

Cost Report Form

APPLICATION/REFERENCE NUMBER:

DATE: 22 April 2021

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: 172 - 180 Anzac Parade and 116R Todman Avenue, Kensington NSW

Description of proposed development Construction and use of a boarding house to provide purpose built student accommodation and also commercial uses for the lower levels.

APPLICANT'S DETAILS

Applicant's name: Perpetual Trustee Company Limited ATF Scape Australia (Macquarie) Trust ("Scape") Phone: (02) 9098 8800

Applicant's address: Suite 2, Level 30, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000

DETAILS OF PERSON PROVIDING THE COST REPORT

Title: ☐ Mr ☐ Mrs ☒ Ms ☐ Other:

Name: Vicky Seretis Position: Associate

Qualification MAIQS

GET IN CONTACT

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**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 ²):	Included	GFA – Parking (m ²):	835 m2
GFA – Residential (m ²):	N/A	GFA – Other (m ²):	8,314 m2
GFA – Retail (m ²):	N/A	Total GFA (m ²):	9,149 m2
Total development cost: (incl GST)	\$39,035,700	Total site area (m ²):	1,024m2
Total construction cost: (incl GST)	\$36,733,434	Total parking spaces:	35 No
Total GST:	\$3,548,700		

ESTIMATE DETAILS

Professional fees (\$): (incl GST)	\$2,004,000	Construction (Commercial):	
% of construction cost:	5.65%	Total construction cost:	Included
% of demolition cost:	N/A	\$/m ² of site area:	Included
Demolition and site preparation:		Construction (Residential): Student Accommodation	
Total construction cost:	Included	Total construction cost: (incl GST)	\$31,555,177
\$/m ² of site area:	Included	\$/m ² of site area:	\$30,816
Excavation		Construction (Retail):	
Total Construction cost (incl GST)	\$309,381	Total construction cost:	Included
\$/m ² of site area:	\$302	\$/m ² of site area:	Included
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	Included	Total construction cost:	N/A
\$/m ² of site area:	Included	\$/m ² of site area:	N/A
Fitout (Retail):		Parking / Basement:	
Total construction cost:	N/A	Total construction cost: (incl GST)	\$4,966,742
\$/m ² of site area:	N/A	\$/m ² of site area:	\$4,850
		\$/space: (car/motorbike space)	\$141,907

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: V Seretis Date: 6 February 2023

Name: Vicky Seretis

Position and Qualification : Associate; MAIQS

ELEMENT SUMMARY

Gross Floor Area: 9,149 m²
Rates Current At February 2023

Ref	Description	%	GFA \$/m ²	Total Cost \$
SB	SUBSTRUCTURE	3.2%	137	1,250,695
CL	COLUMNS	1.4%	60	548,940
UF	UPPER FLOORS	6.9%	295	2,695,370
SC	STAIRCASES	0.6%	27	243,950
RF	ROOF	2.1%	88	808,250
EW	EXTERNAL WALLS	19.0%	811	7,420,805
ED	EXTERNAL DOORS	0.3%	12	110,650
AED	APARTMENT EXTERNAL DOOR	0.0%	1	3,600
NW	INTERNAL WALLS	7.5%	320	2,926,313
ANW	APARTMENT INTERNAL WALLS	1.6%	68	625,880
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.2%	7	59,900
ANS	APARTMENT INTERNAL SCREENS AND BORROWED LIGHTS	0.7%	29	267,800
ND	INTERNAL DOORS	0.3%	13	122,300
AND	APARTMENT INTERNAL DOORS	0.9%	39	359,800
WF	WALL FINISHES	0.5%	21	194,026
AWF	APARTMENT WALL FINISHES	1.6%	70	638,116
FF	FLOOR FINISHES	0.6%	24	218,587
AFF	APARTMENT FLOOR FINISHES	0.9%	40	363,775
CF	CEILING FINISHES	0.6%	25	224,870
ACF	APARTMENT CEILING FINISHES	1.0%	44	400,850
FT	FITMENTS	0.4%	18	165,392
AFT	APARTMENT FITMENTS	1.3%	55	500,800
AHS	APARTMENT HYDRAULIC SERVICES	5.4%	230	2,100,000
HS	HYDRAULIC SERVICES	1.0%	41	374,580
AMS	APARTMENT MECHANICAL SERVICES	2.7%	115	1,053,500
MS	MECHANICAL SERVICES	0.8%	34	308,490
AFP	APARTMENT FIRE PROTECTION	0.6%	26	238,680
FP	FIRE PROTECTION	0.7%	31	280,745
ALP	APARTMENT ELECTRIC LIGHT AND POWER	1.7%	74	679,320
LP	ELECTRIC LIGHT AND POWER	1.3%	56	513,200
ACM	APARTMENT COMMUNICATIONS	0.1%	4	36,720
CM	COMMUNICATIONS	0.2%	7	68,320
TS	TRANSPORTATION SYSTEMS	4.4%	187	1,710,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.2%	7	65,107

ELEMENT SUMMARY

Gross Floor Area: 9,149 m²
Rates Current At February 2023

Ref	Description	%	GFA \$/m ²	Total Cost \$
XP	SITE PREPARATION	0.6%	27	249,960
XR	ROADS, FOOTPATHS AND PAVED AREAS	0.5%	23	208,320
XL	LANDSCAPING AND IMPROVEMENTS	0.5%	23	207,240
XK	EXTERNAL STORMWATER DRAINAGE	0.0%	2	18,500
XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.5%	22	200,000
XS	EXTERNAL SPECIAL SERVICES	0.1%	5	50,000
YY	SPECIAL PROVISIONS	10.4%	445	4,073,700
PR	PRELIMINARIES	11.2%	476	4,356,000
MA	BUILDERS MARGIN & OVERHEAD			Included
FE	FEES	5.4%	229	2,092,649
ES	FUTURE COST INCREASES			Excl.
ESTIMATED TOTAL COST			4,267	39,035,700