

Schedule 2

(Clause 12)

Cost Summary Report*

(Development Cost no greater than \$500,000)

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S DETAILS:

UNIVERSAL PROPERTY GROUP

PO BOX 270 WENTWORTHVILLE NSW 2145

DESCRIPTION OF DEVELOPMENT:

PROPOSED CONSTRUCTION OF A DUAL OCCUPANCY DWELLING

DEVELOPMENT LOCATION – LOT, DP & PROPERTY ADDRESS:

Lot 86 DP 192373

85, Catherine Street, Maitland, NSW 23

DEVELOPMENT COST:

\$ 810,020.00

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$ 20,000	Hydraulic services	\$ 20,000
Structure	\$ 170,000	Mechanical services	\$ 20,000
External walls, windows and doors	\$ 120,000	Fire services	\$ 5,000
Internal walls, screens and doors	\$ 130,000	Lift services	\$ NA
Wall finishes	\$ 95,000	External works	\$ 30,000
Floor finishes	\$ 50,000	External services	\$ NA
Ceiling finishes	\$ 60,000	Other related work	\$ 20,000
Fittings and equipment	\$ 100,000	Sub-total	\$ 745,000

Maitland City Council

Section 7.12 Levy Contributions
Plan

Sub-total above carried forward	\$ 745,000
Preliminaries and margin	\$ 25,000
Sub-total	\$ 770,000
Consultant Fees	\$ 22,000
Other related development costs	\$ 10,000
Sub-total	\$ 802,000
Goods and Services Tax	\$ 8020
TOTAL DEVELOPMENT COST	\$ 810,020.00

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: vandana

Name: Vandana Vandana

Position & Qualifications: Executive Director

Date: 23/05/25