



MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

5D Cost Planning

Development Application Cost Estimate
Linnaeus Property Trust Development
951 Broken Head Rd., Broken Head, NSW

PLANNERS NORTH
6 Porter Street, Habitat, Byron Bay, NSW, 2481

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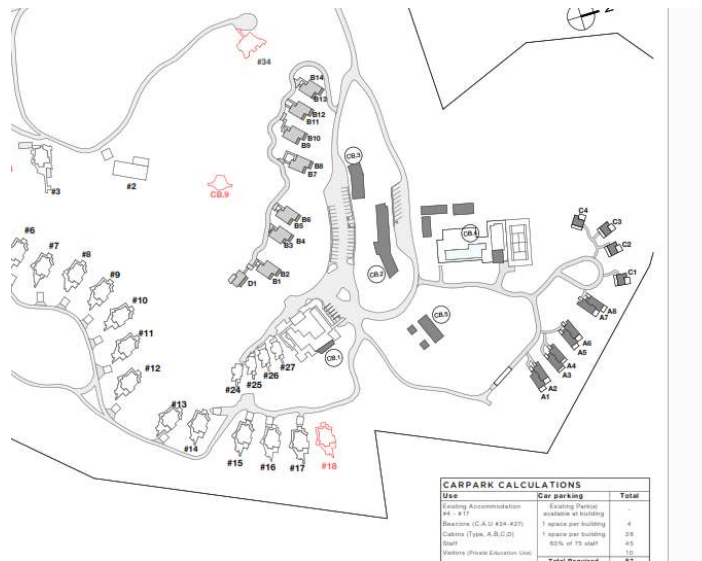


1. Introduction

Mitchell Brandtman has been commissioned by Planners North to provide a Development Application cost estimate for an Eco Tourism Mixed Use proposal at the Linnaeus facilities at 951 Broken Head Rd., in Broken Head, NSW.

The project scope involves the expansion of existing facilities, the construction of new facilities, the construction of new accommodation and associated site works and services.

Specifically, this includes: 8 x Type A Beach Cabins, 14 x Type B Treehouse Cabins, 4 x Type C Rainforest Retreat Cabins, 1 x Type D Treehouse Retreat Cabin, modification works to existing buildings or new structures numbered CB.01 to CB.06, roads, pathways, water, sewer and electrical services.





2. Development Application Cost Estimate

Our Development Application Cost Estimate for the building works is as follows;

Description	Cost*
New Building Works	\$ 6,824,339.00
External Works and Services	\$ 1,390,128.00
Subtotal	\$ 8,214,467.00
Contingency (10%)	\$ 822,000.00
Subtotal	\$ 9,036,467.00
Cost Escalation (1% per annum)**	Excl.
Authority Fees	Excl.
Professional Fees	Excl.
Client Contingency	Excl.
Client Fitout Works	Excl.
Subtotal	\$ 9,036,467.00

*figures noted here and throughout the report are exclusive of GST.

*Excludes potential future market impacts of COVID-19 Pandemic as detailed in section

**the Cost Escalation provision is an allowance for uplift in construction prices and is dependent on the programmed commencement of work. Current market analysis suggests that on average there is expected to be no movement in the order of construction costs over the next 12 months. Prudent budgeting practices would support an allowance of 1% per annum thereafter.



3. Allowances

The following allowances have been made within our estimate;

▪ Solar Power Systems (based on 250kW)	\$ 340,000.00
▪ Connection bridge	\$ 30,000.00
▪ Miscellaneous landscaping (to site, not incl. to cabins)	\$ 165,000.00
▪ Specialist landscaping (to site, not incl. to cabins)	\$ 27,720.00
▪ Water services reticulation (to site, not incl. within cabins)	\$ 41,140.00
▪ Sewer services reticulation (to site, not incl. within cabins)	\$ 48,400.00
▪ Allowance for expansion to water treatment services	\$ 11,000.00
▪ Electrical and communication services reticulation (to site, not incl. within cabins)	\$ 61,380.00
▪ Pathway and circulation lighting	\$ 33,000.00

4. Structure & Services

We have been provided with concept drawings. The report is prepared based on these drawings and we have made allowances for items that we would typically expect to see when design is completed. From what we can see in the design, we have applied logic to what will be required to achieve the design objective.

5. Method

Our estimate has been prepared to provide an indication of our opinion of the construction costs associated with the proposed development. We have calculated elemental areas for the various project components, from the drawings described. Appropriate rates have been applied to the relevant quantities based upon our cost records for comparable developments.



