



SECTOR CAPABILITY

# HOTEL SECTOR









## CONTENT

<b>OVERVIEW</b>	1
<b>KEY ISSUES</b>	2
<b>GLOBAL MARKET DATA</b>	3
<b>COST COMMENTARY</b>	5
<b>SCOPE OF WORK AND SPECIFICATIONS</b>	8
<b>PROJECT HIGHLIGHTS</b>	
AFRICA	10
AMERICAS	12
ASIA	14
EUROPE	18
MIDDLE EAST	20
OCEANIA	22

### Disclaimer:

While the information in this publication is believed to be correct at the time of publishing, no responsibility is accepted for its accuracy. Persons desiring to utilise any information appearing in the publication should verify its applicability to their specific circumstances. Cost information in this publication is indicative and for general guidance only.





## CONFIDENCE TODAY INSPIRES TOMORROW

With a network that covers the globe and a heritage spanning over two centuries, Rider Levett Bucknall is a leading independent organisation in cost management and quantity surveying, project management and advisory services.

Our achievements are renowned: from the early days of pioneering quantity surveying, to landmark projects such as the Sydney Opera House, HSBC Headquarters Building in Hong Kong, Marina Bay Sands Integrated Resort in Singapore, the 2012 London Olympic Games and CityCenter in Las Vegas.

We continue this successful legacy with our dedication to the value, quality and sustainability of the built environment. Our innovative thinking, global reach, and flawless execution push the boundaries. Taking ambitious projects from an idea to reality.





## OVERVIEW

We work with hotel investors, developers, operators and brand managers to develop and refurbish hotels across the world.

RLB provides a full range of project management, cost consulting and advisory services on hospitality developments across the globe. We have the experience to ensure success on large scale, phased developments, as well as intricate improvement programs on operational hotel and resort properties.

# KEY ISSUES

There are several issues that need to be addressed at the early stage of the project development to avoid subsequent problems.

## THE OPERATOR'S BUDGET AND THE PROJECT BUDGET

The correct allocation of the FF&E Section must be clearly set out at the beginning of the project and agreed according to the operator's requirement.

### GUEST ROOM

The typical project FF&E budget generally includes

- |                      |                                     |                       |                |
|----------------------|-------------------------------------|-----------------------|----------------|
| ■ Carpet             | ■ Nightstand                        | ■ TV Cabinet/Mini-bar | ■ Sofa         |
| ■ Curtain and tracks | ■ Chest of drawers/<br>Luggage rack | ■ Armchair            | ■ Coffee table |
| ■ Wallpaper          | ■ Refrigerator                      | ■ Desk                | ■ Wall lights  |
| ■ Bed and base       | ■ TV and brackets                   | ■ Desk chair          | ■ Floor lamp   |
| ■ Headboard          |                                     | ■ Desk lamp           |                |

The operator's budget includes but not limited to:

- |                                  |  |                        |                             |
|----------------------------------|--|------------------------|-----------------------------|
| ■ Mattress and quilt             | ■ Artwork and<br>sculptures                | ■ Safe deposit box     | ■ Kettles/Coffee<br>machine |
| ■ Bed spread, sheet<br>and cover | ■ Cutlery, crockery,<br>linen and uniforms | ■ Shower curtain       | ■ Glassware                 |
| ■ Pillows and pillow<br>cases    | ■ Loose hangers                            | ■ Wastepaper bin       |                             |
|                                  |  | ■ Hairdryers           |                             |
|                                  |  | ■ Toiletries/Amenities |                             |

### RESTAURANTS

The interior fitting out, loose furniture, A/V system, decorative light fittings and kitchen equipment typically are categorised in the project budget, whereas the kitchen utensils, china, silver, flatware, hollowware, table linen, house linen and trolleys are generally grouped under operator's budget.

### BACK OF HOUSE

The interior fitting out and loose furniture usually include in project budget, whereas office equipment such as the computer system, photocopiers, fax etc. are in operator's budget.

## ALTERNATIVE/SUBSTITUTE OF FINISHING MATERIALS

An interior designer is often appointed for a hotel project responsible for the design of the interior fitting out of the hotel. This is an important role as it communicates the brand and feel of the hotel to guests.

Many of the finishing materials, fabrics, light fittings, and loose furniture etc. specified or chosen by the interior designer will tend to be the newest design or model from the market and sometimes they can be expensive designer brands carrying an extremely high price tag.

However, it is very common that at the time of tendering, the tenderer will propose alternative materials or substitutes which may be similar to those items specified but at a much lower price at the time of return of the tender. It is important to understand from the client and the interior designer at the time of preparation of the budget, whether they are prepared to accept alternative materials/substitute so that the budget can realistically reflect what is expected at the time of the award of the interior fitting out contract.

## INTERFACE BETWEEN INTERIOR FITTING OUT AND GENERAL BUILDER'S WORK

The price and quality of works carried out by the general builder and the interior fitting out contractor are usually different. In some circumstances it may be appropriate to combine the roles, and in some projects a higher quality of finish may dictate that the roles be separated.

# GLOBAL MARKET DATA

The following data represents estimates of current building costs of 3-star and 5-star hotels in the respective market. Costs may vary as a consequence of factors such as site, climatic and market conditions and standards of specifications etc.

	Local Currency	Hotels			
		5 Star	3 Star		
		Low	High	Low	High
<b>AMERICAS</b>					
Boston	USD	4,035	5,920	2,690	4,035
Calgary	CAD	3,230	4,845	2,045	2,635
Chicago	USD	4,200	6,995	2,850	4,090
Denver	USD	2,155	3,335	1,615	1,990
Honolulu	USD	5,545	8,020	3,500	5,865
Las Vegas	USD	3,765	5,380	1,615	3,230
Los Angeles	USD	3,550	5,330	2,370	3,285
New York	USD	4,305	6,460	3,230	4,305
Puerto Rico	USD	3,830	4,715	2,355	2,950
Phoenix	USD	3,230	5,115	1,615	2,690
Portland	USD	2,045	2,960	1,615	2,045
San Francisco	USD	3,230	5,380	2,690	3,765
Seattle	USD	2,475	3,500	2,315	2,475
Toronto	CAD	3,230	3,820	2,100	2,800
Washington D.C.	USD	3,765	5,650	2,690	3,765
<b>ASIA</b>					
Beijing	RMB	13,000	17,200	9,700	12,500
Chengdu	RMB	11,500	14,800	8,660	10,900
Guangzhou	RMB	13,000	16,700	9,600	11,700
Ho Chi Minh City	VND ('000)	32,400	39,700	24,400	31,500
Hong Kong	\$HKD	36,800	45,000	30,300	35,100
Jakarta	RP ('000)	13,670	17,420	11,140	12,470
Kuala Lumpur	RINGGIT	5,000	7,000	2,500	3,500
Macau	MOP	31,300	38,500	25,200	29,000
Manila	PHP	53,505	61,600	43,190	48,855
Seoul	KRW ('000)	3,150	4,680	2,030	2,580
Shanghai	RMB	12,900	17,000	9,500	12,300
Shenzhen	RMB	12,300	16,000	9,260	11,700
Singapore	SGD	4,150	5,450	3,200	3,600
<b>EUROPE</b>					
Berlin	EUR	1,985	2,755	1,355	1,770
Birmingham	GBP	2,100	3,000	1,280	1,970
Bristol	GBP	2,300	3,100	1,350	1,800
Dublin	EUR	2,000	2,200	1,340	1,440
London	GBP	2,745	3,690	1,855	2,380
Madrid	EUR	1,950	2,600	1,350	1,800
Manchester	GBP	2,190	3,000	1,385	1,845
Moscow	EUR	2,800	3,500	1,700	2,200
Oslo	EUR	3,920	5,090	2,960	3,850
<b>MIDDLE EAST &amp; AFRICA</b>					
Abu Dhabi	AED	8,550	11,400	5,700	8,075
Dubai	AED	9,000	14,000	6,000	9,000
Riyadh	SAR	8,305	10,110	5,990	7,465
Doha	QAR	11,500	14,500	7,500	8,500
<b>OCEANIA</b>					
Adelaide	AUD	3,550	4,450	2,550	3,450
Auckland	NZD	4,500	5,500	3,800	4,300
Brisbane	AUD	4,000	5,500	2,800	4,000
Canberra	AUD	4,030	4,970	2,935	4,095
Christchurch	NZD	4,500	5,500	3,800	4,300
Darwin	AUD	4,500	5,800	3,400	4,500
Gold Coast	AUD	3,400	5,500	2,600	4,000
Melbourne	AUD	3,920	5,090	3,110	3,570
Perth	AUD	3,600	4,430	2,645	3,635
Sydney	AUD	4,230	5,610	2,980	3,770
Wellington	NZD	4,500	5,500	3,800	4,300

Rates are in national currency per square metre of Gross Floor Area except as follows:

- Chinese cities, Hong Kong and Macau: Rates are per square metre of Construction Floor Area, measured to outer face of external walls.
- Singapore, Ho Chi Minh City, Jakarta and Kuala Lumpur: Rates are per square metre of Construction Floor Area, measured to outer face of external walls and inclusive of covered basement and above ground parking areas.
- Chinese cities, Hong Kong, Kuala Lumpur, Macau and Singapore: All hotel rates are inclusive of Furniture Fittings and Equipment (FF&E).

