

Land Purchase Checklist

This checklist will help you understand what a potential site can offer before making a final decision to purchase. This enables selection of a site that enhances the final project, not one that becomes an obstacle to it.

Item	Check	Notes
FINANCIAL		
Review economic constraints included in the Design Brief to avoid trade-offs in the design by overspending on the land.	<input type="checkbox"/>	
LOCATION		
Assess the cost of land against possible lifetime savings resulting from achieving lifestyle objectives. Consider priorities regarding hobbies and proximity to transport and amenities. A plot in a central location might be more expensive than one in the outer suburbs but it may allow people to walk or cycle to work every day, saving money and time.	<input type="checkbox"/>	
Review possibilities and limitations in terms of context of prospective sites such as neighbours, ease of access and availability of public utilities.	<input type="checkbox"/>	
PHYSICAL CHARACTERISTICS		
Consider each site in terms of its ability to fulfil objectives and aspirations for the project contained in the Design Brief. For example, if a warm and comfortable environment inside the house is vital, you should identify which side of the house will have usable open space.	<input type="checkbox"/>	
Understand the possibilities and limitations each site may offer in terms of physical characteristics such as topography and slope, vegetation, any flooding risk, access to sunlight, privacy, quality private outdoor space, etc.	<input type="checkbox"/>	
EXTERNAL PARTY INTERACTION		
Learn about the soil quality, which is important in determining what is needed for the house to support itself. A geotechnical report can provide this information.	<input type="checkbox"/>	
Request a copy of a Computer Register (Certificate of Title) from LINZ, a government department responsible for land titles, which proves the ownership of the land and contains information about restrictions that may apply to it.	<input type="checkbox"/>	
Request a valuation that can be useful to understand how much a property is worth and whether the price being offered is competitive.	<input type="checkbox"/>	
COUNCIL		
Enquire about documents that provide useful	<input type="checkbox"/>	

Item	Check	Notes
<p>information about a site such as District Plans, Property files and Land Information Memorandums (LIMs). Among the issues these documents can indicate are: how much of the land can be occupied, where the house should go, how high it can be, and whether there are hazards or character restrictions.</p>		
<p>Understand that work that falls outside the scope of Council plans may require Resource Consent. In this scenario you should assess the benefits of your choices against the time and cost of application.</p>	<input type="checkbox"/>	