



# CIV ESTIMATE REPORT



## KOGARAH WAR MEMORIAL POOL REMEDIATION, CARWAR AVENUE, CARSS PARK

### Capital Investment Value Estimate Report

#### Prepared for:



SJB Planning  
Level 2, 490 Crown Street  
Surry Hills NSW 2010

**MBM0107-0015**

25th September 2020

Prepared by – Andrew Butler/Melody Wong  
Reviewed by – Richard Smith





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# 1. Executive Summary

MBM has been engaged by SJB Planning to prepare a Capital Investment Value (CIV) estimate for the proposed demolition, remediation and landscaping of the existing Kogarah War Memorial Pool at Carss Park. The CIV estimate will be used in development application (DA) submission to Georges River Council.

The estimated CIV of the works is tabulated below.

## 1.1 CIV Summary

Below is a summary of the CIV estimate

Item	Description	Amount
1	Construction Cost	\$6,799,726
2	Design Contingency (5%)	\$340,000
3	Construction Contingency (15%)	\$1,020,000
4	Professional Fees (10%)	\$680,000
5	Authority Fees (1.5%)	\$132,600
6	Project Cost (Excl. GST)	\$8,972,326

For further details of the cost refer to the attached breakdown in Section 4 of the report.

The above table of cost is based on the DA documentation provided by SJB Planning and the report should be read in conjunction with the list of exclusions and assumptions listed within the report and the measured scope of works included.

## 1.2 Cost alterations related to COVID-19

MBM's cost estimate is subject to the outcomes of COVID-19 and there may be possible delays and cost alterations that have not been considered or allowed in MBM's cost estimate.



## 2. DA Cost Estimate

### 2.1 Introduction

MBM has been engaged by SJB Planning to prepare a Capital Investment Value (CIV) for the purposes of a development application lodgement for the proposed demolition, remediation and landscaping of the existing Kogarah War Memorial Pool at Carss Park.

The CIV is prepared in accordance with Clause 3 of the Environmental Planning and Assessment Regulation 2000. The estimate includes all costs necessary to establish and operate the project including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

### 2.2 CIV Estimate

Below is the CIV estimate

Item	Description	Amount
1	Demolition Works	\$255,900
2	Civil Works	\$5,073,700
3	Hydraulics	\$60,600
4	Electrical Works	\$84,000
5	Landscaping	\$668,700
6	Roadworks	\$24,626
7	<b>Trade Cost</b>	<b>\$6,167,526</b>
8	Preliminaries (10%)	\$308,400
9	Margin (3%)	\$323,800
10	<b>Construction Cost</b>	<b>\$6,799,726</b>
11	Design Contingency (5%)	\$340,000
12	Construction Contingency (15%)	\$1,020,000
13	Professional Fees (10%)	\$680,000
14	Authority Fees (1.5%)	\$132,600
15	<b>Project Cost (Excl. GST)</b>	<b>\$8,972,326</b>

For more details of the cost refer to the cost break down attached in Section 4 of the report.

### 2.3 Basis of the Estimate

The cost is based on the DA documents provided by SJB Planning. The documents are listed in the attached cost breakdown in Section 4.



## 2.4 Exclusions

The following are specifically excluded:

- Removal of hazardous materials from buildings
- Upgrade of utility infrastructure within the site
- Out of hours work
- Escalation
- Staging of the works
- Flood proofing
- Development contributions
- GST
- Land cost
- Interest
- Marketing
- For further inclusions and exclusions please refer to the attached cost break-up.

The following items related to COVID-19 are excluded from this estimate:

- Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas
- Potential Material shortages associated with the inability to procure due to closed borders etc
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages / supply chain impacts
- Closure of sites due to corona virus outbreaks
- Any possible delays and cost alterations due to the outcomes of COVID-19

## 2.5 Note on Rates used for remediation

MBM has utilised a mid-range value of \$360/tonne to remediate the site. The rate can be as high as \$550/tonne.



