

Roebuck Bay Caravan Park Redevelopment Master Plan

**Shire of Broome
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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 achieve 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 risk 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	

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.

¹ See Financial Evaluation and Appendix 2: Financial Projections

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

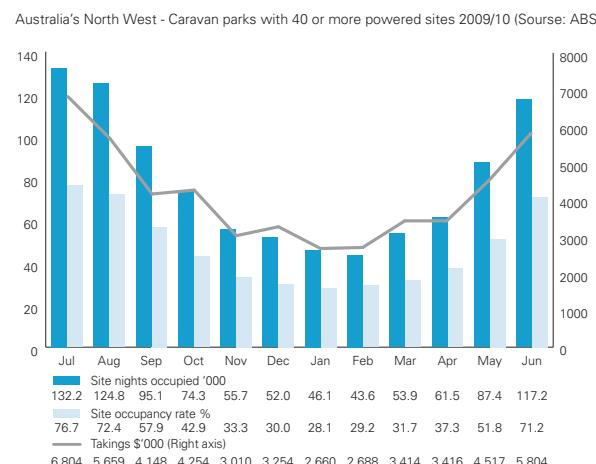
Market Analysis - Broome & Australia's North West

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



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.

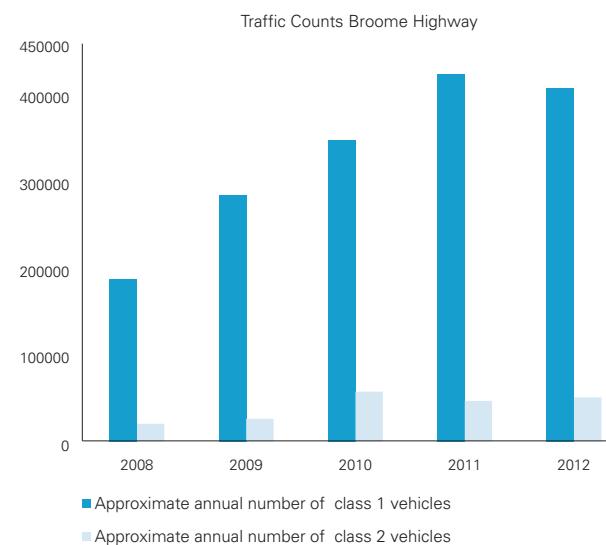
Data on Average Annual Daily Traffic (AADT) supplied by Main Roads – Derby. Extrapolated to an annual figure by multiplying by 365 and multiplying by percentage of class type.

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 - TOWING Trailer, Caravan, 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 an 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.

Needs Analysis

Top 5 Destinations - International visitors²

	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				
	2007	2008	2009	2010	2011	2007	2008	2009	2010	2011
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				
	2007	2008	2009	2010	2011	2007	2008	2009	2010	2011
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 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.

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.

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.

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 in 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 development 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 and 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	

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	

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	

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-liability 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.

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 underestimate 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

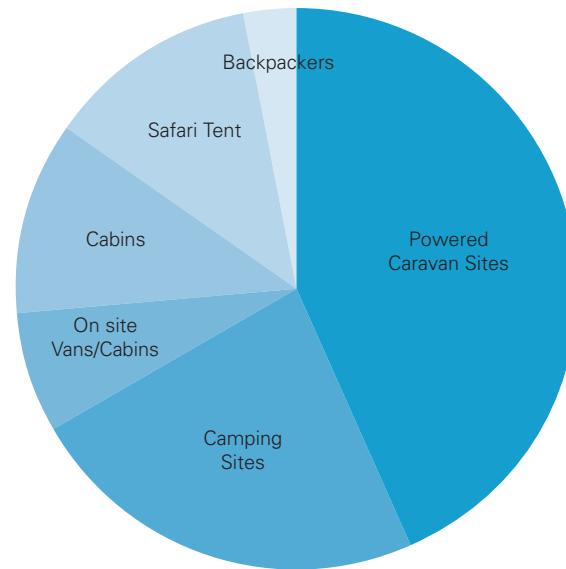
The total redevelopment comprises 5 stages, however stage 1 of the redevelopment, is the major component of construction, adding to the current nominal total of 325 sites.

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.

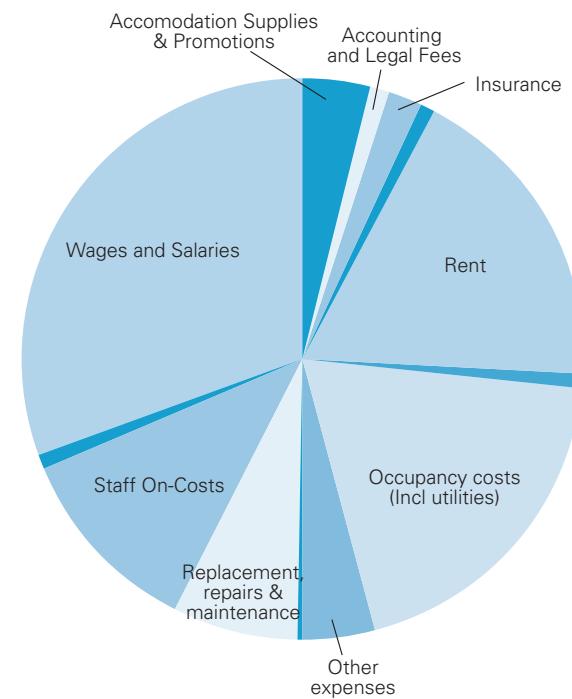
As shown in the chart below, powered caravan sites constitute nearly half of all revenue. However cabins and safari tents are by far the highest margin products.

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

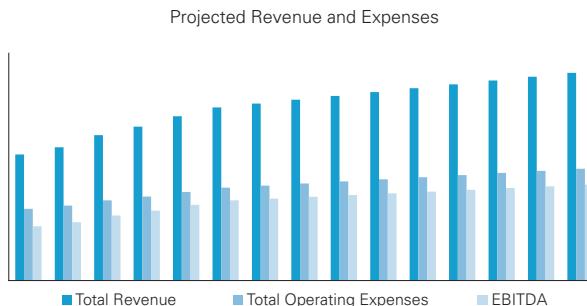
Across the 15 year investment evaluation period of the park, EBITDA as a percentage is very stable ranging from 43% to 46.4%. Operating Budgets have been projected over a 15 year term, to give a more complete assessment of the viability of the project. The model shows a net profit after tax from the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

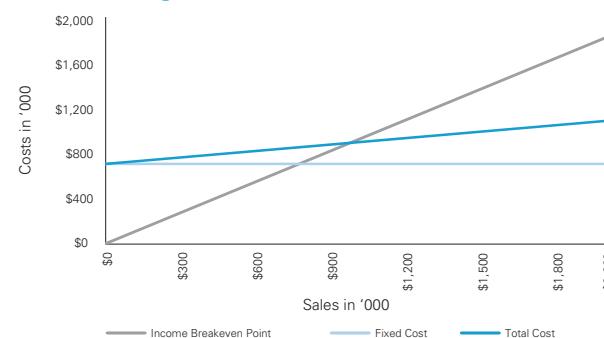
Revenue, EBITDA, operating profit and NPAT all improve throughout the life of the project and are well within the accepted minimum levels for a positive investment decision.

