

Item	Description			Rate	Total
<u>EXECUTIVE SUMMARY</u>					
1	Accommodation amenities block	130	m2	3,500	455,000
2	Studio Units (8 No.)	200	m2	2,400	480,000
3	One Bedroom Unit (3 No.)	110	m2	2,200	242,000
4	Two Bedroom Units (4 No.)	280	m2	2,000	560,000
5	12 Male and 12 Female Bunk House	140	m2	1,400	196,000
6	External Works and Services				1,386,000
	<u>Total Construction Cost (Subtotal)</u>				<u>3,319,000</u>
7	Locality Allowance	20	%		664,000
	<u>Sub-Total</u>				<u>3,983,000</u>
8	Contingency	5	%		200,000
9	Professional fees	10	%		399,000
	<u>Net Project Cost</u>				<u>4,582,000</u>
10	Goods and Services Tax	10	%		459,000
	<u>ESTIMATED TOTAL PROJECT COMMITMENT</u>				<u>5,041,000</u>
<u>NOTES & EXCLUSIONS</u>					
11	The rates used in this Opinion of Probable Cost are based on the works being procured via a conventional, competitive tendering process				
12	This Opinion of Probable Cost is not a cost control document and should not be used for construction contract or ordering purposes				
	<u>This OPC has been based on the following documentation:</u>				
13	- Concept Master Plan Drawing dated 12th May 2014 as prepared by MCG Architects				
	<u>The following has been specifically excluded from this OPC for which separate provision should be made as required</u>				
14	- Works outside the site boundaries				
15	- Allowance for bad ground and/or rock				
16	- Retaining walls				
17	- Pool heating				
18	- Access gates				
19	- Electrical Transformer				
20	- Loose furniture and equipment				
21	- Playground equipment				
22	- Perimeter fencing				
23	- East Street extension				
24	- Pools and associated buildings				
25					

OPINION OF PROBABLE COST

Project: Dowerin Short Stay Accomodation	Details: Indicative OPC Revised
Building: Infrastructure & Facilities	

Item	Description	Code	GFA Rate	Total
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1 External Works and Services

Item	Description	Code	GFA Rate	Total
	<u>EXTERNAL WORKS & SERVICES</u>			
1.1	Site Preparation			184,900
1.2	Roads & Paving			558,800
1.3	Boundary Walls, Fencing & Gates			60,300
1.4	Outbuildings & Covered Ways			121,000
1.5	Landscaping & Improvements			251,000
1.6	External services			210,000
To Executive Summary				1,386,000

Item	Description	Qty	Unit	Rate	Total
External Works and Services					
<u>Site Preparation</u>					
1	Clear site including removal of trees	19,700	m2	1.00	19,700
2	Clean fill to build up levels	5,900	m3	28.00	165,200
<u>Site Preparation Total</u>					<u>184,900</u>
<u>Roads & Paving</u>					
3	150 thick concrete hardstand	110	m2	100.00	11,000
4	Selected paving around swimming pool	790	m2	90.00	71,100
5	Brick paving to parking bays and terraces	510	m2	75.00	38,250
6	Concrete paving	1,000	m2	68.00	68,000
7	Red bitumen paving to driveways and parking areas including sub-base and preparation	3,300	m2	60.00	198,000
8	Black bitumen paving to driveways and parking areas including sub-base and preparation	2,000	m2	50.00	100,000
9	Compacted gravel caravan sites	450	m2	25.00	11,250
10	Concrete kerbs	1,530	m	40.00	61,200
<u>Roads & Paving Total</u>					<u>558,800</u>
<u>Boundary Walls, Fencing & Gates</u>					
11	Seating benches	11	No.	800.00	8,800
12	Clotheslines	3	No.	500.00	1,500
13	Allowance for entry statements		Item		40,000
14	Allowance for external signage		Item		10,000
<u>Boundary Walls, Fencing & Gates Total</u>					<u>60,300</u>
<u>Outbuildings & Covered Ways</u>					
15	Gazebo	2	No.	20,000.00	40,000
16	Tensile shade structures	9	No.	9,000.00	81,000
<u>Outbuildings & Covered Ways Total</u>					<u>121,000</u>
<u>Landscaping & Improvements</u>					
17	Hard Landscaping	700	m2	100.00	70,000
18	Soft landscaping & Irrigation	1,900	m2	90.00	171,000
19	Allowance for mature trees	10	No	1,000.00	10,000
<u>Landscaping & Improvements Total</u>					<u>251,000</u>
<u>External services</u>					
20	Allowance for external electrical services		Item		60,000
21	Allowance for external stormwater drainage		Item		60,000
22	Allowance for external fire services		Item		50,000
23	Allowance for external plumbing services		Item		40,000
<u>External Services Total</u>					<u>210,000</u>



Shire of Dowerin

13 Cottrell Street (PO Box 111)

Dowerin WA 6461

Ph: 9631 1202

Fx: 9631 1193

www.dowerin.wa.gov.au

Our Ref: DJA 07/15

15 July 2015

To Whom It May Concern

RE: Short term Accommodation Project

The Shire of Dowerin commits \$2,671,450 as a cash contribution and \$610,550 as an in-kind contribution to the Short Term Accommodation project. These contributions will be met by a combination of Reserve Funds and Municipal Funds.

If you have any queries do not hesitate to contact me.

Yours faithfully

Dacre Alcock
Chief Executive Officer

PROJECT: Dowerin Short Stay Accomodation
 OPINION OF PROBABLE COST

EXECUTIVE SUMMARY	Total Cost	Contractor	Council
1. Accommodation amenities block	455,000	455,000	0
2. Studio Units (8 No.) 200 m2 2,400	480,000	480,000	0
3. One Bedroom Unit (3 No.) 110 m2 2,200	242,000	242,000	0
4. Two Bedroom Units (4 No.) 280 m2 2,000	560,000	560,000	0
5. 12 Male and 12 Female Bunk House 140 m2	196,000	196,000	0
6. External Works and Services (split up below)	1,386,000	775,450	610,550
Total Construction Cost (Subtotal)	3,319,000	2,708,450	610,550
7. Locality Allowance 20 %	664,000	541,690	122,310
Sub-Total	3,983,000	3,250,140	732,860
8. Staging the works 5 %	200,000	162,507	37,493
9. Contingency 10 %	399,000	325,014	73,986
Net Project Cost	\$ 4,582,000	\$ 3,737,661	\$ 844,339

