Registered Quantity Surveyors Report

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

Applicant's name: Applicant's address: Development address: POUSE HILL Development address: POUSE HILL DEVELOPMENT DETAILS GFA - Commercial (m2): GFA - Residential (m2): GFA - Residential (m2): GFA - Residential (m2): Total GFA - Other (m2): GFA - Retail (m2): Total development cost: 324,388,444 Total site area (m2):55,38 Total construction cost: 323,080,646 Total car parking spaces: Total car parking spaces: Frofessional fees (\$): 60 demolition cost: 60 demolition cost: 60 demolition cost: 61 demolition cost: 62 demolition cost: 63 demolition cost: 64 demolition cost: 65 demolition cost: 66 demolition cost: 67 demolition cost: 68 demolition cost: 69 demolition cost: 60 demolition c	DA Munchaus	
DEVELOPMENT DETAILS GFA - Commercial (m2):	DA Number:	Date: 17-09-2017
DEVELOPMENT DETAILS GFA - Commercial (m2):		Development address: LOT3 84 TAY AWO
GFA - Commercial (m2): GFA - Parking (m2): 1 144 GFA - Residential (m2): 10 843 GFA - Other (m2): Total GFA (m2): 17,987 Total development cost: 324,388 144 Total site area (m2):5538 Total construction cost: 323,080,676 Total car parking spaces: 161 For fessional fees (*): *** ** *** *** *** *** *** *** *** *	Applicant's address;	Pouse HILL
GFA - Commercial (m2): GFA - Parking (m2): 1 144 GFA - Residential (m2): 10 843 GFA - Other (m2): Total GFA (m2): 17,987 Total development cost: 324,388 144 Total site area (m2):5538 Total construction cost: 323,080,676 Total car parking spaces: 161 For fessional fees (*): *** ** *** *** *** *** *** *** *** *	DEVELOPMENT DETAILS	
GFA - Residential (m2): NO, SUBSTITUTE (m2): GFA - Retail (m2): Total GFA (m2): 14, 98.7 Total development cost: 30, 080, 676 Total construction cost: 30, 080, 676 Total GST: 30, 208, 06.7 ESTIMATE DETAILS Professional fees (\$): \$643, 127 Construction (Commercial): % of construction cost: \$/m² of site area: Demolition and site preparation: Construction (Residential): Total construction cost: 1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	DEVELOPMENT DETAILS	i
GFA - Residential (m2): NO, SUBSTITUTE (m2): GFA - Retail (m2): Total GFA (m2): 14, 98.7 Total development cost: 30, 080, 676 Total construction cost: 30, 080, 676 Total GST: 30, 208, 06.7 ESTIMATE DETAILS Professional fees (\$): \$643, 127 Construction (Commercial): % of construction cost: \$/m² of site area: Demolition and site preparation: Construction (Residential): Total construction cost: 1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	GFA – Commercial (m2):	GFA - Parking (m2): 7 1141
Total development cost: 374, 388 7444 Total site area (m2): 5538 Total construction cost: 370, 080, 676 Total construction cost: 370, 080, 676 ESTIMATE DETAILS Professional fees (\$): \$643, 127 Construction (Commercial): % of construction cost: 4/m² of site area: Demolition and site preparation: Construction (Residential): Total construction cost: 4/m² of site area: 578, 7702, 350 \$/m² of site area: 578, 7702, 300 \$/m² of site	GFA - Residential (m2): VO 843	
Total development cost: \$34,388,344 Total construction cost: \$37,080,636 Total construction cost: \$37,080,636 Total GST: \$3,308,063 ESTIMATE DETAILS Professional fees (\$): \$643,107 Construction (Commercial): % of construction cost: \$/m² of site area: Demolition and site preparation: Total construction cost: \$/m² of site area: \$/m² of site area: \$/m² of site area: \$58444 Excavation: Total construction cost: \$/m² of site area: \$15,722,350 \$/m² of site area: \$/m² of site area: Fitout (Residential): Total construction cost: \$/m² of site area:	GFA - Retail (m2):	Total GEA (m2): 17 000
Total construction cost: \$\frac{1}{3} 080,676 \ Total car parking spaces: \$\frac{1}{6}\] ESTIMATE DETAILS Professional fees (\$): \$\frac{1}{3} 127 \ Construction (Commercial): \ Total construction cost: \$\frac{1}{3} 91 \ Total construction cost: \$\frac{1}{3} 91 \ Total construction cost: \$\frac{1}{3} 91 \ Total construction (Residential): \ Total construction cost: \$\frac{1}{3} 720, 350 \ \ \frac{1}{3} \	Total development cost: 471 200 7	Total cita area (m2) (m2)
