

Registered Quantity Surveyor's* Detailed Cost Report Development cost in excess of \$750,000

*A member of the Australian Institute of Quantity Surveyors.



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 m ³ or tonne of excavated area	\$/m ³
% of Construction Cost	%	Carpark	\$
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 - carparking	m ²	Total carparking spaces	
Sub-total	\$		
Goods and Services Tax	\$		
Total Development Cost (including 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.