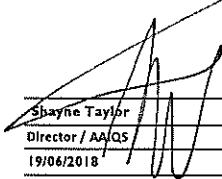


Registered Quantity Surveyor's Detailed Cost Report			
[Development Cost of \$500,000 OR more]			
* A member of the Australian Quantity Surveyors			
DEVELOPMENT APPLICATION No.		Date:	19/06/2018
APPLICANT'S NAME		DEVELOPMENT NAME:	100 BROADWAY, UTS
APPLICANT'S ADDRESS		DEVELOPMENT ADDRESS:	Chippendale, NSW
DEVELOPMENT DETAILS:			
Gross Floor Area - Commercial	m2	5,254	Gross Floor Area
Gross Floor Area - Residential	m2	-	Total Gross Floor Area
Gross Floor Area - Retail	m2	-	Total Site Area
TOTAL DEVELOPMENT COST	\$	10,676,632	exd GST
TOTAL CONSTRUCTION COST	\$	9,706,029	exd GST
TOTAL GST	\$	970,603	
ESTIMATE DETAILS:			
PROFESSIONAL FEES	\$	970,603	
	%	10	of Construction cost
	%	10	of Development cost
DEMOLITION & SITE PREPARATION	\$	-	total construction cost
	\$	-	/m2 of site area
EXCAVATION	\$	-	total construction cost
	\$	-	/m2 of site area
CONSTRUCTION Commercial	\$	9,706,029	total construction cost
	\$	1,847.36	/m2 of site area
CONSTRUCTION Residential	\$	-	total construction cost
	\$	-	/m2 of site area
CONSTRUCTION Retail	\$	-	total construction cost
	\$	-	/m2 of site area
FITOUT Commercial	\$	-	total construction cost
	\$	-	/m2 of site area
FITOUT Residential	\$	-	total construction cost
	\$	-	/m2 of site area
FITOUT Retail	\$	-	total construction cost
	\$	-	/m2 of site area
CARPARK	\$	-	total construction cost
	\$	-	/m2 of site area
	\$	-	Per Space
<p>I certify that I have:</p> <ul style="list-style-type: none"> * Inspected the plans the subject of the application for development consent; * Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manual; * 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, and * Measured Gross Floor areas in accordance with the method of measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2. 			
Signed:			
Name:	Shayne Taylor		
Position and Qualifications:	Director / AIQS		
Date:	19/06/2018		

DA ESTIMATE	Area	Unit	\$/m2	Total
WINDOWS & BLINDS	5,254	m2	7	35,900
INTERNAL WALLS	5,254	m2	332	1,744,650
STAIRCASE	5,254	m2	28	148,850
INTERNAL DOORS	5,254	m2	56	293,000
WALL FINISHES	5,254	m2	68	357,411
FLOOR FINISHES	5,254	m2	161	844,975
CEILINGS FINISHES	5,254	m2	134	705,175
JOINERY	5,254	m2	83	435,800
SIGNAGE	5,254	m2	15	78,810
MECHANICAL SERVICES	5,254	m2	230	1,208,420
HYDRAULIC SERVICES	5,254	m2	40	210,160
FIRE SERVICES	5,254	m2	60	315,240
ELECTRICAL SERVICES	5,254	m2	280	1,471,120
COMMS & DATA	5,254	m2	80	420,320
BWIC (1.5% of services costs)	5,254	m2	10	54,379
NET CONSTRUCTION COST	5,254	m2	1,584	8,324,210
PRELIMINARIES 10%	5,254	m2	158	832,421
MARGIN 6%	5,254	m2	10,676,632.00	549,398
GROSS CONSTRUCTION COST	\$ 5,254 m2		\$ 9,706,029	\$ 9,706,029
PROFESSIONAL FEES (10%)	5,254	m2	185	970,603
TOTAL PROJECT COST (EXCL GST)	\$ 5,254 m2		\$ 2,032	\$ 10,676,632