

Financiers' Quantity Surveyor



MitchellBrandtman
Quantity Surveyors & Construction Cost Managers



Experience, strength and
stability you can rely on.



Mitchell Brandtman was established in Australia in 1970 to deliver comprehensive Quantity Surveying and Construction Cost Management services to clients in the construction industry.

Today, with the experience we have gained from over 10 000 projects, we make a difference to the businesses we work with. We offer a fresh perspective and manage financial risks with precision and care, without compromise.



How we make a difference

We understand construction and its inherent financial issues.

Our dedicated Financier Services team draws on their collective experience in construction to offer a unique perspective to senior and mezzanine financiers. Our team includes qualified quantity surveyors, project and development managers, engineers and construction programmers who combine their skills to offer a fully integrated service – a real one stop shop.


We are proactive in our approach, and comprehensive and innovative in our advice and support as we meet the needs of projects of all types and sizes throughout Queensland and New South Wales.

"CBA has been using Mitchell Brandtman's Brisbane office for the past 10 years to undertake independent cost checks, project audit reports and progress claim certifications. We have found them to provide a consistently high level of professional service with expertise in both structural and civil projects."

David Clarke

Commonwealth Bank

Risk Management Property Consultancy Qld



Real flexibility and peace-of-mind

We customise our services to suit your needs.

Mitchell Brandtman offers financiers four service options. Each option reflects a different level of involvement for our team in your projects.

Domestic. This service suits residential and commercial construction projects up to \$1m where the financier's risk is low and the project simply requires an independent, high level review against set criteria.

Traditional Financier's QS. This service suits standard developments undertaken by developers with a proven track record, under an arms length fixed price contract arrangement over a reasonable construction period.

Financier's Project Manager. This is a tailor-made, proactive, hands-on risk mitigation service that sees us become actively involved in the administration and management of the project. It means we identify risks early and successfully manage any issues that arise.

This service suits projects with:

- a developer who has a limited track record
- an owner builder / related party arrangement
- a fast track or cost plus type contract arrangement
- a purpose built facility, e.g. processing plants, hospitals, laboratories, etc.
- a compressed timeframe
- a complex and/or staged construction
- escalated risks within the loan agreement.

Distressed Projects. Our experienced team of construction experts can provide proactive, comprehensive analysis, advice and innovative solutions for a plethora of complex, distressed project situations. From an independent peer review of a difficult project or situation, through to a full development audit and detailed plan for the management and completion of a distressed project, you can rely on Mitchell Brandtman to get the job done.



Take advantage of our comprehensive skills and services to maximise the value you receive.

Developers Risk Package. This service is designed to address the potential risks associated with the absence of a superintendent, the BCIPA legislation, cost and time overruns and other risk issues that are commonly overlooked or poorly addressed by the development team, particularly on small to medium size projects.

Services include:

- a pre-contract / pre-finance review of draft contract conditions
- preparation of payment certificates required by contract conditions
- preparation of payment schedules required by BCIPA
- assistance in the review and assessment of disputed variations and delay costs.

Construction Programming. This service is critical to the delivery of a development and, handled poorly, can impact dramatically on titling and settlement.

Services include:

- preparation of construction programs
- independent reviews and periodic statusing of construction programs
- detailed time to complete assessments.

Superintendent Services. In the absence of a superintendent, Mitchell Brandtman can undertake the role, enabling us to become more immersed in and informed about the project, providing you with comfort that the project is being appropriately administered.

Maximising Returns and Managing

Development Assets. Traditional Quantity Surveying services such as **Tax Depreciations, Replacement Cost Estimates** and **Sinking Fund Reports** assist developers in optimising their development returns and managing their assets. Mitchell Brandtman can provide these services more efficiently and economically through information and knowledge gained as the Financier's Quantity Surveyor on a development project.

"Of the many QS firms the Bank relies on throughout Queensland, Mitchell Brandtman always displays a valuably appreciated consistent and professional approach."