### 3. Potential Cost Range –

Due to the preliminary nature of this project and the likelihood of an expanding scope of works and other site risk becoming apparent, MBM recommends that the following range of cost be considered for the **construction cost**:



- **HIGH - \$8.2M (excl. GST)**

This cost represents an estimate where all contingencies and provisional allowances are expended, more site contamination than expected including ASS and asbestos, issues with the high water and disposal during excavation. This value also allows for more landscaping embellishment than is currently documented as a result of council directions or design development. The high range includes risk associated with protracted delays due to inclement weather and also an increased cost due to a more buoyant market.

- **CURRENT ESTIMATE - \$6.8M (excl. GST)**

This is our current estimated cost based on the most recent documentation and includes allowances and contingencies as listed in the estimate. The estimate utilises mid range rates

- **LOW - \$5.9M (excl. GST)**

For this sum to be achievable savings will need to be achieved via the following adjustments to the current scope:

- preliminaries reduction as a result of rationalised approach to methodology
- contingencies not expended in full
- less onerous conditions being encountered on site eg unexpected finds, soft spots, less remediation,
- minimal design embellishment
- More competitive (than current) contractor pricing.
- MBM believe this low target may be achievable purely as result of current market conditions which have seen contractors taking low margin approaches due to a lack of pipeline work



## 4. Cost Break-Up



# Kogarah War Memorial Pool Remediation

CIV Estimate 02 209025

SJB Planning

0107-0015



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



## CIV Estimate 02 209025

[illegible]



# SUMMARY



Client: SJB Planning

Project: Kogarah War Memorial Pool Remediation

Details:

CIV Estimate 02 209025

0107-0015

Date - 25/09/2020

Code	Description	Page	% of Cost	Cost/m2	Total
1	<b>General Information</b>	4			0
2	Demolition	5	2.85		255,900
3	Civil Works	5	56.55		5,073,700
4	Hydraulics	6	0.68		60,600
5	Drainage				n/a
6	Electrical Installations	6	0.94		84,000
7	Landscaping	6	7.45		668,700
8	Roadworks	7	0.27		24,626
9	<b>Sub-total</b>		68.74		<b>6,167,526</b>
10	Preliminaries (5%)		3.44		308,400
11	Margin (5%)		3.61		323,800
12	<b>CONSTRUCTION TOTAL</b>		75.79		<b>6,799,726</b>
13	Design Contingency (5%)		3.79		340,000
14	Construction Contingency (15%)		11.37		1,020,000
15	Professional fees (10%)		7.58		680,000
16	Authority fees etc (1.5%)		1.48		132,600
17	<b>PROJECT TOTAL (EXCL. GST)</b>		100.00		<b>8,972,326</b>

