

LAND SELECTION

Before you build a home, there are many things you should consider, including the suitability of the land on which you intend to build. This page gives you a handy checklist to assist when choosing a home site.

Power: Is power connected? Is connection underground or overhead? Connection to an overhead power supply is generally less expensive. Commonly, the longer the distance from the house site to the underground connection point, the more costly the connection.

Telephone: Is there a telephone service to the area?

Water: the site connected to town water, or is supply by tank, dam, spring or bore?

Waste water: Is town sewerage available? Or will a sewage treatment system be necessary? (Note: Also consider the space required for an irrigation area and its position)

Access: What issues may arise during construction due to the site (eg. with storage of materials, side boundary access, access by heavy machinery, wet weather)?

Trees: What trees will need to be removed for access and safety purposes?

Soil: The consistency of the soil (whether it is hard or soft) will impact significantly on excavation and foundation designs.

Slope of land: Initial works are more expensive with sloping blocks. The slope of the block will affect the design of the house.

Water drainage: Assess whether water will flow across your block of land from neighbouring blocks of land.

Outlook: Is there a view? Will the view last forever or might vegetation or other construction in the future change the view?

Design aspects: Check the design aspects check list for other points to consider.

Location of the house: Assess the location of the house on the block of land in light of all factors mentioned above.