

- **21 /** Are there any easements (Access ways for public drains, access etc) on our section? Possibly in the way of the structure?
- **22 /** How will drainage be? Will I need to take extra waterproofing steps? Is there a Stormwater connection (Blue manhole lids)?
- **23 /** Are there any potential environmental problems such as creeks or waterways? You can check with Council to see if site is in a flood plane
- **24 /** Cul-de-sac sites may be worth it for privacy and child safety.
- **25 /** Is this truly our price range, so as not to jeopardize our family life style and security?
- **26 /** Will we get clear title? Do not proceed until you do! Is it a freehold title? Is it a cross lease title? Cross lease titles may limit the way the property can be developed.
- **27 /** If a particular section seems to be a bargain, look deeper into why.

Rural and lifestyle sites

- **28 /** In a rural setting, how far is it from the supply to where the house will be sited. At what cost? You can get a quote to run services to the building site.
- **29 /** Will I need a water bore, tank and pump? Or to collect roof water?
- **30 /** Will I need a septic tank system – or possibly an advanced treatment system?
- **31 /** Finally, ask seller if there is anything else you need to know and is this where you are going to love living?

There is a well-known adage in the real estate world:

“The three most important things to consider when buying a section are 1) location, 2) location, and 3) location”.

At Landmark Homes rather than repeating ourselves 3 times, we believe **Location, Location, Value** is a better rule.

Value – is a moving target

It is your opinion of what a particular section is worth to you, based on how you intend to use it now and in the future.

Other words to consider:

Cost – is yesterday

Cost measures past expenditure – for example what somebody paid for a section in the past means nothing as far as a sections present or future value is concerned.

Price – is what it is worth today

Sellers have Asking Prices, Buyers have Offering Prices.

Cost is the past, Price is the present and Value (like beauty) is in the eye of the beholder.

Want to have a chat? Call us for a coffee:

0800 477 100