**Project Total (Excl GST): 8,972,326**

Client: SJB Planning  
Project: Kogarah War Memorial Pool Remediation

Details: CIV Estimate 02 209025  
0107-0015  
Date - 25/09/2020

Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>General Information</b>				
1.1	<b>Cost Plan 01</b>				
1.2	<i>Project: Kogarah War Memorial Pool Remediation</i>				
1.3	<i>Client: SJB Interior Design</i>				
1.4	<i><u>Measured By: Melody Wong, Andrew Butler</u></i>				
1.5	<i><u>Reviewed By: Richard Smith</u></i>				
1.6	<b>Introduction</b>				
1.7	<i>This cost plan has been developed to determine the estimated project cost of the proposed Kogarah War Memorial Pool Remediation</i>		note		
1.8	<i>This cost plan is based on our professional opinion and the source material listed below.</i>		note		
1.9	<i>Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology.</i>		note		
1.10	<b>Drawings, Reports &amp; Assumptions</b>				
1.11	<i><u>Information received 14/09/2020</u></i>				
1.12	<i>Enspire Civil Engineering and Stormwater Management Report dated 11/09/2020</i>				
1.13	<i>Enspire draft engineering plans pages 1-8 dated 26/08/2020</i>				
1.14	<i>Douglas Partners Detailed Site (Contamination) Investigation dated September 2020</i>				
1.15	<i>Douglas Partners Remediation Action Plan dated September 2020</i>				
1.16	<i>Douglas Partners Hazardous Building Materials (HBM) Survey dated 08/2020</i>				
1.17	<i>Willow Frank Demolition Management Plan Rev1 dated 1/08/2020</i>				
1.18	<i>Willow Frank draft waste management plan dated 18/08/2020</i>				
1.19	<i>Waterwise consulting Irrigation Tank Details (2 pages) dated 28/08/2020</i>				
1.20	<i>Draft Landscape - Council Mark ups dated 27/08/2020</i>				
1.21	<i>Landscape feature wall plan Drg. No. U809 sht 1 of 1 Rev.</i>				
1.22	<i>Map &amp; survey, Site Feature &amp; Level survey dated 24/07/2020</i>				
1.23	<b>Exclusions, assumptions and notes</b>				
1.24	<i>Items noted "EXCL" in the Cost Plan</i>		item		Excluded
1.25	<i>Legal costs, Land holding cost, stamp duty</i>		item		Excluded
1.26	<i>Operation &amp; Maintenance Costs</i>		item		Excluded
1.27	<i>Rental concessions</i>		item		Excluded
1.28	<i>GST</i>		item		Excluded
1.29	<i>Cost escalation past December 2020</i>		item		Excluded
1.30	<i>Landscaping re-mediation</i>		item		Excluded
1.31	<i>Structural changes other than sub frame replacement</i>		item		Excluded
1.32	<i>Electrical, Fire &amp; mechanical services, visual inspection indicates not impacted</i>		item		Excluded
1.33	<i>Assumed the remediation of existing parking surface, prospective damage during construction</i>		item		Assumption
1.34	<b>Exclusions - COVID-19</b>				
1.35	<i>This assessment is subject to the outcomes of COVID-19 and there may be possible delays and cost alterations that have not been considered or allowed.</i>		item		Excluded

# REPORT DETAILS



Client: SJB Planning  
Project: Kogarah War Memorial Pool Remediation

Details: CIV Estimate 02 209025  
0107-0015  
Date - 25/09/2020

Code	Description	Quantity	Unit	Rate	Amount
1.36	Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas		item		Excluded
1.37	Potential Material shortages associated with the inability to procure due to closed borders etc.		item		Excluded
1.38	Potential labour impacts if people are sick or in isolation for extended periods		item		Excluded
1.39	Program delays associated with labour and material shortages / supply chain impacts		item		Excluded
1.40	Closure of sites due to corona virus outbreaks		item		Excluded
1.41	Any possible delays and cost alterations due to the outcomes of COVID-19		item		Excluded
					<b>0.00</b>
<b>2</b>	<b>Demolition</b>				
2.1	Supply and install tree protection fence	300	m	50.00	14,993
2.2	Demolish storage shed and filtration/pump room of masonry construction with metal roof on timber trusses/rafters	80	m2	65.00	5,205
2.3	Demolish single storey building	780	m2	50.00	39,002
2.4	Demolish concrete recycled water tanks	106	m2	50.00	5,302
2.5	Demolish site/roof awning	1,050	m2	30.00	31,498
2.6	Demolish concrete paving	1,050	m2	20.00	20,999
2.7	Demolish swimming pools including sundry equipment	1,052	m2	132.00	138,842
					<b>255,900</b>
<b>3</b>	<b>Civil Works</b>				
3.1	<u>The following to be read in conjunction with but not specifically limited to the following documentation:</u>				
3.2	-Douglas Partners Detailed Site (Contamination) Investigation dated September 2020		note		
3.3	-Douglas Partners Remediation Action Plan dated September 2020		note		
3.4	-Douglas Partners Hazardous Building Materials (HBM) Survey dated 08/2020		note		
3.5	A provisional mid range rate of \$360/tonne is used for excavation and removal of asbestos contaminated excavated materials		note		
3.6	Remove small tree	25	No	350.00	8,750
3.7	Remove medium sized tree	85	No	530.00	45,050
3.8	Strip existing vegetation	5,674	m2	4.50	25,533
3.9	Excavate, load and dispose of asbestos contaminated fill top soil to EPA approved registered landfill site (assuming 1800kg/m3)	1,561	t	360.00	561,816
3.10	Excavate, load and dispose of asbestos contaminated fill spoil/fill to EPA approved registered landfill site (assuming 1800kg/m3)	12,047	t	360.00	4,337,064
3.11	Excavate the 1000mm deep tree pits	24	No	250.00	6,000
3.12	Rip to loosen the formation level to a depth of 200mm and re-compact	8,742	m2	2.50	21,855
3.13	Imported clean fill material compacted in layers to pool area	455	m3	6.00	2,730
3.14	Cover the site with a Geotextile fabric	8,372	m2	2.00	16,744
3.15	Imported clean fill material compacted in layers as capping layer	3,621	m3	6.00	21,726
3.16	Imported topsoil spread and leveled	1,308	m3	3.00	3,924
3.17	Allowance for testing	1	Item	2,500.00	2,500