6. Clarifications

The estimate is based on unrestricted access to the site.

The estimate is also based on reasonable construction periods and standard working hours, with no allowances made for acceleration costs, overtime and the like.

This estimate is based on a tendered schedule of rates type building contract / procurement system based on competitive tenders.

In preparing our estimate we have made the following assumptions;

- Extensions to existing buildings will require a similar level of external and internal finish to the existing structure.
- There is sufficient services on site that require expansion to the new structures and no allowances have been made for significant site services upgrades except where specifically mentioned.
- Roads are of a capacity to take the weight of a medium rigid delivery vehicle or rubbish truck.
- Elevated timber walkways will require balustrades.
- No structural modification works will be required to the existing structures.
- The site is free of any contaminants; hazardous materials, acid sulphate soils etc.
- No protected flora/fauna exist within the construction zone and no conditions will be applied on this scope.
- There will be no restriction on tree removal.
- The offices, etc. will be standard office construction with fitout by tenant.
- There will be no works to any existing amenities.
- No AC cost allowed for the Shed (CB.05)
- We have not allowed for temporary services or amenities for the public during the project period.
- We have not allowed for new line marking, repainting, or resurfacing etc. to the existing car park.
- We have not allowed for costs associated with assessing or implementing input for special interest groups or stakeholders.
- We have not allowed for costs associated with cultural heritage issues or implementation.
- We have allowed for traffic signs and furniture.
- There is no allowance for Artwork or statement pieces.
- No allowance for loose fixtures and fittings to any building incl. beds, curtains, appliances, etc.

This report is provided solely for the client named on the cover of this report and cannot be relied upon by any other party. Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.



6. Clarifications (*cont'd*)

Design Contingency – The intent of this contingency provision is to cover design development evolution / unidentified design elements from early concept through to construction issue documentation. The contingency amount is also reflective of the level of estimate undertaken based on the information available at the time.

Design evolution and “scope creep” are always a risk during the design phase and good budgeting practices will support a provision for unforeseen design elements. We note this contingency reduces as the design progresses and greater certainty is gained around construction methodology and material selections and the overall design risk profile reduces.

Typical elements which experience change during design development include structure, external façade, wall & partition systems, internal finishes, material selections, services requirements and the like.

Our cost planning approach is to manage the design and scope to match the actual estimated construction budget without the need for incorporating the contingency provision, however it is prudent to allow.

Construction Contingency – The intent of this contingency provision is to cover any risks which may arise during the construction of the project including unforeseen ground conditions and/or documentation related variations raised by the Contractor during construction. Mitchell Brandtman have nominated this contingency to be set aside by the Principal during the construction of the project.

7. Covid 19

The COVID-19 Pandemic is a serious global event that is currently unfolding across each State and Territory within Australia. As this crisis evolves, Federal and State Governments are being forced to impose numerous restrictions to people and business in order to counteract the effects of the Pandemic. The short and long-term impacts of this event and Government restrictions currently imposed are not known at this early stage however there is an expectation that it will have a profound short-term impact on the economy and is already posing a significant challenge to specific businesses and industries. To date, the construction industry has not been categorically identified as an industry that will have widespread restrictions imposed and is currently operating on a ‘business as usual’ basis. However given the rate of rapid change being experienced across Australia, we strongly advise that the contents of this report are reviewed and reconsidered in line with any further Government or Authority action that may be imposed in the future and potentially change the status of the market.



8. Documents

Documents:

200324 Linnaeus(DA01)_compressed.

Rendered images supplied by Harley Graham.

Clarifications:

Verbal and emailed clarifications received from Planners North 7 April 2020.

Verbal clarifications from Harley Graham 24 April 2020.

9. Exclusions

Our estimate excludes the following items:

- Fire Hydrants and Reticulation
- Professional fees
- DA works, Authority Fees, Charges & Contributions
- Workplace Health and Safety and PLSL Fees
- Marketing expenses
- Decanting of existing tenancies
- Loose furniture
- Site heaters
- Removal of contaminates
- Site allowance
- Goods and services tax

We welcome the opportunity to discuss any part of this estimate with you. Please contact me on 07 3327 5000 should you have any queries or require further information.

Yours Sincerely

MITCHELL BRANDTMAN

Stephen Cable

Senior 5D Quantity Surveyor