

Cost Report Form



APPLICATION/REFERENCE NUMBER:

DATE:

ABOUT THIS FORM

A development application is to be accompanied by a report setting out an estimate of the proposed cost of carrying out the development.

The type of report required depends on the estimated cost of development:

- If the estimated cost of development is less than \$500,000 - a Cost Summary Report is required.
- If the estimated cost of development is \$500,000 or more - a Detailed Cost Report (prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors) is required.

This form provides the templates for submitting your cost report. Depending on the cost of works (as detailed above) you are required to complete either:

- Attachment 1 (Cost Summary Report); OR
- Attachment 2 (Registered Quantity Surveyor's Detailed Cost Report

Note: upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor.

HOW TO LODGE THIS FORM

This form must be submitted to Council with the relevant development application.

DEVELOPMENT APPLICATION DETAILS

Development Address: _____

Description of proposed development _____

APPLICANT'S DETAILS

Applicant's name: _____ Phone: _____

Applicant's address: _____

DETAILS OF PERSON PROVIDING THE COST REPORT

Title: Mr Mrs Ms Other _____

Name: _____ Position: _____

Qualification _____

(Development cost of less than \$500,000)

ESTIMATE DETAILS

	(\$)
Demolition and alterations:	_____
Structure:	_____
External walls, windows and doors:	_____
Internal walls, screens and doors:	_____
Wall finishes:	_____
Floor finishes:	_____
Ceiling finishes:	_____
Fittings and equipment:	_____
Hydraulic services:	_____
Mechanical services:	_____
Fire services:	_____
Electrical services:	_____
Lift services:	_____
External works:	_____
External services:	_____
Other related work:	_____
Sub-total:	_____
Consultant Fees:	_____
Other related development costs:	_____
Sub-total:	_____
Goods and Services Tax:	_____
TOTAL DEVELOPMENT COST:	_____

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent
- Calculated the development 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

Signature: _____ Date: _____
Name: _____
Position and Qualification: _____

**Attachment 2: Registered Quantity Surveyor's Detailed Cost Report
(Development cost of \$500,000 or more)**

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:	_____		

ESTIMATE DETAILS

Professional fees (\$):	_____	Construction (Commercial):	
% of construction cost:	_____	Total construction cost:	_____
% of demolition cost:	_____	\$/m2 of site area:	_____
Demolition and site preparation:		Construction (Residential):	
Total construction cost:	_____	Total construction cost:	_____
\$/m2 of site area:	_____	\$/m2 of site area:	_____
Excavation		Construction (Retail):	
Total construction cost:	_____	Total construction cost:	_____
\$/m2 of site area:	_____	\$/m2 of site area:	_____
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	_____	Total construction cost:	_____
\$/m2 of site area:	_____	\$/m2 of site area:	_____
Fitout (Retail):		Parking:	
Total construction cost:	_____	Total construction cost:	_____
\$/m2 of site area:	_____	\$/m2 of site area:	_____
		\$/space:	_____

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development 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 Management Manual Volume 1, Appendix A2

Signature: _____ Date: _____

Name: _____

Position and Qualification: _____