

## Schedule 2 - Detailed Cost Report

**Cost Summary Report No. 2 - Registered\* Quantity Surveyor's  
Detailed Cost Summary Report Development Cost of \$500,000 or More**

**Development Application No.** \_\_\_\_\_ **Your Reference:** \_\_\_\_\_  
**Complying Development Certificate No.** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Construction Certificate No.** \_\_\_\_\_  
**Applicant's Name:** \_\_\_\_\_  
**Applicant's Address:** \_\_\_\_\_  
**Development Address:** \_\_\_\_\_  
**Description of Development:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Development Details:**

Gross floor area – Commercial	m2	Gross floor area - Other	m2
Gross floor area – Residential	m2	Total Gross floor area	m2
Gross floor area – Retail	m2	Total site area	m2
Gross floor area – Car parking	m2	Total car parking spaces	
<b>Total Development Cost</b>	<b>\$</b>	<b>Total GST</b>	<b>\$</b>
<b>Total Construction Cost</b>	<b>\$</b>		

**Estimate Details:**

<b>Professional fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
% of Development Cost	%	Cost per square metre of site area	\$/m2
% of Construction Cost	%	<b>Car Park</b>	<b>\$</b>
<b>Demolition and Site Preparation</b>	<b>\$</b>	Cost per square metre of site area	\$/m2
Cost per square metre of site area	\$/m2	Cost per space	\$/space
<b>Construction – Commercial</b>	<b>\$</b>	<b>Fit-out – Commercial</b>	<b>\$</b>
Cost per square metre of commercial area	\$/m2	Cost per m2 of commercial area	\$/m2
<b>Construction – Residential</b>	<b>\$</b>	<b>Fit-out – Residential</b>	<b>\$</b>
Cost per square metre of residential area	\$/m2	Cost per m2 of residential area	\$/m2
<b>Construction – Retail</b>	<b>\$</b>	<b>Fit-out – Retail</b>	<b>\$</b>
Cost per square metre of retail area	\$/m2	Cost per m2 of retail area	\$/m2

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 S94A Development Contributions Plan of the Council of Hornsby at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications\*: \_\_\_\_\_

Date: \_\_\_\_\_

\* Must be a member of the Australian Institute of Quantity Surveyors