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



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 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 Contact 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 an 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

APPENDIX 1 - Concept Drawings

CONCEPT ISSUE
ISSUE DATE 01/05/14

ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT

91 - WALCOTT ST BROOME
FOR SHIRE OF BROOME



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

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PERSPECTIVES		SK1
Project number	6240	
Date	01/05/14	1
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

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PERSPECTIVES		SK1
Project number	6240	
Date	01/05/14	2
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SAFARI TENT PERSPECTIVE
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PERSPECTIVES		SK1
Project number	6240	
Date	01/05/14	3
Drawn by	E.V.	
Checked by	P.B.	Scale



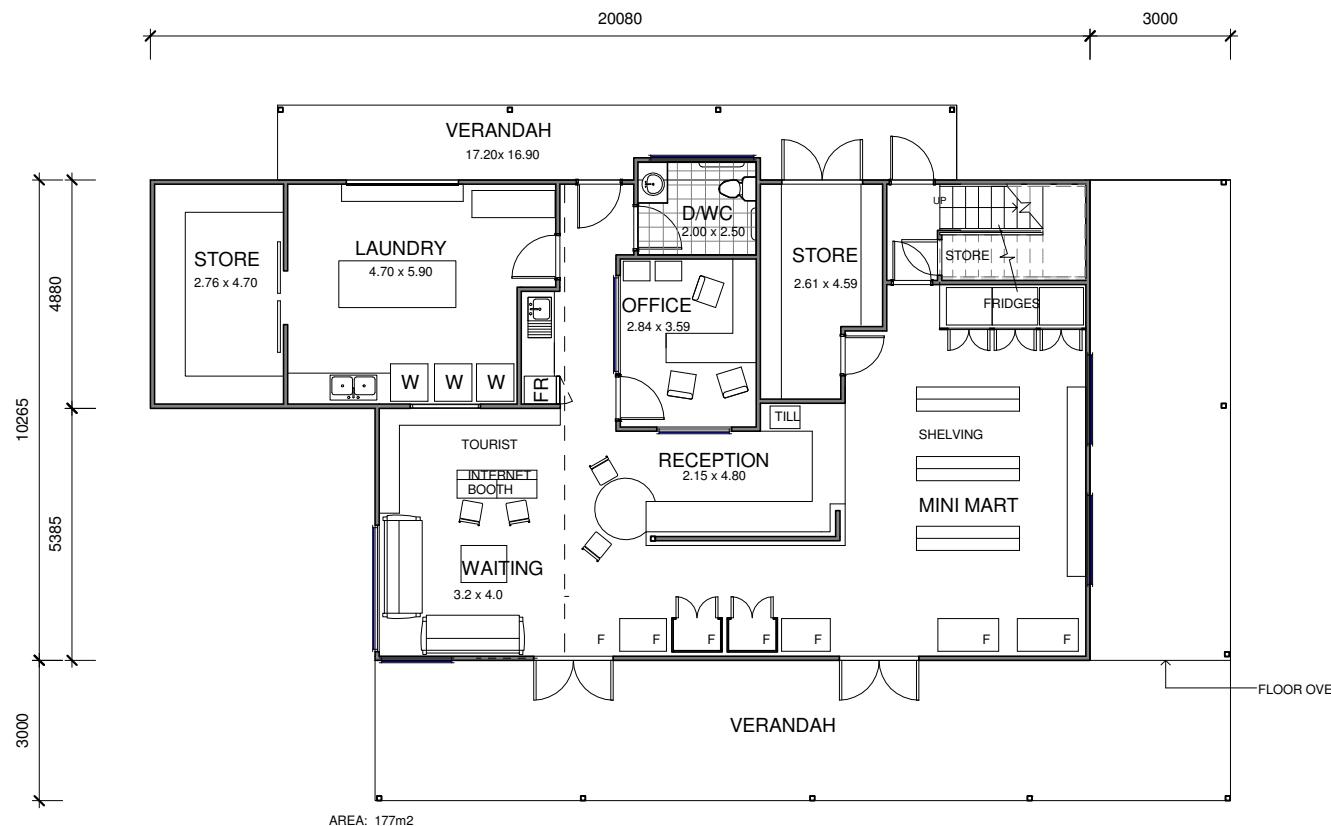


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ENTRY - RECEPTION PERSPECTIVE
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

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



1 Ground Floor
1 : 100

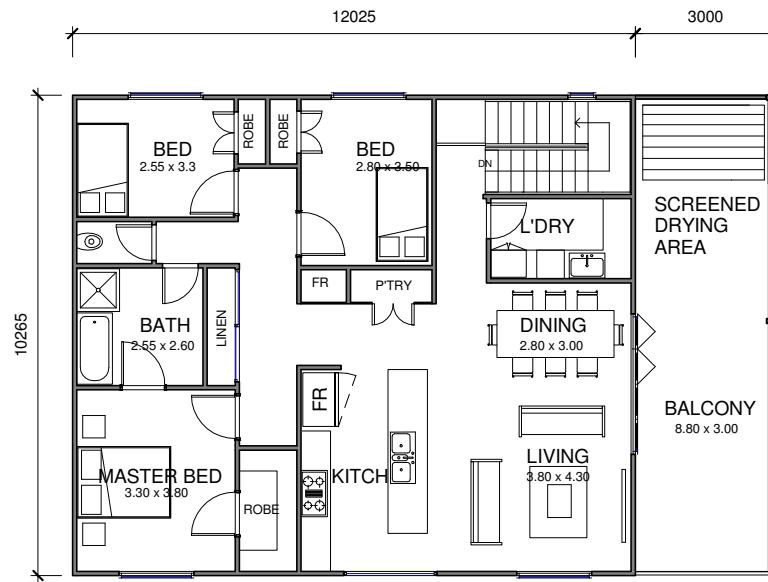


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RECEPTION BUILDING
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

GROUND LEVEL PLAN		SK1
Project number	6240	
Date	01/05/14	5
Drawn by	E.V.	
Checked by	P.B.	Scale 1 : 100

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HABITABLE AREA: 120.02
BALCONY AREA: 26.70