Source: RLB International Report Third Quarter 2017





RIALTO, INTERCONTINENTAL HOTEL  
MELBOURNE, AUSTRALIA



# COST COMMENTARY

## BUILDING HEIGHT

Increase in building height will generally result in an increase in the overall cost per unit area of a building, mainly due to extra structural loads for vertical members, wind loading, additional elevator requirements and the cost of vertical risers in mechanical, electrical and plumbing services.

## BUILDING SHAPE

Building shape or configuration is the first impression given to the guests and may be a key factor for them to select a hotel. Building shape may also depend on the designer's/owner's theme for the hotel. For example, Hong Kong Disneyland Hotel provides a Victorian style accommodation whilst Hong Kong Four Seasons Hotel provides a contemporary style with a curved building block which would explore the best view of the Victoria Harbour.

The cost of the structure and façade varies directly with the building shape. Sample figures in the table below illustrate the effect of the varying plan shapes on the overall cost.

REGION			A	B	C=B X 3	D=C/A
Plan Size			Area	Girth	Elevation Area Per Floor (Assume 3m floor height)	Elevation Factor*
m.		m.	sq. m.	m.	sq. m.	
68	x	16	1,088	168	504	0.463
60	x	24	1,440	168	504	0.350
52	x	32	1,664	168	504	0.303
44	x	40	1,760	168	504	0.286

\* Elevation Factor = elevation area per sq. m. of floor area or Wall to Floor Ratio in Australia or UK.

It shows that if the shape is squarer, then less elevation area would be required to enclose the same floor area. Therefore, the elevation to floor area factor is lower which directly impacts the project cost. Different elevation materials will also have a significant impact on cost. Choices may be restricted by local planning or statutory legislation, but architectural feel may also be a factor.

## ROOM SIZE

Room sizes would affect the overall construction cost per sq. m. The same floor area would accommodate more rooms if the room size is smaller, but in turn there will be more vertical elements per area and the amenities in the toilets and loose furniture will be denser for smaller room size. Therefore, if a hotel has more number of rooms in smaller sizes, the construction unit cost will be higher.

However, from the developer's point of view, the construction unit cost per area will not be the only consideration in determining the size of rooms. Other factors will include the value of the land, the construction cost and the market rate per room.





# COST COMMENTARY



## FURNISHING, FURNITURE AND EQUIPMENT (FF&E)

Each hotel is tailor-made to meet a particular market and the requirements of FF&E depend on the owner's/hotel operator's choice. FF&E shall be providing a comfortable sense, inviting and relaxing environments with services provided. Fittings and finishing must be strong and durable.

## FOOD AND BEVERAGE (F&B)

Food and Beverage services are one of the vital facilities leading to the success of the hotel. Design guidelines of high-end hotels would require a 24-hour operated restaurant. Cost of the restaurants area depends on the theme and design and can range from US\$2,700 to US\$7,400+ per sq. m. Cost of kitchen area is approximately US\$3,000 to US\$3,400+ per sq. m. Display kitchens are much more costly.

## IT PROVISION

IT provision is a technologically advanced service in newly built hotels. It can be as simple as providing an internet access point in a guestroom or extending to a wireless internet within all areas of the hotel. IT provision is about 2% to 5% of mechanical, electrical and plumbing (MEP) cost or even more depending on the extent of the services.

# SCOPE OF WORK AND SPECIFICATIONS



## SCOPE OF WORK

The model hotel building cost includes for the following items which are normally included in a hotel project:

- Ground investigation and topographical survey
- Foundations and substructure
- Superstructure construction
- General finishes
- HVAC installation
- Electrical installation including extra-low voltage (ELV)
- Fire services installation
- Lift and escalator installation
- Swimming pool filtration plant
- Plumbing and drainage
- Gas installation including hot water storage calorifiers
- Building management system
- Communication and security system
- External works and landscaping
- Furnishing, furniture and equipment (FF&E)

The model hotel building cost excludes:

- Works outside the site boundary
- Cutlery, crockery, linen and uniforms
- Hotel operating equipment and expenses
- Room amenities
- Pre-opening expenses
- Financial and legal expenses
- land value/land premium
- Consultants' fees and reimbursement





## MODEL HOTEL BUILDING SPECIFICATIONS

### FOUNDATIONS AND SUBSTRUCTURE

Bored piling, reinforced concrete pile caps, tie beams, substructural columns and walls, ground beams and slabs

### STRUCTURE

Generally in-situ reinforced concrete frame and slab

### FAÇADE

Curtain wall to tower; window wall, glass wall and curtain wall to podium, BMU

### ARCHITECTURAL AND BUILDER'S WORKS

Roof coverings, staircases, internal walls and doors, fittings and sundries, sanitary fittings

