

Registered* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$2,000,000.00]

* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors



DEVELOPMENT APPLICATION
 or
 CONSTRUCTION CERTIFICATE [Section 61]

REFERENCE: _____
 DATE: _____

APPLICANT'S NAME _____
 APPLICANT'S ADDRESS _____

DEVELOPMENT NAME _____
 DEVELOPMENT ADDRESS _____

OCCUPIER'S NAME _____

DESCRIPTION OF WORKS

TOTAL DEVELOPMENT COST	\$ _____	GROSS FLOOR AREA (Commercial)	m ² _____
TOTAL CONSTRUCTION COST	\$ _____	GROSS FLOOR AREA (Residential)	m ² _____
TOTAL GST	\$ _____		
TOTAL SITE AREA	m ² _____	GROSS FLOOR AREA (Retail)	m ² _____
TOTAL GROSS FLOOR AREA	m ² _____	GROSS FLOOR AREA (Parking)	m ² _____
		NUMBER OF PARKING SPACES	no _____
PROFESSIONAL FEES	% _____	of construction cost	
	% _____	of development cost	
	\$ _____		
DEMOLITION & SITE PREPARATION	\$ _____	total construction cost	
	\$ _____	/m ² of site area	
EXCAVATION	\$ _____	total construction cost	
	\$ _____	/m ² of site area	
CONSTRUCTION Commercial	\$ _____	total construction cost	
	\$ _____	/m ² of commercial/hotel area	
CONSTRUCTION Residential	\$ _____	total construction cost	
	\$ _____	/m ² of residential area	
CONSTRUCTION Retail	\$ _____	total construction cost	
	\$ _____	/m ² of retail area	
FITOUT Commercial	\$ _____	total construction cost	
	\$ _____	/m ² of commercial/hotel area	
FITOUT Residential	\$ _____	total construction cost	
	\$ _____	/m ² of residential area	
FITOUT Retail	\$ _____	total construction cost	
	\$ _____	/m ² of retail area	
BASEMENT/ Car Parking	\$ _____	total construction cost	
	\$ _____	/m ² of parking area	
	\$ _____	per space	

We certify that we have:

- Inspected the plans the subject of the application for construction certificate
- 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 development costs in accordance with Schedule 2 of the City of Sydney Section 61 Plan Contributions (Amendment) Plan 2002: "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): _____

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____