6. External Works and Services			
6.1 Site Preparation	184,900	-	184,900
6.2 Roads & Paving	558,800	309,150	249,650
6.3 Boundary Walls, Fencing & Gates	60,300	60,300	-
6.4 Outbuildings & Covered Ways	121,000	121,000	-
6.5 Landscaping & Improvements	251,000	75,000	176,000
6.6 External services	210,000	210,000	-
Total to Executive Summary	1,386,000	775,450	610,550

6.1 Site Preparation

1 Clear site including removal of trees	19,700		19,700
2 Clean fill to build up levels	165,200		165,200
Site Preparation Total	184,900	-	184,900

6.2 Roads & Paving

4 150 thick concrete hardstand 110 m2 100.00 11,000	11,000	11000	
6 Brick paving to parking bays and terraces 510 m2 75.00 38,2	109,350	109,350	
7 Concrete paving 1,000 m2 68.00 68,000 68,000	68,000	68000	
9 Black bitumen paving to driveways and parking areas including sub-base and preparation 5,500 m2 50.00 275	298,000	59,600	238,400
10 Compacted gravel caravan sites 450 m2 25.00 11,250 11,2	11,250		11,250
11 Concrete kerbs 1,530 m 40.00 61,200 61,200	61,200	61,200	
Roads & Paving	558,800	309,150	249,650

6.3 Boundary Walls, Fencing & Gates

13 Seating benches 11 No. 800.00 8,800 8,800	8,800	8,800	
14 Clotheslines 3 No. 500.00 1,500 1,500	1,500	1,500	
15 Allowance for entry statements Item 40,000 40,000	40,000	40,000	
16 Allowance for external signage Item 10,000 10,000	10,000	10,000	
Boundary Walls, Fencing & Gates	60,300	60,300	-

6.4 Outbuildings & Covered Ways

17 Gazebo 2 @ 20,000	121,000	121,000	
Outbuildings & Covered Ways Total	121,000	121,000	-

6.5 Landscaping & Improvements

20 Hard Landscaping 700 m2 100.00	251,000	75,000	176,000
Landscaping & Improvements Total	251,000	75,000	176,000

6.6 External services

23 Allowance for external electrical services Item	60,000	60,000	
24 Allowance for external stormwater/sewerage Item	60,000	60,000	
25 Allowance for external fire services Item	50,000	50,000	
26 Allowance for external water services Item	40,000	40,000	
External Services Total	210,000	210,000	-

Stage 1 Contractor	Stage 1 Council	Stage 2 Contractor	Stage 2 Council	Stage 3 Contractor	Stage 3 Council
455,000					
		480,000			
242,000					
				560,000	
196,000				-	
549,450	610,550	145,000	-	81,000	-
1,442,450	610,550	625,000	-	641,000	
288,490	122,310	125,000	-	128,200	
1,730,940	732,860	750,000	-	769,200	
86,547	37,493	37,500	-	38,460	
173,094	73,986	75,000	-	76,920	
\$ 1,990,581	\$ 844,339	\$ 862,500	\$ -	\$ 884,580	\$ -
	\$ 2,834,920		\$ 862,500		\$ 884,580
					\$ 4,582,000

Stage 1		Stage 2		Stage 3	
Contractor	Council	Contractor	Council	Contractor	Council
	19,700				
	165,200				
0	184900	0	0	0	0
11000	-				
109350	-				
68000	-				
0	-				
59600	238,400				
	11250				
61,200					
309,150	249,650	-	-	-	-
8,800					
1,500					
		40,000			
10000					
20,300	-	40,000	-	-	-
		40,000		81000	
		40,000	-	81,000	-
75,000	176000				
75,000	176,000	-	-	-	-
40,000		20000			
40,000		20000			
35,000		15000			
30,000		10000			
145,000	-	65,000	-	-	-

Brief Description of the Project Outcome.

Outcome definition - what the project expects to achieve through implementation.

For example: The outcome of this project is to redevelop the Airport to increase visitor numbers and facilitate trade.

Please provide a brief overview description of the Project outcome, to be used in media releases, launches and other promotion documents. Maximum 700 characters.

The Dowerin Short Term Accommodation Precinct will provide the Wheatbelt with a standard and range of accommodation which has been highlighted as a critical factor in attracting the overnight visitor market and increasing economic growth through tourism in the region. The Shire of Dowerin anticipates that this project will maximise the economic potential of the region by way of creating business diversification & new employment, capturing a new visitor market to the Wheatbelt (coach tours) and supplying accommodation to meet the current demand in season workers in the agricultural labour supply. Specifically, this project will contribute a further 15,695 bed nights to the Wheatbelt per year.

Output(s) of the Project.

Output(s) definition - the individual items delivered on completion of the project.

For example: The outputs for the project consist of:

- Airport building
- 1km extension to runway
- 25 new runway lights and associated electrical upgrades
- Carpark
- Terminal apron

Please describe the Output(s) of the Project Maximum 1500 characters

The Dowerin Short Term Accommodation Precinct will provide a further 15,695 bed nights to the region per year and will comprise of:

- 8 x studio units
- 3 x 1 bedroom units
- 4 x 2 bedroom units
- 1 x group accommodation bunkhouse
- 11 caravan sites
- 6 x oversized caravan sites
- 17 x parking bays (mostly to serve camp sites)

- 1 x accommodation amenities block

- 1 x camp kitchen

- External works and services including site preparation, roads & paving, boundary walls & fencing, landscaping and external services.

7. Please provide the following dates.

Note: The NSRF Project must be completed by 31 December 2019 and funding will not extend beyond the 2019-20 Financial Year

Estimated or actual construction start date of the Project that NSRF funding will be used for 01 Apr 2016

Estimated or actual construction finish date of the Project 01 Nov 2016

8. Please provide estimates of the full-time equivalent employment (FTE) numbers generated as a result of the Project (Note: The figures entered here should be consistent with your application and evidence).

