



# Cost checklist

Category	Line item	Notes	Included
Approvals & reports	Feature/contour survey		
Approvals & reports	Soil test & geotech report		
Approvals & reports	Structural engineering		
Approvals & reports	BASIX/NCC compliance		
Approvals & reports	CDC or DA fees		
Approvals & reports	Private certifier fees		
Approvals & reports	NSW Planning Portal fees		
Approvals & reports	Section 7.11 contributions (if applicable)		
Demolition & site	House demolition & waste disposal		
Demolition & site	Asbestos testing & removal		
Demolition & site	Tree works & protection		
Demolition & site	Cut/fill & spoil removal		
Demolition & site	Retaining walls & erosion control		
Services & water	Sydney Water approvals		
Services & water	Peg-outs & inspections		

Services & water	Sewer encasement/relocation (if near asset)		
Services & water	Stormwater OSD tank/pits		
Services & water	Charged lines / LPOD connection		
Services & water	Electrical upgrade & metering		
Services & water	NBN lead-in and conduits		
Structure & finishes	Slab & frame		
Structure & finishes	Roofing & windows		
Structure & finishes	Insulation & sarking		
Structure & finishes	Kitchens & appliances		
Structure & finishes	Bathrooms & tapware		
Structure & finishes	Tiling, flooring, stairs, and balustrades		
Structure & finishes	Painting & internal doors		
External & finals	Driveways & paths		
External & finals	Boundary and inter-dwelling fencing		
External & finals	Landscaping & turf		
External & finals	Rainwater tanks & letterboxes		
External & finals	Final inspections & occupation certificate		
External & finals	Warranties & defects period		