ESTIMATE DETAILS Professional fees (\$): \$\(\) \(Total construction cost: 400 000	Total one positing appropri
Professional fees (\$): \$\(\text{L} \) \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Total GST: 40 2000	TO I rotal car parking spaces: 161
Professional fees (\$): \$\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(1000 001. 22,408,06.4	•
Professional fees (\$): \$\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(ESTIMATE DETAILS	·
Total construction cost: A		
Total construction cost: A	Professional fees (\$): \$643, 127	Construction (Commercial):
\$\frac{\pmodition cost:}{\pmodition and site preparation:} \text{Construction (Residential):} \text{Total construction cost:} \text{INCL} \text{Total construction cost:} \text{INCL} \text{Total construction cost:} \text{INCL} \text{Total construction (Retail):} \text{Total construction cost:} \text{INCL} \text{Inclut (Retail):} \text{Total construction cost:} \text{INCL} \text{Inclut (Construction cost:} \text{INCL} \text{Inclut (Construction cost:} \text{Inclut (Construction cost:} \text{Inclut (Construction cost:} \qquad	% of construction cost: 2,91	
Total construction cost: MCL Sym² of site area: \$/m² of site area: \$/m	% of demolition cost:	
Total construction cost: MCL Total construction cost: 15,732,350	Demolition and site preparation:	Construction (Residential):
\$/m² of site area: \$/m² of site area: \$2 \text{VIIII} Excavation: Construction (Retail): Total construction cost: \text{VCL} \$/m² of site area: \$/m² of site area: Fitout (Residential): Fitout (Commercial): Total construction cost: \text{VCL} \$/m² of site area: \$/m² of site area: \$/m² of site area: Fitout (Retail): Parking: Total construction cost: \$5,715,300 \$/m² of site area: \$/m² of site area: \$/		Total construction cost: \$15 722 350
Construction (Retail): Total construction cost: MCL Total construction cost: \$/m^2 of site area: \$/m^2 of site area: \$/m^2 of site area: Total construction cost: Total construction cost: Total construction cost: \$/m^2 of site area: \$/m^2 of		\$/m² of site area: \$2 \$444
\$/m² of site area: Fitout (Residential): Total construction cost: \$/m² of site area: Fitout (Commercial): Total construction cost: \$/m² of site area: \$/m² of site area: \$/m² of site area: Fitout (Retail): Parking: Total construction cost: \$/m² of site area: \$/m² of site area: \$/m² of site area:		
\$/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: \$5, 715, 300 \$/m² of site area: \$/m² of site area: \$103 + 1500 Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Commercial): Total construction cost: \$/m² of site area: \$103 + 1500 Fitout (Retail): Fitout (Commercial): Fitout (Commercial): Total construction cost: \$/m² of site area: \$/m² of site area: \$/m² of site area: Fitout (Commercial): Total construction cost: Fitout (Commercial): Total construction cost: Fitout (Retail): Fitout (Commercial): Fitout (Commercial): Total construction cost: Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fitout (Retail): Fit	Total construction cost: NCL.	Total construction cost:
Total construction cost: \$/m^2 of site area:		\$/m² of site area:
Total construction cost: \$/m^2 of site area: \$/m^2 of site area: \$/m^2 of site area: \$/m^2 of site area: \$ Parking: Total construction cost: \$ Total construction c	Fitout (Residential):	Fitout (Commercial):
\$/m² of site area: \$/m² of site area: Fitout (Retail): Parking: Total construction cost: 55, 715, 300 \$/m² of site area: \$/m² of site area: \$103 +	Total construction cost: IN CL	Total construction cost:
Total construction cost: Total construction cost: \$5,715,200 \$/m² of site area: \$/m² of site area: \$103 +	\$/m² of site area:	
\$/m² of site area: \$/m² of site area: \$103 \tag{5}		
\$/m² of site area: \$103 +		Total construction cost: \$5, 715, 200
\$/space		\$/m² of site area: \$1034
	\$/space	41-21

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.