FTE during construction: 20

FTE post construction: 4

9. Please indicate the current stage of development in relation to the progress of your Project.

- The project is at an advanced stage of planning, final quotes have been received or preferred suppliers have been selected.
- Project planning is detailed, final designs and tender documentation have been prepared.
- Project management plans are prepared, and the project is past the 'concept' stage with at least preliminary designs or a well described scope for smaller projects.
- The project is at the early stages, plans are conceptual and budgets have not yet been prepared.

https://gms.infrastructure.gov.au/UL/NSRF/NSRF2Application.aspx

Project Funding

14. What is the total cost of the Project excluding any in-kind contributions (GST exclusive)?

These fields are automatically formatted for currency figures. Please enter the figures without using \$ signs or commas.

\$3,971,450

15. What is the total cost of the Programme of Works (GST exclusive)?

Note: You do not need to complete this Question if you answered 'No' at Question 11.

Including any in-kind contributions: \$4,582,000

Excluding any in-kind contributions: \$3,971,450

16. How much NSRF funding are you applying for (GST exclusive)?

\$900,000

17. Please add budget items amounts for the project by selecting 'Add budget line item'.

Note: The budget line items should provide details about the Outputs specified at Question 6

Hint: After filling in budget item details select 'Update' and then 'Save'. The budget item will then be displayed in a budget table and additional budget items can be added by selecting 'Add budget line item'

Category	Description of Use	Estimated Commencement Date	Estimated Completion Date	Partner Funding (GST Exclusive)	NSRF Funding (GST Exclusive)	Budget Line Item Total (GST Exclusive)	Action
Consultants/contractors	Development of the accommodation amenities block, one bedroom units, bunkhouse and external works and services	01 Apr 2016	01 Nov 2016	\$2,671,450	\$900,000	\$3,571,450	Edit Line Item Delete
Other costs	Professional Fees	01 Apr 2016	01 Nov 2016	\$400,000	\$0	\$400,000	Edit Line Item Delete
Total Value of budget line items				\$3,071,450	\$900,000	\$3,971,450	

Partner Funding

18. Please provide Partner Funding details including in-kind. The Partner Funding cash amount must be equal or greater than the requested NSRF cash amount at Question 16.

Funding Partner Name	Funding Partner Type	Type of Contribution	Value of Contribution (GST Exclusive)	Status of Contribution	Action
Dowerin Events Management	Not-for-profit	Cash	\$400,000	Confirmed	Delete
Shire of Dowerin	Local government	Cash	\$2,671,450	Confirmed	Delete
Shire of Dowerin	Local government	In-Kind	\$610,550	Confirmed	Delete
Total for Cash Contribution only			\$3,071,450		
Total for in-kind Contribution only			\$610,550		
Total Value of Contribution total			\$3,682,000		

[Upload Partner Funding Details](#)

Note: It is an eligibility requirement that all partner funding is at least confirmed.

Upload evidence of Partner Funding in the Document Dropbox at Question 30 for each Funding Partner listed in Partner Funding Table. This is a mandatory requirement and is outlined in the NSRF Guidelines (Separate evidence of partner funding is not required where the applicant is making an 'Own Contribution').

20. Do you have contingency arrangements in place to cover any cost overruns or any of your funding partners fail to make their contribution?

- Yes - please give evidence of contingency at question 30.
 No

If yes, please provide details of contingency arrangements. Maximum 1500 characters.

The Shire of Dowerin will fund any cost overruns relating to the development and construction of this project.

Remaining Characters: 1390

21. Have the cost estimates for the Project been independently assessed?

- Yes - please upload evidence of the assessment, including details of the organisation that assessed your cost estimates in the Document Dropbox at Question 30.
 No

If yes, please provide details of the organisation that assessed your cost estimates.

Name of organisation that assessed your cost estimates

Date of Assessment

Outcome of Assessment. *Maximum 1500 characters.*

The outcome of the assessment provided the Shire of Dowerin with accurate costings for the development of this project and in turn ensured its viability.

Remaining Characters: 1347

22. Have the ongoing costs for which you will be responsible once the Project is completed (such as operational costs, maintenance, public liability and employment) been budgeted for?

Note: NSRF funding cannot be used for ongoing costs.

- Yes, please upload evidence in the Document Dropbox at Question 30. Evidence requirements vary according to the size of the project and the size of the NSRF funding being sought. Please refer to the NSRF Guidelines.
- No - please provide comments below.

If no, please provide reasons for not budgeting for ongoing costs. Maximum 300 characters.

23. Has anyone involved in managing the Project been bankrupt or convicted of fraudulent or criminal activities?

- Yes, please upload details in the Document Dropbox at Question 30 as an Other document
- No

24. In the past two years has the Applicant (or a consortium member, if applicable) been involved in any legal proceedings that will impact on the Project?

- Yes, please upload details in the Document Dropbox at Question 30 as an Other document
- No

Applicant Financials

25. Please provide a summary of the Applicant's financial details for the two of the three most recent consecutive financial years in the table below.

Upload the Applicant's audited financial statements in the Document Dropbox at Question 30. The statements must include the auditor's statement and signature.

Note: Ensure that the figures match the mandatory documents uploaded at Question 30 and are accurately transcribed into the table below to the nearest dollar.

Financial Year	2013/2014	2012/2013
Revenue	\$3,538,108	\$7,068,743
Expenses	\$4,160,908	\$4,044,058
Total Assets	\$35,338,557	\$31,828,675
Current Assets	\$2,226,455	\$3,284,317
Total Liabilities	\$970,085	\$947,640
Current Liabilities	\$486,393	\$396,927
Cash or equivalent on-hand	\$2,054,953	\$3,824,317



The Hon Warren Truss MP

Deputy Prime Minister
Minister for Infrastructure and Regional Development
Leader of The Nationals
Member for Wide Bay

3 DEC 2015

RECEIVED
11 DEC 2015

MAIL REGISTER
N/A ACTION BY CEO.
FILE NO

Reference: NSRF200255

Mr Dacre Alcock
Chief Executive Officer
Shire of Dowerin
PO Box 111
DOWERIN WA 6461

Dear Mr Alcock

NATIONAL STRONGER REGIONS FUND ROUND TWO – DOWERIN SHORT TERM ACCOMMODATION PRECINCT PROJECT

Thank you for your application for funding under the National Stronger Regions Fund (NSRF). We are pleased to advise you that your application has been successful. The Ministerial Panel has approved funding of up to \$900,000 (GST exclusive) under the NSRF to the Shire of Dowerin for the Dowerin Short Term Accommodation Precinct project.

Funding can only be paid once there is an executed Deed of Agreement in place that sets out the terms and conditions under which the funding is provided. You will be contacted shortly by an officer from the Department of Infrastructure and Regional Development to commence negotiations to enable you to receive this funding.

It is important to note funding will not be provided for activities commenced prior to announcement of the funding decision. Financial commitments entered into after the announcement and before a Deed of Agreement has been executed with the Department are undertaken at your own risk. You must enter into a Deed of Agreement within four weeks of commencing negotiations.

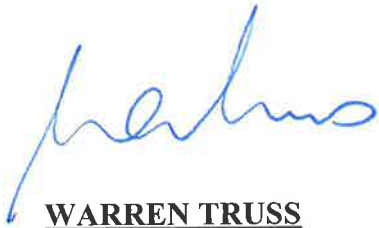
All projects which have received funding under Round Two are available on the Department's website at www.infrastructure.gov.au/nsrf.

Feedback on your application is also available from the Department. Please register your interest by emailing the NSRF mailbox at nsrf@infrastructure.gov.au and quoting the NSRF application ID number listed above.

Round Three of the NSRF will open on 15 January 2016 and close on 15 March 2016. Details will be on the Department's website at www.infrastructure.gov.au/nsrf.

I wish you every success with the Dowerin Short Term Accommodation Precinct project.

Yours sincerely



WARREN TRUSS



Dowerin Accommodation Precinct
Prospectus

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Opportunity for Investment



The latest tourism forecasts provided by Austrade tell us that the accommodation sector in Australia as a whole is performing strongly, with demand for hotel accommodation continuing to outstrip supply. With occupancy rates averaging near record highs and demand expected to grow at nearly twice the pace of supply over the next few years, there has never been a better time to invest in this industry.

The Dowerin Accommodation Precinct is an exciting development opportunity that will establish a 4 star holiday park in the heart of Australia's Golden Outback tourism region. As the gateway to the popular tourist drive the Wheatbelt Way and a key destination along the Pioneer Pathway, the town of Dowerin already attracts in excess of 25,000 visitors every year. With the increasing popularity of self-drive touring and the phenomena of the grey nomad, Dowerin is perfectly positioned to capitalize on the growing domestic tourism market.

The accommodation precinct will provide a combination of self-contained units, caravan and camping sites and a bunk house to cater for large groups. Occupancy rates at the existing accommodation within Dowerin and its surrounding community's remains strong, ranging from 30% in low season to 100% during peak periods, despite the low standard of accommodation currently on offer.

As part of the fastest growing region in the Wheatbelt, the Avon, and its links to the "super town" of Northam, the Shire of Dowerin is confident in its growth potential and has committed substantial funds over recent years to expand its community amenity and tourism offerings, including developing a world class recreation and events center and embarking on a unique rail tourism venture.

The register of "Significant Tourist Accommodation Developments in Western Australia" records no planned projects within the whole of the Australia's Golden Outback tourism region. With no other competitive accommodation developments in the tourism region, the Dowerin Accommodation Precinct will provide an unrivalled destination for tourist and corporate clientele alike.

With strong growth prospects in the tourism market, exciting and innovative tourism developments such as the rail heritage initiative and the lack of any comparable accommodation in the region, the Dowerin Accommodation Precinct presents as a particularly attractive investment opportunity.

Future expansion of the field days

Innovative tourism initiatives (Wheatbelt Way & Rail Heritage)

Business prospects to buffer seasonal fluctuations

Long term plans for integrated tourism & recreation facilities

Strong links to "super town" growth initiatives in the Avon Valley

10

Demand far exceeds supply across the whole tourism region

No competing developments in the tourism region

Minimal investment for strong returns

Long term growth projected in the domestic overnight market

Proactive and invested local council

Top 10 Reasons to invest in Dowerin



The Wheatbelt Way business case identifies that over the first five years of operation it is targeted to attract 11,960 visitors staying an average of 1.5 nights. If just 10% of these visitors choose to stay at the Dowerin Accommodation Precinct it would result in a guaranteed 239 guests per annum, over and above those that visit and stay in the town for for business or other reasons. With no other community along this route able to provide a standard of lodging that will be on offer in Dowerin, the number of overnight visitors touring the Wheatbelt Way that choose Dowerin as their preferred accommodation option, is likely to be significantly higher.

Dowerin and Australia's Golden Outback



Dowerin is a vibrant, friendly, well-provisioned community in the heart of Australia's Golden Outback. Home to the largest agricultural event in the Southern Hemisphere, Dowerin attracts in excess of 25,000 visitors every year and these numbers are set to grow thanks to innovative tourism ventures including the Wheatbelt Way tourist drive and the Wheatbelt Rail Heritage initiative.

Green in winter, gold in summer and transformed by a rainbow of blooming Western Australian wildflowers in Spring, Dowerin is a picturesque town just a two hour drive from Perth. Along with its stunning natural environment, history and heritage, Dowerin boasts a vast array of high quality community and tourist facilities. Welcoming guests with its infamous Tin Dog, Dowerin has a lot to offer visitors from a range of shopping and eating options on the main street to walk trails, parks and a museum.

Dowerin is home to one of the most impressive agricultural exhibitions within Australia. The Dowerin GWN7 Machinery Field Days has put Dowerin on the map as home to the largest annual agricultural event in the Southern Hemisphere, attracting in excess of 20,000 visitors and 4,000 exhibitors and accompanying staff to the district every year. With long term plans to expand this event and exhibitor numbers steadily increasing (up 30% over the past five years) the patronage at this event will continue to grow.



Outside of the field days, visitor numbers are set to increase thanks to the foresight of the Shire of Dowerin in investing in a unique rail tourism venture. The Wheatbelt Rail Heritage Discovery Centre, located in the heritage rich town site of Minnivale just a 10 minute drive east of the Dowerin town site, will feature a sound and light show, operating steam locomotive experience and interactive displays. Complete with saloon buffet and sleeping cars the heritage trains will operate to service community and tourist events in the region. Once it is at full operation the rail heritage initiative is anticipated to attract up to 500 visitors a day during the peak tourist season of March to October.

