

REFURBISHMENT OF ROYAL HOTEL CASINO

ESTIMATE OF COST

1 APRIL 2024

Refurbishment of the Hotel utilising some minor changes to the external building fabric and soft refurbishment of the Garden Bar

Refurbish Bathrooms – 30 sqm @ \$4000/sqm - \$120,000

New Kitchen and Bar – As per budget estimate from Alpha Catering- \$455,138

New Outdoor Gaming Room – 66sqm @ \$4000/sqm- \$264,000

Additional Allowance for Contractors Work to Kitchen and Bar – 110 sqm @ \$2,000/sqm- \$220,000

Dosa – 12 sqm @ \$2,500/sqm - \$30000

Balance of Internal Refurbishment – 255sqm @ \$3,500/sqm - \$892,500

Outdoor Building Upgrades – Painting, Signage, Infill Terrace, New Entry Roof and Existing Roofing – Allowance \$ 208,000

Internal and External Refurbishment of the existing Motel

Refurbish Existing Hotel Bathrooms - 6sqm @ \$3,000/sqm - \$18,000 x 10 rooms - \$180,000

Create New Hotel Bathroom for 1 room – 6sqm @ \$ 4,500/sqm - \$27,000

New Cabinetry for Each Room – Allow \$3,000 per room x 11 Rooms - \$33,000

New Fire Rated Front Façade For Each Room Including entry door and glazing– Allow \$10,000 per room - \$110,000

New Tiling to terrace and Stairs – 80 sqm @ \$300/sqm - \$24,000

New Lighting and Electrical - \$2,500 per room - \$27,500

Internal Painting - \$15,000

External Painting and Fix Up Works – Roof and External Façade - \$35,000

Allowance for new connecting Walkway to Lift – 18 sqm @ 4,500 per sqm - \$81,000

TOTAL BUDGET FIGURE - \$2,722,138



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