

Buyers Checklist – Land

When buying a block of land there are certain matters that we recommend be investigated;

Services	<ul style="list-style-type: none"> • What services are available? Water, sewer, phone, gas, power? • Where are they located? 	<input type="checkbox"/> <input type="checkbox"/>
Easements	<ul style="list-style-type: none"> • Is the land affected by any easements? • Some examples are as follows; drainage, right of way. 	<input type="checkbox"/> <input type="checkbox"/>
Covenants	<ul style="list-style-type: none"> • Is the land affected by any covenants? • Some examples are as follows; the type of building materials that can be used to build a dwelling or shed (some covenants do not allow the use of colorbond); fences – what they can be made of and what the height should be. 	<input type="checkbox"/> <input type="checkbox"/>
Boundaries	<ul style="list-style-type: none"> • Are the boundaries of the block clearly identified? • Check with your solicitor about whether you need a survey of the block. 	<input type="checkbox"/> <input type="checkbox"/>
Geotech Report	<ul style="list-style-type: none"> • This report will give you information about the physical suitability of the land for the construction of a home. • Check with your builder or solicitor about whether a geotech report is needed. 	<input type="checkbox"/> <input type="checkbox"/>
Fill	<ul style="list-style-type: none"> • Is there any fill on the block? • Check the geotech report (if one is available) 	<input type="checkbox"/> <input type="checkbox"/>
Builder	<ul style="list-style-type: none"> • Check with your builder about the suitability of the site. • Find out about approximate building costs. 	<input type="checkbox"/> <input type="checkbox"/>
BASIX	<ul style="list-style-type: none"> • Check how the planning rules made by council (www.wsc.nsw.gov.au) and the Government (www.basix.nsw.gov.au) about building sustainability impact on what you want to build. 	<input type="checkbox"/>
Slab Classification	<ul style="list-style-type: none"> • Check the covenants and any geotech report. 	<input type="checkbox"/>
Building Setbacks	<ul style="list-style-type: none"> • Council (www.wsc.nsw.gov.au) has rules about how far from the boundary your house must be. • Check with Council (www.wsc.nsw.gov.au) about this. 	<input type="checkbox"/> <input type="checkbox"/>
Flood	<ul style="list-style-type: none"> • Is the land flood affected? • Check with Council (www.wsc.nsw.gov.au) about this. 	<input type="checkbox"/> <input type="checkbox"/>
Bushfires	<ul style="list-style-type: none"> • Is the land in a bushfire zone? • Check with Council (www.wsc.nsw.gov.au) about this. 	<input type="checkbox"/> <input type="checkbox"/>
Contour Plan	<ul style="list-style-type: none"> • Is one available? 	<input type="checkbox"/>
Local Environment Plan (LEP)	<ul style="list-style-type: none"> • Check whether the land (or surrounding area) is to be rezoned under the draft LEP. 	<input type="checkbox"/>