | 2,864,612 |
| GP% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Expenses | | | | | | | | | | | | | | | |
| Accommodation Supplies & Promotions | 40,214 | 42,499 | 45,897 | 46,990 | 48,083 | 49,176 | 50,269 | 51,361 | 52,454 | 53,547 | 54,640 | 55,733 | 56,825 | 57,918 | 59,011 |
| Accounting and Legal Fees | 14,641 | 15,473 | 16,710 | 17,108 | 17,506 | 17,904 | 18,302 | 18,700 | 19,097 | 19,495 | 19,893 | 20,291 | 20,689 | 21,087 | 21,485 |
| Insurance | 24,206 | 25,582 | 27,628 | 28,285 | 28,943 | 29,601 | 30,259 | 30,917 | 31,574 | 32,232 | 32,890 | 33,548 | 34,206 | 34,863 | 35,521 |
| Marketing | 9,761 | 10,315 | 11,140 | 11,405 | 11,671 | 11,936 | 12,201 | 12,466 | 12,732 | 12,997 | 13,262 | 13,527 | 13,793 | 14,058 | 14,323 |
| Rent | 254,421 | 254,421 | 254,421 | 254,421 | 254,421 | 260,782 | 267,142 | 273,503 | 279,863 | 286,224 | 292,584 | 298,945 | 305,305 | 311,666 | 318,026 |
| Motor vehicle expenses | 13,665 | 14,441 | 15,596 | 15,968 | 16,339 | 16,710 | 17,082 | 17,453 | 17,824 | 18,196 | 18,567 | 18,938 | 19,310 | 19,681 | 20,052 |
| Occupancy costs (incl utilities) | 195,211 | 206,307 | 222,803 | 228,108 | 233,413 | 238,718 | 244,023 | 249,327 | 254,632 | 259,937 | 265,242 | 270,547 | 275,852 | 281,156 | 286,461 |
| Other expenses | 40,214 | 42,499 | 45,897 | 46,990 | 48,083 | 49,176 | 50,269 | 51,361 | 52,454 | 53,547 | 54,640 | 55,733 | 56,825 | 57,918 | 59,011 |
| Print, post and stationary | 4,295 | 4,539 | 4,902 | 5,018 | 5,135 | 5,252 | 5,368 | 5,485 | 5,602 | 5,719 | 5,835 | 5,952 | 6,069 | 6,185 | 6,302 |
| Replacement, repairs & maintenance | 69,105 | 73,033 | 78,872 | 80,750 | 82,628 | 84,506 | 86,384 | 88,262 | 90,140 | 92,018 | 93,896 | 95,774 | 97,651 | 99,529 | 101,407 |
| Staff On-Costs | 114,199 | 120,690 | 130,340 | 133,443 | 136,547 | 139,650 | 142,753 | 145,856 | 148,960 | 152,063 | 155,166 | 158,270 | 161,373 | 164,476 | 167,580 |
| Telephone, internet and fax | 19,521 | 20,631 | 22,280 | 22,811 | 23,341 | 23,872 | 24,402 | 24,933 | 25,463 | 25,994 | 26,524 | 27,055 | 27,585 | 28,116 | 28,646 |
| Wages and salaries | 312,338 | 330,091 | 356,485 | 364,973 | 373,461 | 381,948 | 390,436 | 398,924 | 407,411 | 415,899 | 424,387 | 432,875 | 441,362 | 449,850 | 458,338 |
| Total Operating Expense | 1,111,789 | 1,160,522 | 1,232,972 | 1,256,271 | 1,279,570 | 1,309,230 | 1,338,889 | 1,368,548 | 1,398,208 | 1,427,867 | 1,457,526 | 1,487,186 | 1,516,845 | 1,546,504 | 1,576,164 |
| Earnings before dep., amort, int | 840,324 | 902,549 | 995,059 | 1,024,809 | 1,054,558 | 1,077,947 | 1,101,336 | 1,124,725 | 1,148,114 | 1,171,503 | 1,194,892 | 1,218,281 | 1,241,670 | 1,265,059 | 1,288,448 |
| Depreciation | - | 102,981 | 91,000 | 147,333 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 | 216,388 |
| Interest | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Profit/(loss) | 840,324 | 799,568 | 904,059 | 877,475 | 838,170 | 861,559 | 884,948 | 908,337 | 931,726 | 955,115 | 978,504 | 1,001,893 | 1,025,282 | 1,048,671 | 1,072,060 |
| Company Tax Rate | 252,097 | 239,870 | 271,218 | 263,243 | 251,451 | 258,468 | 265,485 | 272,501 | 279,518 | 286,535 | 293,551 | 300,568 | 307,585 | 314,601 | 321,618 |
| Net Profit After Tax (NPAT) | 588,227 | 559,698 | 632,841 | 614,233 | 586,719 | 603,092 | 619,464 | 635,836 | 652,208 | 668,581 | 684,953 | 701,325 | 717,698 | 734,070 | 750,442 |

140903 Roebuck CP MDS - Last Updated: 2/05/2014 Page 1

| P&L BUDGET PROJECTIONS | Stage 1-3 Only | | | | | | | | | | | | | | |
|-------------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Number of guest nights | 75,469 | 76,146 | 77,529 | 77,678 | 77,412 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 | 77,071 |
| Income | | | | | | | | | | | | | | | |
| Reserved Holiday Sites | 737,088 | 755,516 | 773,943 | 792,370 | 810,797 | 829,224 | 847,652 | 866,079 | 884,506 | 902,933 | 921,360 | 939,788 | 958,215 | 976,642 | 995,069 |
| Long Stay Sites - Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Powered Caravan Sites | 714,924 | 732,797 | 750,670 | 768,543 | 786,416 | 804,290 | 822,163 | 840,036 | 857,909 | 875,782 | 893,655 | 911,528 | 929,401 | 947,274 | 965,147 |
| Ensuite Caravan Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drive Thru Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Camping Sites | 376,797 | 386,217 | 395,637 | 405,057 | 414,477 | 423,897 | 433,317 | 442,736 | 452,156 | 461,576 | 470,996 | 480,416 | 489,836 | 499,256 | 508,676 |
| 1 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 Bedroom Cabin | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| On Site Vans/Cabins | 123,305 | 126,387 | 129,470 | 132,552 | 135,635 | 138,718 | 141,800 | 144,883 | 147,965 | 151,048 | 154,131 | 157,213 | 160,296 | 163,378 | 166,461 |
| Cabins | - | 44,812 | 151,646 | 197,636 | 202,232 | 206,828 | 211,425 | 216,021 | 220,617 | 225,213 | 229,809 | 234,406 | 239,002 | 243,598 | 248,194 |
| Deluxe Cabin (spa) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Duplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Triplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dormitory Room | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Safari Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dome Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Backpackers | - | 17,343 | 49,619 | 50,800 | 51,982 | 53,163 | 54,344 | 55,526 | 56,707 | 57,889 | 59,070 | 60,251 | 61,433 | 62,614 | 63,796 |
| Other | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Accommodation Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,346,959 | 2,401,539 | 2,456,119 | 2,510,700 | 2,565,280 | 2,619,861 | 2,674,441 | 2,729,022 | 2,783,602 | 2,838,182 | 2,892,763 | 2,947,343 |
| Total Operating Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,346,959 | 2,401,539 | 2,456,119 | 2,510,700 | 2,565,280 | 2,619,861 | 2,674,441 | 2,729,022 | 2,783,602 | 2,838,182 | 2,892,763 | 2,947,343 |
| Total Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,346,959 | 2,401,539 | 2,456,119 | 2,510,700 | 2,565,280 | 2,619,861 | 2,674,441 | 2,729,022 | 2,783,602 | 2,838,182 | 2,892,763 | 2,947,343 |
| Total cost of sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GROSS PROFIT | 1,952,114 | 2,063,071 | 2,250,984 | 2,346,959 | 2,401,539 | 2,456,119 | 2,510,700 | 2,565,280 | 2,619,861 | 2,674,441 | 2,729,022 | 2,783,602 | 2,838,182 | 2,892,763 | 2,947,343 |
| GP% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Expenses | | | | | | | | | | | | | | | |
| Accommodation Supplies & Promotions | 40,214 | 42,499 | 46,370 | 48,347 | 49,472 | 50,596 | 51,720 | 52,845 | 53,969 | 55,093 | 56,218 | 57,342 | 58,467 | 59,591 | 60,715 |
| Accounting and Legal Fees | 14,641 | 15,473 | 16,882 | 17,602 | 18,012 | 18,421 | 18,830 | 19,240 | 19,649 | 20,058 | 20,468 | 20,877 | 21,286 | 21,696 | 22,105 |
| Insurance | 24,206 | 25,582 | 27,912 | 29,102 | 29,779 | 30,456 | 31,133 | 31,809 | 32,486 | 33,163 | 33,840 | 34,517 | 35,193 | 35,870 | 36,547 |
| Marketing | 9,761 | 10,315 | 11,255 | 11,735 | 12,008 | 12,281 | 12,553 | 12,826 | 13,099 | 13,372 | 13,645 | 13,918 | 14,191 | 14,464 | 14,737 |
| Rent | 254,421 | 254,421 | 254,421 | 254,421 | 254,421 | 260,782 | 267,142 | 273,503 | 279,863 | 286,224 | 292,584 | 298,945 | 305,305 | 311,666 | 318,026 |
| Motor vehicle expenses | 13,665 | 14,441 | 15,757 | 16,429 | 16,811 | 17,193 | 17,575 | 17,957 | 18,339 | 18,721 | 19,103 | 19,485 | 19,867 | 20,249 | 20,631 |
| Occupancy costs (incl utilities) | 195,211 | 206,307 | 225,098 | 234,696 | 240,154 | 245,612 | 251,070 | 256,528 | 261,986 | 267,444 | 272,902 | 278,360 | 283,818 | 289,276 | 294,734 |
| Other expenses | 40,214 | 42,499 | 46,370 | 48,347 | 49,472 | 50,596 | 51,720 | 52,845 | 53,969 | 55,093 | 56,218 | 57,342 | 58,467 | 59,591 | 60,715 |
| Print, post and stationary | 4,295 | 4,539 | 4,952 | 5,163 | 5,283 | 5,403 | 5,524 | 5,644 | 5,764 | 5,884 | 6,004 | 6,124 | 6,244 | 6,364 | 6,484 |
| Replacement, repairs & maintenance | 69,105 | 73,033 | 79,685 | 83,082 | 85,014 | 86,947 | 88,879 | 90,811 | 92,743 | 94,675 | 96,607 | 98,540 | 100,472 | 102,404 | 104,336 |
| Staff On-Costs | 114,199 | 120,690 | 131,683 | 137,297 | 140,490 | 143,683 | 146,876 | 150,069 | 153,262 | 156,455 | 159,648 | 162,841 | 166,034 | 169,227 | 172,420 |
| Telephone, internet and fax | 19,521 | 20,631 | 22,510 | 23,470 | 24,015 | 24,561 | 25,107 | 25,653 | 26,199 | 26,744 | 27,290 | 27,836 | 28,382 | 28,928 | 29,473 |
| Wages and salaries | 312,338 | 330,091 | 360,157 | 375,513 | 384,246 | 392,979 | 401,712 | 410,445 | 419,178 | 427,911 | 436,643 | 445,376 | 454,109 | 462,842 | 471,575 |
| Total Operating Expense | 1,111,789 | 1,160,522 | 1,243,053 | 1,285,205 | 1,309,177 | 1,339,509 | 1,369,841 | 1,400,174 | 1,430,506 | 1,460,838 | 1,491,170 | 1,521,503 | 1,551,835 | 1,582,167 | 1,612,499 |
| Earnings before dep., amort, int | 840,324 | 902,549 | 1,007,931 | 1,061,753 | 1,092,362 | 1,116,610 | 1,140,858 | 1,165,107 | 1,189,355 | 1,213,603 | 1,237,851 | 1,262,099 | 1,286,348 | 1,310,596 | 1,334,844 |
| Depreciation | - | 102,981 | 285,430 | 238,354 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 |
| Interest | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Profit/(loss) | 840,324 | 799,568 | 722,501 | 823,399 | 784,953 | 809,201 | 833,449 | 857,698 | 881,946 | 906,194 | 930,442 | 954,690 | 978,939 | 1,003,187 | 1,027,435 |
| Company Tax Rate | 252,097 | 239,870 | 216,750 | 247,020 | 235,486 | 242,760 | 250,035 | 257,309 | 264,584 | 271,858 | 279,133 | 286,407 | 293,682 | 300,956 | 308,230 |
| Net Profit After Tax (NPAT) | 588,227 | 559,698 | 505,751 | 576,379 | 549,467 | 566,441 | 583,415 | 600,388 | 617,362 | 634,336 | 651,310 | 668,283 | 685,257 | 702,231 | 719,204 |

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| P&L BUDGET PROJECTIONS | Stage 1-4 Only | | | | | | | | | | | | | | |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Number of guest nights | 75,469 | 76,146 | 77,529 | 78,129 | 78,550 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 | 78,205 |
| Income | | | | | | | | | | | | | | | |
| Reserved Holiday Sites | 737,088 | 755,516 | 773,943 | 792,370 | 810,797 | 829,224 | 847,652 | 866,079 | 884,506 | 902,933 | 921,360 | 939,788 | 958,215 | 976,642 | 995,069 |
| Long Stay Sites - Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Powered Caravan Sites | 714,924 | 732,797 | 750,670 | 768,543 | 786,416 | 804,290 | 822,163 | 840,036 | 857,909 | 875,782 | 893,655 | 911,528 | 929,401 | 947,274 | 965,147 |
| Ensuite Caravan Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drive Thru Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Camping Sites | 376,797 | 386,217 | 395,637 | 405,057 | 414,477 | 423,897 | 433,317 | 442,736 | 452,156 | 461,576 | 470,996 | 480,416 | 489,836 | 499,256 | 508,676 |
| 1 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 Bedroom Cabin | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| On Site Vans/Cabins | 123,305 | 126,387 | 129,470 | 132,552 | 135,635 | 138,718 | 141,800 | 144,883 | 147,965 | 151,048 | 154,131 | 157,213 | 160,296 | 163,378 | 166,461 |
| Cabins | - | 44,812 | 151,646 | 197,636 | 202,232 | 206,828 | 211,425 | 216,021 | 220,617 | 225,213 | 229,809 | 234,406 | 239,002 | 243,598 | 248,194 |
| Deluxe Cabin (spa) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Duplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Triplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dormitory Room | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Safari Tent | - | - | - | 36,510 | 99,677 | 101,942 | 104,207 | 106,473 | 108,738 | 111,003 | 113,269 | 115,534 | 117,800 | 120,065 | 122,330 |
| Dome Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Backpackers | - | 17,343 | 49,619 | 50,800 | 51,982 | 53,163 | 54,344 | 55,526 | 56,707 | 57,889 | 59,070 | 60,251 | 61,433 | 62,614 | 63,796 |
| Other | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Accommodation Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,501,216 | 2,558,061 | 2,614,907 | 2,671,753 | 2,728,599 | 2,785,445 | 2,842,290 | 2,899,136 | 2,955,982 | 3,012,828 | 3,069,674 |
| Total Operating Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,501,216 | 2,558,061 | 2,614,907 | 2,671,753 | 2,728,599 | 2,785,445 | 2,842,290 | 2,899,136 | 2,955,982 | 3,012,828 | 3,069,674 |
| Total Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,501,216 | 2,558,061 | 2,614,907 | 2,671,753 | 2,728,599 | 2,785,445 | 2,842,290 | 2,899,136 | 2,955,982 | 3,012,828 | 3,069,674 |
| Total cost of sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GROSS PROFIT | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,501,216 | 2,558,061 | 2,614,907 | 2,671,753 | 2,728,599 | 2,785,445 | 2,842,290 | 2,899,136 | 2,955,982 | 3,012,828 | 3,069,674 |
| GP% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Expenses | | | | | | | | | | | | | | | |
| Accommodation Supplies & Promotions | 40,214 | 42,499 | 46,370 | 49,099 | 51,525 | 52,696 | 53,867 | 55,038 | 56,209 | 57,380 | 58,551 | 59,722 | 60,893 | 62,064 | 63,235 |
| Accounting and Legal Fees | 14,641 | 15,473 | 16,882 | 17,876 | 18,759 | 19,185 | 19,612 | 20,038 | 20,464 | 20,891 | 21,317 | 21,744 | 22,170 | 22,596 | 23,023 |
| Insurance | 24,206 | 25,582 | 27,912 | 29,555 | 31,015 | 31,720 | 32,425 | 33,130 | 33,835 | 34,540 | 35,244 | 35,949 | 36,654 | 37,359 | 38,064 |
| Marketing | 9,761 | 10,315 | 11,255 | 11,917 | 12,506 | 12,790 | 13,075 | 13,359 | 13,643 | 13,927 | 14,211 | 14,496 | 14,780 | 15,064 | 15,348 |
| Rent | 254,421 | 254,421 | 254,421 | 254,421 | 254,421 | 260,782 | 267,142 | 273,503 | 279,863 | 286,224 | 292,584 | 298,945 | 305,305 | 311,666 | 318,026 |
| Motor vehicle expenses | 13,665 | 14,441 | 15,757 | 16,684 | 17,509 | 17,906 | 18,304 | 18,702 | 19,100 | 19,498 | 19,896 | 20,294 | 20,692 | 21,090 | 21,488 |
| Occupancy costs (incl utilities) | 195,211 | 206,307 | 225,098 | 238,347 | 250,122 | 255,806 | 261,491 | 267,175 | 272,860 | 278,544 | 284,229 | 289,914 | 295,598 | 301,283 | 306,967 |
| Other expenses | 40,214 | 42,499 | 46,370 | 49,099 | 51,525 | 52,696 | 53,867 | 55,038 | 56,209 | 57,380 | 58,551 | 59,722 | 60,893 | 62,064 | 63,235 |
| Print, post and stationary | 4,295 | 4,539 | 4,952 | 5,244 | 5,503 | 5,628 | 5,753 | 5,878 | 6,003 | 6,128 | 6,253 | 6,378 | 6,503 | 6,628 | 6,753 |
| Replacement, repairs & maintenance | 69,105 | 73,033 | 79,685 | 84,375 | 88,543 | 90,555 | 92,568 | 94,580 | 96,592 | 98,605 | 100,617 | 102,629 | 104,642 | 106,654 | 108,666 |
| Staff On-Costs | 114,199 | 120,690 | 131,683 | 139,433 | 146,321 | 149,647 | 152,972 | 156,298 | 159,623 | 162,949 | 166,274 | 169,599 | 172,925 | 176,250 | 179,576 |
| Telephone, internet and fax | 19,521 | 20,631 | 22,510 | 23,835 | 25,012 | 25,581 | 26,149 | 26,718 | 27,286 | 27,854 | 28,423 | 28,991 | 29,560 | 30,128 | 30,697 |
| Wages and salaries | 312,338 | 330,091 | 360,157 | 381,355 | 400,194 | 409,290 | 418,385 | 427,480 | 436,576 | 445,671 | 454,766 | 463,862 | 472,957 | 482,052 | 491,148 |
| Total Operating Expense | 1,111,789 | 1,160,522 | 1,243,053 | 1,301,240 | 1,352,955 | 1,384,282 | 1,415,609 | 1,446,936 | 1,478,264 | 1,509,591 | 1,540,918 | 1,572,245 | 1,603,572 | 1,634,900 | 1,666,227 |
| Earnings before dep., amort, int | 840,324 | 902,549 | 1,007,931 | 1,082,228 | 1,148,261 | 1,173,779 | 1,199,298 | 1,224,816 | 1,250,335 | 1,275,854 | 1,301,372 | 1,326,891 | 1,352,409 | 1,377,928 | 1,403,447 |
| Depreciation | - | 102,981 | 285,430 | 238,354 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 |
| Interest | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Profit/(loss) | 840,324 | 799,568 | 722,501 | 843,874 | 840,852 | 866,370 | 891,889 | 917,408 | 942,926 | 968,445 | 993,963 | 1,019,482 | 1,045,001 | 1,070,519 | 1,096,038 |
| Company Tax Rate | 252,097 | 239,870 | 216,750 | 253,162 | 252,256 | 259,911 | 267,567 | 275,222 | 282,878 | 290,533 | 298,189 | 305,845 | 313,500 | 321,156 | 328,811 |
| Net Profit After Tax (NPAT) | 588,227 | 559,698 | 505,751 | 590,712 | 588,596 | 606,459 | 624,322 | 642,185 | 660,048 | 677,911 | 695,774 | 713,637 | 731,500 | 749,363 | 767,226 |

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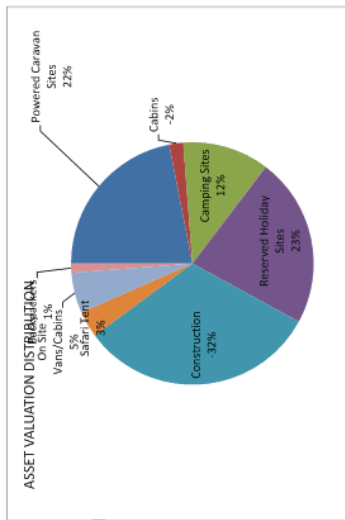
| P&L BUDGET PROJECTIONS | Stage 1-5 Only | | | | | | | | | | | | | | |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Number of guest nights | 75,469 | 76,146 | 77,529 | 78,129 | 78,958 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 | 79,565 |
| Income | | | | | | | | | | | | | | | |
| Reserved Holiday Sites | 737,088 | 755,516 | 773,943 | 792,370 | 810,797 | 829,224 | 847,652 | 866,079 | 884,506 | 902,933 | 921,360 | 939,788 | 958,215 | 976,642 | 995,069 |
| Long Stay Sites - Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Powered Caravan Sites | 714,924 | 732,797 | 750,670 | 768,543 | 786,416 | 804,290 | 822,163 | 840,036 | 857,909 | 875,782 | 893,655 | 911,528 | 929,401 | 947,274 | 965,147 |
| Ensuite Caravan Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drive Thru Sites | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Camping Sites | 376,797 | 386,217 | 395,637 | 405,057 | 414,477 | 423,897 | 433,317 | 442,736 | 452,156 | 461,576 | 470,996 | 480,416 | 489,836 | 499,256 | 508,676 |
| 1 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 Bedroom Apartment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 Bedroom Cabin | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| On Site Vans/Cabins | 123,305 | 126,387 | 129,470 | 132,552 | 135,635 | 138,718 | 141,800 | 144,883 | 147,965 | 151,048 | 154,131 | 157,213 | 160,296 | 163,378 | 166,461 |
| Cabins | - | 44,812 | 151,646 | 197,636 | 202,232 | 206,828 | 211,425 | 216,021 | 220,617 | 225,213 | 229,809 | 234,406 | 239,002 | 243,598 | 248,194 |
| Deluxe Cabin (spa) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Duplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Triplex Unit | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dormitory Room | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Safari Tent | - | - | - | 36,510 | 142,347 | 224,272 | 229,256 | 234,240 | 239,224 | 244,207 | 249,191 | 254,175 | 259,159 | 264,143 | 269,127 |
| Dome Tent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Backpackers | - | 17,343 | 49,619 | 50,800 | 51,982 | 53,163 | 54,344 | 55,526 | 56,707 | 57,889 | 59,070 | 60,251 | 61,433 | 62,614 | 63,796 |
| Other | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Accommodation Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,543,886 | 2,680,392 | 2,739,956 | 2,799,520 | 2,859,084 | 2,918,649 | 2,978,213 | 3,037,777 | 3,097,341 | 3,156,906 | 3,216,470 |
| Total Operating Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,543,886 | 2,680,392 | 2,739,956 | 2,799,520 | 2,859,084 | 2,918,649 | 2,978,213 | 3,037,777 | 3,097,341 | 3,156,906 | 3,216,470 |
| Total Income | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,543,886 | 2,680,392 | 2,739,956 | 2,799,520 | 2,859,084 | 2,918,649 | 2,978,213 | 3,037,777 | 3,097,341 | 3,156,906 | 3,216,470 |
| Total cost of sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| GROSS PROFIT | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,543,886 | 2,680,392 | 2,739,956 | 2,799,520 | 2,859,084 | 2,918,649 | 2,978,213 | 3,037,777 | 3,097,341 | 3,156,906 | 3,216,470 |
| GP% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Expenses | | | | | | | | | | | | | | | |
| Accommodation Supplies & Promotions | 40,214 | 42,499 | 46,370 | 49,099 | 52,404 | 55,216 | 56,443 | 57,670 | 58,897 | 60,124 | 61,351 | 62,578 | 63,805 | 65,032 | 66,259 |
| Accounting and Legal Fees | 14,641 | 15,473 | 16,882 | 17,876 | 19,079 | 20,103 | 20,550 | 20,996 | 21,443 | 21,890 | 22,337 | 22,783 | 23,230 | 23,677 | 24,124 |
| Insurance | 24,206 | 25,582 | 27,912 | 29,555 | 31,544 | 33,237 | 33,975 | 34,714 | 35,453 | 36,191 | 36,930 | 37,668 | 38,407 | 39,146 | 39,884 |
| Marketing | 9,761 | 10,315 | 11,255 | 11,917 | 12,719 | 13,402 | 13,700 | 13,998 | 14,295 | 14,593 | 14,891 | 15,189 | 15,487 | 15,785 | 16,082 |
| Rent | 254,421 | 254,421 | 254,421 | 254,421 | 254,421 | 260,782 | 267,142 | 273,503 | 279,863 | 286,224 | 292,584 | 298,945 | 305,305 | 311,666 | 318,026 |
| Motor vehicle expenses | 13,665 | 14,441 | 15,757 | 16,684 | 17,807 | 18,763 | 19,180 | 19,597 | 20,014 | 20,431 | 20,847 | 21,264 | 21,681 | 22,098 | 22,515 |
| Occupancy costs (incl utilities) | 195,211 | 206,307 | 225,098 | 238,347 | 254,389 | 268,039 | 273,996 | 279,952 | 285,908 | 291,865 | 297,821 | 303,778 | 309,734 | 315,691 | 321,647 |
| Other expenses | 40,214 | 42,499 | 46,370 | 49,099 | 52,404 | 55,216 | 56,443 | 57,670 | 58,897 | 60,124 | 61,351 | 62,578 | 63,805 | 65,032 | 66,259 |
| Print, post and stationary | 4,295 | 4,539 | 4,952 | 5,244 | 5,597 | 5,897 | 6,028 | 6,159 | 6,290 | 6,421 | 6,552 | 6,683 | 6,814 | 6,945 | 7,076 |
| Replacement, repairs & maintenance | 69,105 | 73,033 | 79,685 | 84,375 | 90,054 | 94,886 | 96,994 | 99,103 | 101,212 | 103,320 | 105,429 | 107,537 | 109,646 | 111,754 | 113,863 |
| Staff On-Costs | 114,199 | 120,690 | 131,683 | 139,433 | 148,817 | 156,803 | 160,287 | 163,772 | 167,256 | 170,741 | 174,225 | 177,710 | 181,194 | 184,679 | 188,163 |
| Telephone, internet and fax | 19,521 | 20,631 | 22,510 | 23,835 | 25,439 | 26,804 | 27,400 | 27,995 | 28,591 | 29,186 | 29,782 | 30,378 | 30,973 | 31,569 | 32,165 |
| Wages and salaries | 312,338 | 330,091 | 360,157 | 381,355 | 407,022 | 428,863 | 438,393 | 447,923 | 457,453 | 466,984 | 476,514 | 486,044 | 495,575 | 505,105 | 514,635 |
| Total Operating Expense | 1,111,789 | 1,160,522 | 1,243,053 | 1,301,240 | 1,371,696 | 1,438,010 | 1,470,531 | 1,503,052 | 1,535,573 | 1,568,094 | 1,600,615 | 1,633,136 | 1,665,658 | 1,698,179 | 1,730,700 |
| Earnings before dep., amort, int | 840,324 | 902,549 | 1,007,931 | 1,082,228 | 1,172,190 | 1,242,382 | 1,269,425 | 1,296,468 | 1,323,511 | 1,350,555 | 1,377,598 | 1,404,641 | 1,431,684 | 1,458,727 | 1,485,770 |
| Depreciation | - | 102,981 | 285,430 | 238,354 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 |
| Interest | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Profit/(loss) | 840,324 | 799,568 | 722,501 | 843,874 | 864,781 | 934,973 | 962,016 | 989,059 | 1,016,102 | 1,043,146 | 1,070,189 | 1,097,232 | 1,124,275 | 1,151,318 | 1,178,361 |
| Company Tax Rate | 252,097 | 239,870 | 216,750 | 253,162 | 259,434 | 280,492 | 288,605 | 296,718 | 304,831 | 312,944 | 321,057 | 329,170 | 337,282 | 345,395 | 353,508 |
| Net Profit After Tax (NPAT) | 588,227 | 559,698 | 505,751 | 590,712 | 605,347 | 654,481 | 673,411 | 692,342 | 711,272 | 730,202 | 749,132 | 768,062 | 786,992 | 805,923 | 824,853 |

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INVESTMENT SUMMARY - ALL STAGES

Project Assets/ Liabilities at Year 1

| | Assets | Liabilities | Net |
|------------------------|------------------|-------------|-----|
| Project Caravan Sites | 1,545,277 | (Year 1) | na |
| Cabins | -167,089 | (Year 1) | na |
| Camping Sites | 1,038,161 | (Year 1) | na |
| Reserved Holiday Sites | 2,030,845 | (Year 1) | na |
| Construction | -2,867,040 | (Year 1) | na |
| Safari Tent | 314,813 | (Year 1) | na |
| Powered Caravan Sites | 1,038,161 | (Year 1) | na |
| Residuals | 108,027 | (Year 1) | na |
| Total Year 1 | 2,933,825 | | |

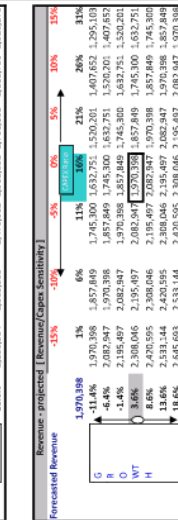
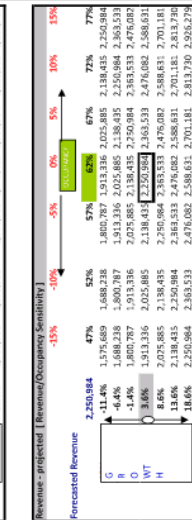
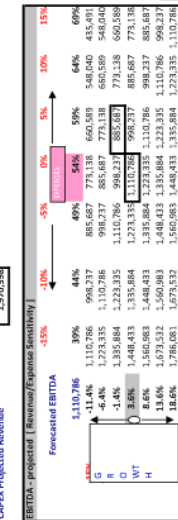


Project Summary

| | |
|---------------------|------------|
| Discount Rate @ 5% | 4,000,000 |
| Discount Rate @ 10% | 2,727,420 |
| IRR* | 16% |

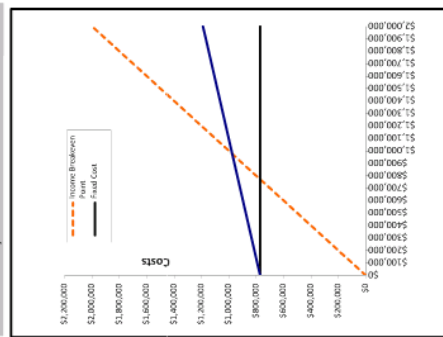
Sensitivity Projections

| Variable | Value | IRR* |
|-----------------------------|-----------|------|
| Historic Revenue | 2,250,884 | |
| Revenue/Expense Ratio | 54.28% | |
| EBITDA Projected | 1,110,786 | |
| Occupancy Ratio | 62% | |
| Occupancy Projected Revenue | 2,250,884 | |
| Project Capex Ratio | 16.09% | |
| CAPEX Projected Revenue | 1,270,398 | |



| | Yr-1 | Yr-5 | Yr-10 | Yr-15 |
|---------------------------------------|----------------|-------------------|-------------------|-------------------|
| Profit & Loss | | | | |
| Sales Revenue | 1,592,114 | 2,543,886 | 2,918,649 | 3,216,170 |
| Commissions | 0 | 0 | 0 | 0 |
| EBITDA | 840,324 | 1,172,190 | 1,350,555 | 1,485,770 |
| Depreciation | 0 | 0 | 0 | 0 |
| Amortization | 0 | 0 | 0 | 0 |
| EBT | 840,324 | 1,172,190 | 1,350,555 | 1,485,770 |
| Net Interest | 0 | 0 | 0 | 0 |
| Operating Profit | 840,324 | 1,172,190 | 1,350,555 | 1,485,770 |
| Tax Expense | 252,097 | 275,362 | 274,990 | 379,125 |
| NPAT | 588,227 | 896,828 | 1,075,564 | 1,106,645 |
| Capital Inflow | 0 | 811,511 | 0 | 0 |
| Debt Repayment | 0 | 0 | 0 | 0 |
| Net Change in Cash | 588,227 | 896,828 | 1,075,564 | 1,106,645 |
| Closing Cash Balance | 621,656 | 5,908,309 | 11,244,130 | 16,851,480 |
| Balance Sheet | | | | |
| Cash At Risk | 621,656 | 5,908,309 | 11,244,130 | 16,851,480 |
| Non Current Assets | 0 | 7,601,782 | 5,354,177 | 4,048,471 |
| Total Assets | 621,656 | 13,510,091 | 16,598,307 | 20,899,951 |
| Current Liabilities | 31,429 | 759,658 | 882,959 | 1,086,274 |
| Long Term Liabilities | 0 | 0 | 0 | 0 |
| Total Liabilities | 31,429 | 759,658 | 882,959 | 1,086,274 |
| Retained Earnings | 588,227 | 525,845 | 641,643 | 884,624 |
| Equity | 588,227 | 525,845 | 641,643 | 884,624 |
| Total Liabilities & Equity | 621,656 | 13,510,091 | 16,598,307 | 20,899,951 |

| | Yr-1 | Yr-5 | Yr-10 | Yr-15 |
|-----------------------------|----------|---------|---------|--------|
| Ratios | | | | |
| Profitability | 0.00% | 6.73% | 2.08% | 1.89% |
| EBITDA Margin | 48.75% | 46.08% | 46.27% | 46.19% |
| Return on Net Assets [RONA] | 0.00% | 7.86% | 13.64% | 28.63% |
| Return on equity [ROE] | 100.00% | 4.88% | 4.55% | 4.90% |
| Return on assets [ROA] | 94.62% | 4.11% | 3.95% | 4.33% |
| Solvency | 5.38% | 5.62% | 5.32% | 5.20% |
| Liabilities to Assets Ratio | 5.00% | 5.62% | 5.32% | 5.20% |
| Debt to Equity Ratio | 0.00% | 1.45% | 1.37% | 1.23% |
| Cash to Debt | 2793.48% | 172.39% | 170.87% | 153% |



