

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 35000
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to, but excluding, the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$ 170000
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms, together with associated finishes.	\$ 30000
Roof The structurally sound and watertight covering over the building.	\$ 12000
Windows, internal walls, doors and screens	\$ 18000
Surface finishes Finishes and decoration applied to internal and external surfaces, such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc).	\$ 33000
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$ 26000
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$
Building services Internal and external services necessary for the functioning of the building and property (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$ 41000
External works	\$ 45000

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc).	
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant, etc).	\$ 40000
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$ 450000
GST	\$ 45000
Estimated development cost plus GST	\$ 490000