

# Cost Report Form

APPLICATION/REFERENCE NUMBER:

DATE:

## ABOUT THIS FORM

A development application is to be accompanied by a report setting out an estimate of the proposed cost of carrying out the development.

The type of report required depends on the estimated cost of the development:

- If the estimated cost of the development is less than \$500,000 - a Cost Summary Report is required
- If the estimated cost of the development is \$500,000 or more - a Detailed Cost Report (prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors) is required.

This form provides the templates for submitting your cost report. Depending on the cost of works (as detailed above) you are required to complete either:

- Attachment 1 (Cost Summary Report); OR
- Attachment 2 (Registered Quantity Surveyor's Detailed Cost Report)

Note: upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor.

## HOW TO LODGE THIS FORM

This form must be submitted to Council with the relevant development application.

## DEVELOPMENT APPLICATION DETAILS

Development address: .....

Description of proposed development .....

## APPLICANT'S DETAILS

Applicant's name: ..... Phone: .....

Applicant's address: .....

## DETAILS OF PERSON PROVIDING THE COST REPORT

Title:  Mr  Mrs  Ms  Other: .....

Name: ..... Position: .....

Qualification: .....

## GET IN CONTACT

Randwick City Council  
30 Frances Street  
Randwick NSW 2031  
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[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)  
[www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au)

**Attachment 1: Cost Summary Report  
(Development cost of less than \$500,000)**

**ESTIMATE DETAILS**

(\$)

Demolition and alterations: .....

Structure: .....

External walls, windows and doors: .....

Internal walls, screens and doors: .....

Wall finishes: .....

Floor finishes: .....

Ceiling finishes: .....

Fittings and equipment: .....

Hydraulic services: .....

Mechanical services: .....

Fire services: .....

Electrical services: .....

Lift services: .....

External works: .....

External services: .....

Other related work: .....

**Sub-total:** .....

Preliminaries and Margin: .....

**Sub-total:** .....

Consultant Fees: .....

Other related development costs: .....

**Sub-total:** .....

Goods and Services Tax: .....

**TOTAL DEVELOPMENT COST:** .....

**DECLARATION**

I certify that I have:

- Inspected the plans the subject of the application for development consent
- 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

Signature: ..... Date: .....

Name: .....

Position and Qualification: .....

**Attachment 2: Registered Quantity Surveyor's Detailed Cost Report  
(Development cost of \$500,000 or more)**

**DEVELOPMENT DETAILS**

GFA – Commercial (m <sup>2</sup> ):	.....	GFA – Parking (m <sup>2</sup> ):	.....
GFA – Residential (m <sup>2</sup> ):	.....	GFA – Other (m <sup>2</sup> ):	.....
GFA – Retail (m <sup>2</sup> ):	.....	Total GFA (m <sup>2</sup> ):	.....
Total Development Cost:	.....	Total site area (m <sup>2</sup> ):	.....
Goods and Services Tax:	.....	Total car parking spaces:	.....
Total Development Cost (incl. GST):	.....		

**ESTIMATE DETAILS**

<b>Professional fees (\$):</b>	.....	<b>Construction (Commercial):</b>	
% of construction cost:	.....	Total construction cost:	.....
% of demolition cost:	.....	\$/m <sup>2</sup> of site area:	.....
<b>Demolition and site preparation:</b>		<b>Construction (Residential):</b>	
Total construction cost:	.....	Total construction cost:	.....
\$/m <sup>2</sup> of site area:	.....	\$/m <sup>2</sup> of site area:	.....
<b>Excavation</b>		<b>Construction (Retail):</b>	
Total Construction cost	.....	Total construction cost:	.....
\$/m <sup>2</sup> of site area:	.....	\$/m <sup>2</sup> of site area:	.....
<b>Fitout (Residential):</b>		<b>Fitout (Commercial):</b>	
Total construction cost:	.....	Total construction cost:	.....
\$/m <sup>2</sup> of site area:	.....	\$/m <sup>2</sup> of site area:	.....
<b>Fitout (Retail):</b>		<b>Parking:</b>	
Total construction cost:	.....	Total construction cost:	.....
\$/m <sup>2</sup> of site area:	.....	\$/m <sup>2</sup> of site area:	.....
		\$/space:	.....

**DECLARATION**

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- 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 clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signature: ..... Date: .....

Name: .....

Position and Qualification: .....