1 Upper Floor
1 : 100



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

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UPPER LEVEL PLAN		SK1
Project number	6240	
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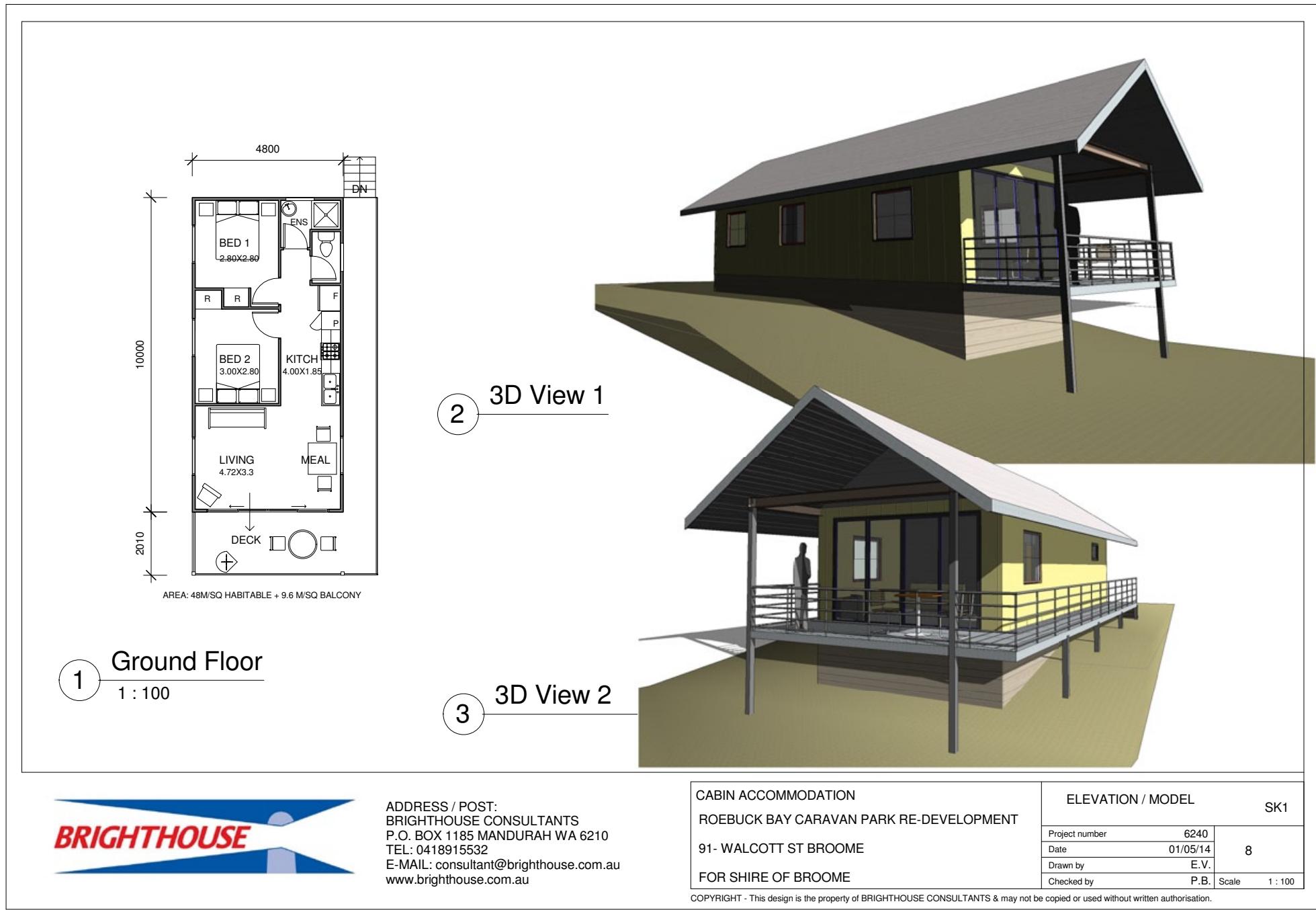


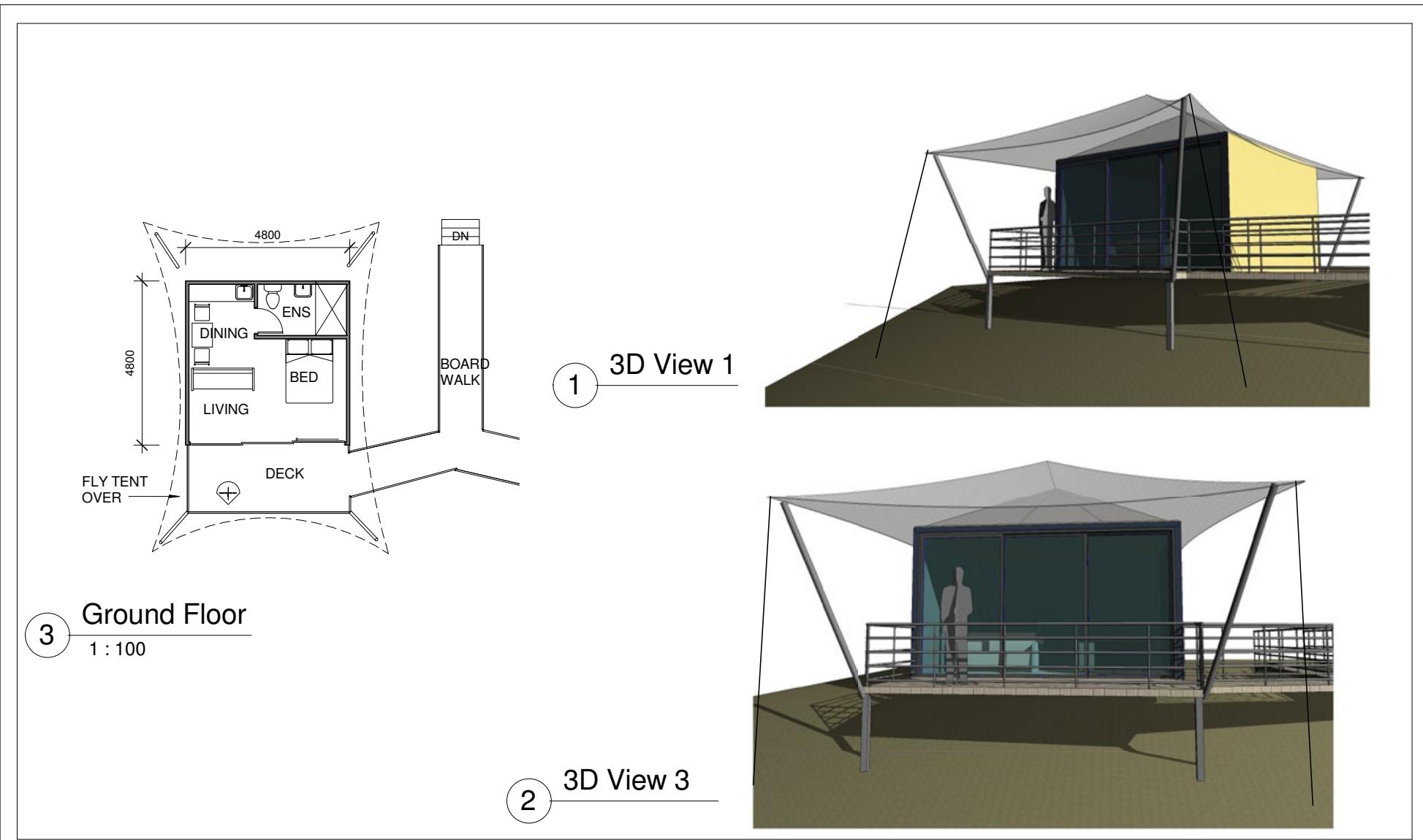
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RECEPTION BUILDING
ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT
91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