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Code	Description	Quantity	Unit	Rate	Amount
3.18	Allowance for stormwater and sediment control	1	Item	20,000.00	20,000
					<b>5,073,700</b>
<b>4</b>	<b>Hydraulics</b>				
4.1	<u>Irrigation Tank as Panther Concrete tanks. 9.6m diameter. 150,000 Liter or equal and approved</u>				
4.2	Compacted gravel base to tank 300mm thick	24	m3	110.00	2,640
4.3	Precast concrete tank with an internal diameter of 9.6m, x 2100mm internally including 150mm thick reinforced concrete base and sides and 130mm reinforced concrete lid	1	No	14,000.00	14,000
4.4	Delivery and craning into position	1	Item	500.00	500
4.5	<u>Irrigation System</u>				
4.6	Remove water meter	1	Item	125.00	125
4.7	Remove isolation valve	1	Item	125.00	125
4.8	Remove and dispose of pump	1	Item	250.00	250
4.9	Remove and reinstall back-flow to new tank location	1	Item	250.00	250
4.10	Remove existing controller and return to council	1	Item	500.00	500
4.11	Remove existing pump controller and return to council	1	Item	500.00	500
4.12	New DN110 PE100 Irrigation main line including excavation and backfilling	120	m	150.00	18,000
4.13	Extra for cutting into existing irrigation line at old tank position and making connection including compression fittings as necessary	1	Item	350.00	350
4.14	Supply and install DN40MD conduit in same trench	120	m	30.00	3,600
4.15	2 x 1.5mm2 13 core cables and 1 x 2.5mm2 single core "Black" as common drawn into 40mm conduit	120	m	14.00	1,680
4.16	Warning tape	120	m	4.00	480
4.17	Stainless steel cabinet for irrigation controller	1	Item	2,500.00	2,500
4.18	Supply and install variable speed drive pump controller as specified	1	Item	3,500.00	3,500
4.19	Supply and install SP-30-9 submersible pump in tank including connections	1	Item	6,540.00	6,540
4.20	Allowance for all other works as shown on dwg no GRC_CP_2008 Rev No: B	1	Item	5,000.00	5,000
					<b>60,600</b>
<b>6</b>	<b>Electrical Installations</b>				
6.1	Allowance for power supply to pump system	1	Item	10,000.00	10,000
6.2	Allow a provisional sum for lighting etc	1	Item	70,000.00	70,000
6.3	Builders works	80,000	%	5.00	4,000
					<b>84,000</b>
<b>7</b>	<b>Landscaping</b>				
7.1	<u>Soft Landscaping</u>				
7.2	Planting area	2,339	m2	87.00	203,472
7.3	Turf including leveling, laying and rolling	6,116	m2	15.00	91,738
7.4	Tree type BI - Coastal Banksia 100Lt	5	no	455.00	2,275
7.5	Tree type BS - Old Man Banksia 100Lt	9	no	455.00	4,095