Dowerin is located in the heart of the Australia's Golden Outback tourism region. Data from Tourism Research Australia indicates that there were 1.5 million visitors to this region in 2013-14, primarily from a domestic market (97% domestic versus 3% international). Hotel/motel accommodation and caravanning/camping were popular accommodation choices accounting for 31% and 29% of overnight stays respectively. These figures, coupled with the TTF-Mastercard Tourism Industry Sentiment Survey (2013), which predicts further growth in the domestic tourism market, suggests that domestic overnight visitors in Dowerin and the broader tourism region are a strong market and this will continue to grow over time.

For more comprehensive information on the Shire of Dowerin visit www.dowerin.wa.gov.au

The Partners



Your partners in this development will be the Shire of Dowerin and Dowerin Events Management (here after referred to as “The Partners”).

The Shire’s vision for Dowerin is for it to be a thriving rural community, a lifestyle choice for all generations, a preferred location for enterprise development and a recognised leader in environmental management. The Shire of Dowerin is dedicated to delivering its residents and visitors a rich and rewarding lifestyle experience through the provision of a full range of quality community services and facilities.

The Shire of Dowerin is a progressive, forward thinking Local Government with proven success in planning and implementing projects of a similar size and complexity as the proposed accommodation precinct. The most recent of these was the Dowerin recreation and events center (also known as the Dowerin Community Club) project which was a \$3.9 million construction and co-location initiative bringing together four sporting groups and creating a state of the art function center. The success of this particular initiative is demonstrated through the Shires receipt of the Infrastructure, Planning Design or Management Award at the 2014 Recreation Industry Awards in recognition of its effective management of a high functioning and profitable community facility.

Dowerin Events Management Inc., is a not-for-profit organization overseen by a volunteer committee comprised of dedicated community members. Dowerin Events Management is the sole organizer of the annual Dowerin Field Days and is committed to expanding this hugely successful event and growing the profile of Dowerin as an ideal location to host a range of small to large scale events.

As co-investors in the accommodation precinct, Dowerin Events Management and the Shire of Dowerin are prepared to make a substantial financial commitment to this development (refer to page 9 for further detail). In addition to their financial outlay, Dowerin Events Management and the Shire of Dowerin will undertake a targeted marketing campaign to attract a new tourist segment to the area and will leverage off their considerable contacts to secure corporate clientele for the accommodation precinct.

Project at a Glance

MGC Architects have cleverly designed the Dowerin Accommodation Precinct to cater to a broad range of visitors by offering a combination of hotel unit style accommodation, dormitory style accommodation and caravan/camping facilities.

The Dowerin Accommodation Precinct will be located on the corner of East Street and Fraser Street, adjacent to the site of the Dowerin Field Days and adjoining the Dowerin recreation and events center. With just a short stroll to the main street, the location is sure to please every visitor from the self-contained traveler looking to stock up on supplies at the grocery store, bakery or local butcher to the leisure traveler seeking to enjoy a meal out with the fantastic lunch and dinner options on offer at the Dowerin Hotel.

























Bunk house and caravanning/camping guests will have use of a camp kitchen, a laundry and ablutions (including showers and toilets) to cater for up to 40 guests. An RV dump point will also be incorporated in to the precinct to cater for caravans and other mobile homes.

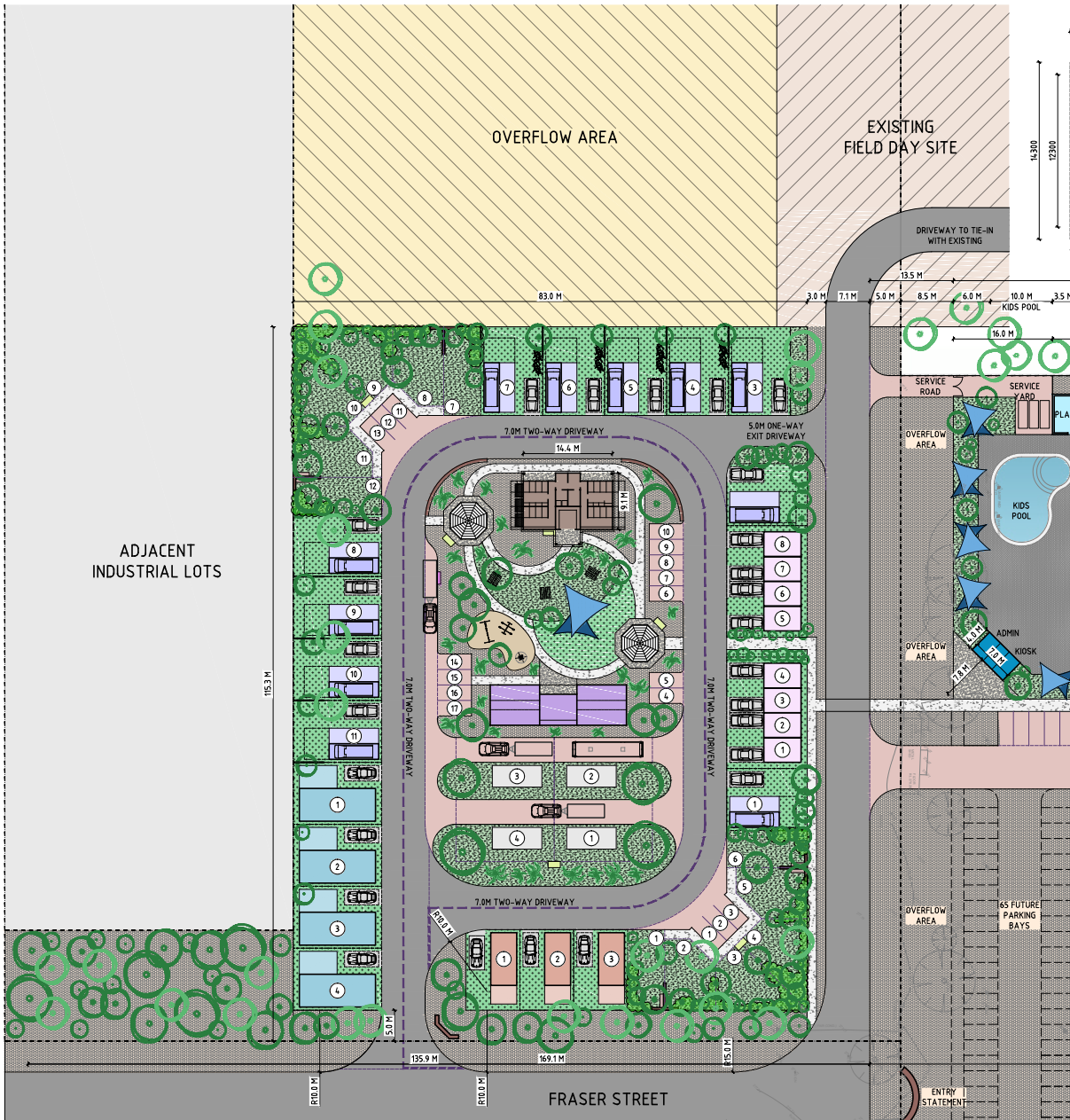
All guests will have access to beautifully landscaped grounds with a dedicated kids play zone and BBQ areas. The precinct's convenient location next to the Dowerin recreation and events center will provide guests with access to additional facilities such as tennis courts and a synthetic bowling green. Long term plans for the precinct will also see the town swimming pool relocated and incorporated in to the combined recreation and tourist facilities.

Accommodation Specifications

Accommodation Type	Specifications	Number
Self-contained Units	Two bedroom, one bathroom with separate kitchen and dining/living spaces.	4
	One bedroom one bathroom with separate kitchen and dining/living spaces.	3
	Studio with kitchenette and ensuite bathroom.	8
Caravan Sites	Compacted gravel with a combination of powered and unpowered sites.	11
	Oversized sites for short stays	6
Bunk house	Dormitory style accommodation capable of catering for groups of up to 24 (12 female and 12 male bunks).	1

LEGEND

-  CONCRETE FOOTPATH
-  PAVING AROUND SWIMMING POOL
-  TOILETS, SHOWERS, CHANGE ROOMS, KITCHEN AND LAUNDRY
-  12 MALE & 12 FEMALE BUNK HOUSE
-  SWIMMING POOL OFFICE
-  KIDS PLAYGROUND
-  SEWER DUMPING POINT
-  GARBAGE BINS
-  SWIMMING POOL SHOWERS, CHANGE, TOILETS AND SERVICES.
-  RED BITUMEN
-  BLACK BITUMEN
-  WOOD SHIMS / GRAVEL AND NATURAL GROUND AREAS.
-  GRASSED AREAS
-  NATURAL GROUND
-  DENSE SHRUBBERY
-  SHADING TREES
-  SHRUBBERY
-  1.8M HEIGHT PARTITION WALL AND SEATING BENCH
-  TENSILE SHADE STRUCTURE
-  HARD-ROOF SHADE STRUCTURE
-  KIDS PLAYING EQUIPMENTS
-  ENTRY STATEMENTS
-  CLOTHES DRYING LINE
-  SEATING BENCHES



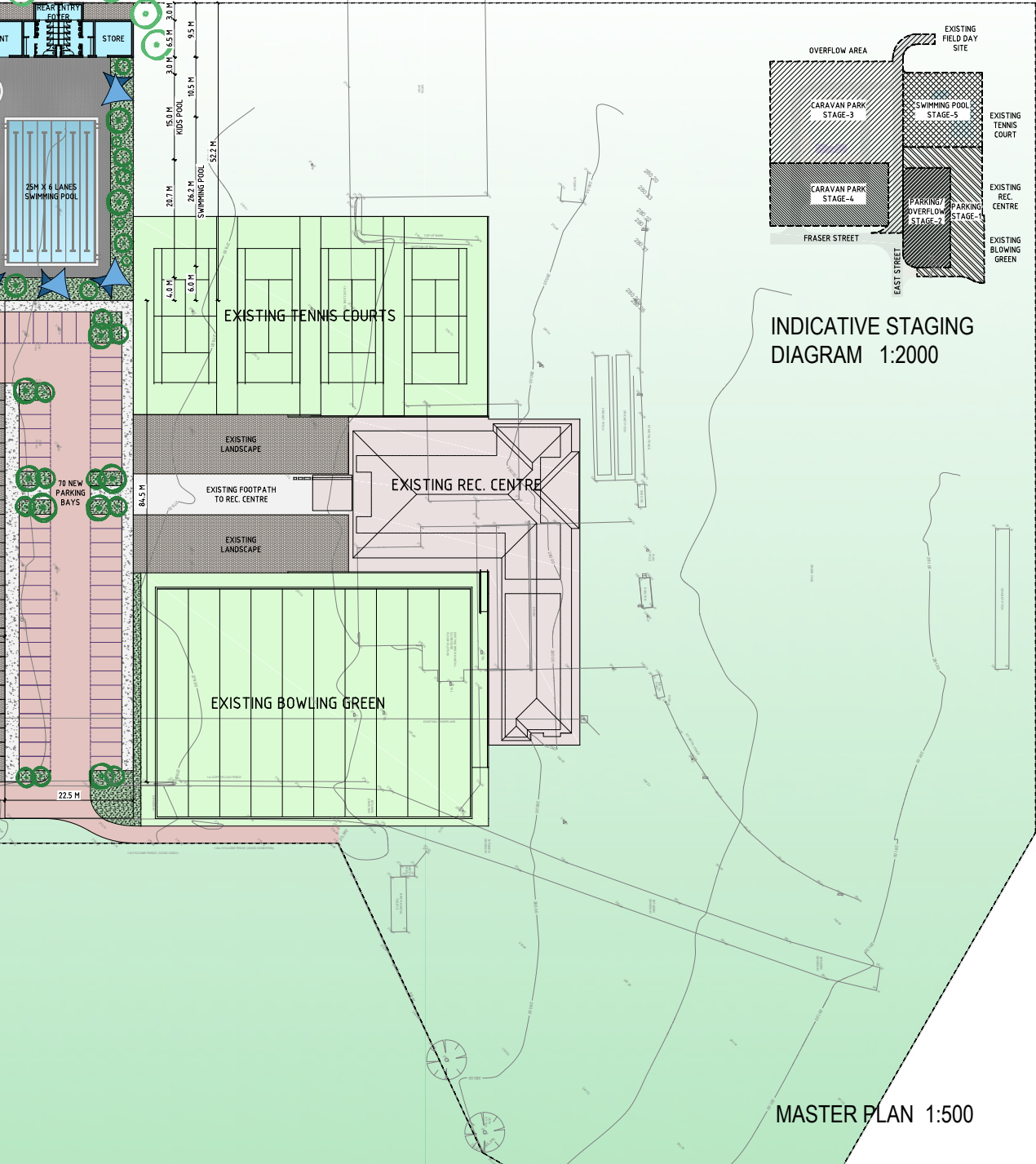
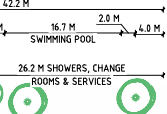
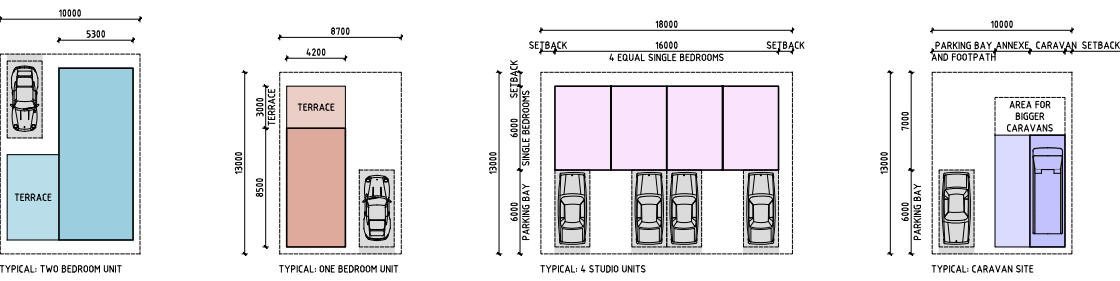
ACCOMMODATION PRECINCT INFORMATION SUMMARY

