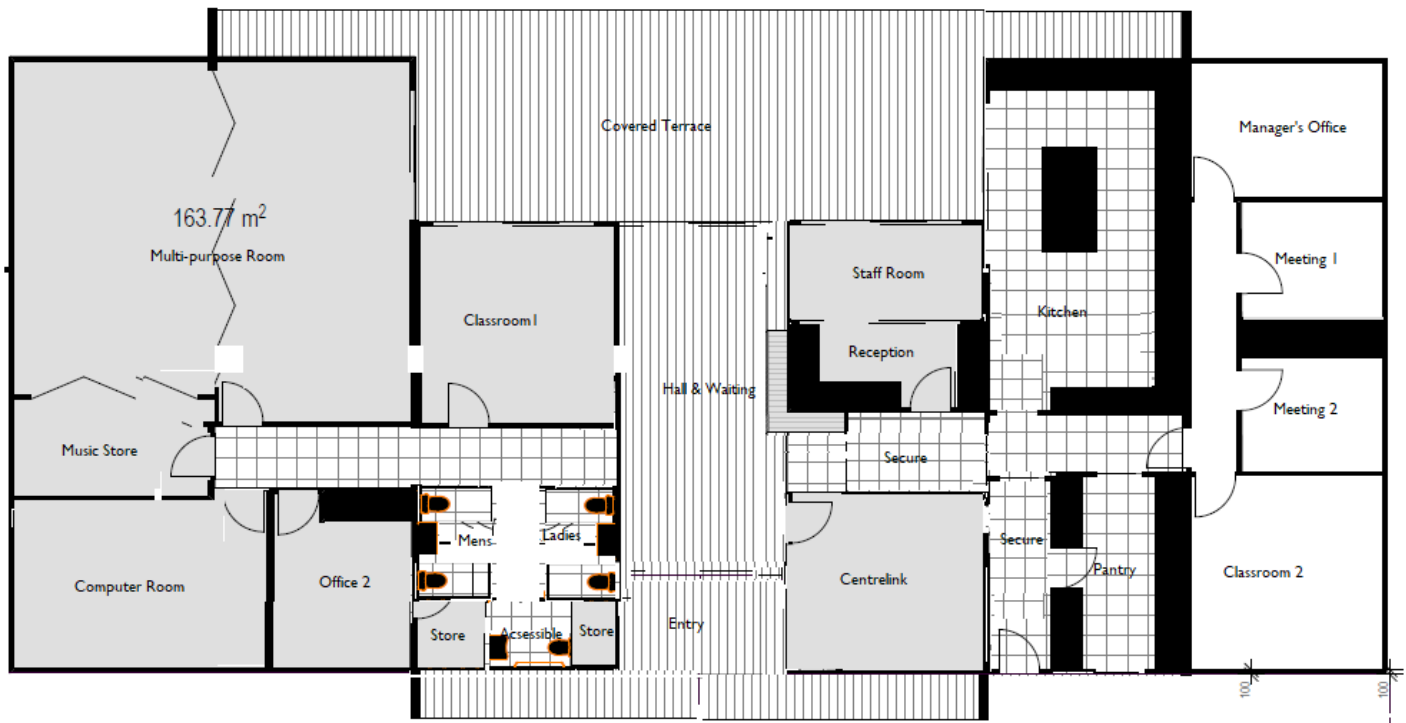


1. Functional Design layout



2. Current project estimate based upon functional design

ESTIMATED PROJECT COST	
Element	\$
1. INVESTIGATIONS AND DESIGN	
Professional Design and Investigation Fees	65,000
Internal Bass Coast Shire Staff Costs	6,379
Contingency (10%)	7,137
TOTAL	78,517
2. CONSTRUCTION WORKS	
Permits & approvals	6,000
Building works	980,000
Provisional sums (demolition, kitchen, access, landscaping)	166,000
Internal Project Management costs	22,327
Contingency (20%)	234,865
TOTAL	1,409,192