

Schedule 2

(Clause 12)

Cost Summary Report\*

(Development Cost between \$100,000 and \$500,000)

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DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

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APPLICANT'S ADDRESS:

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DEVELOPMENT:

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DEVELOPMENT ADDRESS:

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DEVELOPMENT COST:

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ANALYSIS OF DEVELOPMENT COSTS:

|                                   |    |                     |    |
|-----------------------------------|----|---------------------|----|
| Demolition and alterations        | \$ | Hydraulic services  | \$ |
| Structure                         | \$ | Mechanical services | \$ |
| External walls, windows and doors | \$ | Fire services       | \$ |
| Internal walls, screens and doors | \$ | Lift services       | \$ |
| Wall finishes                     | \$ | External works      | \$ |
| Floor finishes                    | \$ | External services   | \$ |
| Ceiling finishes                  | \$ | Other related work  | \$ |
| Fittings and equipment            | \$ | Sub-total           | \$ |

|                                 |    |
|---------------------------------|----|
| Sub-total above carried forward | \$ |
| Preliminaries and margin        | \$ |
| <b>Sub-total</b>                | \$ |
| Consultant Fees                 | \$ |
| Other related development costs | \$ |
| <b>Sub-total</b>                | \$ |
| Goods and Services Tax          | \$ |
| <b>TOTAL DEVELOPMENT COST</b>   | \$ |

**I certify that I have:**

- inspected the plans the subject of the application for development consent or construction certificate.
- 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.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Position & Qualifications: \_\_\_\_\_

Date: \_\_\_\_\_

\*Acknowledgment to City of Sydney for use of the Cost Summary Report

Schedule 3

(Clause 12)

Detailed Cost Report\*

Registered\* Quantity Surveyor's Detailed Cost Report  
(development cost in excess of \$500,000)

\*A member of the Australian Institute of Quantity Surveyors

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DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

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APPLICANT'S ADDRESS:

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DEVELOPMENT:

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DEVELOPMENT ADDRESS:

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DEVELOPMENT COST:

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DEVELOPMENT DETAILS:

|                                |                |                                 |                |
|--------------------------------|----------------|---------------------------------|----------------|
| Gross Floor Area – Commercial  | m <sup>2</sup> | Gross Floor Area – Other        | m <sup>2</sup> |
| Gross Floor Area – Residential | m <sup>2</sup> | Total Gross Floor Area          | m <sup>2</sup> |
| Gross Floor Area – Retail      | m <sup>2</sup> | Total Site Area                 | m <sup>2</sup> |
| Gross Floor Area – Car Parking | m <sup>2</sup> | <b>Total Car Parking Spaces</b> |                |
| <b>Total Development Cost</b>  | <b>\$</b>      |                                 |                |
| <b>Total Construction Cost</b> | <b>\$</b>      |                                 |                |
| <b>Total GST</b>               | <b>\$</b>      |                                 |                |

**ESTIMATE DETAILS:**

|   |                    |   |                    |
|---|--------------------|---|--------------------|
| <b>Professional Fees</b>                  | \$                 | Excavation                                | \$                 |
| % of Development Cost                     | %                  | Cost per square metre of site area        | \$ /m <sup>2</sup> |
| % of Construction Cost                    | %                  | Car Park                                  | \$                 |
| <b>Demolition and Site Preparation</b>    | \$                 | Cost per square metre of site area        | \$ /m <sup>2</sup> |
| Cost per square metre of site area        | \$ /m <sup>2</sup> | Cost per space                            | \$ /m <sup>2</sup> |
| <b>Construction – Commercial</b>          | \$                 | Fit-out – Commercial                      | \$                 |
| Cost per square metre of site area        | \$ /m <sup>2</sup> | Cost per square metre of commercial area  | \$ /m <sup>2</sup> |
| <b>Construction – Residential</b>         | \$                 | Fit-out – Residential                     | \$                 |
| Cost per square metre of residential area | \$ /m <sup>2</sup> | Cost per square metre of residential area | \$ /m <sup>2</sup> |
| <b>Construction – Retail</b>              | \$                 | Fit-out – retail                          | \$                 |
| Cost per square metre of retail area      | \$ /m <sup>2</sup> | Cost per square metre of retail area      | \$ /m <sup>2</sup> |

**I certify that I have:**

- inspected the plans the subject of the application for development consent or construction certificate.
- 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 the S94A Development Contributions Plan of the Maitland City Council at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed \_\_\_\_\_

Name: \_\_\_\_\_

Position &amp; Qualifications: \_\_\_\_\_

Date: \_\_\_\_\_

\*Acknowledgment to City of Sydney for use of the Detailed Cost Report