

The Layman's Guide to Choosing a Block of Land



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This is the first and most important choice you will have to make when building a new home. Where will you build it? Which location will you choose? What constitutes a 'perfect block'?

The thing is this – we all have different dreams and ideals. It is important you give some thought to what ideal block is for you. What do you want? Proximity to town? Views? Country living? Near the family? Lost of space? Privacy?

Choosing can be a very emotional decision. Here are some points to make sure you think about to ensure you choose your land with both your head and your heart.

Services - Water, Sewer & Electrical

This can be a major contributor to additional building costs. Carefully check out what will be required for each of these services. For sewer, is there a connection to the town sewer or will you require a septic system. If you are wanting to add a second dwelling to an existing septic system it may need to be upgraded or replaced. Similarly with water – is it town water supply or will you need to install rainwater tanks and pumps. It is best to get in touch early in the process with a plumber you trust. Ask him to give you some advice. The same applies to electrical, a quick chat with an electrician will be golden advice about costs of building a modular home on your chosen block.

Bushfire or Flood Prone Land

Most rural blocks have some Bushfire Attack Level (BAL) rating applied to them. Just like flood prone land, a quick chat with someone at your local council will enable someone from their Planning Department to look this up on their system. If either of these hazards are present it will mean your building costs will go up slightly. Knowing this early in the process allows you to be forewarned rather than disappointed when you get to the costing phase of your project.

Easements

An easement is a section of land, on your property, that you are not allowed to build on. It may be over a sewer line or to allow stormwater drainage. It will be shown on your title plans as a dotted line and have a note dictating what the easement is for.

This may restrict where you can locate your new home on the block and change how you first thought you would lay out your site. If you're not sure, your local council will be able to look up to see if any easements exist.

Fencing & Driveways

Does your chosen block require fencing? If so, remember to add this to your budget. If you have chosen a country block, the length of the required driveway can add quite a considerable cost too. Make sure you budget this in.

Resale

So often when buying we don't give enough thought to resale value. At some stage you will want to make your next move so give good consideration to the resale value rather than just thinking of the best bargain you can buy.

Access for Modular

Of course, in our mind this is top of the list – is there good access into your property for delivery a factory-built modular home? Modular homes are fully built within the factory then delivered to site on the back of a large truck. Make sure there is good access, without narrow bridges or lots of overhanging trees, so that your new home can be delivered to site.