ELEVATIONS / MODEL	SK1
Project number	6240
Date	01/05/2014
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Scale	7

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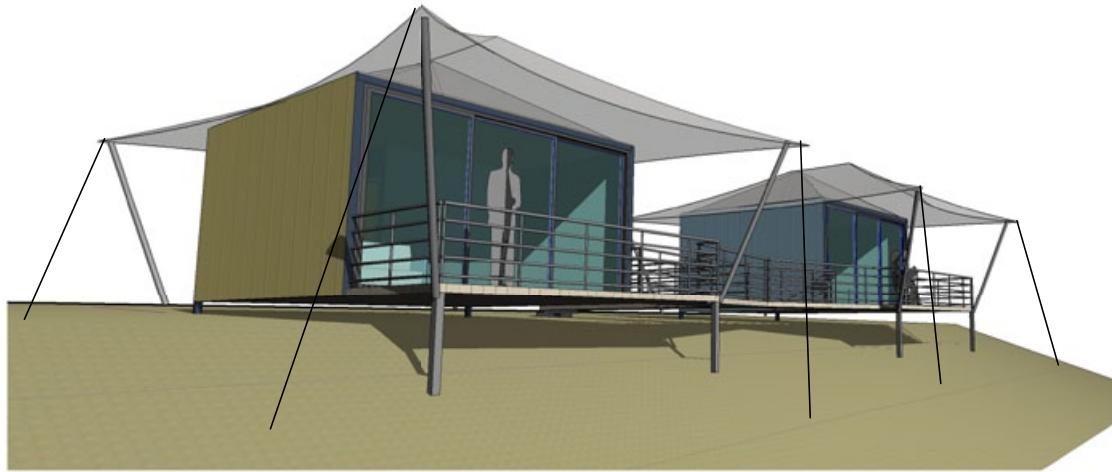


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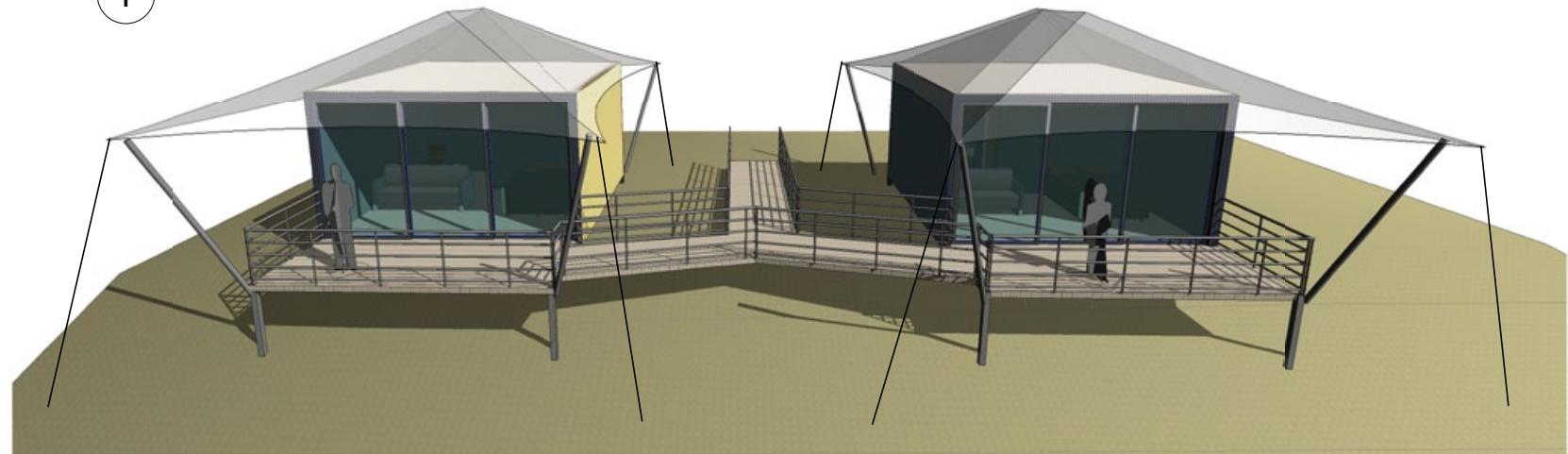
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91- WALCOTT ST BROOME
FOR SHIRE OF BROOME

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PERSPECTIVE ELEVATIONS		SK1
Project number	6240	
Date	01/05/14	9
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1 3D View 4



2 3D View 5



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FOR SHIRE OF BROOME

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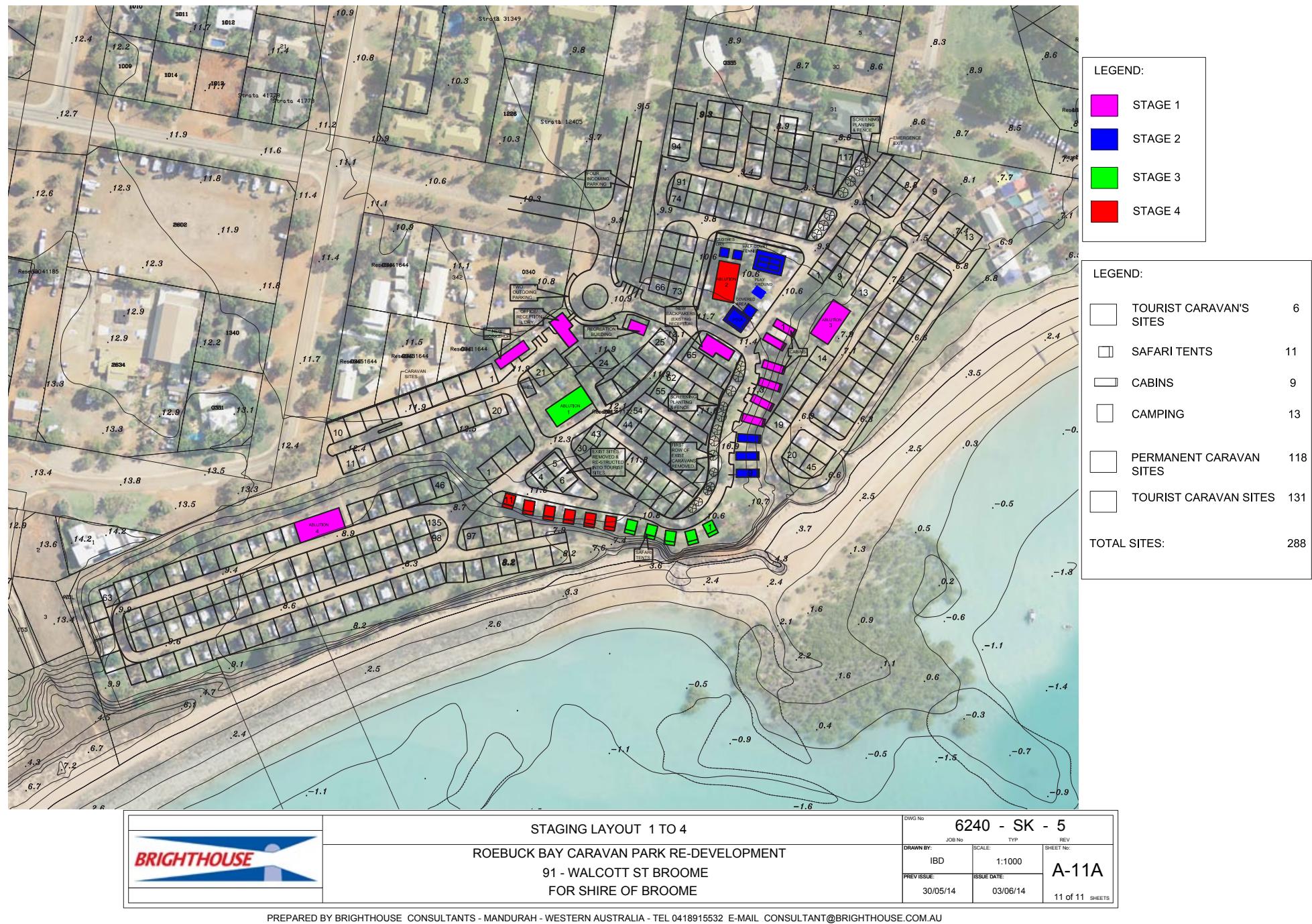
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Project number	6240	
Date	01/05/14	10
Drawn by	E.V.	
Checked by	P.B.	Scale