| FINANCIAL SUMMARY | | Stage 1-5 Only | | | | | | | | | | | | | | |
|--|--|----------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Budgeted - Profit and Loss | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Total Revenue | | 1,952,114 | 2,063,071 | 2,250,984 | 2,383,469 | 2,543,886 | 2,680,392 | 2,739,956 | 2,799,520 | 2,859,084 | 2,918,649 | 2,978,213 | 3,037,777 | 3,097,341 | 3,156,906 | 3,216,470 |
| Total Operating Expenses | | 1,111,789 | 1,160,522 | 1,243,053 | 1,301,240 | 1,371,696 | 1,438,010 | 1,470,531 | 1,503,052 | 1,535,573 | 1,568,094 | 1,600,615 | 1,633,136 | 1,665,658 | 1,698,179 | 1,730,700 |
| EBITDA | | 840,324 | 902,549 | 1,007,931 | 1,082,228 | 1,172,190 | 1,242,382 | 1,269,425 | 1,296,468 | 1,323,511 | 1,350,555 | 1,377,598 | 1,404,641 | 1,431,684 | 1,458,727 | 1,485,770 |
| EBITDA % of Revenue | | 43% | 44% | 45% | 45% | 46% | 46% | 46% | 46% | 46% | 46% | 46% | 46% | 46% | 46% | 46% |
| Depreciation | | - | 102,981 | 285,430 | 238,354 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 | 307,409 |
| Cumulative depreciation | | - | 102,981 | 388,411 | 626,765 | 934,174 | 1,241,583 | 1,548,992 | 1,856,401 | 2,163,810 | 2,471,219 | 2,778,628 | 3,086,037 | 3,393,446 | 3,700,855 | 4,008,264 |
| Profit/(Loss) | | 840,324 | 799,568 | 722,501 | 843,874 | 864,781 | 934,973 | 962,016 | 989,059 | 1,016,102 | 1,043,146 | 1,070,189 | 1,097,232 | 1,124,275 | 1,151,318 | 1,178,361 |
| Tax | | 252,097 | 239,870 | 216,750 | 253,162 | 259,434 | 280,492 | 288,605 | 296,718 | 304,831 | 312,944 | 321,057 | 329,170 | 337,282 | 345,395 | 353,508 |
| Deferred Tax Applied | | 252,097 | 239,870 | 216,750 | 253,162 | 259,434 | 280,492 | 288,605 | 296,718 | 304,831 | 312,944 | 321,057 | 329,170 | 337,282 | 345,395 | 353,508 |
| Net Profit after Tax (NPAT) | | 588,227 | 559,698 | 505,751 | 590,712 | 605,347 | 654,481 | 673,411 | 692,342 | 711,272 | 730,202 | 749,132 | 768,062 | 786,992 | 805,923 | 824,853 |
| Return on Investment | | | -4.9% | -9.6% | 16.8% | 2.5% | 8.1% | 2.9% | 2.8% | 2.7% | 2.7% | 2.6% | 2.5% | 2.5% | | |
| Opening balance | | - | - | 4,396,533 | 6,132,066 | 7,077,053 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 |
| Additional Equity | | - | 4,396,533 | 1,735,533 | 944,986 | 863,090 | - | - | - | - | - | - | - | - | - | - |
| EBITDA operating | | 840,324 | 902,549 | 1,007,931 | 1,082,228 | 1,172,190 | 1,242,382 | 1,269,425 | 1,296,468 | 1,323,511 | 1,350,555 | 1,377,598 | 1,404,641 | 1,431,684 | 1,458,727 | 1,485,770 |
| EBITDA % of net tangible assets | | 0.00% | 20.53% | 16.44% | 15.29% | 14.76% | 15.65% | 15.99% | 16.33% | 16.67% | 17.01% | 17.35% | 17.69% | 18.03% | 18.37% | 18.71% |
| Budgeted - Cash Flow | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Opening cash balance | | - | 621,656 | 2,234,819 | 3,506,483 | 4,566,561 | 5,696,172 | 6,676,489 | 7,678,913 | 8,703,444 | 9,750,081 | 10,818,825 | 11,909,676 | 13,022,634 | 14,157,698 | 15,314,869 |
| Net flow from operations (after GST) | | 933,842 | 1,003,884 | 1,123,080 | 1,206,873 | 1,308,508 | 1,387,872 | 1,418,091 | 1,448,311 | 1,478,531 | 1,508,750 | 1,538,970 | 1,569,190 | 1,599,409 | 1,629,629 | 1,659,849 |
| Capital inflow | | - | 4,396,533 | 1,735,533 | 944,986 | 863,090 | - | - | - | - | - | - | - | - | - | - |
| Total inflow | | 933,842 | 5,400,417 | 2,858,614 | 2,151,860 | 2,171,598 | 1,387,872 | 1,418,091 | 1,448,311 | 1,478,531 | 1,508,750 | 1,538,970 | 1,569,190 | 1,599,409 | 1,629,629 | 1,659,849 |
| Capex | | - | 3,757,992 | 1,483,469 | 807,739 | 737,737 | - | - | - | - | - | - | - | - | - | - |
| Company Tax Rate | | 252,097 | 239,870 | 216,750 | 253,162 | 259,434 | 280,492 | 288,605 | 296,718 | 304,831 | 312,944 | 321,057 | 329,170 | 337,282 | 345,395 | 353,508 |
| GST returned to ATO | | 60,088 | (210,608) | (113,270) | 30,881 | 44,815 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 | 127,063 |
| Total outflow | | 312,185 | 3,787,254 | 1,586,950 | 1,091,782 | 1,041,987 | 407,555 | 415,667 | 423,780 | 431,893 | 440,006 | 448,119 | 456,232 | 464,345 | 472,458 | 480,571 |
| Net flow | | 621,656 | 1,613,162 | 1,271,664 | 1,060,078 | 1,129,611 | 980,317 | 1,002,424 | 1,024,531 | 1,046,637 | 1,068,744 | 1,090,851 | 1,112,958 | 1,135,064 | 1,157,171 | 1,179,278 |
| Closing cash balance | | 621,656 | 2,234,819 | 3,506,483 | 4,566,561 | 5,696,172 | 6,676,489 | 7,678,913 | 8,703,444 | 9,750,081 | 10,818,825 | 11,909,676 | 13,022,634 | 14,157,698 | 15,314,869 | 16,494,147 |
| Forecast Statement of Financial | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 |
| Assets | | 537,470 | 553,715 | 569,960 | 586,205 | 602,450 | 617,764 | 633,077 | 651,315 | 675,403 | 690,717 | 706,030 | 721,343 | 736,656 | 751,970 | 767,283 |
| Current assets | | | | | | | | | | | | | | | | |
| Cash at bank | | 621,656 | 2,234,819 | 3,506,483 | 4,566,561 | 5,696,172 | 6,676,489 | 7,678,913 | 8,703,444 | 9,750,081 | 10,818,825 | 11,909,676 | 13,022,634 | 14,157,698 | 15,314,869 | 16,494,147 |
| Total current assets | | 621,656 | 2,234,819 | 3,506,483 | 4,566,561 | 5,696,172 | 6,676,489 | 7,678,913 | 8,703,444 | 9,750,081 | 10,818,825 | 11,909,676 | 13,022,634 | 14,157,698 | 15,314,869 | 16,494,147 |
| Non-current assets | | | | | | | | | | | | | | | | |
| Redevelopment at cost | | - | 4,396,533 | 6,132,066 | 7,077,053 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 |
| Less depreciation | | - | 102,981 | 388,411 | 626,765 | 934,174 | 1,241,583 | 1,548,992 | 1,856,401 | 2,163,810 | 2,471,219 | 2,778,628 | 3,086,037 | 3,393,446 | 3,700,855 | 4,008,264 |
| Deferred Tax Asset | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total non-current assets | | - | 4,293,552 | 5,743,655 | 6,450,287 | 7,005,969 | 6,698,560 | 6,391,151 | 6,083,742 | 5,776,333 | 5,468,924 | 5,161,515 | 4,854,106 | 4,546,697 | 4,239,288 | 3,931,879 |
| Total assets | | 621,656 | 6,528,371 | 9,250,139 | 11,016,848 | 12,702,141 | 13,375,049 | 14,070,064 | 14,787,185 | 15,526,414 | 16,287,749 | 17,071,191 | 17,876,740 | 18,704,395 | 19,554,157 | 20,426,026 |
| Liabilities | | | | | | | | | | | | | | | | |
| GST payable to ATO | | 33,429 | 345,372 | 573,792 | 667,556 | 759,058 | 777,485 | 799,089 | 823,869 | 851,825 | 882,959 | 917,269 | 954,755 | 995,418 | 1,039,258 | 1,086,274 |
| Total current liabilities | | 33,429 | 345,372 | 573,792 | 667,556 | 759,058 | 777,485 | 799,089 | 823,869 | 851,825 | 882,959 | 917,269 | 954,755 | 995,418 | 1,039,258 | 1,086,274 |
| Non-current liabilities | | | | | | | | | | | | | | | | |
| Loan | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total non-current liabilities | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total liabilities | | 33,429 | 345,372 | 573,792 | 667,556 | 759,058 | 777,485 | 799,089 | 823,869 | 851,825 | 882,959 | 917,269 | 954,755 | 995,418 | 1,039,258 | 1,086,274 |
| Net assets | | 588,227 | 6,182,998 | 8,676,347 | 10,349,292 | 11,943,083 | 12,597,564 | 13,270,975 | 13,963,317 | 14,674,588 | 15,404,790 | 16,153,922 | 16,921,985 | 17,708,977 | 18,514,900 | 19,339,752 |
| Equity | | | | | | | | | | | | | | | | |
| Opening retained earnings | | - | 588,227 | 1,147,925 | 1,653,676 | 2,244,387 | 2,849,734 | 3,504,215 | 4,177,627 | 4,869,968 | 5,581,240 | 6,311,442 | 7,060,574 | 7,828,636 | 8,615,629 | 9,421,551 |
| Current year profit | | 588,227 | 559,698 | 505,751 | 590,712 | 605,347 | 654,481 | 673,411 | 692,342 | 711,272 | 730,202 | 749,132 | 768,062 | 786,992 | 805,923 | 824,853 |
| Other | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Additional Equity | | - | 4,396,533 | 6,132,066 | 7,077,053 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 | 7,940,143 |
| Equity | | 588,227 | 5,544,458 | 7,785,742 | 9,321,440 | 10,789,877 | 11,444,358 | 12,117,770 | 12,810,111 | 13,521,383 | 14,251,585 | 15,000,717 | 15,768,779 | 16,555,772 | 17,361,694 | 18,186,547 |

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APPENDIX 3 - Quantity Surveyor's Report



Roebuck Bay Caravan Park Master Plan – Brighthouse 2014



mcgarry associates

**ROEBUCK BAY TOURIST PARK
Schematic Design Stage Estimate**

for

Brighthouse Consultants

02nd May 2014



McGarry Associates
Unit 32/118 Royal St
East Perth 6004
ABN: 18 159 217 955

www.mcgarryassociates.com.au



Preliminary Estimate for Lancelin Caravan Park

Contents

| | |
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| 4. Methodology..... | 3 |
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| 7. Exclusions | 4 |
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Appendix A – Preliminary Estimate

2 May 2014

i



Preliminary Estimate for Lancelin Caravan Park

1. Executive Summary

Brighthouse Consultants engaged McGarry Associates Pty Ltd (MGA) to prepare the Schematic Design Stage Estimate (Preliminary Estimate) for the proposed re-development of Roebuck Bay Tourist Park.

This project is currently at Schematic Design Stage and has an Estimated Gross Project Commitment of \$7,677,410 as summarised in the table below.

| PROJECT COST AREAS – STAGE 1 | | Elemental Cost |
|---|---------------------------------------|--------------------|
| 1 | Site Works Subtotal (CE to XL) | \$1,253,350 |
| 2 | Building Works Subtotal (SB to AC) | \$1,897,577 |
| 3 | External Services Subtotal (XK to XS) | \$529,154 |
| 4 | Proportion of Preliminaries | \$368,008 |
| 5 | Proportion of Profit | \$184,004 |
| 6 | Professional Fees | \$110,402 |
| 7 | Contingency | \$276,007 |
| ESTIMATED GROSS PROJECT COMMITMENT | | \$4,618,502 |

| PROJECT COST AREAS – STAGE 2 | | Elemental Cost |
|---|---------------------------------------|--------------------|
| 1 | Site Works Subtotal (CE to XL) | \$876,324 |
| 2 | Building Works Subtotal (SB to AC) | \$364,428 |
| 3 | External Services Subtotal (XK to XS) | \$142,143 |
| 4 | Proportion of Preliminaries | \$138,290 |
| 5 | Proportion of Profit | \$69,145 |
| 6 | Professional Fees | \$41,487 |
| 7 | Contingency | \$103,717 |
| ESTIMATED GROSS PROJECT COMMITMENT | | \$1,735,534 |

| PROJECT COST AREAS – STAGE 3 | | Elemental Cost |
|---|---------------------------------------|------------------|
| 1 | Site Works Subtotal (CE to XL) | \$408,371 |
| 2 | Building Works Subtotal (SB to AC) | \$163,886 |
| 3 | External Services Subtotal (XK to XS) | \$34,503 |
| 4 | Proportion of Preliminaries | \$60,676 |
| 5 | Proportion of Profit | \$30,338 |
| 6 | Professional Fees | \$18,203 |
| 7 | Contingency | \$45,507 |
| ESTIMATED GROSS PROJECT COMMITMENT | | \$761,484 |





Preliminary Estimate for Lancelin Caravan Park

| PROJECT COST AREAS – STAGE 4 | | Elemental Cost |
|---|---------------------------------------|------------------|
| 1 | Site Works Subtotal (CE to XL) | \$245,742 |
| 2 | Building Works Subtotal (SB to AC) | \$170,196 |
| 3 | External Services Subtotal (XK to XS) | \$31,783 |
| 4 | Proportion of Preliminaries | \$44,772 |
| 5 | Proportion of Profit | \$22,386 |
| 6 | Professional Fees | \$13,432 |
| 7 | Contingency | \$33,579 |
| ESTIMATED GROSS PROJECT COMMITMENT | | \$561,890 |

Escalation has been excluded from the estimate

2. Introduction

Brighthouse Consultants engaged McGarry Associates Pty Ltd (MGA) for the preparation of Schematic Design Stage Estimate for the proposed re-development of Roebuck Bay Tourist Park.

Brighthouse Consultants have themselves been engaged as the Principal Consultant for the project by Tourism WA and they will be acting as the coordinating consultant for the project duration.

3. Brief

Under this commission, MGA were required to carry out an estimate based on the information provided by Brighthouse Consultants at the following project stages;

- Preliminary Estimate (Schematic Design)

4. Methodology

4.1 Preliminary Estimate

MGA provided a preliminary estimate that identifies the Estimated Total Commitment. This was carried out using the information provided from the Consultant.

Quantities were extracted and separately itemised (where possible and available) within the estimate and appropriate rates and prices applied.

Current market prices for specialised work items have been obtained. Other rates and prices used either sourced from Consultants, similar historical projects or from published rates and pricing books such as Rawlinson's Price Guide.

Contingency and fees were calculated based on consideration of the percentage completeness of the design documents and the proposed tender return date.



5. Assumptions / Clarifications

The following assumptions have been made to complete the project estimate:

Stage 1

- Project will be awarded to one main contractor
- Allowance of \$25,000 has been included for entry statement
- Allowance of \$150,000 has been included for landscaping works
- Provisional sum of \$50,000 has been allowed for discharge of stormwater

Stage 2

- Project will be awarded to one main contractor
- Allowance \$40,000 has been included for landscaping works
- Provisional sum of \$20,000 has been allowed for discharge of stormwater

Stage 3

- Project will be awarded to one main contractor
- Allowance \$20,000 has been included for landscaping works
- Provisional sum of \$10,000 has been allowed for discharge of stormwater

Stage 4

- Project will be awarded to one main contractor
- Allowance \$5,000 has been included for landscaping works
- Provisional sum of \$5,000 has been allowed for discharge of stormwater

6. Inclusions

The following items have been included within the project estimate:

- Contractors preliminaries has been included @ 10%
- Contractors profit margin has been included @ 5%
- Allowance for Professional fees has been included @ 3%
- Allowance for an overall construction contingency of 7.5%

7. Exclusions

The following have been excluded from the estimate and report:

- Escalation cost
- GST



Preliminary Estimate for Lancelin Caravan Park

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8. Information Used

The following information has been used in the preparation of this estimate;

- Consultants Documents
 - Scope of Works Document Brighthouse Consultants
- Drawings
 - Architects Drawings: 6240-Roebuck-Sk5
 - Architects Drawings Attachment 2 RBCP Layout Plan

DRAFT



Preliminary Estimate for Lancelin Caravan Park

APPENDIX A


Detailed Estimate

DRAFT



2 May 2014

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|  mcgarry associates Quantity Surveyors & Construction Cost Consultants | | | | |
|---|---|-------------------------------------|-----------------------|-----------------------|
| ROEBUCK BAY CARAVAN PARK | | | | |
| PRELIMINARY ESTIMATE - STAGE 4 | | | | |
| MGA14001 | Indicative cost (Initialisation Stage) | <input type="checkbox"/> | Cost Plan Date | 20-Feb-14 |
| | Adjusted Indicative cost (Concept Design) | <input type="checkbox"/> | | |
| | Preliminary Estimate (Schematic Design) | <input checked="" type="checkbox"/> | | |
| | Limit of Cost Estimate (Design Development) | <input type="checkbox"/> | | |
| | Tender Estimate (Tender Documentation) | <input type="checkbox"/> | | |
| PROJECT | ROEBUCK BAY CARAVAN PARK | | | |
| Location | PRELIMINARY ESTIMATE - STAGE 4 | | | |
| BUILDING COST PLANS | | | | |
| | Building | GFA (M2) | GFA Rate | Elemental Cost |
| 11 | 6 Safari Tents | 216 | | |
| Total GFA & Total Building Cost (Ex Site Works/ Services) | | 216 | | |
| Code | A/QS Element | GFA Rate | Elemental Cost | |
| CE | Centralized Energy System | \$0 | \$0 | |
| AR | Alterations and Renovations | \$0 | \$0 | |
| XP | Site Preparation | \$3 | \$742 | |
| XR | Roads, Footpaths and Paved Areas | \$0 | \$0 | |
| XN | Boundary Walls, Fencing and Gates | \$0 | \$0 | |
| XB | Outbuildings and Covered Ways | \$0 | \$0 | |
| MM | Miscellaneous Works | \$1,111 | \$240,000 | |
| XL | Landscaping and Improvements | \$23 | \$5,000 | |
| Site Works Subtotal (CE to XL) | | \$1,138 | \$245,742 | |
| SB | Substructure | \$84 | \$18,079 | |
| MB | Modular Buildings | \$704 | \$152,117 | |
| MU | Modular Complexing | \$0 | \$0 | |
| AC | Air-conditioning | \$0 | \$0 | |
| Building Works Subtotal (CE to XL) | | \$788 | \$170,196 | |
| XK | Stormwater Drainage | \$23 | \$5,000 | |
| XD | Sewer Drainage | \$0 | \$0 | |
| XW | Water Supply | \$47 | \$10,050 | |
| XG | Gas | \$0 | \$0 | |
| XF | Fire Protection | \$13 | \$2,910 | |
| XE | Electric Light and Power | \$64 | \$13,823 | |
| XC | Communications | \$0 | \$0 | |
| XS | Special Services | \$0 | \$0 | |
| External Services Subtotal (XK to XS) | | \$147 | \$31,783 | |
| TOTAL DIRECT CONSTRUCTION COST | | | \$447,721 | |
| F&A | Flights and Accommodation | \$0 | \$0 | |
| PR | Proportion of Preliminaries | 10% | \$44,772 | |
| PP | Proportion of Profit | 5% | \$22,386 | |
| FF | Professional Fees | 3% | \$13,432 | |
| YY | Contingency | 7.5% | \$33,579 | |
| GRAND TOTAL PROJECT COST | | \$2,601 | \$561,890 | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>SITE PREPARATION</u> | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | <u>EXTERNAL WORKS</u> | | | | |
| | | <u>GENERALLY</u> | | | | |
| | | Generally | | | | |
| 1 | XP | Allow for inspection of the site and ascertaining the nature of the ground as specified | Item | 1 | | 0.00 |
| 2 | XP | Allow for Foundation Certification as specified and in accordance with structural drawings | Item | 1 | | 0.00 |
| 3 | XP | Allow for monitoring of vibration and noise emissions provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 4 | XP | Allow for dust and wind borne material control provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 5 | XP | Allow for complying with all Acts, By-laws, Regulations, and paying all bonds, fees and costs relating to this section of the works | Item | 1 | | 0.00 |
| 6 | XP | Allow for testing as specified | Item | 1 | | 0.00 |
| 7 | XP | Allow for keeping excavation free from water and provide adequate means of disposing of such water as specified | Item | 1 | | 0.00 |
| 8 | XP | Establish the position of all existing services before commencing any excavations and arrange for disconnection and/ or maintaining all services as required and specified | Item | 1 | | 0.00 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|--------|--------------|---------------|
| 9 | XP | Establish and verify the position of all existing site boundaries, existing survey points, land survey pegs or marks before commencing any earthworks operations and maintain markers | Item | 1 | | 0.00 |
| | | SITE PREPARATION | | | | |
| | | GROUNDWORKS | | | | |
| | | Excavation | | | | |
| | | Surface Excavation to Reduce Levels and disposal of surplus (Stock piled; spread and levelled) | | | | |
| 10 | XR | Clear site and remove debris | Ha | 0.02 | 1,350.00 | 29.16 |
| 11 | XR | Excavate to remove vegetable soil average 200mm deep and remove from site - safari tents area | m2 | 216.00 | 3.30 | 712.80 |
| | | Preparation of Hardstanding Areas | | | | |
| 12 | XR | Supply and install Wintergreen grass to Caravan sites | m2 | 0 | 13.00 | 0.00 |
| | | TOTAL FOR SITE PREPARATION | | | | 741.96 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MODULAR BUILDINGS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Refurbishment to Ablution Block 2 | | | | |
| 1 | | Demolish existing partitioning | Item | 1 | 2,000.00 | 2,000.00 |
| 2 | | Re-screed floor and tile | m2 | 223 | 20.00 | 4,464.73 |
| 3 | | Tile walls to 1.8m | m2 | 40 | 105.00 | 4,200.00 |
| 4 | | Install modular partitioning | m2 | 44 | 310.00 | 13,640.00 |
| 5 | | Re-chase plumbing | Item | 1 | 10,000.00 | 10,000.00 |
| 6 | | Replace fixtures ie. pans, basins (in long bench vanity with mirrors), hardware | No | 24 | 2,000.00 | 48,000.00 |
| 7 | | Showers | No | 12 | 750.00 | 9,000.00 |
| 8 | | Remove roof | m2 | 223 | 20.00 | 4,464.73 |
| 9 | | Install new pitched roof to raise ceiling height | m2 | 223 | 200.00 | 44,647.33 |
| 10 | | Install 3 phase extractors with common ducting | No | 1 | 1,500.00 | 1,500.00 |
| 11 | | Render internally above 1.8m tiles and render entire external | m2 | 120 | 40.00 | 4,800.00 |
| 12 | | Painting | m2 | 120 | 20.00 | 2,400.00 |
| 13 | | Allowance for electrical works | Item | 1 | 3,000.00 | 3,000.00 |

