

SECTION A. Details of the Applicant									
Mr	<input checked="" type="checkbox"/>	Ms	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Miss	<input type="checkbox"/>		
First Name	Mohammad				Family Name	Yousuf			
Unit No.		Street No.	157	Street	Boronia Road				
Suburb	Greenacre				State	NSW	Postcode	2190	
Daytime Telephone	0430 125 225				Mobile	0430 125 225			
Email	buildauidaustralia@gmail.com								
SECTION B. Location and Title Description of the Property									
Unit No.		Street No.	35	Street	Dennis Street				
Suburb	Lakemba				State	NSW	Postcode	2195	
Lot No.	A			Section No.					
Deposited Plan/Strata Plan No.	321050								
SECTION C. Development Cost									
Item					Cost				
DEVELOPMENT DETAILS									
Gross Floor Area - Commercial					m ²	N/A			
Gross Floor Area - Residential					m ²	435.17			
Gross Floor Area - Retail					m ²	N/A			
Gross Floor Area - Car Parking					m ²	44.1			
Gross Floor Area - Other					m ²	N/A			
Total Gross Floor Area					m ²	479.27			
Total Site Area					m ²	873.4			
Total Car Parking Spaces						2			
Total Development Cost					\$	784,500.00			
Total Construction Cost					\$	713,181.81			
Total GST					\$	71,318.18			
ESTIMATE DETAILS									
Excavation					\$	28,000.00			
Cost per square metre of site area					\$/ m ²	32.06			
Demolition and Site Preparation					\$	25,959.82			
Cost per square metre of site area					\$/ m ²	29.72			
Construction - Commercial					\$	0.00			

Cost per square metre of commercial area	\$/ m ²	0.00
Construction - Residential	\$	442,190.57
Cost per square metre of residential area	\$/ m ²	1,639.00
Construction - Retail	\$	0.00
Cost per square metre of retail area	\$/ m ²	0.00
Carpark	\$	52,800.00
Cost per square metre of site area	\$/ m ²	60.45
Cost per space	\$/space	26,400.00
Fitout - Commercial	\$	0.00
Cost per square metre of commercial area	\$/ m ²	0.00
Fitout - Residential	\$	149,976.19
Cost per square metre of residential area \$/m ²	\$	873.40
Fitout - Retail	\$	0.00
Cost per square metre of retail area	\$/ m ²	0.00
Professional Fees	\$	14,255.23
% of Development Cost	%	2.0
% of Construction Cost	%	2.04

SECTION D. Applicant's Declaration

I certify that I have:

- ☒ Inspected the plans the subject of the application for development consent or construction certificate.
- ☒ 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 the Section 94A Development Contributions Plan of the Council of Bankstown at current prices.
- ☒ Included GST in the calculation of development cost.
- ☒ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2).
- ☒ I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.

Name Raihanul Islam

Signature

Must be signed by a Registered Quantity Surveyor



Position & Qualifications:

Reg. Quantity Surveyor

Membership No.

MAIQS - 25190, CQS.

Date

23-Jun-2025

PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSPIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
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