

Choosing a **BLOCK OF LAND**

Our comprehensive guide to choosing a block of land in Adelaide is a valuable resource, providing expert insights and practical tips to help you navigate the important decision-making process and find the perfect foundation for your dream home.



Introduction

Building a new home is an exciting and significant milestone, and selecting the right block of land is a crucial step towards realising your dream.

This guide is designed to provide you with comprehensive insights and practical tips to help you make an informed decision when choosing a block of land in Adelaide.

Let's explore the essential factors to consider throughout the process.



Choosing the Best Location: Selecting the right location is paramount. Consider factors such as proximity to amenities, schools, public transportation, and employment opportunities. Assess the neighbourhoods character, growth potential, and future development plans to ensure it aligns with your lifestyle and long-term goals.

Potential Issues with the Land: Before purchasing a block of land, thoroughly assess potential issues such as soil quality, drainage, slope, and environmental constraints. Engage professionals, such as engineers and soil testers, to evaluate these aspects and identify any potential challenges or additional costs that may arise during the construction process.

Accommodating Your Home Design: Ensure the chosen block of land can accommodate the type of home you envision. Consider factors such as the size, shape, and orientation of the land in relation to your desired home design. Be mindful of any restrictions imposed by local councils, including setback requirements and building height limitations.

Seek Professional Guidance: Engaging professionals is crucial to ensuring your chosen block of land is suitable for construction. Consult with engineers, local councils, and relevant authorities to obtain expert advice and necessary approvals. Additionally, collaborate with reputable builders who can provide valuable insights on the feasibility and cost-effectiveness of building on the land.

Land Estate vs. Established Area: Differentiate between land estates, like Riverlea, and established areas when choosing a block of land. Land estates often offer new infrastructure, planned amenities, and a consistent design aesthetic. Established areas, on the other hand, may provide established infrastructure, established neighbourhoods, and mature landscaping. Consider your preferences for community feel, convenience, and future growth potential when making this decision.

Choosing the right block of land in Adelaide is a crucial step in the journey of building your dream home. Take the time to evaluate factors such as location, potential issues, suitability for your home design, and seek professional guidance from engineers, councils, and relevant authorities. Consider the differences between land estates and established areas to determine which option aligns with your vision and lifestyle. By applying the insights and recommendations provided in this guide, you can make an informed decision that sets the foundation for a successful and fulfilling home building experience in Adelaide.

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Helpful questions for choosing land

1. What is the size and shape of the block of land? Does it meet my requirements for the size and layout of the home I intend to build?
2. What is the orientation of the land? Will it allow for optimal natural light, energy efficiency, and design possibilities?
3. Are there any easements or encumbrances on the land that may impact the use or development of the property?
4. What is the zoning of the land? Are there any restrictions on land use or building design that I need to be aware of?
5. Does the land have any potential issues such as slope, drainage problems, or soil quality that could impact construction or require additional costs?
6. What utilities are available on the land? Are there existing connections for water, electricity, gas, and sewage? If not, what are the costs and feasibility of connecting to these services?
7. Are there any specific building covenants or design guidelines imposed by the developer or local council that I need to adhere to?
8. What are the nearby amenities and facilities, such as schools, parks, shopping centers, and public transportation options? How convenient are they to the location of the land?
9. Are there any planned or potential developments in the surrounding area that may affect property values or quality of life in the future?
10. Have there been any previous soil or environmental assessments conducted on the land? If so, what were the results, and are there any remediation requirements or restrictions to be aware of?

By asking these questions, you can gather crucial information about the block of land you are considering, allowing you to assess its suitability for your intended home and lifestyle. Additionally, consult with professionals such as builders, engineers, and local authorities to obtain further guidance and ensure you have a comprehensive understanding of the land's potential.



Some land issues that potentially exist

When considering purchasing land in Adelaide, it's important to be aware of potential issues that could impact the property's value, suitability, or development. Here is a list of land issues that buyers should look out for and thoroughly investigate before signing a contract:

Sloping or Uneven Terrain: Assess if the land has significant slopes or uneven terrain that may affect construction, site preparation, or landscaping plans.

Soil Quality and Stability: Investigate the soil composition, as poor soil conditions can impact foundation stability, drainage, and potential for future landscaping or gardening.

Drainage Problems: Determine if the land has adequate drainage systems or natural water flow to prevent water logging or flooding issues during heavy rains.