Lancelin Caravan Park

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MB Modular Buildings





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|-----------------------------|------|-----|--------------|---------------|
| | | TOTAL FOR Modular Buildings | | | | 152,116.80 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|--------|--------------|---------------|
| | | SUBSTRUCTURE | | | | |
| | | SUBSTRUCTURE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Foundation Excavations to the following structures, Safari Tents (no removal off site) | | | | |
| 1 | SB | Safari Tents - allow for concrete slab | m2 | 216.00 | 75.00 | 16,200.00 |
| 2 | SB | Provide termite control and management system with full complete barrier of protection of the building to underside of slabs, external perimeter including walls in contact with the ground, design joints, bond breaker, saw cuts, penetrations etc. as specified and in accordance with the approved manufacturers written instruction for the whole project | m2 | 216.00 | 8.70 | 1,879.20 |
| #### | | | | | | |
| | | TOTAL FOR SUBSTRUCTURE | | | | 18,079.20 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MISCELLANEOUS ITEMS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply and Installation of Miscellaneous Structures and Services | | | | |
| 1 | MISC | Supply and install safari tents | No | 6 | 40,000.00 | 240,000.00 |
| | | TOTAL FOR Miscellaneous Structures and Services | | | | 240,000.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | BOUNDARY WALLS, FENCING AND GATES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | Fences | | | | |
| 1 | XN | PVC coated chainlink fence in treated pine poles to boundary | m | 0 | 90.75 | 0.00 |
| | | Gates | | | | |
| | | Electrically operated 6m wide Boom Gates | | | | |
| 2 | XN | 6m wide Boom gates as supplied by Or approved equal | No | 0 | 2,772.00 | 0.00 |
| | | TOTAL FOR BOUNDARY WALLS, FENCING AND GATES | | | | 0.00 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|------|--------------|---------------|
| | | Roads, Footpaths Paved Area | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | GROUNDWORKS | | | | |
| | | EXTERIOR ELEMENTS | | | | |
| | | Roadworks including Carpark | | | | |
| | | Surface Preparation | | | | |
| 1 | XR | Clear and level subgrade | m2 | 0.00 | 2.85 | 0.00 |
| 2 | XR | Subgrade compaction to asphalt area | m2 | 0.00 | 2.52 | 0.00 |
| 3 | XR | 25mm asphalt | m2 | 0.00 | 32.00 | 0.00 |
| | | Concrete Kerbs, Gutters, Etc. | | | | |
| | | Kerb including excavation, disposal of surplus excavated material, backfill, compaction, formwork, curing, contraction joints at 2.5 m intervals expansion joints at 5m intervals | | | | |
| 4 | XR | Flush Kerb (FK) - to road and car park | m | 0 | 75.00 | 0.00 |
| | | Line marking | | | | |
| | | Apply nominally 70 mm wide line marking for car parking spaces nominated on drawings; Paint System: Dulux Roadmaster WB2, spray applied to manufacturers written recommendations; (Assume 177 car bays x 5.5m) | | | | |
| 5 | XR | Line marking allowance | Item | 0 | 4,000.00 | 0.00 |

Lancelin Caravan Park

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XR Roads, Footpaths&Paved Area

Roebuck Bay Caravan Park Master Plan - Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|--|------|--|------|-----|--------------|---------------|
| 6 | XR | Road signs | | | | |
| | | Road sign to AS 1742 comprising 5mm aluminium plate sign, 55 dia galvanised steel post and 600 x 600 x 600mm concrete foundation including excavation and all sundries | | | | |
| 6 | XR | Signage allowance | Item | 0 | 1,000.00 | 0.00 |
| 7 | XR | Wheel stops | | | | |
| | | Concrete wheel stop complete including fixing to pavement with 2 x 20 diameter spikes 500mm long, driven into ground | | | | |
| 7 | XR | 2000mm long to parking | No | 0 | 250.00 | 0.00 |
| TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS | | | | | | 0.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | LANDSCAPING AND IMPROVEMENTS | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for Landscaping and Improvements | Item | 1 | 5,000.00 | 5,000.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| 2 | XL | Include the Provisional Sum for Signage | Item | 0 | 5,000.00 | 0.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR LANDSCAPING AND IMPROVEMENTS | | | | 5,000.00 |

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

Lancelin Caravan Park

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XL Landscaping & Improvements



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>EXTERNAL SERVICES</u> | | | | |
| | | EXTERNAL SEWER DRAINAGE | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the sewer system together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for sewer drainage system including pipe runs, manholes, interceptor etc. | | | | |
| | | DRAINAGE | | | | |
| | | Pipework | | | | |
| | | In trench; uPVC pipe, fittings and jointing; laid to falls in trench including excavation, supporting sides of excavations, bedding, backfilling with sand and compacting and removal of surplus material | | | | |
| | | Sewer reticulation within the site | | | | |

Lancelin Caravan Park

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XD Sewer Drainage





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|---|------|-----|--------------|---------------|
| 1 | XD | 150mm dia PVC in 1200mm deep trench | m | 0 | 110.00 | 0.00 |
| 2 | XD | 100mm dia PVC in 1200mm deep trench (provisional qty) | m | 0 | 84.00 | 0.00 |
| 3 | XD | Sewer manholes 900x900x1200mm deep | No | 0 | 3,530.00 | 0.00 |
| 5 | XD | Connection to chalets and ensuite | No | 0 | 500.00 | 0.00 |
| | XD | Connection to buildings | No | 0 | 750.00 | 0.00 |
| | XD | Connection to main line | Item | 0 | 5,000.00 | 0.00 |
| TOTAL FOR EXTERNAL SEWER DRAINAGE | | | | | | 0.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL STORMWATER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | The scope of the works includes for overland flood stormwater drainage and therefore pipe runs, gullies, manholes etc. will not be required. | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for discharge into existing stormwater | Item | 1 | 5,000.00 | 5,000.00 |
| | XL | Add for profit | | | | |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR EXTERNAL STORMWATER DRAINAGE | | | | 5,000.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | INTERNAL SERVICES | | | | |
| | | AIR CONDITIONING | | | | |
| | | MECHANICAL INSTALLATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for everything inside each module to the riser connection point to be included in modular contractor cost with risers and connection to each module by onsite contractor. All testing and commissioning by on site contractor. | | | | |

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AC Air Conditioning



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| | | Generally | | | | |
| 1 | AC | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. | Item | 1 | | |
| 2 | AC | Allow for work to be carried out in accordance with the appropriate By-Laws and Regulations: Water Corporation's By-Laws, Alinta Gas Association Installation Code AG601-1992, Building Code of Australia, the National Plumbing and Drainage Code AS3500, the regulations of the Local Authorities and to the satisfaction of the Project Manager | Item | 1 | | |
| 3 | AC | Allow to obtain the following Certificates/ Notices as appropriate: W.C.W.A 'Certificate of Completion', Alinta Gas 'Notice of Compliance' and the Fire Brigades' Certificate of Occupancy | Item | 1 | | |
| 4 | AC | Allow for testing and commissioning of all installations to modular units | Item | 0 | 12,500.00 | 0.00 |
| 5 | AC | Allow for colour coding, service, identification and cleaning of all installations | Item | 1 | | |
| 6 | AC | Allow for uncoiling of copper pipework located in roof void of a modular units at Manager's House and 3 No Chalets and connecting to AC unit mounted on the wall; connect and commission. | No. | 0 | 231.66 | 0.00 |
| | | Builders work in connection with services | | | | |
| 7 | | All builders work shown on the Drawings and/or specified, either implicitly or explicitly, as required by the mechanical installation and not otherwise included | Item | 1 | | Inc |
| TOTAL FOR AIR CONDITIONING | | | | | | 0.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL WATER SUPPLY | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XW | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XW Water Supply



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| 2 | XW | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 3 | XW | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XW | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework | | | | |
| | | Generally | | | | |
| 5 | XW | laid in ground; (inclusive of all necessary excavation and backfilling) | m | 1 | | |
| 6 | XW | embedded in concrete, floor screeds and similar items | Item | 1 | | |
| 7 | XW | fittings; including all bends, junctions, inspection bends, inspection junctions, expansion joints, reducers and similar fittings | Item | 1 | | |
| 8 | XW | specially designed brackets, or hangers | Item | 1 | | |
| 9 | XW | connections up to 1m long, traps, cocks and similar items | Item | 1 | | |
| 10 | XW | special connections between piping of different materials | Item | 1 | | |
| 11 | XW | special connections between piping and fixtures, appliances or equipment | Item | 1 | | |
| 12 | XW | special joints including isolated joints differing from those in the description of the piping | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 13 | XW | 80mm dia PVC in 1200mm deep trench | m | 0 | 192.00 | 0.00 |
| 14 | XW | 50mm dia PVC in 1200mm deep trench (provisional qty) | m | 50 | 111.00 | 5,550.00 |
| 15 | XW | Connection to chalets and ensuite | No | 0 | 375.00 | 0.00 |

Lancelin Caravan Park

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XW Water Supply





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---------------------------------|------|---------------------------------|------|-----|--------------|---------------|
| 16 | XW | Connection to safari tents site | No | 6 | 750.00 | 4,500.00 |
| 17 | XW | Connection to main line | Item | 0 | 3,750.00 | 0.00 |
| TOTAL FOR EXTERNAL WATER SUPPLY | | | | | | 10,050.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL FIRE SERVICES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.5 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XF | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XF Fire Protection





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XF | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XF | Allow for all general attendance in connection with the fire protection installation | Item | 1 | | |
| 4 | XF | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 5 | XF | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 6 | XF | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework; new fire mains and all accessories and associated equipment; all as per Australian Standards and as detailed | | | | |
| | | Generally | | | | |
| 7 | XF | laid in ground (including all necessary excavation and backfilling) | m | 1 | | |
| | | Connection to mains | | | | |
| | | Generally | | | | |
| 8 | XF | Locate and connect new fire service fire tank fill line to existing fire service supply line as specification and drawings | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 9 | XF | Installation of meters as specification and drawings | Item | 1 | | |
| | | Cocks, Valves, Etc. | | | | |
| | | Generally | | | | |
| 10 | XF | valves | Item | 1 | | |
| 11 | XF | similar items to above | Item | 1 | | |

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XF Fire Protection

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---|------|--|------|-----|--------------|-----------------|
| | | Pits/ trenches | | | | |
| | | Generally | | | | |
| 12 | XF | Hose reel- 19mm dia 36m long | No | 1 | 1,275.00 | 1,275.00 |
| 13 | XF | Hydrant points | No | 1 | 1,635.00 | 1,635.00 |
| | | Fire Pump and Water storage Tanks | | | | |
| | | Tanks | | | | |
| 14 | XF | Supply and install new fire tanks (2 No) and all accessories and associated equipment; all as per Australian Standards and as detailed | No | 1 | | |
| 15 | XF | Supply and install pump package including pumpsets and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| 16 | XF | Supply and install new Fire Brigade Booster complete with lockable cabinet and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| TOTAL FOR EXTERNAL FIRE PROTECTION | | | | | | 2,910.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the light and power to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XE | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XE Electric Light and Power



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XE | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XE | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XE | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 5 | XE | underground | Item | 1 | 0.00 | 0.00 |
| | | Generators, Major Equipment | | | | |
| | | Generally | | | | |
| 6 | XE | generators; 185kVA backup generator | Item | 1 | 0.00 | 0.00 |
| 7 | XE | motors | Item | 1 | | |
| 8 | XE | transformers | Item | 1 | | |
| 9 | XE | similar items | Item | 1 | | |
| | | Switchgear | | | | |
| | | Generally | | | | |
| 10 | XE | switchgear including fixing, supports, connection to mains, metering and all spare capacity required | Item | 1 | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 11 | XE | fixed to building faces | Item | 1 | | |
| 12 | XE | special boxes | Item | 1 | | |
| 13 | XE | laid in trench | Item | 1 | | |

Lancelin Caravan Park

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XE Electric Light and Power





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 14 | XE | fittings Identification Generally | Item | 1 | | |
| 15 | XE | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| 16 | XE | cable route markers Pits/ trenching Generally | Item | 1 | | |
| 17 | XE | pits - allowed 435x435x530mm deep concrete pit for each building | No | 3 | 1,530.00 | 4,590.00 |
| 18 | XE | trenches | m | 0 | | |
| 19 | XE | Builders work in connection with services | item | 1 | | |
| 20 | XE | Allow for all builder's work in connection including but not limited to: | Item | 1 | | |
| 21 | XE | 2 hour fire rated enclosure to substation | Item | 1 | | |
| | XE | Caravan Sites | | | | |
| 22 | XE | Dual power head for caravan sites | No | 2 | 1,212.00 | 2,424.00 |
| 23 | XE | 4way power head for caravan sites | No | 1 | 1,809.00 | 1,809.00 |
| | | Buildings | | | | |
| 24 | XE | Connection to safari tents | No | 0 | 1,875.00 | 0.00 |
| 25 | XE | Main switchboard allowance - medium buildings | No | 0 | 4,500.00 | 0.00 |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---|------|---|------|-----|--------------|---------------|
| 26 | XE | Include the Provisional Sum for Power/ Telstra reticulation | Item | 1 | 5,000.00 | 5,000.00 |
| 27 | XE | Add for profit | Item | | | |
| 28 | XE | Add for attendance | Item | | | Included |
| TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER | | | | | | 13,823.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL COMMUNICATIONS | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the external communications to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XC | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XC Communications



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XC | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XC | Allow to protect the entire installation during construction including removing protection materials upon completion and making good as required | Item | 1 | | |
| 4 | XC | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 5 | XC | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 6 | XC | underground | Item | 1 | | |
| | | Cable Carriers | | | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 7 | XC | fixed to building faces | Item | 1 | | |
| 8 | XC | special boxes | Item | 1 | | |
| 9 | XC | laid in trench | Item | 1 | | |
| 10 | XC | fittings | Item | 1 | | |
| | | Identification | | | | |
| | | Generally | | | | |
| 11 | XC | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| | | Pits/ trenches | | | | |
| | | Generally | | | | |

Lancelin Caravan Park

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XC Communications





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 12 | XC | pits | No | 0 | | |
| 13 | XC | trenches (included in external power and light) | m | 0 | | |
| | | Work Covered By Other Sections in Connection With Electrical Installations | | | | |
| | | Generally | | | | |
| 14 | XC | Work Covered By Other Sections in Connection With Electrical Installations | Item | 0 | 5,000.00 | 0.00 |
| TOTAL FOR EXTERNAL COMMUNICATIONS | | | | | | 0.00 |

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

Lancelin Caravan Park


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XC Communications

14.4X4.2 Transportable building (60.48m2)

Footing cost

| | | | |
|---------------------------|-------|--------|-------------|
| Precast Concrete footings | 8 No. | 587.25 | 4698 |
| Fixing details | 8 No. | 180.9 | 1447.2 |
| Concrete slab to verandah | 3 m3 | 1500 | 4752 |
| | | | 10897.2 |
| | | | 180.1786 m2 |

| | | | | |
|---|---|-----------------|---|-----------------------------|
|  mcgarry associates Quantity Surveyors & Construction Cost Consultants | | | | |
| ROEBUCK BAY CARAVAN PARK | | | | |
| PRELIMINARY ESTIMATE - STAGE 3 | | | | |
| MGA14001 | Indicative cost (Initialisation Stage) Adjusted Indicative cost (Concept Design) Preliminary Estimate (Schematic Design) <input checked="" type="checkbox"/> Limit of Cost Estimate (Design Development) Tender Estimate (Tender Documentation) | | Tick one box <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Cost Plan Date 20-Feb-14 |
| PROJECT | ROEBUCK BAY CARAVAN PARK | | | |
| Location | PRELIMINARY ESTIMATE - STAGE 3 | | | |
| BUILDING COST PLANS | | | | |
| | Building | GFA (M2) | GFA Rate | Elemental Cost |
| 11 | 5 Safari Tents | 180.00 | | |
| Total GFA & Total Building Cost (Ex Site Works/ Services) | | 180 | | |
| Code | A/QS Element | GFA Rate | Elemental Cost | |
| CE | Centralized Energy System | \$0 | \$0 | |
| AR | Alterations and Renovations | \$0 | \$0 | |
| XP | Site Preparation | \$389 | \$70,019 | |
| XR | Roads, Footpaths and Paved Areas | \$658 | \$118,352 | |
| XN | Boundary Walls, Fencing and Gates | \$0 | \$0 | |
| XB | Outbuildings and Covered Ways | \$0 | \$0 | |
| MM | Miscellaneous Works | \$1,111 | \$200,000 | |
| XL | Landscaping and Improvements | \$111 | \$20,000 | |
| Site Works Subtotal (CE to XL) | | \$2,269 | \$408,371 | |
| SB | Substructure | \$84 | \$15,066 | |
| MB | Modular Buildings | \$827 | \$148,820 | |
| MU | Modular Complexing | \$0 | \$0 | |
| AC | Airconditioning | \$0 | \$0 | |
| Building Works Subtotal (CE to XL) | | \$910 | \$163,886 | |
| XK | Stormwater Drainage | \$56 | \$10,000 | |
| XD | Sewer Drainage | \$0 | \$0 | |
| XW | Water Supply | \$52 | \$9,300 | |
| XG | Gas | \$0 | \$0 | |
| XF | Fire Protection | \$16 | \$2,910 | |
| XE | Electric Light and Power | \$68 | \$12,293 | |
| XC | Communications | \$0 | \$0 | |
| XS | Special Services | \$0 | \$0 | |
| External Services Subtotal (XK to XS) | | \$192 | \$34,503 | |
| TOTAL DIRECT CONSTRUCTION COST | | | \$606,760 | |
| F&A | Flights and Accommodation | \$0 | \$0 | |
| PR | Proportion of Preliminaries | 10% | \$60,676 | |
| PP | Proportion of Profit | 5% | \$30,338 | |
| FF | Professional Fees | 3% | \$18,203 | |
| YY | Contingency | 7.5% | \$45,507 | |
| GRAND TOTAL PROJECT COST | | \$4,230 | \$761,484 | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>SITE PREPARATION</u> | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | <u>EXTERNAL WORKS</u> | | | | |
| | | <u>GENERALLY</u> | | | | |
| | | Generally | | | | |
| 1 | XP | Allow for inspection of the site and ascertaining the nature of the ground as specified | Item | 1 | | 0.00 |
| 2 | XP | Allow for Foundation Certification as specified and in accordance with structural drawings | Item | 1 | | 0.00 |
| 3 | XP | Allow for monitoring of vibration and noise emissions provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 4 | XP | Allow for dust and wind borne material control provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 5 | XP | Allow for complying with all Acts, By-laws, Regulations, and paying all bonds, fees and costs relating to this section of the works | Item | 1 | | 0.00 |
| 6 | XP | Allow for testing as specified | Item | 1 | | 0.00 |
| 7 | XP | Allow for keeping excavation free from water and provide adequate means of disposing of such water as specified | Item | 1 | | 0.00 |
| 8 | XP | Establish the position of all existing services before commencing any excavations and arrange for disconnection and/ or maintaining all services as required and specified | Item | 1 | | 0.00 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|------|--------------|---------------|
| 9 | XP | Establish and verify the position of all existing site boundaries, existing survey points, land survey pegs or marks before commencing any earthworks operations and maintain markers | Item | 1 | | 0.00 |
| | | SITE PREPARATION | | | | |
| | | GROUNDWORKS | | | | |
| | | Demolition | | | | |
| 10 | | Relocate long stay van sites allowance | Item | 1 | 10,000.00 | 10,000.00 |
| | | Excavation | | | | |
| | | Surface Excavation to Reduce Levels and disposal of surplus (Stock piled; spread and levelled) | | | | |
| 11 | XR | Clear site and remove debris | Ha | 4 | 1,350.00 | 5,641.65 |
| 12 | XR | Excavate to remove vegetable soil average 200mm deep and remove from site - safari tent area | m3 | 180 | 3.30 | 594.00 |
| | | Preparation of Hardstanding Areas | | | | |
| 13 | XR | Supply and install Kikuyu grass to Caravan sites | m2 | 4179 | 12.87 | 53,783.73 |
| | | TOTAL FOR SITE PREPARATION | | | | 70,019.38 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|--------|--------------|---------------|
| | | SUBSTRUCTURE | | | | |
| | | SUBSTRUCTURE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Foundation Excavations to the following structures, Safari Tents (no removal off site) | | | | |
| 1 | SB | Safari Tents - allow for concrete slab | m2 | 180.00 | 75.00 | 13,500.00 |
| 2 | SB | Provide termite control and management system with full complete barrier of protection of the building to underside of slabs, external perimeter including walls in contact with the ground, design joints, bond breaker, saw cuts, penetrations etc. as specified and in accordance with the approved manufacturers written instruction for the whole project | m2 | 180.00 | 8.70 | 1,566.00 |
| | | TOTAL FOR SUBSTRUCTURE | | | | 15,066.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MODULAR BUILDINGS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Refurbishment to Ablution Block 1 | | | | |
| 1 | | Demolish existing partitioning | Item | 1 | 2,000.00 | 2,000.00 |
| 2 | | Re-screed floor and tile | m2 | 210 | 20.00 | 4,190.00 |
| 3 | | Tile walls to 1.8m | m2 | 40 | 105.00 | 4,200.00 |
| 4 | | Install modular partitioning | m2 | 44 | 310.00 | 13,640.00 |
| 5 | | Re-chase plumbing | Item | 1 | 10,000.00 | 10,000.00 |
| 6 | | Replace fixtures ie. pans, basins (in long bench vanity with mirrors), hardware | No | 24 | 2,000.00 | 48,000.00 |
| 7 | | Showers | No | 12 | 750.00 | 9,000.00 |
| 8 | | Remove roof | m2 | 210 | 20.00 | 4,190.00 |
| 9 | | Install new pitched roof to raise ceiling height | m2 | 210 | 200.00 | 41,900.00 |
| 10 | | Install 3 phase extractors with common ducting | No | 1 | 1,500.00 | 1,500.00 |
| 11 | | Render internally above 1.8m tiles and render entire external | m2 | 120 | 40.00 | 4,800.00 |
| 12 | | Painting | m2 | 120 | 20.00 | 2,400.00 |
| 13 | | Allowance for electrical works | Item | 1 | 3,000.00 | 3,000.00 |

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MB Modular Buildings

Roebuck Bay Caravan Park Master Plan - Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|-----------------------------|------|-----|--------------|---------------|
| | | TOTAL FOR Modular Buildings | | | | 148,820.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MISCELLANEOUS ITEMS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply and Installation of Miscellaneous Structures and Services | | | | |
| 1 | MISC | Supply and install safari tents | No | 5 | 40,000.00 | 200,000.00 |
| | | TOTAL FOR Miscellaneous Structures and Services | | | | 200,000.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | BOUNDARY WALLS, FENCING AND GATES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | Fences | | | | |
| 1 | XN | PVC coated chainlink fence in treated pine poles to boundary | m | 305 | 90.75 | 27,678.75 |
| | | Gates | | | | |
| | | Electrically operated 6m wide Boom Gates | | | | |
| 2 | XN | 6m wide Boom gates as supplied by Or approved equal | No | 1 | 1,848.00 | 1,848.00 |
| 3 | XN | Double gate | No | 0 | 2,200.00 | 0.00 |
| | | Block Retaining Wall | | | | |
| 4 | XL | Construct 2m high Limestone rock pinching at 45 degree batter | m2 | 0 | 110.00 | 0.00 |
| | | TOTAL FOR BOUNDARY WALLS, FENCING AND GATES | | | | 29,526.75 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|---------|--------------|---------------|
| | | Roads, Footpaths&Paved Area | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | GROUNDWORKS | | | | |
| | | EXTERIOR ELEMENTS | | | | |
| | | Roadworks including Carpark | | | | |
| | | Surface Preparation | | | | |
| 1 | XR | Clear and level subgrade | m2 | 1818.00 | 2.85 | 5,181.30 |
| 2 | XR | Subgrade compaction to asphalt area | m2 | 1818.00 | 2.52 | 4,581.36 |
| 3 | XR | 25mm asphalt | m2 | 1818.00 | 32.00 | 58,176.00 |
| | | Concrete Kerbs, Gutters, Etc. | | | | |
| | | Kerb including excavation, disposal of surplus excavated material, backfill, compaction, formwork, curing, contraction joints at 2.5 m intervals expansion joints at 5m intervals | | | | |
| 4 | XR | Flush Kerb (FK) - to road and car park | m | 606.00 | 79.89 | 48,413.34 |
| | | Line marking | | | | |
| | | Apply nominally 70 mm wide line marking for car parking spaces nominated on drawings; Paint System: Dulux Roadmaster WB2, spray applied to manufacturers written recommendations; (Assume 177 car bays x 5.5m) | | | | |
| 5 | XR | Line amrking allowance | Item | 1 | 1,000.00 | 1,000.00 |

Lancelin Caravan Park

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XR Roads, Footpaths&Paved Area

Roebuck Bay Caravan Park Master Plan - Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|--|------|--|------|-----|--------------|---------------|
| | | Road signs | | | | |
| | | Road sign to AS 1742 comprising 5mm aluminium plate sign, 55 dia galvanised steel post and 600 x 600 x 600mm concrete foundation including excavation and all sundries | | | | |
| 6 | XR | Sinnage allowance | Item | 1 | 1,000.00 | 1,000.00 |
| | | Wheel stops | | | | |
| | | Concrete wheel stop complete including fixing to pavement with 2 x 20 diameter spikes 500mm long, driven into ground | | | | |
| 7 | XR | 2000mm long to parking | No | 0 | 250.00 | 0.00 |
| TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS | | | | | | 118,352.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | LANDSCAPING AND IMPROVEMENTS | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for Landscaping and Improvements | Item | 1 | 20,000.00 | 20,000.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| 2 | XL | Include the Provisional Sum for Signage | Item | 0 | 5,000.00 | 0.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR LANDSCAPING AND IMPROVEMENTS | | | | 20,000.00 |

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014

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XL Landscaping & Improvements



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL SEWER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the sewer system together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for sewer drainage system including pipe runs, manholes, interceptor etc. | | | | |
| | | DRAINAGE | | | | |
| | | Pipework | | | | |
| | | In trench; uPVC pipe, fittings and jointing; laid to falls in trench including excavation, supporting sides of excavations, bedding, backfilling with sand and compacting and removal of surplus material | | | | |
| | | Sewer reticulation within the site | | | | |

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XD Sewer Drainage





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 1 | XD | 150mm dia PVC in 1200mm deep trench | m | 0 | 110.00 | 0.00 |
| 2 | XD | 100mm dia PVC in 1200mm deep trench (provisional qty) | m | 0 | 84.00 | 0.00 |
| 3 | XD | Sewer manholes 900x900x1200mm deep | No | 0 | 3,530.00 | 0.00 |
| 5 | XD | Connection to chalets and ensuite | No | 0 | 500.00 | 0.00 |
| | XD | Connection to buildings | No | 0 | 750.00 | 0.00 |
| | XD | Connection to main line | Item | 0 | 5,000.00 | 0.00 |
| TOTAL FOR EXTERNAL SEWER DRAINAGE | | | | | | 0.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL STORMWATER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | The scope of the works includes for overland flood stormwater drainage and therefore pipe runs, gullies, manholes etc. will not be required. | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for discharge into existing stormwater | Item | 1 | 10,000.00 | 10,000.00 |
| | XL | Add for profit | | | | |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR EXTERNAL STORMWATER DRAINAGE | | | | 10,000.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | INTERNAL SERVICES | | | | |
| | | AIR CONDITIONING | | | | |
| | | MECHANICAL INSTALLATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for everything inside each module to the riser connection point to be included in modular contractor cost with risers and connection to each module by onsite contractor. All testing and commissioning by on site contractor. | | | | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| | | Generally | | | | |
| 1 | AC | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. | Item | 1 | | |
| 2 | AC | Allow for work to be carried out in accordance with the appropriate By-Laws and Regulations: Water Corporation's By-Laws, Alinta Gas Association Installation Code AG601-1992, Building Code of Australia, the National Plumbing and Drainage Code AS3500, the regulations of the Local Authorities and to the satisfaction of the Project Manager | Item | 1 | | |
| 3 | AC | Allow to obtain the following Certificates/ Notices as appropriate: W.C.W.A 'Certificate of Completion', Alinta Gas 'Notice of Compliance' and the Fire Brigades' Certificate of Occupancy | Item | 1 | | |
| 4 | AC | Allow for testing and commissioning of all installations to modular units | Item | 0 | 12,500.00 | 0.00 |
| 5 | AC | Allow for colour coding, service, identification and cleaning of all installations | Item | 1 | | |
| 6 | AC | Allow for uncoiling of copper pipework located in roof void of a modular units at Manager's House and 3 No Chalets and connecting to AC unit mounted on the wall; connect and commission. | No. | 0 | 231.66 | 0.00 |
| | | Builders work in connection with services | | | | |
| 7 | | All builders work shown on the Drawings and/or specified, either implicitly or explicitly, as required by the mechanical installation and not otherwise included | Item | 1 | | Inc |
| TOTAL FOR AIR CONDITIONING | | | | | | 0.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL WATER SUPPLY | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XW | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XW Water Supply



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| 2 | XW | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 3 | XW | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XW | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework | | | | |
| | | Generally | | | | |
| 5 | XW | laid in ground; (inclusive of all necessary excavation and backfilling) | m | 1 | | |
| 6 | XW | embedded in concrete, floor screeds and similar items | Item | 1 | | |
| 7 | XW | fittings; including all bends, junctions, inspection bends, inspection junctions, expansion joints, reducers and similar fittings | Item | 1 | | |
| 8 | XW | specially designed brackets, or hangers | Item | 1 | | |
| 9 | XW | connections up to 1m long, traps, cocks and similar items | Item | 1 | | |
| 10 | XW | special connections between piping of different materials | Item | 1 | | |
| 11 | XW | special connections between piping and fixtures, appliances or equipment | Item | 1 | | |
| 12 | XW | special joints including isolated joints differing from those in the description of the piping | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 13 | XW | 80mm dia PVC in 1200mm deep trench | m | 0 | 192.00 | 0.00 |
| 14 | XW | 50mm dia PVC in 1200mm deep trench (provisional qty) | m | 50 | 111.00 | 5,550.00 |
| 15 | XW | Connection to chalets and ensuite | No | 0 | 375.00 | 0.00 |

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XW Water Supply





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---------------------------------|------|---------------------------------|------|-----|--------------|---------------|
| 16 | XW | Connection to safari tents site | No | 5 | 750.00 | 3,750.00 |
| 17 | XW | Connection to main line | Item | 0 | 3,750.00 | 0.00 |
| TOTAL FOR EXTERNAL WATER SUPPLY | | | | | | 9,300.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL FIRE SERVICES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.5 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XF | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XF Fire Protection





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XF | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XF | Allow for all general attendance in connection with the fire protection installation | Item | 1 | | |
| 4 | XF | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 5 | XF | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 6 | XF | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework; new fire mains and all accessories and associated equipment; all as per Australian Standards and as detailed | | | | |
| | | Generally | | | | |
| 7 | XF | laid in ground (including all necessary excavation and backfilling) | m | 1 | | |
| | | Connection to mains | | | | |
| | | Generally | | | | |
| 8 | XF | Locate and connect new fire service fire tank fill line to existing fire service supply line as specification and drawings | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 9 | XF | Installation of meters as specification and drawings | Item | 1 | | |
| | | Cocks, Valves, Etc. | | | | |
| | | Generally | | | | |
| 10 | XF | valves | Item | 1 | | |
| 11 | XF | similar items to above | Item | 1 | | |

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XF Fire Protection



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------------------------------------|------|--|------|-----|--------------|---------------|
| | | Pits/ trenches | | | | |
| | | Generally | | | | |
| 12 | XF | Hose reel- 19mm dia 36m long | No | 1 | 1,275.00 | 1,275.00 |
| 13 | XF | Hydrant points | No | 1 | 1,635.00 | 1,635.00 |
| | | Fire Pump and Water storage Tanks | | | | |
| | | Tanks | | | | |
| 14 | XF | Supply and install new fire tanks (2 No) and all accessories and associated equipment; all as per Australian Standards and as detailed | No | 1 | | |
| 15 | XF | Supply and install pump package including pumpsets and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| 16 | XF | Supply and install new Fire Brigade Booster complete with lockable cabinet and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| TOTAL FOR EXTERNAL FIRE PROTECTION | | | | | | 2,910.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the light and power to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XE | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XE Electric Light and Power



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XE | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XE | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XE | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 5 | XE | underground | Item | 1 | | |
| | | Generators, Major Equipment | | | | |
| | | Generally | | | | |
| 6 | XE | generators; 185kVA backup generator | Item | 1 | | |
| 7 | XE | motors | Item | 1 | | |
| 8 | XE | transformers | Item | 1 | | |
| 9 | XE | similar items | Item | 1 | | |
| | | Switchgear | | | | |
| | | Generally | | | | |
| 10 | XE | switchgear including fixing, supports, connection to mains, metering and all spare capacity required | Item | 1 | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 11 | XE | fixed to building faces | Item | 1 | | |
| 12 | XE | special boxes | Item | 1 | | |
| 13 | XE | laid in trench | Item | 1 | | |

