

NEW HOME BUYER:

FINDING LAND

Finding the right block of land for your new home is an important decision. There are a number of considerations to factor in when choosing the size and location of your block to ensure you can build the home design of your choice.

Is your land ready to build on?

- Any piece of 'unimproved' land is zoned by the local council for a particular purpose. If you're considering a specific block in an established urban setting you should check its zoning with the local council before purchasing
- Sometimes the fall or gradient of the land can make the building difficult
- Your block will need to be cleared and levelled as well as having water, power and sewerage connected before we can start building

Does your land suit your preferred home design?

- Your land needs to be large enough so that the home of your choice can be sited correctly
- Some home designs may suit narrow blocks while others require a wider frontage
- You will need to find out if there are there any pre-existing covenants or developer guidelines that restrict the requirements for the style, type or size of home you want to build

What's your block's orientation?

- Home orientation is an important thing to think about because it will affect how much natural light comes into your home, which will affect your home's energy rating and heating and cooling bills
- Our team will survey your block using [GeoSite](#), an intelligent software tool that not only renders your new home as a 3D illustration on your block, but will show you how your new home will look at different times of the day or even in different seasons

Will your block suit your lifestyle?

- What are your lifestyle considerations?
- Is there a shopping centre nearby?
- How well is the area serviced by public transport and main arterial roads? How long will it take you to get to work?
- Is there a good feeling of community?
- Where's the local park and playground?
- Where are the nearest schools?
- If the estate is new or in its early phases of development, what is the master plan for the area? What's the long-term vision?
- What amenities are planned or coming?

If you want some advice on where to build,
call us on **1300 METRICON** or send us an [enquiry!](#)