



Estimated Cost of Works

(Industry recognised market value of proposed development)

Calculating your Cost of Works

The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating cost and methods of measurement in the Australian Cost Management Manuals.

General Project Information

Applicants Name

Applicants Address

Date of commencement

Development Address

Development Description

Total Site Area	Gross floor area (Commercial)	m ²
	Gross floor area (Residential)	m ²
	Gross floor area (Retail)	m ²
	Gross floor area (Industrial)	m ²
	Gross floor area (Other)	m ²
Parking	Gross floor area (Parking)	m ²
	Number of parking spaces	
Demolition Works		m ²
Other Works		


ESTIMATED COST OF WORKS – Development less than \$3,000,000

Cost (applicant's genuine estimate)		
Demolition works (including cost of removal from site and disposal)		\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)		\$
Excavation or dredging including shoring, tanking, filling or waterproofing		\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)		\$
Building construction and engineering costs		
•		
•		
• Carpentry/joinery		\$
• Windows and doors		
• roofing		
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)		\$
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)		\$
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)		\$
External Services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)		\$
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)		\$
Other (please specify)	On site detention	\$
Parking / garaging area		\$
GST	incl in above subtotals	\$
TOTAL		\$

Please attach the below table. **If the development is over \$3,000,000.00 a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.**

Certification of the Estimated Cost of Works

I certify that:
 I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
 The estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*

Signed:  Name: _____

Contact Address: _____ Contact No. _____

Date: _____