

### 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	6 ORCHARD ST WARRIEWOOD		
Description of Proposal	25 RESIDENTIAL APARTMENTS + BASEMENT CARPARKING		
Applicant Name	ASCOT PROJECT MANAGEMENT		
Total Site Area	Gross floor area	4736	m2
Parking	Gross floor area		m2
	number of Spaces		
Demolition Works		1465	m2
Other Works			

**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.

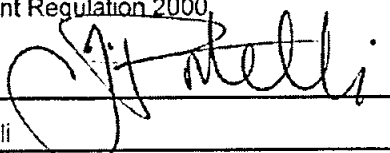
*Notes: A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development 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: 

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Name: John Portelli

Position: MANAGING DIRECTOR (B APP SC (HONS), AAIQS)

Contact Number: (02) 9283 - 8611

Address: Level 3, Suite 301, 491 Kent Street Sydney NSW 2000

Date: 23<sup>rd</sup> May 2014

### Residential Dwellings

	m2/items		Cost per m2/item	Total
Site Preparation Works	N/A	x	\$100 m2	
Demolition	N/A	x	\$110 m2	
New dwelling (Custom)	N/A	x	\$4,000 m2	
New dwelling (Project)	4736	x	\$1,200 m2	\$5,683,200
Alterations @ Ground Floor Level	N/A	x	\$2,700 m2	
Alterations @ Other Level	N/A	x	\$2,500 m2	
Internal Modifications	N/A	x	\$1,300 m2	
Garage	N/A	x	\$850 m2	
Deck	N/A	x	\$900 m2	
Carport/Car Space	N/A	x	\$350 m2	
Hardstand Area/Driveway	N/A	x	\$300 m2	
Landscaping & Siteworks	1465	x	\$350 m2	\$512,750
Excavation	1336	x	\$400 m2	\$534,400
Fencing	31	x	\$70 per lineal m	\$2,170
Swimming Pool (less than 40m2)	N/A	x	\$50,000 item	
Swimming Pool (more than 40m2)	N/A	x	\$60,000 item	
Other (e.g Jetties, Ramps, pontoons, Inclinator)			provide quote	
Site Slope Factor (>10%)	Additional		\$25,000	
<b>Total</b>				<b>\$6,732,520</b>