

# Registered Quantity Surveyor's Detailed Cost Report

[Development costs are \$ 500,000 or more]

DA Number: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's name: \_\_\_\_\_ Development name: \_\_\_\_\_

Applicant's address: \_\_\_\_\_ Development address: \_\_\_\_\_

## DEVELOPMENT DETAILS

GFA - Commercial (m2): \_\_\_\_\_ GFA - Parking (m2): \_\_\_\_\_

GFA - Residential (m2): \_\_\_\_\_ GFA - Other (m2): \_\_\_\_\_

GFA - Retail (m2): \_\_\_\_\_ Total GFA (m2): \_\_\_\_\_

**Total Development cost:** \_\_\_\_\_ Total site area (m2): \_\_\_\_\_

**Total Construction cost:** \_\_\_\_\_ Total car parking spaces: \_\_\_\_\_

Total GST of Development Cost \_\_\_\_\_

Total GST of Construction Cost \_\_\_\_\_

## ESTIMATE DETAILS

**Professional fees (\$):** \_\_\_\_\_

% of construction cost: \_\_\_\_\_

% of development cost: \_\_\_\_\_

### Demolition and site preparation:

Total construction cost: \_\_\_\_\_

\$/m2 of site area: \_\_\_\_\_

### Excavation:

Total construction cost: \_\_\_\_\_

\$/m2 of site area: \_\_\_\_\_

### Fitout (Residential):

Total construction cost: \_\_\_\_\_

\$/m2 of residential area: \_\_\_\_\_

### Fitout (Retail):

Total construction cost: \_\_\_\_\_

\$/m2 of retail area: \_\_\_\_\_

### Construction (Commercial):

Total construction cost: \_\_\_\_\_

\$/m2 of commercial area: \_\_\_\_\_

### Construction (Residential):

Total construction cost: \_\_\_\_\_

\$/m2 of residential area: \_\_\_\_\_

### Construction (Retail):

Total construction cost: \_\_\_\_\_

\$/m2 of retail area: \_\_\_\_\_

### Fitout (Commercial):

Total construction cost: \_\_\_\_\_

\$/m2 of commercial area: \_\_\_\_\_

### Parking:

Total construction cost: \_\_\_\_\_

\$/m2 of site area: \_\_\_\_\_

\$/space \_\_\_\_\_

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity surveyors;
- Calculated the developments costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Manual Volume 1, Appendix A2.

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

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

Position and qualifications: \_\_\_\_\_

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