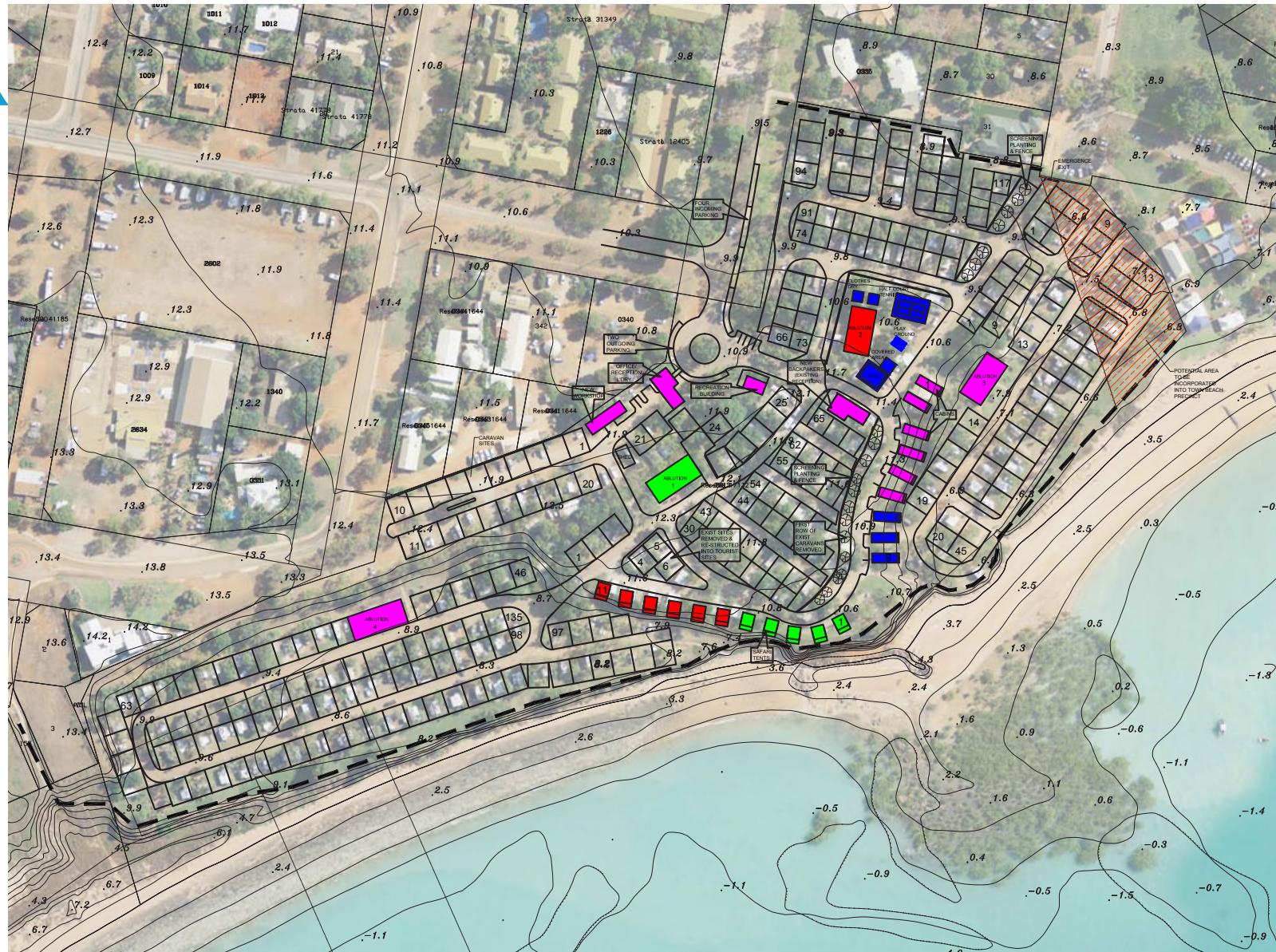


LEGEND:	
TOURIST CARAVAN'S SITES	6
SAFARI TENTS	11
CABINS	9
CAMPING	13
PERMANENT CARAVAN SITES	117
TOURIST CARAVAN SITES	131
TOTAL SITES:	288
NEW AMENITY	
EXISTING AMENITY	

	OVERALL LAYOUT			DWG No.
	ROEBUCK BAY CARAVAN PARK RE-DEVELOPMENT 91 - WALCOTT ST BROOME FOR SHIRE OF BROOME			6240 - SK - 5
DRAWN BY: IBD		SCALE: 1:1000	REV. A-11	JOB NO. PREV ISSUE: 12/02/14
		ISSUE DATE: 01/05/14	SHEET NO. 11 of 11 SHEETS	

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LOCATION OF POTENTIAL PUBLIC WALKWAY & TOWN BEACH EXTENSION

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

6240 - SK - 6		
JOB No	TYP	REV
BY: IBD	SCALE: 1:1000	SHEET No: A-11A
ISSUE: 03/06/14	ISSUE DATE: 12/06/14	1 of 1 SHEETS

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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

