

DEVELOPMENT APPLICATION COST SUMMARY REPORT

COST SUMMARY REPORT

Development Cost from \$0 to \$150,000

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:

Item	Amount (\$)
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	
Subtotal:	
Consultant fees	
Other related development costs	
Goods and services tax (GST)	
TOTAL DEVELOPMENT COST:	

I certify that I have:

- Inspected the plans the subject of the application for development consent.
- Calculated the development costs at current prices and in accordance with the definition of development costs in clause 208 of the *Environmental Planning and Assessment Regulation 2021*.
- Included GST in the calculation of development costs.

Signed: _____ Date: _____

Name: _____

COST SUMMARY REPORT

**Development Cost from \$151,000 to
\$3,000,000**

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:

Item	Amount (\$)
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	
Subtotal:	
Consultant fees	
Other related development costs	
Goods and services tax (GST)	
TOTAL DEVELOPMENT COST:	

I certify that I have:

- Inspected the plans the subject of the application for development consent.
- Calculated the development costs at current prices and in accordance with the definition of development costs in clause 208 of the *Environmental Planning and Assessment Regulation 2021*.
- 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
\$3,000,001**

*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:

Gross Floor Area – commercial	m²	Gross Floor Area – other	m²
Gross Floor Area – residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – retail	m ²	Total site area	m ²
Gross Floor Area – car parking	m ²	Total car parking spaces	
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

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

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

I certify that I have:

- Inspected the plans the subject of the application for development.
- 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 208 of the *Environmental Planning and Assessment Regulation 2021*.
- 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: _____