

## Buying Land Checklist

Checklist Task	Comment
Is the compass "N" facing front, side or rear ? (that's the hot side)	
Is the land flat ? <ul style="list-style-type: none"> <li>➤ Does drainage from neighbours come into your land</li> <li>➤ Will their house be higher than you so you become overlooked ?</li> <li>➤ Engage a surveyor before purchasing. (available through BAA website)</li> </ul>	
Flood History ? <ul style="list-style-type: none"> <li>➤ Is the area liable to flooding if so insurance will be an issue</li> <li>➤ If a new estate, check with insurance company as they will know</li> </ul>	
Is there an aircraft flying corridor above or near creating noise & Pollution?	
Development type <ul style="list-style-type: none"> <li>➤ Is there social housing near (This can decrease value)</li> <li>➤ Is there social housing planned if a new estate ?</li> </ul>	
Area Crime Rates <ul style="list-style-type: none"> <li>➤ Check with local council and Police for statistics, its free.</li> <li>➤ If a new estate, check surrounding crime figures.</li> </ul>	
Access <ul style="list-style-type: none"> <li>➤ Is the road a standard width ?</li> <li>➤ Is there any rear ally / access</li> <li>➤ Are there any easements on or by the land. (see legal in BAA website)</li> <li>➤ Are there parking indents – check the estate for access issues.</li> </ul>	
Will you be the only 2 story in a single story area or single in a 2 story area ?	
What View will you have / want?	
Density of development <ul style="list-style-type: none"> <li>➤ Is the estate crowded ?</li> <li>➤ Will you be overlooked ?</li> </ul>	
Are ALL utilities available to the land ? <ul style="list-style-type: none"> <li>➤ Natural Gas</li> <li>➤ Electricity</li> <li>➤ Telephone</li> <li>➤ Internet</li> </ul>	
What's the full plan for the estate look like ? <ul style="list-style-type: none"> <li>➤ Are amenities available ?</li> <li>➤ How long will development be happening around you ?</li> </ul>	
Is it a rock prone area? If So this adds building costs	
Is it a clay prone area ? If So this adds building costs	
What Estate rules (Covenance) will affect what you build ? <ul style="list-style-type: none"> <li>➤ Seek solicitor advise to check contracts, covenance and easements (see legal in BAA website)</li> </ul>	

# BUILDING ASSISTANCE AUSTRALIA PTY LTD

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What's / Near and is it positive or negative for you?			
Kinder / School/ College		Shops	
Park		Doctors	
Train		Dentist	
BuildingAssistanceAustralia Bus		Hospital	
Airport		Freeway	
Police Station		Tip / Rubbish Dump	
Ambulance Depot		Fire Station	
Gym		Swimming Pool	
Commercial / Manufacturing Zoned			