

LOCATION, LOCATION, VALUE

Section Purchase Checklist.



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The following are valuable points to consider when choosing a section/site to buy and build your home on. To arrange a free site visit and evaluation with your local Landmark consultant, visit our website www.landmarkhomes.co.nz or phone 0800 477 110 and request a meeting. We are happy to offer relevant advice on the suitability of your chosen site.

NOTES GO HERE

ABOUT THE LOCATION

- Begin by looking in the neighbourhood where you would like to live.
- Don't 'overbuild'. Ask yourself, "Are the existing homes nearby the same value as I intend to build?"
- If you have school-aged children, or plan to, how near are schools? How are the schools rated?
- How near are shopping areas?
- How near is public transportation? Is it a factor? How about for resale purposes?
- Is this a good resale area? Get several opinions on this.
- Are there noise factors, such as trucks, trains, etc.? Would that be serious?

ABOUT THE SITE

- Do you have a copy of the title and/or survey plan?
- Are the survey pegs there? If not, the vendor will need to locate them.
- Does your section slope considerably where your home will go? This will add cost to excavation and foundations.
- Is ground known to be or likely to be unstable and require extra foundations, reinforcing, or piling?
- Will your driveway be on solid ground, or require much fill and reinforcing?
- Will your section require trucking dirt and filling in or out? Trucking costs?
- Trees are usually a plus, but will you need to clear out the section before building? Are any trees going to block the sun or view?
- What are the requirements for site coverage; front, rear, and side boundary setback; and recession plane?
- Will you be able to fit the house you want on this site?
- Are you considering a corner section? What about privacy and setback lines?
- Are there any minimum house size requirements set by the land developer?
- Are there any other special requirements or covenants: for example, cladding types or single/multiple storeys? These may be set by the previous owner/developer and may not be on the title.
- Are all services available on-site and to the boundary (power, water, gas, telecoms, broadband)?

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