



## COST ESTIMATE REPORT

This form is to accompany planning applications required to be lodged via the NSW Planning Portal for developments with a value of up to \$3 million. For development with a value of greater than \$3 million, a detailed cost report is to be prepared by a registered quantity surveyor.

The value of works estimate must include the value of costs such as labour (i.e. specialist tradespeople) as well as the value of materials and fixtures to be used, as opposed to what the developer is paying for them. For example, if labour is being provided “for free”, that labour still has a value which must be accurately included in the estimate of the value of works

For development with a value of \$0-\$150,000, a cost summary report may be prepared by the applicant or a suitably qualified person.

For development with a value of greater than \$150,000 - \$3 million, a cost summary report may be prepared by suitably qualified person.

In considering the cost of carrying out development, the applicant and/or building professional is to take the following into consideration:

The costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following—

- a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
- b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
- c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

### **Declaration:**

#### **Developments with a value up to \$150,000**

I have obtained quotations to complete the work described in the application and declare that the total development cost is \$\_\_\_\_\_.

OR

#### **Developments with a value of greater than \$150,000 and up to \$3 million.**

I \_\_\_\_\_, have provided the landowner a quotation to complete the work described in the application and declare that the total development cost is \$\_\_\_\_\_.

Signature: \_\_\_\_\_

Position: \_\_\_\_\_