

Form 2: Registered Quantity Surveyor's Detailed Cost Report - [Development cost of \$200,001 or more]

DA Number:		Date:	19-Nov-2024
Applicant's name:		Development name:	Co-Living Residential Development
Applicant's address:	3-5 Gilba Road, Pendle Hill NSW 2145	Development address:	3-5 Gilba Road, Pendle Hill, NSW 2145

DEVELOPMENT DETAILS

GFA – Commercial (m ²):	497	GFA – Parking (m ²):	827
GFA – Residential (m ²):	2898	GFA – Other (m ²):	
GFA – Retail (m ²):		Total GFA (m ²):	4222
Total development cost:	\$ 13,383,622.00	Total site area (m ²):	1065
Total construction cost:	\$ 13,121,198.00	Total car parking spaces:	26
Total GST:	\$ 1,216,693.00		

ESTIMATE DETAILS

Professional fees (\$):	\$ 262,424.00	Construction (Commercial):	
% of construction cost:	1.96%	Total construction cost:	\$ 1,043,700.00
% of development cost:	2%	\$/m ² of site area:	980
Demolition and site preparation:		Construction (Residential):	
Total construction cost:	\$ 107,815.00	Total construction cost:	\$ 9,652,154.00
\$/m ² of site area:	101	\$/m ² of site area:	9063
Excavation:		Construction (Retail):	
Total construction cost:	\$ 436,319.00	Total construction cost:	
\$/m ² of site area:	410	\$/m ² of site area:	
Fit-out (Residential):		Fit-out (Commercial):	
Total construction cost:	\$ 2,213,025.00	Total construction cost:	\$ 173,950.00
\$/m ² of site area:	2078	\$/m ² of site area:	163
Fit-out (Retail):		Parking:	
Total construction cost:		Total construction cost:	\$ 711,886.00
\$/m ² of site area:		\$/m ² of site area:	668
		\$/space:	27380

I certify that I have:

- Inspected the Plans the subject of the application for development consent;
- Prepared and attach 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.

Signed:	<i>Tingxiao Wang</i>
Name:	TINGXIAO WANG
Position and qualification	Senior Quantity Surveyor, MAIQS, CQS
Date:	19-Nov-2024