

Registered Quantity Surveyors Report

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

DA Number:	Date: 17-09-2017
Applicant's name:	Development address: LOT 3 84 TALLAWONG RD
Applicant's address:	POUSE HILL
DEVELOPMENT DETAILS	
GFA – Commercial (m2):	GFA – Parking (m2): 7144
GFA – Residential (m2): 10,843	GFA – Other (m2):
GFA – Retail (m2):	Total GFA (m2): 17,987
Total development cost: \$24,288,744	Total site area (m2): 5528
Total construction cost: \$22,080,676	Total car parking spaces: 161
Total GST: \$2,208,067	
ESTIMATE DETAILS	
Professional fees (\$): \$643,127	Construction (Commercial):
% of construction cost: 2.91	Total construction cost:
% of demolition cost:	\$/m ² of site area:
Demolition and site preparation:	Construction (Residential):
Total construction cost: INCL	Total construction cost: \$15,722,350
\$/m ² of site area:	\$/m ² of site area: \$2844
Excavation:	Construction (Retail):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Residential):	Fitout (Commercial):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Retail):	Parking:
Total construction cost:	Total construction cost: \$5,715,200
\$/m ² of site area:	\$/m ² of site area: \$1034
\$/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. GIBSON

Position and qualifications: DIRECTOR
B. BUILD. A. B.S.(QS) AAIQS

Date: 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 TALLAWONG RD
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: \$23,091,390	Total site area (m2): 5846
Total construction cost: \$20,992,173	Total car parking spaces: 161
Total GST: \$2,099,218	
ESTIMATE DETAILS	
Professional fees (\$): 611423	Construction (Commercial):
% of construction cost: 2.91	Total construction cost:
% of demolition cost:	\$/m ² of site area:
Demolition and site preparation:	Construction (Residential):
Total construction cost: INCL	Total construction cost: \$14,330,350
\$/m ² of site area:	\$/m ² of site area: \$2451
Excavation:	Construction (Retail):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Residential):	Fitout (Commercial):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Retail):	Parking:
Total construction cost:	Total construction cost: \$6,050,400
\$/m ² of site area:	\$/m ² of site area: \$1035
\$/space	

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Signed: 

Name: G. GIBSON

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

Date: 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: 17-09-2017
Applicant's name:	Development address: LOT 1 84 TALLAWONG RD
Applicant's address:	POUSE HILL
DEVELOPMENT DETAILS	
GFA - Commercial (m2):	GFA - Parking (m2): 7415
GFA - Residential (m2): 10,648	GFA - Other (m2):
GFA - Retail (m2):	Total GFA (m2): 18,063
Total development cost: \$24,825,843	Total site area (m2): 5396
Total construction cost: \$22,568,948	Total car parking spaces: 178
Total GST: \$2,256,895	
ESTIMATE DETAILS	
Professional fees (\$): 657,348	Construction (Commercial):
% of construction cost: 2.91	Total construction cost:
% of demolition cost:	\$/m ² of site area:
Demolition and site preparation:	Construction (Residential):
Total construction cost: INCL	Total construction cost: \$15,439,600
\$/m ² of site area:	\$/m ² of site area: \$2861
Excavation:	Construction (Retail):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Residential):	Fitout (Commercial):
Total construction cost: INCL	Total construction cost:
\$/m ² of site area:	\$/m ² of site area:
Fitout (Retail):	Parking:
Total construction cost:	Total construction cost: \$5,932,000
\$/m ² of site area:	\$/m ² of site area: \$1,099
\$/space	

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