

Development Expense checklist

Keep this exhaustive list handy to ensure you anticipate *all* potential development costs

Purchase of land

- Land purchase price
- Stamp duty on transfer
- Stamp duty on first mortgage
- Finance establishment fee
- Conveyancing fees (purchase)

Consultant costs

- Pre-purchase feasibility
- Town planning
- Working drawings
- Engineering
- Soil test
- Building permit
- Surveying
- Legals
- Project management

Construction costs

- Pre-rental repairs
- Demolition
- Construction

Leasing fees

- Agent's commission
- Advertising

Rates and taxes

- Council rates
- Water & sewer
- Land tax
- Other rates or taxes

Selling fees

- Agent's commission
- Conveyancing fees (sale)

Other costs

- Electricity contribution
- Drainage/sewerage contribution
- Loan interest
- Contingency amount