- THE PRECINCT CONTAINS THE FOLLOWING:
- 4 TWO BEDROOM UNITS
 - 3 ONE BEDROOM UNITS
 - 8 STUDIO UNITS
 - 11 CARAVAN SITES (VARIES IN SIZE)
 - 6 OVERSIZED CARAVAN SITES (OVERNIGHT/DRIVE THROUGH)
 - 15M² CAMP KITCHEN
 - LAUNDRY WITH TWO WASHING MACHINES.
 - 4 TOILETS FOR MEN AND URINAL
 - 4 TOILETS FOR WOMEN AND UNISEX UAT.
 - 3 WASHBASINS FOR MEN AND 4 FOR WOMEN.
 - 17 PARKING BAYS (MOSTLY TO SERVE CAMP SITES)
 - KIDS PLAYING ZONE, SEWER DUMPING POINT, CLOTHES DRYING LINES, SHADING STRUCTURES,
- AMENITIES HAVE BEEN CALCULATED TO ACCOMMODATE FOR 48 CARAVAN / CAMP SITES (2 CAMP SITES EQUAL TO ONE CARAVAN SITE)
- CARAVAN PARK OVERALL SITE AREA = 91500M²
 SWIMMING POOL AND AMENITIES AREA = 22000M²
 PARKING AREA (INCLUDING FOOTPATHS) = 25000M²

LOCATION MAP (N.T.S)



DOWERIN SH



MASTER PLAN 1:500

SHORT TERM ACCOMMODATION
 DOWERIN RECREATION PRECINCT
 1348 SK010 C 12th MAY 2014

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Master Plan

Finances

Of a total estimated project cost of \$4.6 million, The Partners are seeking \$2.3 million from a savvy investor to be used toward the construction and fit out of the Dowerin Accommodation Precinct. Capital cost estimates have been provided by Borrell Rafferty Associates Pty Ltd. based on the Master Plan design by MCG Architects and are detailed in figure 1.

Financial responsibility for earth works, utility connections, landscaping, roads and pavements will rest with The Partners. To make this an even more attractive venture and to ensure that investors see a return on their investment as quickly as possible, the Shire of Dowerin will absorb all costs associated with the management and administration of the precinct for the first five years of its operations. This includes costs associated with cleaning, utilities, gardening, insurances, administration of bookings and management/oversight of the precinct.

How we will use your Investment

Item	Cost Estimate
Accommodation amenities block	\$455,000
Studio Units	\$480,000
One Bedroom Units	\$242,000
Two Bedroom Units	\$560,000
Bunk House	\$196,000
Total construction costs	\$1,933,000
Contingency 10%	\$193,300
Staging the Works	\$200,000
TOTAL	\$2,326,300

Figure 1: Capital Cost Estimates for the construction of the Dowerin Accommodation Precinct.

Disclaimer. Capital cost estimates have been provided by Borrell Rafferty Associates Pty Ltd. based on the design by MCG Architects. These costs are subject to change and are only correct as at the time of preparing this prospectus. More detailed figures can be provided on request.



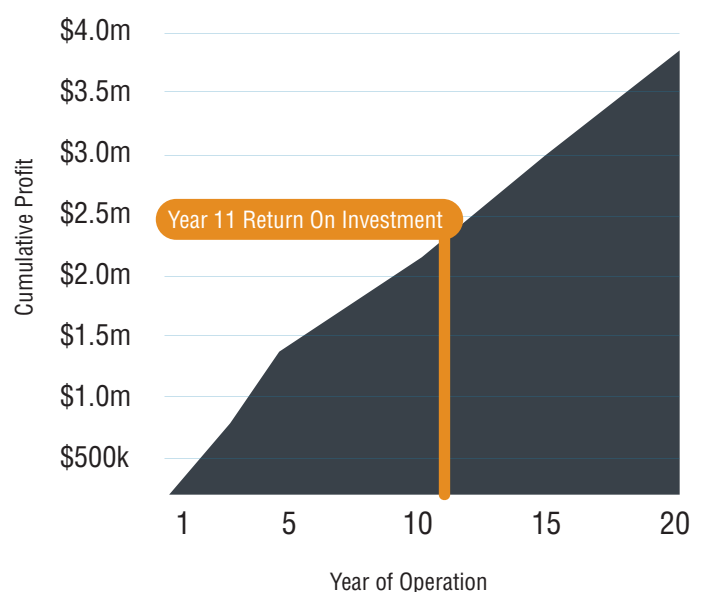
Business Performance Expectations

Business performance expectations have been calculated using conservative revenue estimates based on an average occupancy rate of 30% in the first full year of operation and an increase to 40% in the second year and 45% from the third year on.