### FINISHES AND INTERIORS

#### ■ Interior floor finishes

Granite slab/carpet to guestrooms, granite slab to guest bathrooms, carpet to guest lift lobbies/guestroom corridors, granite slab/timber flooring/carpet to public areas

#### ■ Internal wall finishes

Wall paper to guestrooms, granite tiling to guest bathrooms, wall paper/timber panelling to guest lift lobbies/guest-room corridors, granite tiling/timber paneling to public areas

#### ■ Internal ceiling finishes

Plaster and paint/gypsum board bulkhead to guestrooms, suspended ceiling to guest bathrooms, gypsum board suspended ceiling to guest lift lobbies/guestroom corridors, decorative ceiling/metal suspended ceiling to public areas

#### ■ Building services installations

HVAC installation, electrical installation, plumbing, drainage and gas piping system, fire services installation, swimming pool filtration plant, lift and escalator installation, building management system, IT communication and security system

# PROJECT HIGHLIGHTS

## AFRICA



### RANI TORRES

MAPUTO, MOZAMBIQUE

CLIENT RANI RESORTS

SERVICES QUANTITY SURVEYING

Built along the ocean front of Mozambique's capital, Maputo, the iconic two tower structure spans 775,000 sq. ft. of GFA and includes a residential tower of 181 furnished and serviced residences, 224,000 sq. ft. of office space, a two-storey secured covered parking garage and an essential retail area servicing both the residential and office towers. Within the residential tower, 117 studio and one-bedroom units will be fully managed by the Radisson Blu.

### PEERMONT METCOURT AT THABA MOSHATE

BURGERTSFORT, SOUTH AFRICA

CLIENT PEERMONT GLOBAL

SERVICES QUANTITY SURVEYING

Located in Burgersfort, Peermont Metcourt at Thaba Moshate is within close proximity of Morone Center. Set against the Moroni Mountains, the 82-key hotel surrounds a beautiful pool and manicured garden.







## PEMBA BEACH HOTEL & SPA

**CABO DELGADO, MOZAMBIQUE**

**CLIENT** RANI INVESTMENTS

**SERVICES** QUANTITY SURVEYING AND COST CONSULTANCY

This project involved alterations and additions to the Pemba Beach Hotel and Spa in Cabo Delgado, Mozambique. The hotel was expanded from a 38-key to a 72-key hotel – a project which involved adding a 2,600 sq. m. extension to the building.