# REPORT DETAILS



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Details: CIV Estimate 02 209025  
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Code	Description	Quantity	Unit	Rate	Amount
7.6	Tree type CA - Tuckeroo 200Lt	8	no	800.00	6,400
7.7	Tree type FR - Port Jackson Fig 400Lt	2	no	1,330.00	2,660
7.8	Delivery charges	1	Item	500.00	500
7.9	Fertiliser etc	1	Item	1,350.00	1,350
7.10	Maintenance	3	mths	8,400.00	25,200
7.11	<b>Hard landscaping</b>				
7.12	<u>Concrete Pathway</u>				
7.13	Rip and compact the formation level	966	m2	2.50	2,416
7.14	Mesh	966	m2	15.00	14,495
7.15	Formwork	586	m	60.00	35,188.20
7.16	Concrete	121	m3	250.00	30,250
7.17	Placing	966	m2	25.00	24,158
7.18	Finish	966	m2	5.00	4,831.50
7.19	<u>Memorial Wall</u>				
7.20	Excavation for reduced levels	4	m3	20.00	80
7.21	Spread and level surplus excavated material	4	m3	5.00	20
7.22	Formwork to edges not exceeding 300mm high	22	m	60.00	1,297
7.23	F82 Mesh	24	m2	15.00	358
7.24	Rod reinforcing	100	kg	2.60	260
7.25	Concrete in plinth	4	m3	250.00	895
7.26	Placing	24	m3	25.00	597
7.27	Finish	24	m2	25.00	597
7.28	Saw cutting	11	m	5.00	57
7.29	200mm Concrete block wall	4	m2	170.00	680
7.30	Extra for core filling	4	m2	75.00	300
7.31	Rod reinforcing	100	kg	2.60	260
7.32	Render	9	m2	50.00	450
7.33	Sandstone cladding	9	m2	350.00	3,150
7.34	Sealer	9	m2	15.00	135
7.35	<u>Sundries</u>				
7.36	Edging	684	m	175.00	119,700
7.37	Bench seating	1	No	800.00	800
7.38	Proposed shelter	2	no	40,000.00	80,000
7.39	Proposed picnic platform	2	no	5,000.00	10,000
					<b>668,700</b>
<b>8</b>	<b>Roadworks</b>				
8.1	<u>Roadworks</u>				
8.2	Remediation to surface of existing asphalt car park, prime and two coats sprayed bitumen seal	2,522	m2	9.00	22,696
8.3	Line marking	515	m	2.00	1,030



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Details: CIV Estimate 02 209025  
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Code	Description	Quantity	Unit	Rate	Amount
8.4	Arrow	6	No	150.00	900
					24,626

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0107-0015  
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In no event, regardless of whether MBM's consent has been provided, shall MBM assume any liability or responsibility to any third party to whom this report is disclosed or otherwise made available.

Without the prior written consent of MBM, this report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than the Addressee.

MBM has used its reasonable endeavour so that the data contained in this report reflects the most accurate and timely information available and is based on information that was current as of the date of this report.

The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

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# OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

## **Sydney**

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## 5. Our Expertise



### Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis



### PPP Advisory

- Business case and reference project
- Technical and services specifications
- Public sector comparator (PSC)
- Bid evaluation and negotiation
- Post contract administration and audit
- Support to private sector bidder



### Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers
- Sinking funds
- Capital expenditure forecasting and analysis
- BCA consultancy and certification
- Sustainability services



### Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution



### Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing



### Facilities Management Advisory

- Review of maintenance services
- Redevelopment of contract models
- Preparation/review of scope of works and specifications
- Procurement of FM maintenance and cleaning
- Assistance with transition



### Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court Proceedings
- Quantum Reports

# OUR LOCATIONS

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We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

## **Sydney**

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## **Melbourne**

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