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XE Electric Light and Power





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 14 | XE | fittings Identification Generally | Item | 1 | | |
| 15 | XE | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| 16 | XE | cable route markers Pits/ trenching Generally | Item | 1 | | |
| 17 | XE | pits - allowed 435x435x530mm deep concrete pit for each building | No | 3 | 1,020.00 | 3,060.00 |
| 18 | XE | trenches | m | 0 | | |
| 19 | XE | Builders work in connection with services | item | 1 | | |
| 20 | XE | Allow for all builder's work in connection including but not limited to: | Item | 1 | | |
| 21 | XE | 2 hour fire rated enclosure to substation | Item | 1 | | |
| | XE | Caravan Sites | | | | |
| 22 | XE | Dual power head for caravan sites | No | 2 | 1,212.00 | 2,424.00 |
| 23 | XE | 4way power head for caravan sites | No | 1 | 1,809.00 | 1,809.00 |
| | | Buildings | | | | |
| 24 | XE | Connection to Safari Tents | No | 0 | 1,875.00 | 0.00 |
| 25 | XE | Main switchboard allowance - medium buildings | No | 0 | 4,500.00 | 0.00 |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---|------|---|------|-----|--------------|---------------|
| 26 | XE | Include the Provisional Sum for Power/ Telstra reticulation | Item | 1 | 5,000.00 | 5,000.00 |
| 27 | XE | Add for profit | Item | | | |
| 28 | XE | Add for attendance | Item | | | Included |
| TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER | | | | | | 12,293.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL COMMUNICATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the external communications to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XC | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XC Communications



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XC | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XC | Allow to protect the entire installation during construction including removing protection materials upon completion and making good as required | Item | 1 | | |
| 4 | XC | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 5 | XC | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 6 | XC | underground | Item | 1 | | |
| | | Cable Carriers | | | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 7 | XC | fixed to building faces | Item | 1 | | |
| 8 | XC | special boxes | Item | 1 | | |
| 9 | XC | laid in trench | Item | 1 | | |
| 10 | XC | fittings | Item | 1 | | |
| | | Identification | | | | |
| | | Generally | | | | |
| 11 | XC | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| | | Pits/ trenches | | | | |
| | | Generally | | | | |

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XC Communications






| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 12 | XC | pits | No | 0 | | |
| 13 | XC | trenches (included in external power and light) | m | 0 | | |
| | | Work Covered By Other Sections in Connection With Electrical Installations | | | | |
| | | Generally | | | | |
| 14 | XC | Work Covered By Other Sections in Connection With Electrical Installations | Item | 0 | 5,000.00 | 0.00 |
| TOTAL FOR EXTERNAL COMMUNICATIONS | | | | | | 0.00 |

14.4X4.2 Transportable building (60.48m2)

Footing cost

| | | | |
|---------------------------|-------|--------|-------------|
| Precast Concrete footings | 8 No. | 587.25 | 4698 |
| Fixing details | 8 No. | 180.9 | 1447.2 |
| Concrete slab to verandah | 3 m3 | 1500 | 4752 |
| | | | 10897.2 |
| | | | 180.1786 m2 |

|  mcgarry associates Quantity Surveyors & Construction Cost Consultants | | | | |
|---|---|---|-----------------------|-----------------------|
| ROEBUCK BAY CARAVAN PARK | | | | |
| PRELIMINARY ESTIMATE - STAGE 2 | | | | |
| MGA14001 | Indicative cost (Initialisation Stage) Adjusted Indicative cost (Concept Design) Preliminary Estimate (Schematic Design) <input checked="" type="checkbox"/> Limit of Cost Estimate (Design Development) Tender Estimate (Tender Documentation) | Tick one box <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Cost Plan Date | 26-Feb-14 |
| PROJECT | ROEBUCK BAY CARAVAN PARK | | | |
| Location | PRELIMINARY ESTIMATE - STAGE 2 | | | |
| BUILDING COST PLANS | | | | |
| | Building | GFA (M2) | GFA Rate | Elemental Cost |
| 1 | 3 Cabin | 167 | | |
| Total GFA & Total Building Cost (Ex Site Works/ Services) | | 167 | | |
| Code | A/QS Element | GFA Rate | Elemental Cost | |
| CE | Centralized Energy System | \$0 | \$0 | |
| AR | Alterations and Renovations | \$0 | \$0 | |
| XP | Site Preparation | \$65 | \$10,876 | |
| XR | Roads, Footpaths and Paved Areas | \$1,145 | \$191,631 | |
| XN | Boundary Walls, Fencing and Gates | \$604 | \$101,054 | |
| XB | Outbuildings and Covered Ways | \$0 | \$0 | |
| MM | Miscellaneous Works | \$3,183 | \$532,762 | |
| XL | Landscaping and Improvements | \$239 | \$40,000 | |
| Site Works Subtotal (CE to XL) | | \$5,235 | \$876,324 | |
| SB | Substructure | \$234 | \$39,159 | |
| MB | Modular Buildings | \$1,792 | \$300,000 | |
| MU | Modular Complexing | \$143 | \$23,880 | |
| AC | Air-conditioning | \$8 | \$1,390 | |
| Building Works Subtotal (CE to XL) | | \$2,177 | \$364,429 | |
| XK | Stormwater Drainage | \$119 | \$20,000 | |
| XD | Sewer Drainage | \$120 | \$20,025 | |
| XW | Water Supply | \$80 | \$13,350 | |
| XG | Gas | \$0 | \$0 | |
| XF | Fire Protection | \$35 | \$5,820 | |
| XE | Electric Light and Power | \$466 | \$77,948 | |
| XC | Communications | \$30 | \$5,000 | |
| XS | Special Services | \$0 | \$0 | |
| External Services Subtotal (XK to XS) | | \$849 | \$142,143 | |
| TOTAL DIRECT CONSTRUCTION COST | | | \$1,382,895 | |
| F&A | Flights and Accommodation | \$0 | \$0 | |
| PR | Proportion of Preliminaries | 10% | \$138,290 | |
| PP | Proportion of Profit | 5% | \$69,145 | |
| FF | Professional Fees | 3% | \$41,487 | |
| YY | Contingency | 7.5% | \$103,717 | |
| GRAND TOTAL PROJECT COST | | \$10,368 | \$1,735,534 | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>SITE PREPARATION</u> | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | <u>EXTERNAL WORKS</u> | | | | |
| | | <u>GENERALLY</u> | | | | |
| | | Generally | | | | |
| 1 | XP | Allow for inspection of the site and ascertaining the nature of the ground as specified | Item | 1 | | 0.00 |
| 2 | XP | Allow for Foundation Certification as specified and in accordance with structural drawings | Item | 1 | | 0.00 |
| 3 | XP | Allow for monitoring of vibration and noise emissions provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 4 | XP | Allow for dust and wind borne material control provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 5 | XP | Allow for complying with all Acts, By-laws, Regulations, and paying all bonds, fees and costs relating to this section of the works | Item | 1 | | 0.00 |
| 6 | XP | Allow for testing as specified | Item | 1 | | 0.00 |
| 7 | XP | Allow for keeping excavation free from water and provide adequate means of disposing of such water as specified | Item | 1 | | 0.00 |
| 8 | XP | Establish the position of all existing services before commencing any excavations and arrange for disconnection and/ or maintaining all services as required and specified | Item | 1 | | 0.00 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| 9 | XP | Establish and verify the position of all existing site boundaries, existing survey points, land survey pegs or marks before commencing any earthworks operations and maintain markers | Item | 1 | | 0.00 |
| | | SITE PREPARATION | | | | |
| | | GROUNDWORKS | | | | |
| | | Demolition | | | | |
| 10 | | Relocate long stay van sites allowance | Item | 1 | 10,000.00 | 10,000.00 |
| | | Excavation | | | | |
| | | Surface Excavation to Reduce Levels and disposal of surplus (Stock piled; spread and levelled) | | | | |
| 11 | XR | Clear site and remove debris | Ha | 0.2 | 1,350.00 | 324.00 |
| 12 | XR | Excavate to remove vegetable soil average 200mm deep and remove from site - building and cabin areas | m3 | 167 | 3.30 | 552.42 |
| | | Preparation of Hardstanding Areas | | | | |
| 13 | XR | Supply and install Wintergreen grass to Caravan sites | m2 | 0 | 13.00 | 0.00 |
| | | TOTAL FOR SITE PREPARATION | | | | 10,876.42 |

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Lancelin Caravan Park

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XP Site Preparation



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | SUBSTRUCTURE | | | | |
| | | SUBSTRUCTURE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Foundation Excavations to the following structures, 3 Cabins (no removal off site) | | | | |
| 1 | SB | 3 Cabins | m2 | 167 | 225.22 | 37,702.37 |
| 2 | SB | Provide termite control and management system with full complete barrier of protection of the building to underside of slabs, external perimeter including walls in contact with the ground, design joints, bond breaker, saw cuts, penetrations etc. as specified and in accordance with the approved manufacturers written instruction for the whole project | m2 | 167 | 8.70 | 1,456.38 |
| | | TOTAL FOR SUBSTRUCTURE | | | | 39,158.75 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MODULAR BUILDINGS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply of Modular Buildings | | | | |
| 1 | MB | Supply of fully finished Modular Building to be utilised as Cabins | No | 3 | 100,000.00 | 300,000.00 |
| | | TOTAL FOR Modular Buildings | | | | 300,000.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | MODULAR COMPLEXING | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Transport Units | | | | |
| 1 | | Cabins | Item | 3 | 3,000.00 | 9,000.00 |
| | | Placing units | | | | |
| | | 3 Cabins | | | | |
| 2 | | 6 man crew | Hrs | 60 | 90.00 | 5,400.00 |
| 3 | | Crane Operator | Hrs | 12 | 90.00 | 1,080.00 |
| 4 | | 100t crane | Hrs | 12 | 400.00 | 4,800.00 |
| | | Unpacking and placing equipment | | | | |
| 5 | | 2 man crew - 10 hr day/each | Hrs | 20 | 180.00 | 3,600.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|------------------------------|------|-----|--------------|---------------|
| | | TOTAL FOR MODULAR COMPLEXING | | | | 23,880.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MISCELLANEOUS ITEMS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply and Installation of Miscellaneous Structures and Services | | | | |
| 1 | MISC | Supply and Installation of 20 x 10m pool, as per drawings. | Item | 1 | 312,500.00 | 312,500.00 |
| 2 | MISC | Paving around pool | m2 | 125 | 75.00 | 9,375.00 |
| 3 | MISC | Pool fencing | m | 90 | 300.00 | 27,000.00 |
| 4 | MISC | Supply and Installation of Half-Court Tennis Courts, as per drawings. Rate to include finish as specified and construction of fence | No | 2 | 61,250.00 | 122,500.00 |
| 5 | MISC | Supply and Installation of Children's Playground, as per drawings. | Item | 1 | 17,386.50 | 17,386.50 |
| 6 | MISC | Supply and Installation of BBQ facilities, as per drawings. | No | 4 | 9,750.00 | 39,000.00 |
| 7 | MISC | Supply and Install 5x5m sail shade to BBQ | No | 1 | 5,000.00 | 5,000.00 |
| | | TOTAL FOR Miscellaneous Structures and Services | | | | 532,761.50 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | BOUNDARY WALLS, FENCING AND GATES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | Fences | | | | |
| 1 | XN | PVC coated chainlink fence in treated pine poles to boundary | m | 859 | 90.75 | 77,954.25 |
| | | Gates | | | | |
| | | Electrically operated 6m wide Boom Gates | | | | |
| 2 | XN | 6m wide Boom gates as supplied by Or approved equal | No | 0 | 2,772.00 | 0.00 |
| 3 | XN | Double gate to boat parking | No | 7 | 3,300.00 | 23,100.00 |
| | | TOTAL FOR BOUNDARY WALLS, FENCING AND GATES | | | | 101,054.25 |

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XNBoundary Walls, Fencing&Gates



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|---------|--------------|---------------|
| | | Roads, Footpaths Paved Area | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | GROUNDWORKS | | | | |
| | | EXTERIOR ELEMENTS | | | | |
| | | Roadworks including Carpark | | | | |
| | | Surface Preparation | | | | |
| 1 | XR | Clear and level subgrade | m2 | 2850.00 | 2.85 | 8,122.50 |
| 2 | XR | Subgrade compaction to asphalt area | m2 | 2850.00 | 2.52 | 7,182.00 |
| 3 | XR | 25mm asphalt | m2 | 2850.00 | 32.00 | 91,200.00 |
| | | Concrete Kerbs, Gutters, Etc. | | | | |
| | | Kerb including excavation, disposal of surplus excavated material, backfill, compaction, formwork, curing, contraction joints at 2.5 m intervals expansion joints at 5m intervals | | | | |
| 4 | XR | Flush Kerb (FK) - to road and car park | m | 1028.00 | 79.89 | 82,126.92 |
| | | Line marking | | | | |
| | | Apply nominally 70 mm wide line marking for car parking spaces nominated on drawings; Paint System: Dulux Roadmaster WB2, spray applied to manufacturers written recommendations; (Assume 177 car bays x 5.5m) | | | | |
| 5 | XR | Line marking allowance | Item | 1 | 2,000.00 | 2,000.00 |

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XR Roads, Footpaths&Paved Area





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | Road signs | | | | |
| | | Road sign to AS 1742 comprising 5mm aluminium plate sign, 55 dia galvanised steel post and 600 x 600 x 600mm concrete foundation including excavation and all sundries | | | | |
| 6 | XR | Signage allowance | Item | 1 | 1,000.00 | 1,000.00 |
| #### | | | | | | |
| | | TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS | | | | 191,631.42 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | LANDSCAPING AND IMPROVEMENTS | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for Landscaping and Improvements | Item | 1 | 40,000.00 | 40,000.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| 2 | XL | Include the Provisional Sum for Signage | Item | 0 | 5,000.00 | 0.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR LANDSCAPING AND IMPROVEMENTS | | | | 40,000.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL SEWER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the sewer system together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for sewer drainage system including pipe runs, manholes, interceptor etc. | | | | |
| | | DRAINAGE | | | | |
| | | Pipework | | | | |
| | | In trench; uPVC pipe, fittings and jointing; laid to falls in trench including excavation, supporting sides of excavations, bedding, backfilling with sand and compacting and removal of surplus material | | | | |
| | | Sewer reticulation within the site | | | | |

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XD Sewer Drainage



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|---|------|-----|--------------|---------------|
| 1 | XD | 150mm dia PVC in 1200mm deep trench | m | 0 | 165.00 | 0.00 |
| 2 | XD | 100mm dia PVC in 1200mm deep trench (provisional qty) | m | 15 | 126.00 | 1,890.00 |
| 3 | XD | Sewer manholes 900x900x1200mm deep | No | 3 | 5,295.00 | 15,885.00 |
| 4 | XD | Connection to Cabins | No | 3 | 750.00 | 2,250.00 |
| 5 | XD | Connection to main line | Item | 0 | 6,000.00 | 0.00 |
| TOTAL FOR EXTERNAL SEWER DRAINAGE | | | | | | 20,025.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL STORMWATER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | The scope of the works includes for overland flood stormwater drainage and therefore pipe runs, gullies, manholes etc. will not be required. | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for discharge into existing stormwater | Item | 1 | 20,000.00 | 20,000.00 |
| | XL | Add for profit | | | | |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR EXTERNAL STORMWATER DRAINAGE | | | | 20,000.00 |

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XK Stormwater Drainage



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | INTERNAL SERVICES | | | | |
| | | AIR CONDITIONING | | | | |
| | | MECHANICAL INSTALLATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for everything inside each module to the riser connection point to be included in modular contractor cost with risers and connection to each module by onsite contractor. All testing and commissioning by on site contractor. | | | | |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|-----------------|
| | | Generally | | | | |
| 1 | AC | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. | Item | 1 | | |
| 2 | AC | Allow for work to be carried out in accordance with the appropriate By-Laws and Regulations: Water Corporation's By-Laws, Alinta Gas Association Installation Code AG601-1992, Building Code of Australia, the National Plumbing and Drainage Code AS3500, the regulations of the Local Authorities and to the satisfaction of the Project Manager | Item | 1 | | |
| 3 | AC | Allow to obtain the following Certificates/ Notices as appropriate: W.C.W.A 'Certificate of Completion', Alinta Gas 'Notice of Compliance' and the Fire Brigades' Certificate of Occupancy | Item | 1 | | |
| 4 | AC | Allow for testing and commissioning of all installations to modular units | Item | 0 | 12,500.00 | 0.00 |
| 5 | AC | Allow for colour coding, service, identification and cleaning of all installations | Item | 1 | | |
| 6 | AC | Allow for uncoiling of copper pipework located in roof void of a modular units at Manager's House and 3 Cabins and connecting to AC unit mounted on the wall; connect and commission. | No. | 4 | 347.49 | 1,389.96 |
| | | Builders work in connection with services | | | | |
| 7 | | All builders work shown on the Drawings and/or specified, either implicitly or explicitly, as required by the mechanical installation and not otherwise included | Item | 1 | | Inc |
| TOTAL FOR AIR CONDITIONING | | | | | | 1,389.96 |

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AC Air Conditioning



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>EXTERNAL SERVICES</u> | | | | |
| | | EXTERNAL WATER SUPPLY | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XW | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XW Water Supply





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| 2 | XW | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 3 | XW | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XW | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework | | | | |
| | | Generally | | | | |
| 5 | XW | laid in ground; (inclusive of all necessary excavation and backfilling) | m | 1 | | |
| 6 | XW | embedded in concrete, floor screeds and similar items | Item | 1 | | |
| 7 | XW | fittings; including all bends, junctions, inspection bends, inspection junctions, expansion joints, reducers and similar fittings | Item | 1 | | |
| 8 | XW | specially designed brackets, or hangers | Item | 1 | | |
| 9 | XW | connections up to 1m long, traps, cocks and similar items | Item | 1 | | |
| 10 | XW | special connections between piping of different materials | Item | 1 | | |
| 11 | XW | special connections between piping and fixtures, appliances or equipment | Item | 1 | | |
| 12 | XW | special joints including isolated joints differing from those in the description of the piping | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 13 | XW | 80mm dia PVC in 1200mm deep trench | m | 0 | 192.00 | 0.00 |
| 14 | XW | 50mm dia PVC in 1200mm deep trench (provisional qty) | m | 100 | 111.00 | 11,100.00 |
| 15 | XW | Connection to Cabins | No | 3 | 750.00 | 2,250.00 |