## PEERMANT MONDIOR HOTEL AT EMPERORS PALACE

**JOHANNESBURG, SOUTH AFRICA**

**CLIENT** PEERMONT GLOBAL

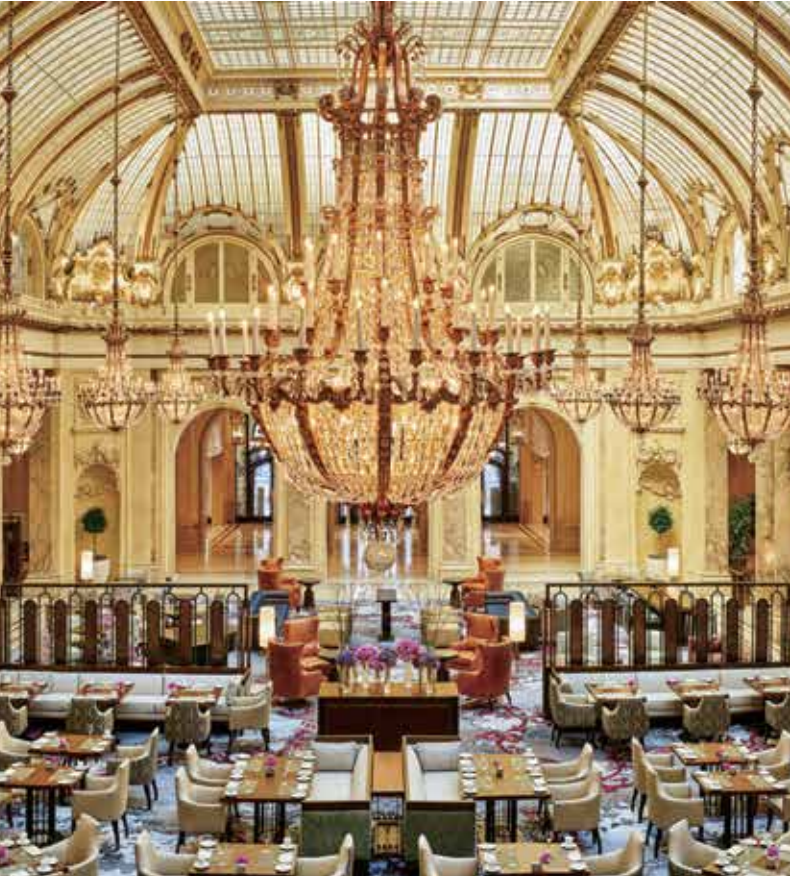
**SERVICES** QUANTITY SURVEYING AND COST CONSULTANCY

Conveniently located next to O.R. Tambo International Airport, the Mondior Concorde – Emperors Palace is a 150-key hotel which forms part of the Emperors Palace Hotel, Casino and Convention Resort. The four star Peermont Mondior Hotel is a 7,000 sq. m. hotel featuring a business centre with cutting-edge technology, a dining room, lounge area and bar, as well as a heli-pad, secure parking and shuttle services.



# PROJECT HIGHLIGHTS

## AMERICAS



### THE PALACE HOTEL

**SAN FRANCISCO, CALIFORNIA, NORTH AMERICA**

**CLIENT** KYO-YA COMPANY LTD

**SERVICES** PROJECT MANAGEMENT

Established in 1875, the Palace Hotel, a Luxury Collection Hotel, is an icon in San Francisco. The legendary hotel recently revealed a new look after undergoing an extensive renovation. Keeping true to preserving the integrity of the hotel, a classically inspired contemporary design complements the historic architecture. Amenities, custom created for the comfort of the savvy traveler, boast beauty and functionality.

### CITYCENTER

**LAS VEGAS, NEVADA, NORTH AMERICA**

**CLIENT** CITY CENTER, MGM HOSPITALITY

**SERVICES** COST CONSULTANCY

CityCenter Las Vegas is a spectacular multi-use development located on 67 acres of the famous Las Vegas Strip. The project consists of the ARIA Resort & Casino, a 4,004-room gaming resort; 3 luxurious non-gaming hotels including Mandarin Oriental, Vdara and Veer Towers which include approximately 2,400 residences. The property also includes 500,000-square-foot retail and entertainment space, a 1,800-seat theater, a 80,000-square-foot spa, 7,500 parking spaces and an on-site power plant.







## FOUR SEASONS RESORT OAHU AT KO OLINA

**KAPOLEI, HAWAII,  
NORTH AMERICA**

**CLIENT** KO OLINA HAWAII

**SERVICES** PROJECT MANAGEMENT

RLB provided project management services for the new Four Seasons Resort Oahu at Ko Olina, ushering in a new era of luxury on Oahu's beautiful west coast. The property features 371-room accommodations with panoramic ocean views, a stunning adults-only infinity pool, super cabanas at the ocean's edge, traditional Hawaiian healing ha'les and five new restaurants serving cuisines from around the globe.

## THE LANGHAM BOSTON

**BOSTON, MASSACHUSETTS, NORTH AMERICA**

**CLIENT** THE LANGHAM, BOSTON

**SERVICES** COST MANAGEMENT

The 6,000 square-foot lobby renovation for the Langham Hotel in Boston was designed by local firm CBT Architects, and brings a newfound luxury and glamour to this historic building. The remodel gives a spacious, airy feel to the grand lobby and features an open, contemporary floor plan with stylish reception areas, dining enclaves, a concierge center, a European-style champagne lounge, and 525 square feet of additional function space.



# PROJECT HIGHLIGHTS

## ASIA



### HYATT REGENCY HONG KONG

**TSIM SHA TSUI, HONG KONG**

**CLIENT** NEW WORLD DEVELOPMENT  
COMPANY LIMITED

**SERVICES** FULL QS SERVICES

Forming part of the Masterpiece, the mixed-use development, the Hyatt Regency Hong Kong is a 384-room hotel located from level 3 to 24 of the complex. The hotel consists of a range of chic restaurants, cafe, bars, ballroom and meeting rooms.

### FOUR SEASONS HOTEL

**HONG KONG**

**CLIENT** SUN HUNG KAI PROPERTIES

**SERVICES** FULL QS SERVICES

Four Seasons Hotel Hong Kong is a 5-star hotel building in the Sun Hung Kai Properties-owned International Finance Centre complex in Central, Hong Kong. It is a 45-storey building with 399 rooms, of which 54 are suites and 519 are residential units, as part of the Four Seasons Place.







## FOUR SEASONS HOTEL CHENGDU

**CHENGDU, CHINA**

**CLIENT** UNION SUN INTERNATIONAL GROUP  
LIMITED

**SERVICES** FULL QS SERVICES

Located on a prime riverfront site in Chengdu, the Four Seasons Hotel forms part of a landmark mixed-used development consisting of residential, retail and office space. The hotel features 304 rooms, including 208 standard rooms, 71 executive suites, 23 suites, 1 presidential suite and 1 royal suite.