Environmental Factors: Research any potential environmental concerns such as contamination, protected flora or fauna, or bushfire-prone areas that may require additional approvals, mitigations, or restrictions.

Easements and Encumbrances: Identify any existing easements or encumbrances on the land that could limit future development plans or access rights.

Zoning and Restrictions: Understand the zoning regulations and restrictions imposed by the local council, including setbacks, height limitations, or land use restrictions that may affect your building plans.

Bushfire Prone Areas: Determine if the land falls within designated bushfire-prone zones and familiarise yourself with the necessary building requirements and potential insurance implications.

Services and Utilities: Confirm the availability and accessibility of essential services such as water, electricity, gas, and sewage connections, as well as the associated costs for connecting to these services if they are not already available.

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Access and Infrastructure: Assess the quality of road access, nearby infrastructure, and amenities, ensuring they meet your needs and expectations for convenience and livability.

Title and Legal Issues: Engage a solicitor or conveyancer to conduct a thorough title search and investigate any legal issues, caveats, or ownership disputes that could impact the transfer of ownership or future use of the land.

It's crucial to conduct appropriate due diligence, seek professional advice, and potentially engage specialists such as engineers, surveyors, or environmental consultants to assess any potential land issues thoroughly. Taking these precautions will help you make an informed decision and avoid future complications or unexpected costs associated with the purchased land.



Land Glossary

Understanding the intricacies of construction and building projects can be a daunting task, especially for those who are not familiar with the terminology used in the industry. To alleviate this confusion and ensure clarity, we proudly offer a comprehensive glossary that serves as a valuable resource for individuals seeking to comprehend the various building terms.

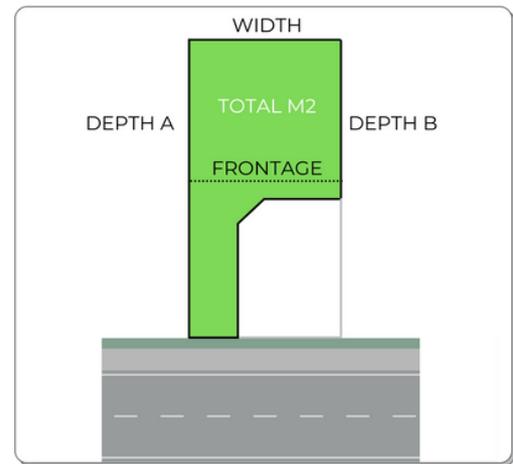
Our meticulously curated glossary encompasses an extensive range of construction-related jargon, from architectural concepts and engineering principles to construction materials and techniques. By providing this accessible and user-friendly reference tool, we empower our clients and stakeholders to navigate the complex world of construction with confidence and understanding.

Whether you're a seasoned professional or a novice embarking on your first building endeavor, our glossary serves as a trusted companion, unraveling the mysteries of construction terminology and fostering effective communication throughout the entire project lifecycle.

[VIEW GLOSSARY](#)



Hammer-head

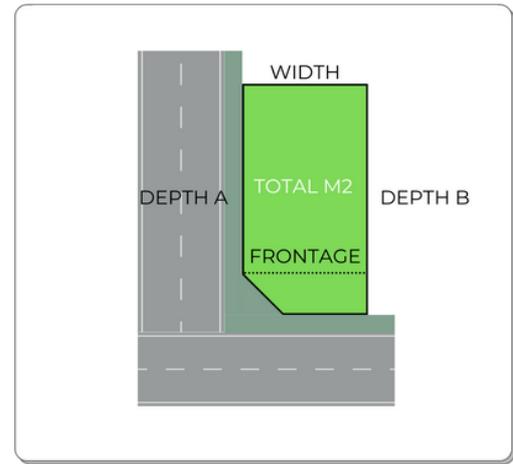


When considering a hammerhead block of land in Adelaide, there are several important factors to take into account. Here are some considerations to keep in mind:

- 1. Hammerhead Block Layout:** Hammerhead blocks typically have a unique shape, characterized by a long driveway leading to a wider section at the rear of the block. Consider how this layout may affect your plans for building, landscaping, and vehicle access. The narrower frontage may impact design options for your home.
- 2. Building Restrictions:** Check with the local council or planning authorities to understand any specific building restrictions or guidelines that apply to hammerhead blocks. There may be regulations regarding setbacks, site coverage, height restrictions, or design considerations that you need to adhere to.
- 3. Access and Parking:** Hammerhead blocks often have shared driveways or a common entrance point. Consider how this shared access may impact parking arrangements and maneuverability for vehicles. If you plan to have multiple vehicles, ensure there is adequate space for parking and turning.
- 4. Privacy and Noise:** Due to the layout of hammerhead blocks, the rear section may offer more privacy compared to the front. However, consider any potential noise issues from the shared driveway, neighboring properties, or nearby roads. Evaluate the orientation of the block to determine if noise or privacy may be a concern.
- 5. Landscaping and Outdoor Space:** The wider rear section of a hammerhead block can provide an opportunity for a larger backyard or outdoor living area. Consider how you can optimize the space for landscaping, entertaining, and recreational activities, taking into account any privacy requirements.
- 6. Natural Light and Ventilation:** Assess how the shape and orientation of the block will affect natural light and ventilation throughout the property. Depending on the block's position, some areas may receive less sunlight or airflow, potentially impacting energy efficiency and comfort within the home.
- 7. Utility Connections:** Determine the location of existing utility connections such as electricity, water, and sewage lines. Assess if any modifications or extensions are needed to connect your future property to these services and consider the associated costs.
- 8. Future Resale Value:** Consider how the unique layout of a hammerhead block may impact the resale value of the property. Some buyers may find the layout appealing, while others may prefer traditional block shapes. Evaluate the current market trends and consult with local real estate professionals to understand the potential resale value.

Remember to engage professional services, such as architects, builders, and surveyors, to assess the specific details of the hammerhead block and provide expert advice tailored to your situation.

Corner

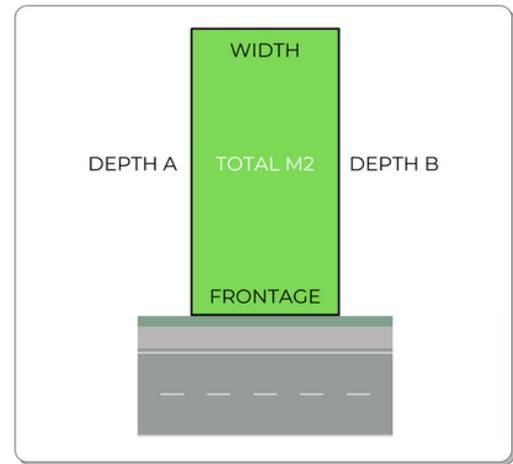


When considering a corner block of land in Adelaide, there are several important factors to take into account. Here are some considerations to keep in mind:

1. **Street Frontage and Orientation:** Corner blocks generally have dual street frontages, offering more design and landscaping opportunities. Consider the orientation of the block to maximize natural light, privacy, and views from different angles. Also, evaluate the traffic patterns and potential noise from the adjoining streets.
2. **Setbacks and Building Regulations:** Corner blocks may have specific setback requirements and building regulations that differ from standard blocks. Check with the local council or planning authorities to understand any restrictions or guidelines that apply to corner blocks. These may include setbacks from both streets and neighboring properties, height restrictions, and other design considerations.
3. **Access and Entry Points:** The dual street frontages of a corner block provide different entry options for vehicles and pedestrians. Consider how the access points align with your lifestyle and future plans. Assess the functionality and safety of the driveway and entry points, especially if there are traffic considerations or limitations due to street designs or nearby intersections.
4. **Privacy and Security:** Corner blocks often have more exposure to the public domain due to the additional street frontage. Evaluate the privacy implications and consider measures such as fencing, landscaping, or window placement to enhance privacy. Also, assess security concerns and how the corner location may affect your property's vulnerability.
5. **Landscaping and Outdoor Spaces:** Corner blocks typically offer larger front yards and side yards compared to standard blocks. Utilize the additional space for landscaping, outdoor entertaining areas, or even the possibility of a secondary entrance. Consider the functionality, aesthetics, and maintenance requirements of these areas.
6. **Traffic and Pedestrian Considerations:** Corner blocks may experience higher levels of traffic and pedestrian activity due to their location. Evaluate how this may affect noise levels, parking availability, and the overall ambiance of the property. Consider whether nearby roads or intersections may cause inconvenience or safety concerns.
7. **Design Opportunities and Street Appeal:** The dual street frontages of a corner block can enhance the architectural design and street appeal of your home. Consider the potential for unique designs, multiple access points, and the visual impact from different angles. Explore design options that maximize natural light, views, and the overall aesthetics of the property.
8. **Resale Value:** Corner blocks are often perceived as desirable due to their larger size and potential for more flexible designs. Assess the current real estate market trends and consult with local real estate professionals to understand the potential resale value of corner blocks in your area. However, keep in mind that individual factors such as location, condition, and demand will also influence the property's value.