Richard Curtis

QLD Manager, Construction Risk Development
Finance Australia – National Australia Bank

Feasibility/Concept

Concept Estimate

Budget Preparation

Feasibility Advice

DA Estimate

Development Programme

Preliminary Estimate

Project Benchmarking

Design Options Analysis

Schematic Design

Pre Finance Advice

Cost Efficiency

Suggested Savings

With you every
step of the way

Life Cycle Costing

Procurement Advice

Cost Plan

Dev

Detailed Estimate

From concept to completion, and beyond.
The choice is yours.

Risk

Our skills are diverse and our experience is broad. This means Mitchell Brandtman has the ability to work with you on a project from concept to completion and beyond, or assist with discrete tasks as demand requires.

Construction Programming

Contract

We are also ideally positioned to lead, mentor, share knowledge and establish long-term business relationships that will ultimately benefit all of your projects, your team and your business' bottom line.

Price Negotiation

Progress Claim Assessments

Cost to Complete Report

Variation Negotiation

Construction

Contract

BCIPA/Security of Payment Claims

Progress Certificates

EOT Claims & Delay Costs

Construction Expert Opinion

Construction Dispute Advice

Post Construction

Negotiate Final Contract Sum

Tax Depreciation

Building Asset Management

Replacement Cost Estimate

Sinking Fund Analysis

Value Management Workshop
Developed Design

Independent Project Review
Development Cash Flow

Protection Bill of Quantities Pre Tender Estimate
Documentation
Pre Finance Review Trade Packages
Contract Advice Price Check

Financier's Report
Contractor Selection
Tender Assessment

Superintendent
Administration

Testimonials

"If you want to get the correct advice on your project make sure you call MB. They always deliver on service, time, and they never let you down."

Warwick Whatley

Director Property Finance Queensland,
BOS International (Australia) Limited,
Capital Finance Australia Limited

"Mitchell Brandtman provides quality cost reports and has approachable and cooperative staff. They are an important part of the management of our risk on construction finance facilities."

David Kelly

Head of Property Finance Group,
Queensland , Property & Infrastructure,
Westpac Institutional Bank

"Mitchell Brandtman 's knowledge, experience and understanding of residential aged care projects and the specific contractual matters that relate to them has been invaluable and an asset to our project team."

John Byrne

Building Project Manager,
Domain Aged Care

"Mitchell Brandtman NSW has a good reputation for providing accurate and timely information and from my experience, take a proactive approach in addressing issues by keeping the bank informed. They seek to add value to a transaction for the benefit of both borrower and bank."

Bruce Boes

Head Of Construction Risk,
Property Finance, Westpac Banking Corporation

"I have always found the service provided by Mitchell Brandtman to be of a high standard, with reports provided to us being both timely and accurate. The additional support they provide to us through regular industry-related presentations and training sessions are invaluable."

Shari Breen

Business Development Manager,
Bankwest Commercial Banking

Our strength comes from our people



We have the ability to meet any challenge.

Our team members combine their skills to deliver the very best outcomes for your project. We want to make a difference and get involved. We know to test the boundaries and we always achieve outstanding results. Expect nothing but the very best from the Mitchell Brandtman team.



"When it comes to subdivisions, we're not afraid to think outside the square if it means we'll achieve the best possible result."

Darryl Bird,
Director – Finance, QLD

"We're well known for our dependability when it comes to aged care projects."

Richard Mason,
Director – Finance, QLD

Stuart Wearn,
Associate – Cost Planning, QLD



"The details are important to us, this is how we achieve savings across all areas of a project."