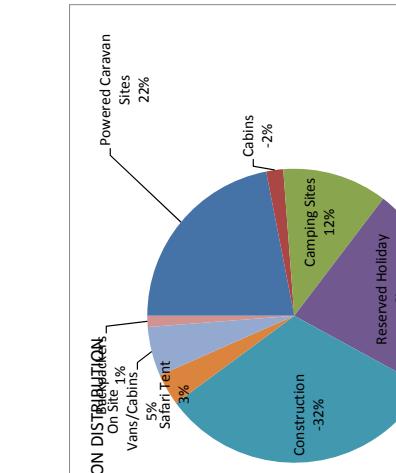
P&L BUDGET PROJECTIONS		Stage 1-3 Only														
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Number of guest nights		75,469	76,146	77,529	77,678	77,412	77,071	77,071	77,071	77,071	77,071	77,071	77,071	77,071	77,071	77,071
Income																
Reserved Holiday 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

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
<i>Number of guest nights</i>		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

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

INVESTMENT SUMMARY - ALL STAGES

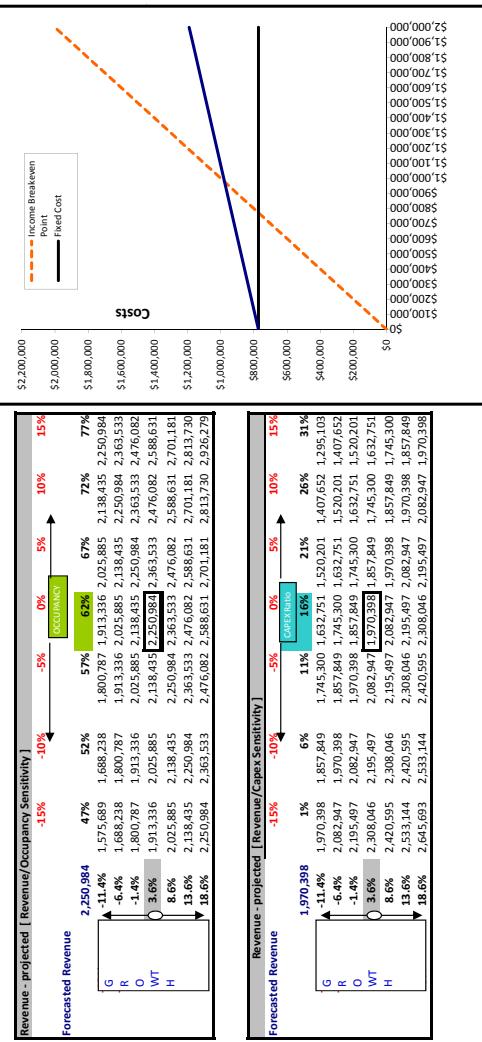
Projected Asset Valuation at Year 1	AS** (Revenue Start Yr)	IRR*
Powered Caravan Sites	1,969,777 (Year 1)	na
Cabins	-167,089 (Year 1)	na
Camping Sites	1,038,161 (Year 1)	na
Reserved Holiday Sites	2,030,845 (Year 1)	na
Construction	-2,887,040 (Year 1)	na
Safari Tent	31,4,813 (Year 1)	na
On Site Vans/Cabins	485,331 (Year 1)	na
Backpackers	109,027 (Year 1)	na
Total Yr 1	2,913,825	

ASSET VALUATION DISTRIBUTION**Project Summary**

	NPV	IRR*
Discount Rate @ 5%	4,004,97	16%
Discount Rate @ 10%	1,548,49	0
Discount Rate @ 15%	222,419	Yr 15
IRR*	16.10%	
LVR rate	0%	
EBITDA - projected [Revenue/Expense Sensitivity]		
Historic Revenue (Ave)	2,250,984	
Projected Growth (Ave)	3.63%	
Expense/Revenue Ratio (Ave)	54.28%	
EBITDA Projected (Ave)	1,110,786	
Occupancy Ratio (Ave)	62%	
Project Capex Ratio (Ave)	16.10%	
CAPEX Projected Revenue (Ave)	1,970,398	

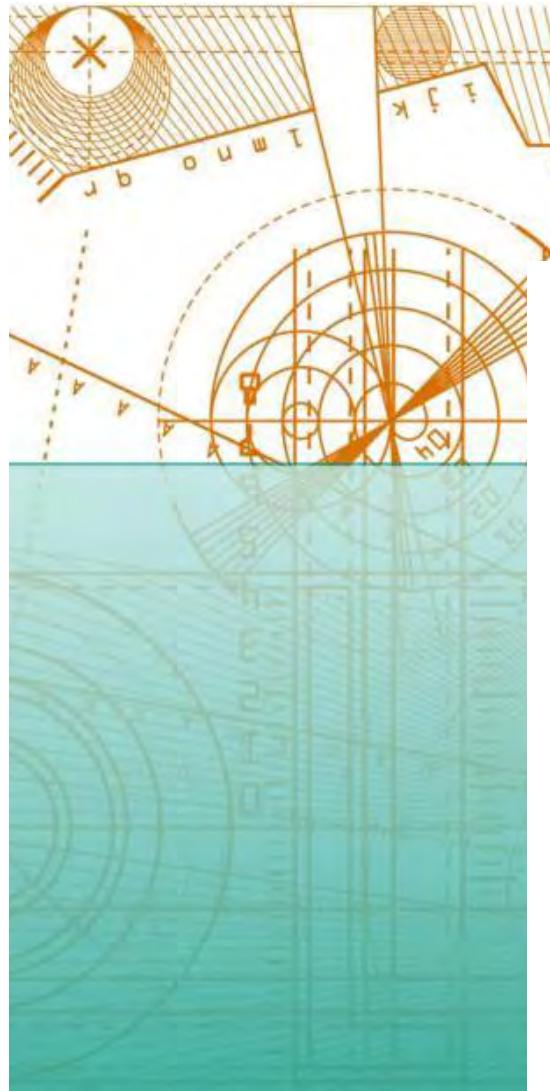
Sensitivity Projections

	Forecasted EBITDA	Historic Revenue	Projected Growth	Expense/Revenue Ratio	EBITDA Projected	Occupancy Ratio	Project Capex Ratio	CAPEX Projected Revenue
EBITDA - projected [Revenue/Expense Sensitivity]								
Forecasted EBITDA	1,110,786	2,250,984	39%	44%	1,110,786	1,233,335	1,355,884	1,448,493
G	-11.4%	-11.0%	-10%	-10%	-11.4%	-11.0%	-11.0%	-11.0%
R	-6.4%	-6.4%	-5%	-5%	-6.4%	-6.4%	-6.4%	-6.4%
O	-1.4%	-1.4%	-0%	-0%	-1.4%	-1.4%	-1.4%	-1.4%
WT	3.6%	3.6%	0%	0%	3.6%	3.6%	3.6%	3.6%
H	8.6%	8.6%	5%	5%	8.6%	8.6%	8.6%	8.6%
	13.6%	13.6%	10%	10%	13.6%	13.6%	13.6%	13.6%
	18.6%	18.6%	15%	15%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	10%	10%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	5%	5%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	0%	0%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	-5%	-5%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	-10%	-10%	18.6%	18.6%	18.6%	18.6%
	18.6%	18.6%	-15%	-15%	18.6%	18.6%	18.6%	18.6%



