

Cost Summary Report*

[Development Cost of more than \$150,00 but less than \$3,000,000]

* Prepared by a licensed builder, registered architect, building professional or the like.

DEVELOPMENT APPLICATION No.

REFERENCE:

5264

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

1/5/2025

APPLICANT'S NAME: Advantage NSW

APPLICANT'S ADDRESS: P.O. BOX 186 East Maitland 2323

DEVELOPMENT NAME: Property Profits

DEVELOPMENT ADDRESS: 36 Cumberland Street, East Maitland

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$45,000	Hydraulic services	\$
Structure	\$400,000	Mechanical services	\$
External walls, windows and doors	\$90,873.60	Fire services	\$
Internal walls, screens and doors	\$80,000	Lift services	\$
Wall finishes	\$45,000	External works	\$25,000
Floor finishes	\$40,000	External services	\$20,000
Ceiling finishes	\$35,000	Other related work	\$
Fittings and equipment	\$23,000	Sub-total	\$803,873.60

Sub-total above carried forward	\$803,873.60
Preliminaries and margin	\$200,968.20
Sub-total	\$1,004,842
Consultant Fees	\$14,000
Other related development costs	\$
Sub-total	\$926,220
Goods and Services Tax	\$92,622
TOTAL DEVELOPMENT COST	\$1,018,842

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: Ellie Tuxford

Position and Qualifications: Project Admin

Date: 1/5/2025