

Cost Summary Report

Complete this Cost Summary Report if your Development costs are **less than \$500,000**

DA Number:	Date:
Applicant's name:	Development address:
Applicant's address:	
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:	
Preliminaries and Margin:	
Sub-total:	
Consultant Fees:	
Other related development costs:	
Sub-total:	
Goods and Services Tax:	
TOTAL DEVELOPMENT COST:	

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; and
- Included GST in the calculation of development cost.

Signed:

Name:

Position and qualifications:

Date:

Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:	Date:
Applicant's name:	Development address:
Applicant's 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:	
ESTIMATE DETAILS	
Professional fees (\$):	Construction (Commercial):
% of construction cost:	Total construction cost:
% of demolition cost:	\$/m ² of site area:
Demolition and site preparation:	Construction (Residential):
Total construction cost:	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Excavation:	Construction (Retail):
Total construction cost:	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Residential):	Fitout (Commercial):
Total construction cost:	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Retail):	Parking:
Total construction cost:	Total construction cost:
\$/m ² of site area:	\$/m ² 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 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.

Signed:

Name:

Position and qualifications

Date: