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YOUR GUIDE TO  
**BUYING LAND IN A  
NEW ESTATE**

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**INSIDE:**

Land characteristics to consider & your buying guide checklist

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# Welcome

Taking the first initial steps to building a new home can be a daunting process, from choosing the block of land you want to build on to looking at home designs and home builders to suit you and your family's requirements.

It is a good idea to think about what type of home you want to build before buying a block of land as the design you choose can impact the size, location and orientation of the block you need to build on.

In this guide we have put together land characteristics that you should consider as well as a series of questions to think about when visiting new estates. Additionally, use them when talking to land sales consultants to ensure you have all relevant information before committing to purchase.

For further information and assistance, feel free to contact us at BuildTec Homes as we are always eager to assist, you will find our details on the last page.

Yours Sincerely,

Todd des-Baux  
Director



# Land characteristics to consider

A block of land has various characteristics that can potentially impact the design and costs of your new home. Here are some factors to take into consideration when choosing your block of land.

## Ease of Construction

A level block with easy access to the road and services is generally what a project home builder's quoted price is based off. Sloping land will incur higher construction costs for things like drop edge beams and split level slabs.

## Size and Orientation

The size of the block is an important factor which will determine the sort of home that will fit and how much backyard you will have. Check the width and depth, including setback requirements (the distances you have to leave between your home and your site boundaries).

Other aspects include how your home is situated to the sun rising and setting, potential views and privacy from neighbours or roads.

## Easements

An easement is a section of land registered on the property title that gives someone else the right to use the land for a specified purpose, such as stormwater drainage and sewerage pipes.

It's important to know if any easements exist and where they are located, as positioning can impact where you can build as well as any future building plans like in-ground pools.

## Soil Test

The type of soil on your block of land will determine the type of foundation required for your home.

Ask the agent or developer if soil testing has been completed so you can avoid potential surprises such as rock below the surface, or unstable soil that may require more expensive excavation or foundations.

## Flood and Bush Fire

Check if the block of land is located in a flood or bush fire affected area. If your land is in or near bushland there could be additional requirements and costs.

## Design Guidelines

Each local council will have its own design guidelines and regulations when building a new home. If your block is in a new housing estate there could be specific design guidelines to follow as well.







# Get in touch with us

At BuildTec Homes, we specialise in building new homes in new land estates as well as knock-down and re-build in established suburbs. With over two decades of building experience and partnered with some of the best brands and trades in the industry, we offer high quality inclusions, uniquely tailored for you without the custom price tag. Choose from our home designs, design a custom home with our team or bring your own plans to us.



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[buildtechomes.com.au](https://buildtechomes.com.au)

1300 560 667

[enquiries@buildtechomes.com.au](mailto:enquiries@buildtechomes.com.au)

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