LIVE IN THE
NEW NORTH

What is buying land off the plan

When you buy an allotment of land off the plan, it means that you are buying (contracting to buy) the land prior to the land being developed and the new land title being created.

As it is not yet built, you can't walk the allotment to review the levels and check for services. It becomes important that you then ask the right questions to ensure that you know what you are buying. See below a check list of questions that will help you understand what you are buying.

Questions to ask

1. Where is the allotment within the project
2. What is the orientation of the allotment
3. Is there a sales plan available
4. Is there a building envelope plan (BEP) available
5. Can I build on the boundary
6. Is the pegging plan available
7. Will the allotment be pegged upon completion
8. Are there any engineering drawings available
9. Are there any easements on the land if so what is the impact on the allotment
10. Is the land flat
11. Are their any retaining walls
12. What services are included (sewer, water, recycled water, electricity, gas, NBN, communications)
13. What are the obligations associated with fencing
14. Is there a footpath in front the allotment
15. Will there be a driveway crossover constructed to the allotment
16. Who owns the land in front of the allotment to the kerb
17. When are the new land titles expected
18. When is my finance due
19. What is the land settlement date
20. When can the home builder, engineers and surveyors access the allotment for soil reports and contour plans
21. Are there any Urban Design Guidelines applicable to the allotment
22. Is there an encumbrance applicable to the allotment

Disclaimer
This buying land off the plan information is intended to be general in nature and may not suit individual buyers circumstances. All land buyers should seek their own advice from suitable qualified advisors in relation to their own specific circumstances.