Shane Brandtman,
Associate – Finance, NSW

*"We stay in touch with the market and
keep you informed and in front."*

David Mitchell,
Director – Construction Expert Opinion, QLD



Maoibh Russell,
Director – Asset Management, QLD



*"We're a diverse group of people
committed to making a difference."*

Andrew Opperman,
Associate – Cost Planning, NSW



Greg Brandtman,
Director – Construction, NSW

Jody Nash,
Associate – Finance, QLD

*"Our success in residential projects comes
from our ability to work collaboratively to
achieve a common goal."*

Gary Thompson,
Director – Far North QLD



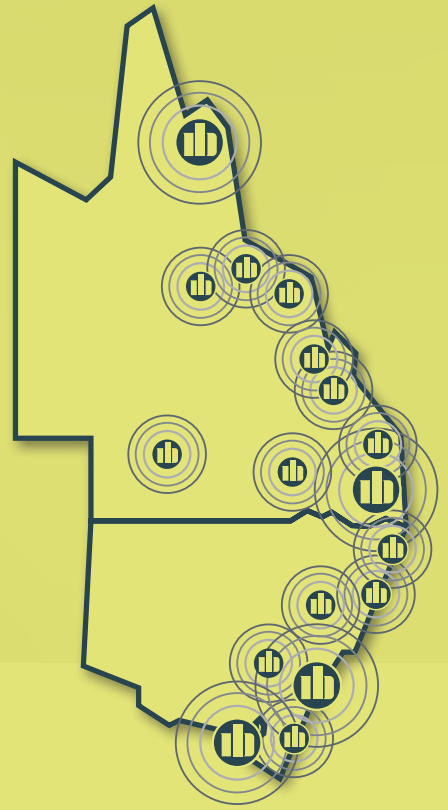
Your eyes and ears

We're much more than just a partner;
we're an integral part of your team.

With a network of regional representatives, **Mitchell Brandtman is the financier's eyes and ears throughout Queensland and New South Wales.**

Our services are:

- **Local.** Our local representatives have a thorough understanding of local construction costs. Their role is to liaise with the contractor and undertake site inspections and assessments.
- **Centralised.** All projects are coordinated and all reports are prepared in Brisbane or Sydney.
- **Affordable.** Travel expenses are minimised due to the locality of our representatives.



Delivering more than you might expect

We're proudly leading the way.

Our Financier Services team is committed to providing advice and support that extends well beyond the scope of the project. In fact, we're leading the way in our industry when it comes to sharing our expertise. We:

- publish newsletters on topical industry issues
- host workshops and presentations for financiers and their clients on relevant industry issues such as the market conditions, costs, risk management, etc.
- provide 24 hour online access to your reports, and construction cost and escalation calculators via our 'Mitbrand Online' portal
- share knowledge, such as developer and builder experience reviews and reports
- offer same day quoting and informal advice on general development issues.

Other Key Services



Cost Planning

We provide cost planning services focussed on delivering value and cost efficiency without compromising the design intent.

We challenge the status quo and utilise tools such as Benchmarking, and B.I.M (Building Information Modelling) to deliver a unique, collaborative cost planning service that provides cost certainty.

Tendering

We can compile and co-ordinate comprehensive tender documentation, assist in the selection of the tender panel and when submitted, undertake a review of tenders to ensure the most appropriate contractor is selected. With a reputation for achieving outstanding outcomes, we can also assist in negotiated contract situations.

Procurement and Contracting

We can advise the most suitable project delivery method and assist in the preparation of contract conditions to ensure that project risks are appropriately addressed and clearly assigned.

BCIPA – Security of Payment Claims

Security of Payment claims made under the *Building and Construction Industry Payments Act 2004* (BCIPA) impose strict time pressures requiring a team of professionals equipped and ready to respond. Mitchell Brandtman's dedicated Construction Expert Opinion team provides clients with reliable, efficient and accurate solutions to claim preparation and response.



MitchellBrandtman
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Dynamic Thinking...Relevant Advice

QLD 1800 808 289

NSW 1800 454 434

www.mitbrand.com



BRISBANE SYDNEY CAIRNS
REGIONAL AREAS