Lancelin Caravan Park

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XW Water Supply

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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---------------------------------|------|-------------------------|------|-----|--------------|---------------|
| 16 | XW | Connection to main line | Item | 0 | 3,750.00 | 0.00 |
| TOTAL FOR EXTERNAL WATER SUPPLY | | | | | | 13,350.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL FIRE SERVICES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.5 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XF | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XF | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XF | Allow for all general attendance in connection with the fire protection installation | Item | 1 | | |
| 4 | XF | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 5 | XF | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 6 | XF | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework; new fire mains and all accessories and associated equipment; all as per Australian Standards and as detailed | | | | |
| | | Generally | | | | |
| 7 | XF | laid in ground (including all necessary excavation and backfilling) | m | 1 | | |
| | | Connection to mains | | | | |
| | | Generally | | | | |
| 8 | XF | Locate and connect new fire service fire tank fill line to existing fire service supply line as specification and drawings | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 9 | XF | Installation of meters as specification and drawings | Item | 1 | | |
| | | Cocks, Valves, Etc. | | | | |
| | | Generally | | | | |
| 10 | XF | valves | Item | 1 | | |
| 11 | XF | similar items to above | Item | 1 | | |

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XF Fire Protection





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---|------|--|------|-----|--------------|-----------------|
| | | Pits/ trenches | | | | |
| | | Generally | | | | |
| 12 | XF | Hose reel- 19mm dia 36m long | No | 2 | 1,275.00 | 2,550.00 |
| 13 | XF | Hydrant points | No | 2 | 1,635.00 | 3,270.00 |
| | | Fire Pump and Water storage Tanks | | | | |
| | | Tanks | | | | |
| 14 | XF | Supply and install new fire tanks (2 No) and all accessories and associated equipment; all as per Australian Standards and as detailed | No | 1 | | |
| 15 | XF | Supply and install pump package including pumpsets and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| 16 | XF | Supply and install new Fire Brigade Booster complete with lockable cabinet and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| TOTAL FOR EXTERNAL FIRE PROTECTION | | | | | | 5,820.00 |

Roebuck Bay Caravan Park Master Plan - Brighthouse 2014

Lancelin Caravan Park

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XF Fire Protection



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the light and power to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XE | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

Lancelin Caravan Park

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XE Electric Light and Power





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XE | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XE | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XE | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 5 | XE | underground | Item | 1 | 0.00 | 0.00 |
| | | Generators, Major Equipment | | | | |
| | | Generally | | | | |
| 6 | XE | generators; 185kVA backup generator | Item | 1 | 0.00 | 0.00 |
| 7 | XE | motors | Item | 1 | | |
| 8 | XE | transformers | Item | 1 | | |
| 9 | XE | similar items | Item | 1 | | |
| | | Switchgear | | | | |
| | | Generally | | | | |
| 10 | XE | switchgear including fixing, supports, connection to mains, metering and all spare capacity required | Item | 1 | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 11 | XE | fixed to building faces | Item | 1 | | |
| 12 | XE | special boxes | Item | 1 | | |
| 13 | XE | laid in trench | Item | 1 | | |

Lancelin Caravan Park

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XE Electric Light and Power



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 14 | XE | fittings Identification Generally | Item | 1 | | |
| 15 | XE | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| 16 | XE | cable route markers Pits/ trenching Generally | Item | 1 | | |
| 17 | XE | pits - allowed 435x435x530mm deep concrete pit for each building | No | 3 | 1,530.00 | 4,590.00 |
| 18 | XE | trenches | m | 0 | | |
| 19 | XE | Builders work in connection with services | item | 1 | | |
| 20 | XE | Allow for all builder's work in connection including but not limited to: | Item | 1 | | |
| 21 | XE | 2 hour fire rated enclosure to substation | Item | 1 | | |
| | XE | Caravan Sites | | | | |
| 22 | XE | Dual power head for caravan sites | No | 2 | 1,212.00 | 2,424.00 |
| 23 | XE | 4way power head for caravan sites | No | 1 | 1,809.00 | 1,809.00 |
| | | Buildings | | | | |
| 24 | XE | Connection to Cabins | No | 3 | 1,875.00 | 5,625.00 |
| 25 | XE | Main switchboard allowance - medium buildings | No | 3 | 4,500.00 | 13,500.00 |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---|------|---|------|-----|--------------|---------------|
| 26 | XE | Include the Provisional Sum for Power/ Telstra reticulation | Item | 1 | 50,000.00 | 50,000.00 |
| 27 | XE | Add for profit | Item | | | |
| 28 | XE | Add for attendance | Item | | | Included |
| TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER | | | | | | 77,948.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL COMMUNICATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the external communications to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XC | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XC | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XC | Allow to protect the entire installation during construction including removing protection materials upon completion and making good as required | Item | 1 | | |
| 4 | XC | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 5 | XC | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 6 | XC | underground | Item | 1 | | |
| | | Cable Carriers | | | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 7 | XC | fixed to building faces | Item | 1 | | |
| 8 | XC | special boxes | Item | 1 | | |
| 9 | XC | laid in trench | Item | 1 | | |
| 10 | XC | fittings | Item | 1 | | |
| | | Identification | | | | |
| | | Generally | | | | |
| 11 | XC | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| | | Pits/ trenches | | | | |
| | | Generally | | | | |

Lancelin Caravan Park

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XC Communications

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 12 | XC | pits | No | 0 | | |
| 13 | XC | trenches (included in external power and light) | m | 0 | | |
| | | Work Covered By Other Sections in Connection With Electrical Installations | | | | |
| | | Generally | | | | |
| 14 | XC | Work Covered By Other Sections in Connection With Electrical Installations | Item | 1 | 5,000.00 | 5,000.00 |
| TOTAL FOR EXTERNAL COMMUNICATIONS | | | | | | 5,000.00 |



Lancelin Caravan Park

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XC Communications



14.4X4.2 Transportable building (60.48m2)

Footing cost

| | | | |
|---------------------------|-------|--------|-------------|
| Precast Concrete footings | 8 No. | 587.25 | 4698 |
| Fixing details | 8 No. | 180.9 | 1447.2 |
| Concrete slab to verandah | 3 m3 | 1500 | 4752 |
| | | | 10897.2 |
| | | | 180.1786 m2 |

| | | | | |
|---|---|---|---------------------------------|-----------------------|
|  mcgarry associates Quantity Surveyors & Construction Cost Consultants | | | | |
| ROEBUCK BAY CARAVAN PARK | | | | |
| PRELIMINARY ESTIMATE - STAGE 1 | | | | |
| MGA14001 | Indicative cost (Initialisation Stage) Adjusted Indicative cost (Concept Design) Preliminary Estimate (Schematic Design) <input checked="" type="checkbox"/> Limit of Cost Estimate (Design Development) Tender Estimate (Tender Documentation) | Tick one box <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Cost Plan Date 26-Feb-14 | |
| PROJECT | ROEBUCK BAY CARAVAN PARK | | | |
| Location | PRELIMINARY ESTIMATE - STAGE 1 | | | |
| BUILDING COST PLANS | | | | |
| | Building | GFA (M2) | GFA Rate | Elemental Cost |
| 1 | 3x2 Managers House | 134 | | |
| 3 | Reception/Laundry Building | 307 | | |
| 4 | Recreation Block | 65 | | |
| 5 | 6 Cabins | 335 | | |
| 6 | Backpackers 6 birth Building | 92 | | |
| Total GFA & Total Building Cost (Ex Site Works/ Services) | | 933 | | |
| Code | AIQS Element | GFA Rate | Elemental Cost | |
| CE | Centralized Energy System | \$0 | \$0 | |
| AR | Alterations and Renovations | \$0 | \$0 | |
| XP | Site Preparation | \$263 | \$245,220 | |
| XR | Roads, Footpaths and Paved Areas | \$731 | \$682,456 | |
| XN | Boundary Walls, Fencing and Gates | \$76 | \$71,354 | |
| XB | Outbuildings and Covered Ways | \$85 | \$79,320 | |
| MM | Miscellaneous Works | \$27 | \$25,000 | |
| XL | Landscaping and Improvements | \$161 | \$150,000 | |
| Site Works Subtotal (CE to XL) | | \$1,343 | \$1,253,350 | |
| SB | Substructure | \$232 | \$216,897 | |
| MB | Modular Buildings | \$1,702 | \$1,588,437 | |
| MU | Modular Complexing | \$96 | \$89,810 | |
| AC | Air-conditioning | \$3 | \$2,432 | |
| Building Works Subtotal (CE to XL) | | \$2,033 | \$1,897,577 | |
| XK | Stormwater Drainage | \$54 | \$50,000 | |
| XD | Sewer Drainage | \$105 | \$98,250 | |
| XW | Water Supply | \$139 | \$129,450 | |
| XG | Gas | \$0 | \$0 | |
| XF | Fire Protection | \$9 | \$8,730 | |
| XE | Electric Light and Power | \$244 | \$227,724 | |
| XC | Communications | \$16 | \$15,000 | |
| XS | Special Services | \$0 | \$0 | |
| External Services Subtotal (XK to XS) | | \$567 | \$529,154 | |
| TOTAL DIRECT CONSTRUCTION COST | | | \$3,680,081 | |
| F&A | Flights and Accommodation | \$0 | \$0 | |
| PR | Proportion of Preliminaries | 10% | \$368,008 | |
| PP | Proportion of Profit | 5% | \$184,004 | |
| FF | Professional Fees | 3% | \$110,402 | |
| YY | Contingency | 7.5% | \$276,006 | |
| GRAND TOTAL PROJECT COST | | \$4,949 | \$4,618,502 | |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>SITE PREPARATION</u> | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | GENERALLY | | | | |
| | | Generally | | | | |
| 1 | XP | Allow for inspection of the site and ascertaining the nature of the ground as specified | Item | 1 | | 0.00 |
| 2 | XP | Allow for Foundation Certification as specified and in accordance with structural drawings | Item | 1 | | 0.00 |
| 3 | XP | Allow for monitoring of vibration and noise emissions provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 4 | XP | Allow for dust and wind borne material control provisions to the site for the currency of the contract | Item | 1 | | 0.00 |
| 5 | XP | Allow for complying with all Acts, By-laws, Regulations, and paying all bonds, fees and costs relating to this section of the works | Item | 1 | | 0.00 |
| 6 | XP | Allow for testing as specified | Item | 1 | | 0.00 |
| 7 | XP | Allow for keeping excavation free from water and provide adequate means of disposing of such water as specified | Item | 1 | | 0.00 |
| 8 | XP | Establish the position of all existing services before commencing any excavations and arrange for disconnection and/ or maintaining all services as required and specified | Item | 1 | | 0.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-------|--------------|---------------|
| 9 | XP | Establish and verify the position of all existing site boundaries, existing survey points, land survey pegs or marks before commencing any earthworks operations and maintain markers | Item | 1 | | 0.00 |
| | | SITE PREPARATION | | | | |
| | | GROUNDWORKS | | | | |
| | | Demolition | | | | |
| 10 | | Demolish and remove existing shed | Item | 1 | 2,000.00 | 2,000.00 |
| 11 | | Demolish and remove office/managers residence | Item | 1 | 20,000.00 | 20,000.00 |
| 12 | | Relocate long stay van sites allowance | Item | 1 | 25,000.00 | 25,000.00 |
| | | Excavation | | | | |
| | | Surface Excavation to Reduce Levels and disposal of surplus (Stock piled; spread and levelled) | | | | |
| 13 | XR | Clear site and remove debris | Ha | 2 | 1,350.00 | 2,025.68 |
| 14 | XR | Excavate to remove vegetable soil average 200mm deep and remove from site - building and cabin areas | m3 | 933 | 3.30 | 3,079.56 |
| | | Preparation of Hardstanding Areas | | | | |
| 15 | XR | Supply and install Wintergreen grass to Caravan sites | m2 | 15005 | 12.87 | 193,114.35 |
| | | TOTAL FOR SITE PREPARATION | | | | 245,219.59 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|-------------------|
| | | SUBSTRUCTURE | | | | |
| | | SUBSTRUCTURE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Foundation Excavations to the following structures, Managers House, Yard Shed, Reception/Shop, Recreation, Cabins, Backpackers Building (no removal off site) | | | | |
| 1 | SB | Managers House | m2 | 134 | 225.22 | 30,116.85 |
| 2 | SB | Recreation Block | m2 | 65 | 225.22 | 14,639.51 |
| 3 | SB | Reception/shop | m2 | 307 | 225.22 | 69,206.59 |
| 4 | SB | 6 Cabins | m2 | 335 | 225.22 | 75,404.73 |
| 5 | SB | Backpackers 6 berth Building | m2 | 92 | 225.22 | 20,810.63 |
| 6 | SB | Provide termite control and management system with full complete barrier of protection of the building to underside of slabs, external perimeter including walls in contact with the ground, design joints, bond breaker, saw cuts, penetrations etc. as specified and in accordance with the approved manufacturers written instruction for the whole project | m2 | 933 | 7.20 | 6,719.04 |
| | | TOTAL FOR SUBSTRUCTURE | | | | 216,897.34 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MODULAR BUILDINGS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply of Modular Buildings | | | | |
| 1 | MB | Supply and Installation of 3x2 fully finished and furnished Modular Construction House to be utilised as Manager's House | Item | 1 | 265,000.00 | 265,000.00 |
| 2 | MB | Supply of fully finished Modular Building to be utilised as Recreation Block | Item | 1 | 54,843.75 | 54,843.75 |
| 3 | MB | Supply of fully finished Modular Building to be utilised as Reception/Laundry | Item | 1 | 259,267.50 | 259,267.50 |
| 4 | MB | Supply of fully finished Modular Building to be utilised as Cabins | No | 6 | 100,000.00 | 600,000.00 |
| 5 | MB | Supply of fully finished Modular Building to be utilised as Backpackers Building | No | 1 | 77,962.50 | 77,962.50 |
| | | Refurbishment to Ablution Block 3 | | | | |
| 6 | | Demolish existing partitioning | Item | 1 | 2,000.00 | 2,000.00 |
| 7 | | Re-screed floor and tile | m2 | 210 | 20.00 | 4,203.37 |
| 8 | | Tile walls to 1.8m | m2 | 40 | 105.00 | 4,200.00 |
| 9 | | Install modular partitioning | m2 | 44 | 310.00 | 13,640.00 |
| 10 | | Re-chase plumbing | Item | 1 | 10,000.00 | 10,000.00 |
| 11 | | Replace fixtures ie. pans, basins (in long bench vanity with mirrors), hardware | No | 24 | 2,000.00 | 48,000.00 |
| 12 | | Showers | No | 12 | 750.00 | 9,000.00 |

Lancelin Caravan Park

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MB Modular Buildings





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|--|------|---|------|-----|--------------|---------------|
| 13 | | Remove roof | m2 | 210 | 20.00 | 4,203.37 |
| 14 | | Install new pitched roof to raise ceiling height | m2 | 210 | 200.00 | 42,033.65 |
| 15 | | Install 3 phase extractors with common ducting | No | 1 | 1,500.00 | 1,500.00 |
| 16 | | Render internally above 1.8m tiles and render entire external | m2 | 120 | 40.00 | 4,800.00 |
| 17 | | Painting | m2 | 120 | 20.00 | 2,400.00 |
| 18 | | Allowance for electrical works | Item | 1 | 3,000.00 | 3,000.00 |
| Refurbishment to Ablution Block 4 | | | | | | |
| 19 | | Demolish existing partitioning | Item | 1 | 2,000.00 | 2,000.00 |
| 20 | | Re-screed floor and tile | m2 | 287 | 20.00 | 5,736.91 |
| 21 | | Tile walls to 1.8m | m2 | 40 | 105.00 | 4,200.00 |
| 22 | | Install modular partitioning | m2 | 44 | 310.00 | 13,640.00 |
| 23 | | Re-chase plumbing | Item | 1 | 10,000.00 | 10,000.00 |
| 24 | | Replace fixtures ie. pans, basins (in long bench vanity with mirrors), hardware | No | 30 | 2,000.00 | 60,000.00 |
| 25 | | Showers | No | 16 | 750.00 | 12,000.00 |
| 26 | | Remove roof | m2 | 287 | 20.00 | 5,736.91 |
| 27 | | Install new pitched roof to raise ceiling height | m2 | 287 | 200.00 | 57,369.12 |
| 28 | | Install 3 phase extractors with common ducting | No | 1 | 1,500.00 | 1,500.00 |
| 29 | | Render internally above 1.8m tiles and render entire external | m2 | 120 | 40.00 | 4,800.00 |
| 30 | | Painting | m2 | 120 | 20.00 | 2,400.00 |
| 31 | | Allowance for electrical works | Item | 1 | 3,000.00 | 3,000.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|-----------------------------|------|-----|--------------|---------------|
| | | | | | | |
| | | TOTAL FOR Modular Buildings | | | | 1,588,437.07 |



Lancelin Caravan Park

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MB Modular Buildings





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | MODULAR COMPLEXING | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | Transport Units | | | | |
| 1 | | Managers House Building - 23.0x11.73m | Item | 1 | 5,000.00 | 5,000.00 |
| 2 | | Recreation Block - 10.0x6.5 | Item | 1 | 3,000.00 | 3,000.00 |
| 3 | | Reception/Laundry Building | Item | 1 | 3,000.00 | 3,000.00 |
| 4 | | Cabin buildings | Item | 6 | 3,000.00 | 18,000.00 |
| 5 | | Backpackers 6 birth building | Item | 1 | 3,000.00 | 3,000.00 |
| | | Placing units | | | | |
| | | Managers House - 23.0x11.73m | | | | |
| 6 | | 6 man crew | Hrs | 30 | 90.00 | 2,700.00 |
| 7 | | Crane Operator | Hrs | 5 | 100.00 | 500.00 |
| 8 | | 100t crane | Hrs | 5 | 400.00 | 2,000.00 |
| | | Recreation Block - 10.0x6.5 | | | | |
| 9 | | 6 man crew | Hrs | 20 | 90.00 | 1,800.00 |
| 10 | | Crane Operator | Hrs | 4 | 100.00 | 400.00 |
| 11 | | 100t crane | Hrs | 4 | 400.00 | 1,600.00 |
| | | 6 Cabins | | | | |
| 12 | | 6 man crew | Hrs | 120 | 90.00 | 10,800.00 |
| 13 | | Crane Operator | Hrs | 24 | 90.00 | 2,160.00 |
| 14 | | 100t crane | Hrs | 24 | 400.00 | 9,600.00 |
| | | Reception/Laundry Building | | | | |
| 15 | | 6 man crew | Hrs | 60 | 90.00 | 5,400.00 |
| 16 | | Crane Operator | Hrs | 10 | 90.00 | 900.00 |
| 17 | | 100t crane | Hrs | 10 | 400.00 | 4,000.00 |