It is essential to engage professional services, such as architects, builders, and surveyors, to assess the specific details of the corner block and provide expert advice tailored to your situation.

Narrow

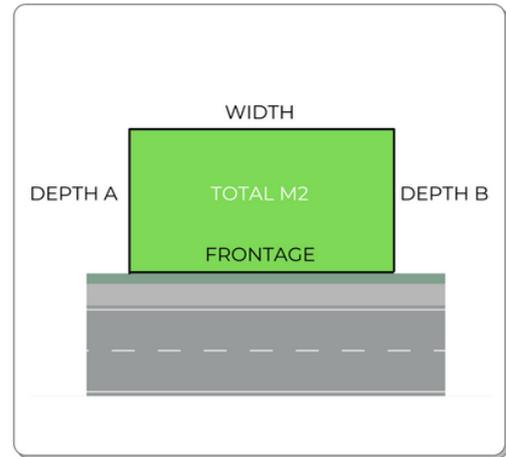


When considering a narrow block of land in Adelaide, there are several important factors to take into account. Here are some considerations to keep in mind:

1. **Building Design and Layout:** A narrow block may require specific design considerations to maximize space and functionality. Explore architectural designs that optimize the use of narrow spaces, such as multi-story or split-level homes. Consider open floor plans, clever storage solutions, and efficient use of vertical space.
2. **Site Coverage and Setbacks:** Check with the local council or planning authorities to understand any specific regulations or restrictions regarding site coverage and setbacks for narrow blocks. There may be limitations on the percentage of land that can be built upon or requirements for setbacks from neighboring properties.
3. **Natural Light and Ventilation:** Evaluate how the narrow width of the block will affect natural light and ventilation throughout the property. Consider window placement, skylights, or other design elements to maximize light penetration and airflow. Adequate natural light and ventilation are crucial for the comfort and livability of the home.
4. **Privacy:** Narrow blocks may have closer proximity to neighboring properties, potentially affecting privacy. Consider the orientation of the block, window placement, and the need for fencing or landscaping to create privacy buffers. Explore design options that maintain privacy without compromising natural light and views.
5. **Landscaping and Outdoor Space:** The limited width of the block may impact the size of the outdoor areas. Consider creative landscaping solutions, such as vertical gardens, rooftop gardens, or courtyard designs, to make the most of the available space. Assess your outdoor living needs and prioritize areas for relaxation, entertainment, or gardening.
6. **Parking and Vehicle Access:** Evaluate the parking options and vehicle access for a narrow block. Determine if there is sufficient space for a driveway, garage, or carport, considering any local regulations. Explore alternative parking solutions, such as tandem parking or off-street parking arrangements, if space is limited.
7. **Storage and Utility Spaces:** With limited floor space, storage becomes crucial. Consider innovative storage solutions like built-in cabinetry, under-stair storage, or attic spaces. Evaluate the need for utility spaces, such as a laundry room or additional storage areas, and plan their placement wisely.
8. **Structural Considerations:** Narrow blocks may require specific structural engineering considerations. Consult with architects and builders to ensure the design and construction methods are appropriate for the block's dimensions. Pay attention to soil conditions, potential for subsidence, and any unique challenges associated with a narrow block.
9. **Resale Value:** Consider the potential resale value of a narrow block in your desired location. While some buyers may be attracted to the affordability and low-maintenance aspects of narrow blocks, others may prefer larger or more conventional-shaped blocks. Evaluate the market trends and consult with local real estate professionals for insights into the demand and value of narrow blocks in your area.

Engaging professional services, such as architects, builders, and surveyors, is crucial to assess the specific details of the narrow block and obtain expert advice tailored to your situation.

