

Schedule 3: Part A - Cost Summary Report Development in Excess of \$500,000

**Registered Quantity Surveyor's* Detailed Cost Report
Development Cost in excess of \$500,000**

*A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications

Development Application No: _____ **Date:** _____

Complying Development Application No: _____

Applicant's Name: _____

Applicant's Address: _____

Development Details: _____

Development Address: _____

Estimate Details

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m3 or tonne of excavated area	\$/m3
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of carpark area	\$/m ²
Cost per square metre of site area	\$/m ²	Cost per Space	\$/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of floor area	\$/m ²	Cost per m ² of commercial area	\$/m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$/m ²	Cost per m ² of residential area	\$/m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$/m ²	Cost per m ² of retail area	\$/m ²
Construction – Industrial	\$	Fit-out – Industrial	\$
Cost per square metre of floor area	\$/m ²	Cost per m ² of industrial area	\$/m ²

Development Details

Gross Floor Area – Commercial	m ²	Gross Floor Area - Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total GST	\$		

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 prepared generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors, and that I am a member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.
- 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
- 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 and Qualifications:

Date:

Contact Number:

A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications