

# **APPENDIX C: COST SUMMARY REPORTS**

**COST SUMMARY REPORT**

Development Cost from \$0 to \$1,000,000

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

**ANALYSIS OF DEVELOPMENT COSTS:**

<b>Item</b>	<b>Amount (\$)</b>
Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services	
External walls, windows and doors	
Fire services	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	

Item	Amount (\$)
Other related work	
Fittings and equipment	
Preliminaries and margin	
<b>Subtotal:</b>	
Consultant fees	
Other related development costs	
Goods and services tax (GST)	
<b>TOTAL DEVELOPMENT COST:</b>	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs at current prices and in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000*.
- Included GST in the calculation of development costs.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

**DETAILED COST SUMMARY REPORT****REGISTERED\* QUANTITY SURVEYOR'S DETAILED COST REPORT**

Development Cost in excess of \$1,000,001

\*A member of the Australian Institute of Quantity Surveyors (AIQS)

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

**DEVELOPMENT DETAILS:**

<b>Gross Floor Area – commercial</b>	<b>m<sup>2</sup></b>	<b>Gross Floor Area – other</b>	<b>m<sup>2</sup></b>
Gross Floor Area – residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – retail	m <sup>2</sup>	Total site area	m <sup>2</sup>
Gross Floor Area – car parking	m <sup>2</sup>	Total car parking spaces	
<b>Total development cost</b>	\$		
<b>Total construction cost</b>	\$		
<b>Total GST</b>	\$		

**ESTIMATE DETAILS:**

<b>Professional Fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
% of development cost		Cost per m <sup>2</sup> of site area	
% of construction cost		<b>Car Park</b>	
<b>Demolition and Site Preparation</b>		Cost per m <sup>2</sup> of site area	
Cost per m <sup>2</sup> of site area		Cost per space	
<b>Construction Commercial</b>		<b>Fit out – Commercial</b>	

<b>Professional Fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
Cost per m <sup>2</sup> commercial area		Cost per m <sup>2</sup> of commercial area	
<b>Construction Residential</b>		<b>Fit-out – Residential</b>	
Cost per m <sup>2</sup> of residential area		Cost per m <sup>2</sup> of residential area	
<b>Construction Retail</b>		Fit out – Retail	
Cost per m <sup>2</sup> of retail area		Cost per m <sup>2</sup> of retail area	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manual from the Australian Institute of Quantity Surveyors (AIQS).
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000*.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the Australian Institute of Quantity Surveyors Cost Management Manual Volume 1, Appendix A2.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_