Lancelin Caravan Park

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MU Modular Complexing

Roebuck Bay Caravan Park Master Plan - Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-------------------------------------|------|--|------|-----|--------------|------------------|
| 18 | | Backpackers Building | | | | |
| | | 6 man crew | Hrs | 30 | 90.00 | 2,700.00 |
| 19 | | Crane Operator | Hrs | 5 | 90.00 | 450.00 |
| 20 | | 100t crane | Hrs | 5 | 400.00 | 2,000.00 |
| | | Unpacking and placing equipment | | | | |
| 21 | | 2 man crew - 10 hr day/each | Hrs | 60 | 180.00 | 10,800.00 |
| TOTAL FOR MODULAR COMPLEXING | | | | | | 89,810.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|--|------|---|------|-----|--------------|---------------|
| 1 | XP | <u>OUTBUILDINGS AND COVERED WAYS</u> | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | Supply and Install 12x8m colourbond shed | Item | 1 | 79,320.00 | 79,320.00 |
| TOTAL FOR OUTBUILDINGS AND COVERED WAYS | | | | | | 79,320.00 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | MISCELLANEOUS ITEMS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Supply and Installation of Miscellaneous Structures and Services | | | | |
| 1 | MISC | Supply and Installation of entry statement. | No | 1 | 25,000.00 | 25,000.00 |
| | | TOTAL FOR Miscellaneous Structures and Services | | | | 25,000.00 |





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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | BOUNDARY WALLS, FENCING AND GATES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | Fences | | | | |
| 1 | XN | PVC coated chainlink fence in treated pine poles to boundary | m | 683 | 90.75 | 61,982.25 |
| | | Gates | | | | |
| | | Electrically operated 6m wide Boom Gates | | | | |
| 2 | XN | 6m wide Boom gates as supplied by Or approved equal | No | 1 | 2,772.00 | 2,772.00 |
| 3 | XN | Double gate | No | 2 | 3,300.00 | 6,600.00 |
| | | TOTAL FOR BOUNDARY WALLS, FENCING AND GATES | | | | 71,354.25 |



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|----------|--------------|---------------|
| | | Roads, Footpaths Paved Area | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | The following construction sequence is provided for information and pricing purposes only. The tenderer shall review and confirm the suitability or submit alternative proposals and prices if required. Construction sequence and temporary stability remain the tenderers responsibility. | | | | |
| | | EXTERNAL WORKS | | | | |
| | | GROUNDWORKS | | | | |
| | | EXTERIOR ELEMENTS | | | | |
| | | Roadworks including Incoming/outgoing parking and car parking bays. | | | | |
| | | Surface Preparation | | | | |
| 1 | XR | Clear and level subgrade | m2 | 10473.00 | 2.85 | 29,848.05 |
| 2 | XR | Subgrade compaction to asphalt area | m2 | 10473.00 | 2.52 | 26,391.96 |
| 3 | XR | 25mm asphalt | m2 | 10473.00 | 32.00 | 335,136.00 |
| | | Concrete Kerbs, Gutters, Etc. | | | | |
| | | Kerb including excavation, disposal of surplus excavated material, backfill, compaction, formwork, curing, contraction joints at 2.5 m intervals expansion joints at 5m intervals | | | | |
| 4 | XR | Flush Kerb (FK) - to road and car park | m | 3498.00 | 79.89 | 279,455.22 |
| | | Line marking | | | | |
| | | Apply nominally 70 mm wide line marking for car parking spaces nominated on drawings; Paint System: Dulux Roadmaster WB2, spray applied to manufacturers written recommendations; (Assume 177 car bays x 5.5m) | | | | |

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XR Roads, Footpaths&Paved Area





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|--|------|--|------|-----|--------------|---------------|
| 5 | XR | Line marking allowance | Item | 1 | 4,000.00 | 4,000.00 |
| | | Road signs | | | | |
| | | Road sign to AS 1742 comprising 5mm aluminium plate sign, 55 dia galvanised steel post and 600 x 600 x 600mm concrete foundation including excavation and all sundries | | | | |
| 6 | XR | Signage allowance | Item | 1 | 5,000.00 | 5,000.00 |
| | | Wheel stops | | | | |
| | | Concrete wheel stop complete including fixing to pavement with 2 x 20 diameter spikes 500mm long, driven into ground | | | | |
| 7 | XR | 2000mm long to parking | No | 7 | 375.00 | 2,625.00 |
| TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS | | | | | | 682,456.23 |

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XR Roads, Footpaths&Paved Area



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | LANDSCAPING AND IMPROVEMENTS | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for Landscaping and Improvements | Item | 1 | 150,000.00 | 150,000.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| 2 | XL | Include the Provisional Sum for Signage | Item | 0 | 5,000.00 | 0.00 |
| | XL | Add for profit | | | | Included |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR LANDSCAPING AND IMPROVEMENTS | | | | 150,000.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL SEWER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the sewer system together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for sewer drainage system including pipe runs, manholes, interceptor etc. | | | | |
| | | DRAINAGE | | | | |
| | | Pipework | | | | |
| | | In trench; uPVC pipe, fittings and jointing; laid to falls in trench including excavation, supporting sides of excavations, bedding, backfilling with sand and compacting and removal of surplus material | | | | |
| 1 | XD | Upgrade sludge and water point | No | 45 | 280.00 | 12,600.00 |
| | | Sewer reticulation within the site | | | | |

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XD Sewer Drainage

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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 2 | XD | 150mm dia PVC in 1200mm deep trench (PS qty) | m | 50 | 165.00 | 8,250.00 |
| 3 | XD | 100mm dia PVC in 1200mm deep trench (PS qty) | m | 75 | 126.00 | 9,450.00 |
| 4 | XD | Sewer manholes 900x900x1200mm deep | No | 10 | 5,295.00 | 52,950.00 |
| 5 | XD | Connection to Cabins | No | 6 | 750.00 | 4,500.00 |
| 6 | XD | Connection to buildings | No | 4 | 1,125.00 | 4,500.00 |
| 7 | XD | Connection to main line | Item | 1 | 6,000.00 | 6,000.00 |
| TOTAL FOR EXTERNAL SEWER DRAINAGE | | | | | | 98,250.00 |



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XD Sewer Drainage





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL STORMWATER DRAINAGE | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | The scope of the works includes for overland flood stormwater drainage and therefore pipe runs, gullies, manholes etc. will not be required. | | | | |
| | | PROVISIONAL SUMS | | | | |
| | | The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent. | | | | |
| | | Allow to include the following Provisional Sum, together with any associated priced profit and attendance, in the Tender Sum: | | | | |
| 1 | XL | Include the Provisional Sum for discharge into existing open culvert | Item | 1 | 50,000.00 | 50,000.00 |
| | XL | Add for profit | | | | |
| | XL | Add for attendance | | | | Included |
| | | TOTAL FOR EXTERNAL STORMWATER DRAINAGE | | | | 50,000.00 |

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XK Stormwater Drainage

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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | INTERNAL SERVICES | | | | |
| | | AIR CONDITIONING | | | | |
| | | MECHANICAL INSTALLATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for everything inside each module to the riser connection point to be included in modular contractor cost with risers and connection to each module by onsite contractor. All testing and commissioning by on site contractor. | | | | |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|-----------------|
| | | Generally | | | | |
| 1 | AC | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. | Item | 1 | | |
| 2 | AC | Allow for work to be carried out in accordance with the appropriate By-Laws and Regulations: Water Corporation's By-Laws, Alinta Gas Association Installation Code AG601-1992, Building Code of Australia, the National Plumbing and Drainage Code AS3500, the regulations of the Local Authorities and to the satisfaction of the Project Manager | Item | 1 | | |
| 3 | AC | Allow to obtain the following Certificates/ Notices as appropriate: W.C.W.A 'Certificate of Completion', Alinta Gas 'Notice of Compliance' and the Fire Brigades' Certificate of Occupancy | Item | 1 | | |
| 4 | AC | Allow for testing and commissioning of all installations to modular units | Item | 0 | 12,500.00 | 0.00 |
| 5 | AC | Allow for colour coding, service, identification and cleaning of all installations | Item | 1 | | |
| 6 | AC | Allow for uncoiling of copper pipework located in roof void of a modular units at Manager's House and 6 No Chalets and connecting to AC unit mounted on the wall; connect and commission. | No. | 7 | 347.49 | 2,432.43 |
| | | Builders work in connection with services | | | | |
| 7 | | All builders work shown on the Drawings and/or specified, either implicitly or explicitly, as required by the mechanical installation and not otherwise included | Item | 1 | | Inc |
| TOTAL FOR AIR CONDITIONING | | | | | | 2,432.43 |

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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| | | <u>EXTERNAL SERVICES</u> | | | | |
| | | EXTERNAL WATER SUPPLY | | | | |
| | | <u>Notes</u> | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for any items not listed below which are required for the supply, installation, testing and operational maintenance of the Services together with all associated works, to provide a fully operational installation in accordance with the Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XW | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XW Water Supply





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|---|------|-----|--------------|---------------|
| 2 | XW | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 3 | XW | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XW | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework | | | | |
| | | Generally | | | | |
| 5 | XW | laid in ground; (inclusive of all necessary excavation and backfilling) | m | 1 | | |
| 6 | XW | embedded in concrete, floor screeds and similar items | Item | 1 | | |
| 7 | XW | fittings; including all bends, junctions, inspection bends, inspection junctions, expansion joints, reducers and similar fittings | Item | 1 | | |
| 8 | XW | specially designed brackets, or hangers | Item | 1 | | |
| 9 | XW | connections up to 1m long, traps, cocks and similar items | Item | 1 | | |
| 10 | XW | special connections between piping of different materials | Item | 1 | | |
| 11 | XW | special connections between piping and fixtures, appliances or equipment | Item | 1 | | |
| 12 | XW | special joints including isolated joints differing from those in the description of the piping | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 13 | XW | 80mm dia PVC in 1200mm deep trench (provisional qty) | m | 500 | 192.00 | 96,000.00 |
| 14 | XW | 50mm dia PVC in 1200mm deep trench (provisional qty) | m | 200 | 111.00 | 22,200.00 |

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XW Water Supply

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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|---------------------------------|------|-------------------------|------|-----|--------------|---------------|
| 15 | XW | Connection to buildings | No | 10 | 750.00 | 7,500.00 |
| 16 | XW | Connection to main line | Item | 1 | 3,750.00 | 3,750.00 |
| TOTAL FOR EXTERNAL WATER SUPPLY | | | | | | 129,450.00 |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL FIRE SERVICES | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.5 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.4 | | | | |
| | | The scope of the works includes for the hydraulic systems to be installed to external services. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XF | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XF Fire Protection



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XF | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XF | Allow for all general attendance in connection with the fire protection installation | Item | 1 | | |
| 4 | XF | Allow for co-ordinating with all relevant government and local authority having authority or responsibility over the works | Item | 1 | | |
| 5 | XF | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 6 | XF | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | HYDRAULICS | | | | |
| | | Pipework; new fire mains and all accessories and associated equipment; all as per Australian Standards and as detailed | | | | |
| | | Generally | | | | |
| 7 | XF | laid in ground (including all necessary excavation and backfilling) | m | 1 | | |
| | | Connection to mains | | | | |
| | | Generally | | | | |
| 8 | XF | Locate and connect new fire service fire tank fill line to existing fire service supply line as specification and drawings | Item | 1 | | |
| | | Installation of Meters | | | | |
| | | Generally | | | | |
| 9 | XF | Installation of meters as specification and drawings | Item | 1 | | |
| | | Cocks, Valves, Etc. | | | | |
| | | Generally | | | | |
| 10 | XF | valves | Item | 1 | | |
| 11 | XF | similar items to above | Item | 1 | | |

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XF Fire Protection





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------------------------------------|------|--|------|-----|--------------|---------------|
| | | Pits/ trenches | | | | |
| | | Generally | | | | |
| 12 | XF | Hose reel- 19mm dia 36m long | No | 3 | 1,275.00 | 3,825.00 |
| 13 | XF | Hydrant points | No | 3 | 1,635.00 | 4,905.00 |
| | | Fire Pump and Water storage Tanks | | | | |
| | | Tanks | | | | |
| 14 | XF | Supply and install new fire tanks (2 No) and all accessories and associated equipment; all as per Australian Standards and as detailed | No | 1 | | |
| 15 | XF | Supply and install pump package including pumpsets and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| 16 | XF | Supply and install new Fire Brigade Booster complete with lockable cabinet and all accessories and associated equipment; all as per Australian Standards and as detailed | Item | 1 | | |
| TOTAL FOR EXTERNAL FIRE PROTECTION | | | | | | 8,730.00 |

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XF Fire Protection



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the light and power to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XE | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |

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XE Electric Light and Power





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XE | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XE | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 4 | XE | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 5 | XE | underground | Item | 1 | 0.00 | 0.00 |
| | | Generators, Major Equipment | | | | |
| | | Generally | | | | |
| 6 | XE | generators; 185kVA backup generator | Item | 1 | 0.00 | 0.00 |
| 7 | XE | motors | Item | 1 | | |
| 8 | XE | transformers | Item | 1 | | |
| 9 | XE | similar items | Item | 1 | | |
| | | Switchgear | | | | |
| | | Generally | | | | |
| 10 | XE | switchgear including fixing, supports, connection to mains, metering and all spare capacity required | Item | 1 | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 11 | XE | fixed to building faces | Item | 1 | | |
| 12 | XE | special boxes | Item | 1 | | |
| 13 | XE | laid in trench | Item | 1 | | |

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XE Electric Light and Power



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 14 | XE | fittings Identification Generally | Item | 1 | | |
| 15 | XE | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| 16 | XE | cable route markers Pits/ trenching Generally | Item | 1 | | |
| 17 | XE | pits - allowed 435x435x530mm deep concrete pit for each building | No | 10 | 1,530.00 | 15,300.00 |
| 18 | XE | trenches | m | 0 | | |
| 19 | XE | Builders work in connection with services | item | 1 | | |
| 20 | XE | Allow for all builder's work in connection including but not limited to: | Item | 1 | | |
| 21 | XE | 2 hour fire rated enclosure to substation Caravan Sites | Item | 1 | | |
| 22 | XE | Dual power head for caravan sites | No | 2 | 1,212.00 | 2,424.00 |
| 23 | XE | 4way power head for caravan sites Buildings | No | 0 | 1,809.00 | 0.00 |
| 24 | XE | Connection to Managers House | No | 1 | 1,875.00 | 1,875.00 |
| 25 | XE | Connection to Ablution block | No | 0 | 1,875.00 | 0.00 |
| 26 | XE | Connection to Recreation building | No | 1 | 1,875.00 | 1,875.00 |
| 27 | XE | Connection to Cabins | No | 6 | 1,875.00 | 11,250.00 |
| 28 | XE | Main switchboard allowance - medium buildings | No | 10 | 4,500.00 | 45,000.00 |

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XE Electric Light and Power



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| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| | | EXTERNAL SERVICES | | | | |
| | | EXTERNAL COMMUNICATIONS | | | | |
| | | Notes | | | | |
| | | Note No.1 | | | | |
| | | This trade has NOT been measured in accordance with the Australian Standard Method of Measurement of Building Works. The Contractor shall price the following items with careful attention to the Drawings and Specification to appreciate the exact nature and extent of the Works. | | | | |
| | | Note No.2 | | | | |
| | | Contractor to allow for full compliance with the Quality Management requirements of the Specification | | | | |
| | | Note No.3 | | | | |
| | | Contractor to allow for the provision of 'as built' drawings, operating and maintenance manuals and all other required documentation. Price to be broken down as following items. | | | | |
| | | Note No.4 | | | | |
| | | Contractor to allow for the supply, installation, testing and operational maintenance of the Services together with all associated works, to cover the whole as per Specification and related drawings | | | | |
| | | Note No.5 | | | | |
| | | The scope of the works includes for the external communications to be installed to external areas. All testing and commissioning by on site contractor. | | | | |
| | | Generally | | | | |
| 1 | XC | Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation | Item | 1 | | |





| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|------|------|--|------|-----|--------------|---------------|
| 2 | XC | Allow for providing servicing and maintenance manuals | Item | 1 | | |
| 3 | XC | Allow to protect the entire installation during construction including removing protection materials upon completion and making good as required | Item | 1 | | |
| 4 | XC | Allow for service and maintenance during warranty and defects liability periods | Item | 1 | | |
| 5 | XC | Allow for testing and commissioning all installations and providing copies of all test certificates | Item | 1 | | |
| | | ELECTRICAL INSTALLATIONS | | | | |
| | | Mains Connection | | | | |
| | | Generally | | | | |
| 6 | XC | underground | Item | 1 | | |
| | | Cable Carriers | | | | |
| | | Conduits | | | | |
| | | Generally | | | | |
| 7 | XC | fixed to building faces | Item | 1 | | |
| 8 | XC | special boxes | Item | 1 | | |
| 9 | XC | laid in trench | Item | 1 | | |
| 10 | XC | fittings | Item | 1 | | |
| | | Identification | | | | |
| | | Generally | | | | |
| 11 | XC | marking conduits, cables, equipment, switches and similar items with colour bands, tags, plates, badges and the like | Item | 1 | | |
| | | Pits/ trenches | | | | |
| | | Generally | | | | |

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XC Communications

Roebuck Bay Caravan Park Master Plan – Brighthouse 2014



| Item | Code | Description | Unit | Qty | Rate (\$AUD) | Price (\$AUD) |
|-----------------------------------|------|--|------|-----|--------------|---------------|
| 12 | XC | pits | No | 0 | | |
| 13 | XC | trenches (included in external power and light) | m | 0 | | |
| | | Work Covered By Other Sections in Connection With Electrical Installations | | | | |
| | | Generally | | | | |
| 14 | XC | Work Covered By Other Sections in Connection With Electrical Installations | Item | 1 | 15,000.00 | 15,000.00 |
| TOTAL FOR EXTERNAL COMMUNICATIONS | | | | | | 15,000.00 |



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XC Communications



14.4X4.2 Transportable building (60.48m2)

Footing cost

| | | | |
|---------------------------|-------|--------|-------------|
| Precast Concrete footings | 8 No. | 587.25 | 4698 |
| Fixing details | 8 No. | 180.9 | 1447.2 |
| Concrete slab to verandah | 3 m3 | 1500 | 4752 |
| | | | 10897.2 |
| | | | 180.1786 m2 |

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