

## QUANTITY SURVEYOR'S\* ESTIMATED DEVELOPMENT COST

### Development cost in excess of \$750,000

Development Application No: \_\_\_\_\_ Reference: \_\_\_\_\_

Complying Development Certificate Application No: \_\_\_\_\_

Construction Certificate No: \_\_\_\_\_ Date: \_\_\_\_\_

Quantity Surveyor's Name: \_\_\_\_\_

Quantity Surveyor's Address: \_\_\_\_\_

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

Development Address: \_\_\_\_\_

#### 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>	Total Car Parking Spaces	
<b>Total Development Cost</b>	\$	<b>Isolated costs</b> associated with the construction of dedicated <b>Affordable Housing (units/town-houses)</b>	\$
<b>Total Construction Cost</b>	\$		
<b>Total GST</b>	\$		

#### ESTATE DETAILS

<b>Professional Fees</b>	\$	<b>Excavation</b>	\$
% of Development Cost	%	Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>
% of Construction Cost	%	<b>Car Park</b>	\$
<b>Demolition and Site Preparation</b>	\$	Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>
Cost per square metre of site area	\$/m <sup>2</sup>	Cost per space	\$/space
<b>Construction - Commercial</b>	\$	<b>Fitout - Commercial</b>	\$
Cost per square metre of commercial area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>
<b>Construction Residential</b>	\$	<b>Fit out - Residential</b>	\$
Cost per square metre of residential area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>
<b>Construction - Retail</b>	\$	<b>Fit out - Retail</b>	\$
Cost per square metre of retail area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> 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 section 4.3 of the *Willoughby Local Infrastructure Contributions Plan*.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Qualifications: \_\_\_\_\_ Membership body and number: \_\_\_\_\_

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

**\*A Fellow, Member or Associate of the Australian Institute of Quantity Surveyors**