G, SIBSON

Position and qualifications DIRECTOR
B. BUILD. A. BSCOS) AALOS

17-09-2017

Registered Quantity Surveyors Report

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

DA Number:	Date: 17-10-2017
Applicant's name:	Development address: Lot 2 84 TALLACONG PT
Applicant's address:	POUSE HILL
DEVELOPMENT DETAILS	
GFA – Commercial (m2):	GFA - Parking (m2): 7563
GFA – Residential (m2): 9883	GFA - Other (m2):
GFA – Retail (m2):	Total GFA (m2): 17,446
Total development cost: \$33,601,396	Total site area (m2): 5846
Total construction cost: 520,990,173	Total car parking spaces: 1/2 \
Total GST: \$2599,218	
ESTIMATE DETAILS	
Professional fees (\$): 61423	Construction (Commercial):
% of construction cost: 2,91	Total construction cost:
% of demolition cost:	\$/m² of site area:
Demolition and site preparation:	Construction (Residential):
Total construction cost:	Total construction cost: 614,330,350
\$/m² of site area:	\$/m² of site area: 52451
Excavation:	Construction (Retail):
Total construction cost: INCL	Total construction cost:
\$/m² of site area:	\$/m² of site area:
Fitout (Residential):	Fitout (Commercial):
Total construction cost: INCL	Total construction cost:
\$/m² of site area:	\$/m² of site area:
Fitout (Retail):	Parking:
Total construction cost:	Total construction cost: 36,050,400
\$/m² of site area:	\$/m² of site area: \$\O35
\$/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: G.GIBSGAI

Position and qualifications DIRECTOR
B., BUILD, A. BSC(QS) AAIQS

Registered Quantity Surveyors Report

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

DA Number: Applicant's name: Applicant's address: Date: 17-09-2017 Development address: L-T 84TALLA PEUSE HILL	LOOM
Applicant's address: Applicant's address: Peuse Hill	LOOM
Applicants address: Peuse Hill	
· · · · · · · · · · · · · · · · · · ·	
DELICI ODLICUE DESITIO	
DEVELOPMENT DETAILS	
GFA – Commercial (m2): GFA – Parking (m2): 7/1/5	
GFA – Residential (m2): 10,648 GFA – Other (m2):	
GFA – Retail (m2): Total GFA (m2): 16, 063	
Total development cost: \$24,825,843 Total site area (m2): 5396	
Total construction cost: \$20,568,948 Total car parking spaces: 178	
Total GST: 5 2,256, 895	
ESTIMATE DETAILS	
Professional fees (\$): 657, 348 Construction (Commercial):	
% of construction cost: 7,91 Total construction cost:	
% of demolition cost: \$/m² of site area:	
Demolition and site preparation: Construction (Residential):	
Total construction cost: 102 US9 LOO	
\$/m² of site area: \$7861.	
Excavation: Construction (Retail):	
Total construction cost: Total construction cost:	
\$/m² of site area: \$/m² of site area:	
Fitout (Residential): Fitout (Commercial):	
Total construction cost: 1NCL. Total construction cost:	
\$/m² of site area: \$/m² of site area:	
Fitout (Retail): Parking:	
Total construction cost: Total construction cost: \$5,932,000	
\$/m² of site area: \$/m² of site area: \$1.099	
\$/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: E. GIBSON

Position and qualifications DIRECTOR

BIBUILD, A. BS(COS) AAIQS

Date: 17-09-2017