## SHANGRI-LA HOTEL

**SHENYANG, CHINA**

**CLIENT** KERRY (SHENYANG) REAL ESTATE  
DEVELOPMENT CO., LTD

**SERVICES** QUANTITY SURVEYING

Shangri-La Hotel, Shenyang, is a 32-storey, 131m high tower with a 3-level podium of not more than 24m high. Being part of Shenyang Kerry Centre, the hotel is situated in the northern part of the complex at the city centre in close proximity to Shenyang's commercial and industrial zones, city government, consulate offices and exhibition centres.



# PROJECT HIGHLIGHTS

## ASIA



### THE VENETIAN MACAO

#### MACAU

**CLIENT** VENETIAN COTAI

**SERVICES** QUANTITY SURVEYING

RLB worked with Venetian Cotai Limited, the construction manager, consultants and contractors to ensure that the development was completed within an extremely tight construction period. Parcel 1 of the Venetian Macau Casino Resort Hotel Complex was the largest single resort development in Macau at that time, comprising a 40-storey hotel with 3,000 guest rooms, a casino, retail space and a number of function centres.

### RAFFLES HOTEL

#### SINGAPORE

**CLIENT** KATARA HOSPITALITY

**SERVICES** QUANTITY SURVEYING

The luxury 19th-Century Raffles Hotel is an iconic heritage building in Singapore. The grand 130 year old hotel is being enhanced in a three-part restoration and renovation programme before an expected grand reopening in the second quarter of 2018. The Raffles Hotel has a total gross floor area of 43,400 sq.m. The hotel's Victorian-style performance theatre Jubilee Hall will be making way for a new ballroom. There will also be a new Raffles spa in the restored Raffles Arcade.







## MARINA BAY SANDS INTEGRATED RESORT

**SINGAPORE**

**CLIENT** MARINA BAY SANDS PTE LTD

**SERVICES** QUANTITY SURVEYING

Designed by world renowned design architect Moshe Safdie and project architect Aedas, the Marina Bay Sands project is the most significant landmark development for Singapore. Set within the financial business district around Marina Bay, the entertainment destination has a construction floor area of 850,000 sq. m., comprising hotel, dining, retail, gaming, convention, theatre and entertainment facilities.

## PS100/ OASIA DOWNTOWN HOTEL

**SINGAPORE**

**CLIENT** FAR EAST ORGANISATION

**SERVICES** QUANTITY SURVEYING

Designed by award-winning Architect, WOHA, PS100 is a Far East business SOHO development located in the Tanjong Pagar precinct of the Central Business District. This Far East Organisation project is part of an integrated hotel-office development, occupying levels seven to eleven of Oasia Downtown, a 27-storey business hotel with 314 rooms offering a whole new work-play integrated experience.



# PROJECT HIGHLIGHTS

## EUROPE



### STRAND HOTEL

LONDON, UNITED KINGDOM

**CLIENT** GALLIARD HOMES

**SERVICES** PROJECT MANAGEMENT, EMPLOYER'S AGENT AND COST MANAGEMENT

RLB was appointed by Galliard Homes to act as Project Manager, Employer's Agent and Cost Manager to deliver a 106 bedroom serviced apart hotel for the leading apart-hotel operator StayCity. The work comprised the major refurbishment, conversion and extension of an existing office building. This involved stripping the building back to frame and providing new high quality cladding and retail shop fronts and an extension to provide an additional floor at rooflevel. The bedroom fit-out was to a high quality and developed as a prototype for the future brand roll-out.

### SHERATON GRAND LONDON PARK LANE HOTEL

LONDON, UNITED KINGDOM

**CLIENT** WOODS BAGOT ARCHITECTS

**SERVICES** CONTRACT ADMINISTRATION

Located in Piccadilly opposite Green Park, the property is a luxury Grade II listed hotel, constructed between 1918-1930. The art deco hotel has undergone a major refurbishment of its 303-guest rooms and public spaces, combining the modern touches of a luxury hotel with restoration to retain the original features of the property.







## HYATT HOTEL

**ROSTOV, RUSSIA**

**CLIENT** MKC-ROSEURODEVELOPMENT

**SERVICES** CONSULTANCY WORK

Fit-out works of approximately 190 rooms and 30 apartments, and also included offices, meeting rooms, restaurants, fitness centre, car park, etc.

## BELMOND GRAND HOTEL EUROPE

**ST PETERSBURG, RUSSIA**

**CLIENT** ORIENT EXPRESS

**SERVICES** QUANTITY SURVEYING AND PROJECT MANAGEMENT

The Belmond Grand Hotel Europe is a unique historic building located in St Petersburg, Russia. The hotel has undergone facade restoration and interior renovation works to bring back the original beauty of the property.



