

Privet | Development budget checklist

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Cost lines to include in a development budget before approaching a construction lender. Use the feasibility calculator to model your own figures.

Land and acquisition

- ☐ Land price
- ☐ Transfer duty and registration fees
- ☐ Legal and due diligence costs
- ☐ Holding costs: rates, land tax, insurance and interest until construction starts

Approvals and consultants

- ☐ Architect and design fees
- ☐ Planning consultant and application fees
- ☐ Engineering, surveying and geotechnical reports
- ☐ Council and infrastructure contributions
- ☐ Building surveyor and certification

Construction

- ☐ Building contract sum
- ☐ Variations allowance
- ☐ Contingency
- ☐ Site works and services connections
- ☐ Builder's insurances and home warranty insurance, where required

Finance and sale

- ☐ Interest during construction and how it is capitalised
- ☐ Establishment, line, valuation, quantity surveyor and legal fees
- ☐ Agent's commission and marketing
- ☐ GST payable on sales and the margin scheme position
- ☐ Holding costs for unsold stock after completion

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