



Part D – Schedule 2 - Cost Summary Report Form

Cost Summary Report

DA NO. : (Office use only)	<input type="text"/>
DATE:	<input type="text"/>
APPLICANT'S NAME:	Muir Point Pty Ltd ATF Muir Point Unit Trust
APPLICANT'S ADDRESS:	c/o PO Box 93, Lorn, NSW 2320 <input type="text"/>
DEVELOPMENT	Cnr Muir Street & Peppertree Road Medowie

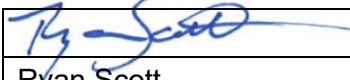
ANALYSIS OF DEVELOPMENT COSTS:

Development Cost provided with DA	\$ 5,660,509
ADD costs included in clause 25J(1) ...see over	Included
LESS costs included in clause 25J(3) ...see over	Excluded
TOTAL cost for calculating s94A levy	\$ 5,660,509

Show the breakdown of costs that are added or subtracted against the relevant item on the reverse of this sheet.

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- 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.
- If the total development cost is over \$1,000,000, prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Signed:	
Name:	Ryan Scott
Position & Qualifications:	Senior Quantity Surveyor, BConMgt (Build) (Hons), AAIQS

Muir Street, Medowie NSW

Job Name : PR146524DCR
Client's Name: Muir Point Pty Ltd

Job Description
Proposed Commercial Development - Muir
Street, Medowie NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Substructure	8.05	163.01	455,455
2	Columns	3.70	75.00	209,550
3	Upper Floors	10.07	204.03	570,050
4	Staircases	0.53	10.74	30,000
5	Roof	2.45	49.64	138,708
6	External Walls	13.94	282.39	789,000
7	Windows	2.22	44.88	125,400
8	External Doors	0.13	2.68	7,500
9	Internal Walls	3.20	64.85	181,185
10	Internal Doors	0.20	4.08	11,400
11	Wall Finishes	1.21	24.50	68,466
12	Floor Finishes	1.79	36.30	101,435
13	Ceiling Finishes	1.05	21.27	59,438
14	Fitments	11.45	231.96	648,100
15	Hydraulic Services	1.02	20.76	58,000
16	Fire Protection	1.33	26.86	75,035
17	Mechanical Services	1.98	40.20	112,310
18	Electrical Services	3.14	63.57	177,610
19	Transportation Services	2.03	41.16	115,000
20	Proportion of Preliminaries & Margin	10.42	211.18	590,047
21	Building Cost			<u>4,523,689</u>
22	Site Preparation	1.88	38.12	106,495
23	Roads, Footpaths & Paved Areas	0.77	15.55	43,450
24	Landscaping	2.70	54.77	153,025
25	External Stormwater Drainage	0.71	14.32	40,000
26	External Sewer Drainage	0.57	11.63	32,500
27	External Water Supply	0.44	8.95	25,000
28	External Light & Power	1.15	23.26	65,000
29	Proportion of Preliminaries & Margin	0.99	19.99	55,857
30	Construction subtotal			<u>5,045,016</u>
31	Consultants fees allowance	1.78	36.11	100,901
32	GST exclusive subtotal			<u>5,145,917</u>
33	GST (10%)	9.09	184.18	514,592
34	GST inclusive total			<u>5,660,509</u>
35	SCHEDULE OF EXCLUSIONS			

Muir Street, Medowie NSW

Job Name :	PR146524DCR	Job Description
Client's Name:	Muir Point Pty Ltd	Proposed Commercial Development - Muir Street, Medowie NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
GFA: 2,794 m2.		100.00	2,025.95	5,660,509
Final Total : \$				5,660,509

Schedule of Exclusions

Job Name :	<u>PR146524DCR</u>	<u>Job Description</u>
Client's Name:	<u>Muir Point Pty Ltd</u>	Proposed Commercial Development - Muir Street, Medowie NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 35 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Authorities & Consultants fees & charges UNO		Note		EXCL
3	Holding costs & interest charges		Note		EXCL
4	Future costs escalation		Note		EXCL
5	Design development allowance		Note		EXCL
6	Unknown ground conditions & Engineering Design		Note		EXCL
7	Works externally to boundary UNO		Note		EXCL
8	Works deemed outside scope of works by RPS		Note		EXCL
9	All items denoted as EXCL		Note		EXCL
10	Commercial tenant fit-out works UNO		Note		EXCL
11	Contingency Sum		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					