



Stage 1. Buying Land

ARCHICENTRE'S ESSENTIAL LANDBUYING TIPS

When looking for a suitable block, Archicentre offers these helpful hints:

- On leafy sites, create a design that compliments the natural surroundings. By preserving native trees, plants and shrubs one can reap the immediate benefits of a mature garden that may otherwise take years to grow. The result will add lushness to the exterior and additional privacy from the neighbours.
- Consider the lay of the land. A flat site is often cheaper to build on, but relies heavily on an internal outlook. A sloping site is likely to incur additional construction expense — split-levelling or more complex site preparation — but can return interesting views and a diversity of outlook.
- Check with the local council to establish whether any planning controls exist over the land which may influence the siting, the size or the construction of the building. Check the title to see whether there are any covenants affecting the property.
- Check whether the land is flood, termite, bushfire, snow, or slip-prone. Particular design and construction techniques should be employed in designated areas.
- Another substantial outlay is the utilities. Does it have connection points? Double check that the block comes with power, water, gas and sewer. If the property is not connected and serviced than a great expense is in store.

- For more information in selecting a block of land, call Archicentre today, 1300 13 45 13, or visit the web at www.archicentre.com.au.