



CREATIVE MINDFUL RESOURCEFUL

FINDING A BLOCK OF LAND CHECKLIST

ADDRESS:

AGENT CONTACT:

LAND PURCHASE PRICE RANGE:

BUILD / DEVELOPMENT BUDGET RANGE:

Do the features below increase or decrease the land price or potential build/ development price?

	NOT APPLICABLE	YES / GOOD ✓	NO/ BAD ✓	HAS POTENTIAL FOR	NEEDS WORK	NOTES
VIBE						
We like the general vibe of the place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
We have an emotional connection to the place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
LOCATION						
In a preferred locale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Close to amenities important to us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
We feel like we could have a sense of community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Easy transport routes for us	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Hobby and lifestyle opportunities close by	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
We like the neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Proximity to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Proximity to schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
LAND						
Preferred size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Will accommodate additional activities (i.e. productive gardens, home business, market garden, vineyard)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Has northern aspect / good sun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Has morning or afternoon sun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Has a pleasant outlook / preferred view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Slope (<10% is ideal, greater than 20% adds cost)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Steeper properties increase build cost
Level of existing vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Heavy bush will need clearing and add to costs
Has existing development clearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Has a suitable soil profile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Soil type can affect foundations and thus costs
SERVICES AND INFRASTRUCTURE						
Is connected to council sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Is connected to council reticulated water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Is connected to council electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Is connected to telecommunications / NBN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Is connected to piped gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Off-grid property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Existing access / crossover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Existing driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Existing driveway will reduce development costs
REGULATORY FEATURES						
Zoning is applicable to our use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Is Residential permitted?
Bushfire overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Potential BAL level
Environmental overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Landslide overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Waterway and coastal protection overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Scenic landscape overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ridgeline overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Any other planning overlays	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Building envelope restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Heritage zone or precinct	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

OTHER FEATURES						
Garage / shed / outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Enough parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Productive gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Existing fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Water / tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Dam / water course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Native bush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Space for pets (dogs/ chooks/ horses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
POTENTIALS						
Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Orchard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Future investment opportunities (subdivision)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Other potentials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
BONUS FEATURES						
Near the beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Close to native reserve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Flat land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Close to family or friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Great Dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Other bonus features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PRICE						
Land purchase price \$						
Nominal pre-build expenses (design, consultants and approvals) \$						
Nominal build/ development costs \$						
Do the above features of the property increase the build costs?						
Nominal total investment \$	\$0.00					

When considering purchasing a property we strongly recommend that you or your representative undertake proper due diligence. Consult your Conveyancer or other suitably qualified persons. Building costs are very hard to determine and are constantly changing. Information should be sought from a suitably qualified persons/source.

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