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%	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	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 remitted to ATO	60,088	(21,608)	(113,720)	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	

APPENDIX 3 - Quantity Surveyor's Report

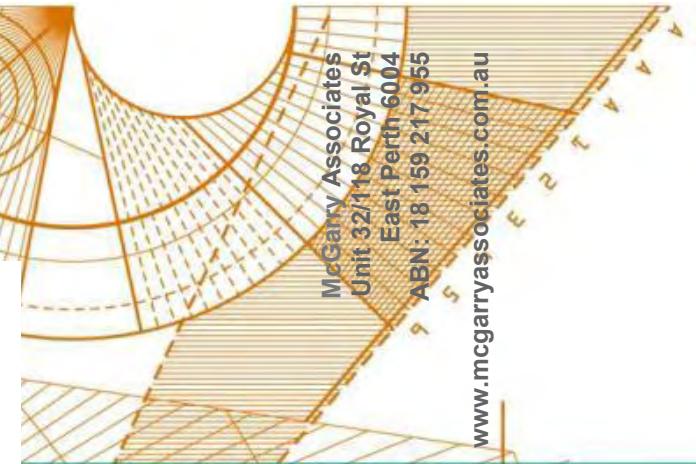


ROEBUCK BAY TOURIST PARK
Schematic Design Stage Estimate

for

Brighthouse Consultants

02nd May 2014



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

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Appendix A – Preliminary Estimate



mcgarry associates

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	
1	Site Works Subtotal (CE to XL)
2	Building Works Subtotal (SB to AC)
3	External Services Subtotal (XK to XS)
4	Proportion of Preliminaries
5	Proportion of Profit
6	Professional Fees
7	Contingency
ESTIMATED GROSS PROJECT COMMITMENT	\$4,618,502

PROJECT COST AREAS - STAGE 2	
1	Site Works Subtotal (CE to XL)
2	Building Works Subtotal (SB to AC)
3	External Services Subtotal (XK to XS)
4	Proportion of Preliminaries
5	Proportion of Profit
6	Professional Fees
7	Contingency
ESTIMATED GROSS PROJECT COMMITMENT	\$1,735,534

PROJECT COST AREAS - STAGE 3	
1	Site Works Subtotal (CE to XL)
2	Building Works Subtotal (SB to AC)
3	External Services Subtotal (XK to XS)
4	Proportion of Preliminaries
5	Proportion of Profit
6	Professional Fees
7	Contingency
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



mcgarry associates

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



APPENDIX A

Detailed Estimate



ROEBUCK BAY CARAVAN PARK

PRELIMINARY ESTIMATE - STAGE 4

MGA14001

Indicative cost (Initialisation Stage)

Adjusted Indicative cost (Concept Design)

Preliminary Estimate (Schematic Design)

Limit of Cost Estimate (Design Development)

Tender Estimate (Tender Documentation)

Cost Plan Date

20-Feb-14

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	AIQS 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	\$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			\$661,890

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		SITE PREPARATION				
		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				
		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						
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 Abiltion 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



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
						152,116.80

TOTAL FOR Modular Buildings



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
						18,079.20
					TOTAL FOR SUBSTRUCTURE	
					#####	



BRIGHTHOUSE

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)
<u>BOUNDARY WALLS, FENCING AND GATES</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						
		Fences	m	0	90.75	0.00
1	XN	PVC coated chainlink fence in treated pine poles to boundary				
		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

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

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			0.00	
6	XR	Signage allowance	Item	0	1,000.00	0.00
		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
						0.00

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
<u>LANDSCAPING AND IMPROVEMENTS</u>						
<u>PROVISIONAL SUMS</u>						
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						



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				

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:				
			Item			
1	XL	Include the Provisional Sum for discharge into existing stormwater	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.				

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
1	AC	Generally 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		
TOTAL FOR AIR CONDITIONING						0.00

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		EXTERNAL 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.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		

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	m	1		
5	XW	laid in ground; (inclusive of all necessary excavation and backfilling)	Item	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

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		1		Item

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 Cocks, Valves, Etc.	Item	1		
Generally						
10	XF	valves	Item	1		
11	XF	similar items to above	Item	1		

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		
						2,910.00
						TOTAL FOR EXTERNAL 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		1		Item

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		

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
14	XE	fittings	Item	1		
		Identification				
		Generally				
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	Item	1		
		Pits/ trenching				
		Generally				
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		
		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.				


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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			
						TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER
						13,823.00

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						

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 m ³	1500	4752	
			10897.2	
			180.1786 m ²	

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		SITE PREPARATION				
		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				
		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	



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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 avarage 200mm deep and remove from site - safari tent area	m3	180	3.30	594.00
Preperation 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 Abiltion 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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BRIGHTHOUSE



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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						
		<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						
		Fences	m	305	90.75	27,678.75
1	XN	PVC coated chainlink fence in treated pine poles to boundary				
		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
						29,526.75
						TOTAL FOR BOUNDARY WALLS, FENCING AND 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	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 marking allowance	Item	1	1,000.00	1,000.00

Lancelin Caravan Park

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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
		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



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
<u>LANDSCAPING AND IMPROVEMENTS</u>						
<u>PROVISIONAL SUMS</u>						
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						



BRIGHTHOUSE

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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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)
		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)
1	AC	Generally 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		
TOTAL FOR AIR CONDITIONING						0.00



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		EXTERNAL 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.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		

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	m	1		
5	XW	laid in ground; (inclusive of all necessary excavation and backfilling)	Item	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
XW Water Supply						



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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





BRIGHTHOUSE

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		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 Cocks, Valves, Etc.	Item	1		
Generally						
10	XF	valves	Item	1		
11	XF	similar items to above	Item	1		

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		1		Item

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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		

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
14	XE	fittings	Item	1		
		Identification				
		Generally				
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	Item	1		
		Pits/ trenching				
		Generally				
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		
		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.				