# PROJECT HIGHLIGHTS

## MIDDLE EAST



### THE PALM MALL HOTEL

DUBAI, UNITED ARAB EMIRATES

CLIENT NAKHEEL PROPERTIES

SERVICES COST CONSULTANCY

Built on the trunk of the world famous Palm Jumeirah, and forming part of the Nakheel Mall, the hotel aims to offer a premium lifestyle destination to both residents and international visitors. The project comprises 97,800 sq. m. of built up area containing with three levels of basement parking, four levels of public space, 229 hotel rooms, 532 serviced apartments, as well as a roof top swimming pool, restaurant and viewing deck.

### THE ADDRESS RESIDENCE FOUNTAIN VIEWS

DUBAI, UNITED ARAB EMIRATES

CLIENT EMAAR PROPERTIES PJSC

SERVICES FULL COST MANAGEMENT

This three-tower luxury development in Dubai has unobstructed views of Burj Khalifa, the world's tallest building, and The Dubai Fountain. These 60-storey mega towers are built over a 15-storey retail and parking podium, and are connected via a link bridge to Dubai Mall, the world's largest shopping destination.







## JEDDAH TOWER

JEDDAH, KINGDOM OF SAUDI ARABIA

SERVICES ADVISORY

Jeddah Economic City will comprise of mixed-use developments, including a shopping mall in excess of 500,000 square metres of gross floor area. The Jeddah Tower, with a construction area of approximately 439,000 square metres, and a construction height of over 1000 metres, will in time form the centre point of the 5.3 million square-metre Jeddah Economic City. The super high-rise mixed-use tower will include a 5 Star Four Seasons Hotel, hospitality amenities, residential units, including Branded Serviced Apartments managed by the Four Seasons Hotel, office space, the highest observation platform in the world, and public spaces at podium level.

## KEMPINSKI RESIDENCES, BUSINESS BAY

DUBAI, UNITED ARAB EMIRATES

CLIENT GEMSTONE REAL ESTATE  
DEVELOPMENT

SERVICES FULL COST MANAGEMENT

The project is located in the high end and distinct precinct of the Burj Khalifa. It is a 65 story building designed for approximately 800 serviced premium luxury hotel apartments of various sizes, and will include ancillary facilities such as an amenity level, back of house, restaurant, cafe, and retail outlets.



# PROJECT HIGHLIGHTS

## OCEANIA



### WANDA VISTA HOTEL AND THE JEWEL RESIDENCES, GOLD COAST

QUEENSLAND, AUSTRALIA

**CLIENT** DALIAN WANDA COMMERCIAL PROPERTIES

**SERVICES** COST PLANNING, TENDER DOCUMENTATION AND POST CONTRACT SERVICES

This three-tower development at Surfers Paradise on the Gold Coast includes a six star international hotel, serviced apartments and top-end residential apartments. It will also include restaurants, function facilities, a conference centre and resort amenities. The 1.1 hectare site will comprise 512 strata apartments, 171 hotel rooms and include 18 retail tenancies.

### CROWNE PLAZA HOTEL AND 20 HINDMARSH SQUARE APARTMENT COMPLEX

ADELAIDE, AUSTRALIA

**CLIENT** HINES PROPERTY GROUP

**SERVICES** COST MANAGEMENT AND QUANTITY SURVEYING

This contemporary hotel and apartment complex boasts sustainable design features and renewable materials to reduce electricity, water and waste. The hotel includes 308 rooms, a restaurant and conference centre for 400 guests. Luxury apartments within the 14-storey residential tower offer stunning views of the city and Adelaide Hills.







## 300 GEORGE STREET, BRISBANE QUEENSLAND, AUSTRALIA

**CLIENT** SHAYHER GROUP

**SERVICES** ESTIMATING, COST PLANNING,  
PROCUREMENT ADVICE, TENDER  
DOCUMENTATION AND TENDER  
ANALYSIS

This three-tower development over a full CBD block includes a 32-level five star hotel featuring 305 rooms, an 82 level residential tower with 428 units and a 39-level commercial building. The hotel will be the first of the three buildings to be constructed and will include a seven-level basement, four-level podium and 305 rooms.

## SHERATON ON THE PARK SYDNEY, AUSTRALIA

**CLIENT** RICHARDSON PROPERTIES

**SERVICES** COST MANAGEMENT AND QUANTITY  
SURVEYING

The 5 star Sheraton on the Park Hotel has 600 guest rooms, an impressive column-free ballroom to accommodate 500 people, a grand main foyer staircase and double storey atrium-style entry foyer.



