

ESTIMATED COST OF WORKS - CALCULATION SHEET

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 consent authority will adjust the figure. Additional application fees will be required.

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 costs and methods of measurement in the Australian Cost Management Manuals.

Project Information

Development Address 13 BRUCE ST MONA VALE NSW 2103
Description of Proposal MODIFY GARAGE ROOF + LOWER G.F LIVING AREA
Applicant Name CAMPBELL'S BUILDING COMPANY

Total Site Area	Gross floor area	<u>140</u>	m2
Parking	Gross floor area	<u>30</u>	m2
	number of Spaces	<u>2</u>	
Demolition Works		<u>40</u>	m2
Other Works		<u>-</u>	

Estimated Cost of Works

Please attach one of Councils estimated cost worksheets.

For **development up to \$100,000** the estimated cost of works may be determined by the applicant or a suitably qualified person

For **development between \$100,000 and \$3,000,000** a suitably qualified person is to prepare the cost estimate and submit it along with their methodology, with the DA

For **development over \$3,000,000** a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the Development.

Note: A suitably qualified person is: a builder who is licenced to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licenced and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Certification of 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 & Assessment Regulation 2000

Signed: Ian Campbell
Name: IAN CAMPBELL
Position: DIRECTOR - LICENSED BUILDER
Contact Number: 0424 549 066
Address: P.O BOX 1083 MONA VALE N.S.W 1660
Date: 06.04.2014

Residential Dwellings

	m2/items		Cost per m2/item	Total
Site Preparation Works	<u>18</u>	x	\$100 m2	<u>1 800</u>
Demolition	<u>27</u>	x	\$110 m2	<u>2 970</u>
New dwelling (Custom)	_____	x	\$4,000 m2	_____
New dwelling (Project)	_____	x	\$1,200 m2	_____
Alterations @ Ground Floor Level	_____	x	\$2,700 m2	_____
Aterations @ Other Levels	_____	x	\$2,500 m2	_____
Internal Modifications	<u>21</u>	x	\$1,300 m2	<u>27 300</u>
Garage	<u>25</u>	x	\$850 m2	<u>21 250</u>
Deck	_____	x	\$900 m2	_____
Carport/Car Space	_____	x	\$350 m2	_____
Hardstand Area/Driveway	<u>15</u>	x	\$300 m2	<u>4 500</u>
Landscaping & Siteworks	_____	x	\$350 m2	_____
Excavation	<u>18</u>	x	\$400 m3	<u>7 200</u>
Fencing	_____	x	\$70 per liniel m	_____
Swimming Pool (less than 40m2)	_____	x	\$50,000 item	_____
Swimming Pool (more than 40m2)	_____	x	\$60,000 item	_____
Other (e.g Jetties, Ramps, pontoons, Inclinator)			provide quote	_____
Site Slope Factor (>10%)	Additional		\$25,000	_____
Total				65 020