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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			
						TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER
						12,293.00

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		EXTERNAL 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.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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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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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 m ³	1500	4752	10897.2
				180.1786 m ²



ROEBUCK BAY CARAVAN PARK

PRELIMINARY ESTIMATE - STAGE 2

MGA14001

<input type="checkbox"/>	Indicative cost (Initialisation Stage)
<input checked="" type="checkbox"/>	Adjusted Indicative cost (Concept Design)
<input type="checkbox"/>	Preliminary Estimate (Schematic Design)
<input type="checkbox"/>	Limit of Cost Estimate (Design Development)

Tender Estimate (Tender Documentation)

<input type="checkbox"/>	Cost Plan Date
<input type="checkbox"/>	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	AIQS 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	\$1,145
XN	Boundary/Walls, Fencing and Gates	\$604	\$604
XB	Outbuildings and Covered Ways	\$0	\$0
MM	Miscellaneous Works	\$3,183	\$32,762
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			\$1,735,534

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		SITE PREPARATION				
		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				
		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		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

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
						39,158.75
TOTAL FOR SUBSTRUCTURE						



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		<u>MODULAR BUILDINGS</u>				
		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				
			No	3	100,000.00	300,000.00
		TOTAL FOR Modular Buildings				
1	MB	Supply of fully finished Modular Building to be utilised as Cabins				

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
	<u>MODULAR COMPLEXING</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.				
1		Transport Units				
		Cabins	Item	3	3,000.00	9,000.00
		Placing units				
	2	3 Cabins	Hrs	60	90.00	5,400.00
	3	6 man crew	Hrs	12	90.00	1,080.00
	4	Crane Operator	Hrs	12	400.00	4,800.00
	5	100t crane				
		Unpacking and placing equipment				
		2 man crew - 10 hr day/each	Hrs	20	180.00	3,600.00

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

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	m ²	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

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
BOUNDARY WALLS, FENCING AND GATES						
Notes						
		Note No.1				
<p>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.</p>						
EXTERNAL WORKS						
		Fences	m	859	90.75	77,954.25
1	XN	PVC coated chainlink fence in treated pine poles to boundary				
		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

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	m2	2850.00	2.85	8,122.50
1	XR	Clear and level subgrade	m2	2850.00	2.52	7,182.00
2	XR	Subgrade compaction to asphalt area	m2	2850.00	32.00	91,200.00
3	XR	25mm asphalt	m	1028.00	79.89	82,126.92
		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



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
						191,631.42
						TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS
						#####


BRIGHOUSE


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				


BRIGHOUSE


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



BRIGHTHOUSE



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				Included
	XL	Add for attendance				
						20,000.00
						TOTAL FOR EXTERNAL STORMWATER DRAINAGE



BRIGHTHOUSE

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)
1	AC	Generally 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		
						1,389.96
						TOTAL FOR AIR CONDITIONING



BRIGHTHOUSE

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		



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



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



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		EXTERNAL 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		1		Item

BRIGHTHOUSE

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 Cocks, Valves, Etc.	Item	1		
Generally						
10	XF	valves	Item	1		
11	XF	similar items to above	Item	1		

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



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.				
1	XE	Generally				1
1	XE	Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation				

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		

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
14	XE	fittings Identification	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	Item	1		
17	XE	Pits/ trenching	No	3	1,530.00	4,590.00
18	XE	Generally	m	0		
19	XE	pits - allowed 435x435x530mm deep concrete pit for each building	item	1		
20	XE	trenches	item	1		
21	XE	Builders work in connection with services	item	1		
22	XE	Allow for all builder's work in connection including but not limited to:	item	1		
23	XE	2 hour fire rated enclosure to substation	item	1		
24	XE	Caravan Sites	No	2	1,212.00	2,424.00
25	XE	Dual power head for caravan sites	No	1	1,809.00	1,809.00
26	XE	4way power head for caravan sites	No	1	1,809.00	1,809.00
27	XE	Buildings	No	3	1,875.00	5,625.00
28	XE	Connection to Cabins	No	3	4,500.00	13,500.00
PROVISIONAL SUMS						
The following Provisional Sums shall be expanded 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						77,948.00
						TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER



Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
		EXTERNAL 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.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	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						



Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
12	XC	pits	No	0		
13	XC	trenches (included in external power and light) Work Covered By Other Sections in Connection With Electrical Installations	m	0		
		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

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 m ³	1500	4752
180.1786 m ²			10897.2



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)
Limit of Cost Estimate (Design Development)
Tender Estimate (Tender Documentation)

Tick one box

✓

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	Landscape and Improvements	\$161	\$150,000
Site Works Subtotal (CE to XL)		\$1,253,350	
SB	Substructure	\$232	\$216,897
MB	Modular Buildings	\$1,702	\$1,598,437
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)		\$867	\$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



Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
SITE PREPARATION						
		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						
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						
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
						216,897.34
TOTAL FOR SUBSTRUCTURE						



BRIGHTHOUSE

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 Abiltion 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

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

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
<u>MODULAR COMPLEXING</u>						
<u>Notes</u>						
1		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						
6		Managers House - 23.0x11.73m	Hrs	30	90.00	2,700.00
7		6 man crew	Hrs	5	100.00	500.00
8		Crane Operator	Hrs	5	400.00	2,000.00
9		100t crane				
10		Recreation Block - 10.0x6.5	Hrs	20	90.00	1,800.00
11		6 man crew	Hrs	4	100.00	400.00
12		Crane Operator	Hrs	4	400.00	1,600.00
13		100t crane				
14		6 Cabins				
15		6 man crew	Hrs	120	90.00	10,800.00
16		Crane Operator	Hrs	24	90.00	2,160.00
17		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

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
<u>OUTBUILDINGS AND COVERED WAYS</u>						
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						
1	XP	Supply and Install 12x8m colourbond shed	Item	1	79,320.00	79,320.00
TOTAL FOR OUTBUILDINGS AND COVERED WAYS						

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
MISCELLANEOUS ITEMS						
		<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				
		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						



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)				



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	Item	1	5,000.00	5,000.00
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	No	7	375.00	2,625.00
7	XR	2000mm long to parking				
						TOTAL FOR ROADS, FOOTPATHS AND PAVED AREAS
						682,456.23


BRIGHOUSE


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						



BRIGHTHOUSE

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				


BRIGHOUSE


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
						98,250.00

TOTAL FOR EXTERNAL 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				Included
	XL	Add for attendance				
TOTAL FOR EXTERNAL STORMWATER DRAINAGE						50,000.00

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)
1	AC	Generally 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		
						TOTAL FOR AIR CONDITIONING
						2,432.43



BRIGHTHOUSE

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		



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



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				
		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		1		Item

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 Cocks, Valves, Etc.	Item	1		
Generally						
10	XF	valves	Item	1		
11	XF	similar items to above	Item	1		

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



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.				
1	XE	Generally				Item 1
1	XE	Allow for preparing and submitting all necessary 'as-built' drawings and diagrams and operating manuals for each installation				

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		

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
14	XE	fittings Identification	Item	1		
		Generally				
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	Item	1		
		Pits/ trenching				
		Generally				
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	item	1		
		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	0	1,809.00	0.00
		Buildings				
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

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
PROVISIONAL SUMS						
The following Provisional Sums shall be expended or deducted in whole or in part as directed by the Superintendent.						
29	XE	Include the Provisional Sum for Power/ Telstra reticulation	Item	1	150,000.00	150,000.00
30	XE	Add for profit	Item			
31	XE	Add for attendance	Item			
TOTAL FOR EXTERNAL ELECTRIC LIGHT AND POWER						
227,724.00						



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	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						



BRIGHTHOUSE

Item	Code	Description	Unit	Qty	Rate (\$AUD)	Price (\$AUD)
12	XC	pits	No	0		
13	XC	trenches (included in external power and light) Work Covered By Other Sections in Connection With Electrical Installations	m	0		
		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

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 m ³	1500	4752	
			10897.2	
			180.1786 m ²	

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