# PROJECT HIGHLIGHTS

## OCEANIA



### THE LANGHAM, AUCKLAND

#### AUCKLAND, NEW ZEALAND

**CLIENT** THE GREAT EAGLE DEVELOPMENT AND PROJECT MANAGEMENT LIMITED

**SERVICES** COST MANAGEMENT AND QUANTITY SURVEYING

This upscale hotel is located in Auckland's CBD, just a few short blocks away from the main centre of town. Renovations included a general upgrade of all guest rooms, corridors and lifts, meeting room spaces, lobby and club lounge.

### HOBSON STREET HOTEL

#### AUCKLAND, NEW ZEALAND

**CLIENT** SKYCITY ENTERTAINMENT GROUP LIMITED

**SERVICES** FULL QS SERVICES

Once completed, the five star Hobson Street Hotel will be a 12-storey, 300-room hotel alongside a pedestrian laneway. Hobson Street Hotel is part of the master plan for the development of the Hobson and Nelson Streets block and will be adjacent to the prestigious New Zealand International Convention Centre facility, and the SKYCITY Entertainment complex, linked to both by air bridges.







## SKYCITY GRAND HOTEL

**AUCKLAND, NEW ZEALAND**

**CLIENT** SKYCITY ENTERTAINMENT GROUP LIMITED

**SERVICES** COST MANAGEMENT AND QUANTITY SURVEYING

This spacious hotel boasts 312 excellently appointed rooms. The SKYCITY Grand Hotel is located in the heart of Auckland CBD which boasts a number of award-winning restaurants right on its doorstep. The hotel contains a well-equipped gym, a heated lap pool, an award-winning day spa, and many excellent food and beverage offerings.

## NOVOTEL HOTEL AUCKLAND INTERNATIONAL AIRPORT

**AUCKLAND, NEW ZEALAND**

**CLIENT** TAINUI GROUP HOLDINGS/AUCKLAND INTERNATIONAL AIRPORT LIMITED

**SERVICES** COST MANAGEMENT AND QUANTITY SURVEYING

Novotel Hotel Auckland Airport is a four-star hotel which was built within the existing airport car park space at the front of the main international terminal at Auckland International Airport. The 12-level building accommodates 263 rooms, a gymnasium, a 150-seat restaurant and bar, 11 meeting rooms, a conference/function room for 300 people and an airline crew lounge. A stunning 10m high living wall has been installed in the ground floor reception area.





THE MURRAY  
HONG KONG

Hotel Sector | Rider Levett Bucknall



# OUR GLOBAL NETWORK

## AFRICA

Gaborone  
Saint Pierre  
Maputo  
Cape Town  
Johannesburg  
Pretoria

## AMERICAS

### Caribbean

Barbados  
Cayman Islands  
St. Lucia

### NORTH AMERICA

Austin  
Boston  
Calgary  
Chicago  
Denver  
Guam  
Hilo  
Honolulu  
Las Vegas  
Los Angeles  
Maui  
New York  
Orlando  
Phoenix  
Portland  
San Francisco  
Seattle  
Toronto  
Tucson  
Waikoloa  
Washington DC

## ASIA

### North Asia

Beijing  
Chengdu  
Chongqing  
Dalian  
Guangzhou  
Guiyang  
Haikou  
Hangzhou  
Hong Kong  
Jeju  
Macau  
Nanjing  
Nanning  
Seoul  
Shanghai  
Shenyang  
Shenzhen  
Tianjin  
Wuhan  
Wuxi  
Xiamen  
Xian  
Zhuhai

### SOUTH ASIA

Bacolod  
Bohol  
Cagayan de Oro  
Cebu  
Davao  
Ho Chi Minh City  
Iloilo  
Jakarta  
Kuala Lumpur  
Laguna

Metro Manila  
Singapore  
Yangon

## EUROPE

### United Kingdom

Birmingham  
Bristol  
Cumbria  
Leeds  
London  
Manchester  
Sheffield  
Thames Valley  
Warrington/Birchwood  
Welwyn Garden City

### Euro Alliance

Austria  
Belgium  
Czech Republic  
Finland  
Germany  
Hungary  
Ireland  
Italy  
Luxemburg  
Netherlands  
Norway  
Poland  
Portugal  
Russia  
Spain  
Sweden  
Turkey

## MIDDLE EAST

### Oman

Muscat

### Qatar

Doha

### Saudi Arabia

Riyadh

### United Arab Emirates

Abu Dhabi  
Dubai

## OCEANIA

### Australia

Adelaide  
Brisbane  
Cairns  
Canberra  
Cois Harbour  
Darwin  
Gold Coast  
Melbourne  
Newcastle  
Perth  
Sunshine Coast  
Sydney  
Townsville

### New Zealand

Auckland  
Christchurch  
Hamilton  
Palmerston North  
Queenstown  
Tauranga  
Wellington



**RLB.com**

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