Costs for maintenance and administration of the precinct have been calculated based on assumptions of maintaining the facility to the specified 4 Star rating requirements over time.

Investors can expect to secure a return on their investment by year 11 of the precincts operation and have doubled their investment after 20 years.

Business Performance Expectations



What will you get for your investment

The Partners are open to negotiate the terms of your investment and will invite any potential investors to the table to devise a workable solution to make this a profitable and sustainable venture for all parties.

In addition to attractive financial returns, The Partners will ensure that major investors are given:

- a) Naming rights for the accommodation precinct. This includes adopting the investors branding specifications.
- b) Ultimate design decisions in terms of layout, fit out and visual aspects of the accommodation and guest facilities.

The Partners understand that investors may have protocols around the maintenance and management of facilities they invest in and will be adaptable to any proposed changes to the management and administration arrangements for the precinct.



Image: Artistic likeness of a one bedroom unit. Note this is intended for display purposes only and is not a true image of how the units will be configured. Final design elements will be determined in consultation with investors.



Marketing Strategy

Market research undertaken by The Partners has identified the following tourist growth sectors for Dowerin and the broader tourism region:

- The coach market
- Domestic overnight visitors (in particular the “grey nomads”)
- Cycle touring
- Event tourism (including corporate and sporting events)
- Self-drive/4WD touring

Having identified its market opportunities, The Partners are confident that through a targeted advertising and promotional campaign the Dowerin Accommodation Precinct will quickly become a destination of choice for visitors to Australia’s Golden Outback.

The Partners will employ a comprehensive marketing campaign adopting both print and electronic media for promotion of the precinct. This will include advertisements in tourism publications such as the Cooks Tour Travel Guide and on websites such as Australia’s Golden Outback, Wheatbelt Tourism and the Wheatbelt Way. Brochures will be distributed to Visitors Centres across the tourism region. Social media will be actively utilized as an affordable means of raising awareness of the precinct to a far reaching audience. Additional promotion of the precinct will be considered including television and radio advertisements.

In addition to general marketing and promotional efforts, The Partners will be actively looking to secure corporate and social events that capitalize on the town’s comparative advantages of high quality facilities, established event sites and unique natural environment. The Partners are confident that regular, small to large scale events can be attracted to Dowerin as there is already strong interest from potential corporate clientele

“When a manufacturer wants to release a new product, or range of products, where do they do it in WA? Clearly there is no facility in Perth where they can display their product and work it, so it makes sense to have a facility in the country where this can be done because of the availability of land. To be able to have a large area available for display / demo and somewhere to stay would clearly be a plus.

Short of the field day and manufacturers using the accommodation for releases it would be nice to have a modern place to stay for reps visiting the region because at the moment, within 100km’s of Dowerin, the choice is poor”.

John Henchy
Executive Officer
Farm Machinery and Industry Association of WA

What are the Risks?

As with any good investment there is an element of risk to the Dowerin Accommodation Precinct. The Partners have assessed the major risks to this development as being:

Low utilization/occupancy. Revenue projections have very conservatively been estimated using an annual average of 30% occupancy. The risk of occupancy rates falling below this are assessed as low because this has been based on average occupancy rates within the existing accommodation in Dowerin. The Partners will be proactive in marketing the precinct to both a corporate and tourist market to ensure good occupancy all year round and have set a target to increase occupancy rates by 15% by the third year of its operation.

Dissolution of the Dowerin Field Days. The annual Dowerin Field Days is the signature event for the community, drawing in approximately 24,000 people over the two day period it is held each August. For the two weeks surrounding this event, all accommodation within the town and surrounding communities is at capacity. Should this event cease to operate, the annual average occupancy rates at the accommodation precinct would potentially drop below target. The risk of this occurring has been assessed as very low as the event has successfully been held for over 50 years and continues to grow in terms of both patronage and exhibitor numbers. Dowerin Events Management have a long term strategy and financial reserves to secure the growth and expansion of the Field Days.

Shire of Dowerin becomes insolvent. As the major financial partner in this venture, should the Shire of Dowerin become insolvent the commitment to contribute the management and administration of the precinct for the first five years of operation, would be void and reduce revenue for the investor. This risk has been assessed as low as the Shire of Dowerin has both good reserves and a strong asset base. The Shire has completed a comprehensive whole of life cycle cost analysis for the accommodation precinct and understands and has accounted for the management/administration costs in the forward estimates for the council's budget.

Decline in the market in response to the economic climate and/or competing developments. Two major threats to any accommodation provider is the potential for market fluctuations in response to changing economic conditions and competition from new developments. Global and/or national economic conditions are unpredictable and hard to mitigate. To reduce this risk to the investor, the Shire of Dowerin will commit to covering maintenance and administration/management costs during times of enduring low occupancy rates. The risk of a competing new development is assessed as very low given that Tourism WA data indicates that there have been no significant accommodation developments in the Australia's Golden Outback tourism region since 2009 and there are no new developments currently planned.



Our Commitment to Success

Dear Potential Investor,

After reading this prospectus I am confident that you will feel as we at the Shire of Dowerin do, that the Dowerin Accommodation Precinct is both a viable and profitable development opportunity. Our confidence in this venture is clearly evident in our commitment to financially support the precinct through the provision of ground works and the management and administration of the facility for the first five years of its operation.

The Shire has meticulously planned the accommodation precinct and through an inclusive and transparent consultation process has secured unrivalled support from the local business and community sectors.

The Dowerin Accommodation Precinct forms an integral part of the forward planning for the Shire as outlined in the Dowerin Corporate Plan and Dowerin Strategic Community Plan 2013-2017. Because of this and our belief in the project, you can be assured that our commitment to making this development a success is resolute.

We know who our target market is and through well designed and clever advertising coupled with our emerging tourism developments, we are confident that the accommodation precinct will attract a steady and reliable flow of visitors throughout the year.

I urge you contact our staff at the Shire office or come and visit us in Dowerin to discuss this exciting investment opportunity.

Sincerely
Cr Dale Metcalf
Shire President



Shire of Dowerin

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Dowerin Events Management

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Contact us today for further information on this exciting investment opportunity.