

## ESTIMATED COST OF WORKS

The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.

### GENERAL PROJECT INFORMATION

APPLICANT'S NAME	TRENT & CASEY FORMAN		
APPLICANT'S ADDRESS	1. ELBA AVE & MATONGE DRU. OCEAN SHORES		
DATE:	14th MAY 2021		
DEVELOPMENT NAME	TRENT & CASEY FORMAN		
DEVELOPMENT ADDRESS	AS ABOVE		
DESCRIPTION OF WORKS	STUDIO/CARPORT & GARAGE		
TOTAL SITE AREA  1'045.000 m <sup>2</sup>	Gross floor area (commercial)	—	m <sup>2</sup>
	Gross floor area (residential)	209.000	m <sup>2</sup>
	Gross floor area (retail)	—	m <sup>2</sup>
	Gross floor area (industrial)	—	m <sup>2</sup>
	Gross floor area (other)	—	m <sup>2</sup>
PARKING	Gross floor area (parking)	47.000	m <sup>2</sup>
	Number of parking spaces	TWO	
DEMOLITION WORKS	Demolish Existing Carport	24.000	m <sup>2</sup>
OTHER WORKS	Provide earth walls & retaining wall.		

### ESTIMATED COST OF WORKS

Please attach the table below. If the development is over \$3,000,000, a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.

### CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- the estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*

Signed:



Contact No.

02 66 851 512

Name:

L.A. CLARKE

Contact Address:

26 BOOYUN ST, BRUNSWICK HVS

Position:

BUILDING DESIGNER

Date:

14 MAY 2021

**ESTIMATED COST OF WORKS – Development less than \$3,000,000**

Cost (applicant's genuine estimate)	\$150'000.00
Demolition works (including cost of removal from site and disposal)	\$ 500.00
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ -
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ -
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 2'000.00
Building construction and engineering costs <ul style="list-style-type: none"> <li>▪ concrete, brickwork, plastering</li> <li>▪ steelwork/metal works</li> <li>▪ carpentry/joinery</li> <li>▪ windows and doors</li> <li>▪ roofing</li> </ul>	\$110'000.00
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$2'500.00
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$15'000.00
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$15'000.00
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 3'000.00
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 5'000.00
Other (specify)	\$ -
Parking / garaging area	\$ -
GST	\$15'300.00
<b>TOTAL</b>	<b>\$168'300.00</b>