Wider but shorter

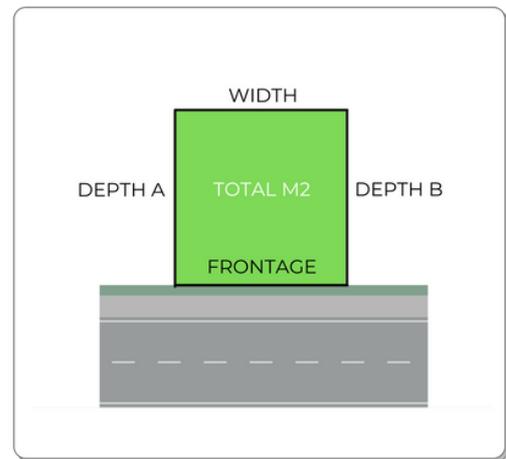


When considering a wider but shorter rectangular block of land in Adelaide, there are several important factors to take into account. Here are some considerations to keep in mind:

1. **Building Design and Layout:** A wider but shorter rectangular block may require thoughtful design to maximise the use of space. Consider the layout and orientation of the block to optimise the design for functionality and aesthetics. Explore architectural designs that make efficient use of the available area, such as open floor plans or multi-story structures.
2. **Setbacks and Building Regulations:** Check with the local council or planning authorities to understand any specific regulations or restrictions regarding setbacks and building requirements for wider but shorter rectangular blocks. There may be guidelines related to setbacks from boundaries or neighbouring properties, building height restrictions, or other design considerations that apply specifically to this type of block.
3. **Outdoor Living and Landscaping:** Although the block may be shorter in length, there may still be opportunities to create outdoor living spaces. Consider how you can utilise the available area for gardens, patios, or outdoor entertaining areas. Explore landscaping options that enhance the visual appeal and functionality of the outdoor space.
4. **Privacy:** Assess the potential for privacy on a wider but shorter rectangular block, especially if there are neighbouring properties in close proximity. Consider fencing, landscaping, and the placement of windows and outdoor living areas to ensure privacy while maintaining access to natural light and views.
5. **Natural Light and Ventilation:** Evaluate how the dimensions and orientation of the block will affect natural light and ventilation throughout the property. Plan the placement of windows, skylights, and other openings strategically to optimise sunlight exposure and promote cross ventilation.
6. **Parking and Vehicle Access:** With a wider block, there may be more flexibility for parking and vehicle access. Assess the options for driveways, garages, and additional parking spaces. Consider whether there is sufficient space for parking multiple vehicles or if any local regulations or restrictions apply.
7. **Utility Connections:** Determine the location of utility connections such as electricity, water, and sewage lines on the block. Assess if any modifications or extensions are needed to connect your future property to these services and consider the associated costs.
8. **Resale Value:** The resale value of a wider but shorter rectangular block can be influenced by factors such as location, amenities, and market trends. Consider consulting with local real estate professionals to understand the potential resale value of this type of block in your specific area.

Engaging professional services, such as architects, builders, and surveyors, is advisable to assess the specific details of the wider but shorter rectangular block and obtain expert advice tailored to your situation.

Square



When considering a square block of land in Adelaide, there are several important factors to take into account. Here are some considerations to keep in mind:

1. **Building Design and Layout:** A square block offers design flexibility and symmetry. Consider how you can optimize the layout and orientation of the block to maximize the use of space and natural light. Explore architectural designs that make efficient use of the square shape, such as open floor plans or central courtyard designs.
2. **Setbacks and Building Regulations:** Check with the local council or planning authorities to understand any specific regulations or restrictions regarding setbacks and building requirements for square blocks. There may be guidelines related to setbacks from boundaries or neighboring properties, building height restrictions, or other design considerations.
3. **Outdoor Living and Landscaping:** Square blocks provide an opportunity for balanced and well-proportioned outdoor spaces. Consider how you can create functional and inviting outdoor areas such as gardens, patios, or outdoor entertaining spaces. Explore landscaping options that enhance the aesthetic appeal and maximize the use of the square-shaped block.
4. **Natural Light and Ventilation:** Evaluate how the dimensions and orientation of the block will affect natural light and ventilation throughout the property. Plan the placement of windows, skylights, and other openings strategically to optimize sunlight exposure and promote cross ventilation. The square shape may provide more opportunities for balanced light distribution.
5. **Privacy:** Assess the potential for privacy on a square block, considering neighboring properties and the orientation of the block. Consider fencing, landscaping, and the placement of windows and outdoor living areas to ensure privacy while maintaining access to natural light and views.
6. **Parking and Vehicle Access:** Assess the options for parking and vehicle access on the square block. Consider the placement and size of driveways, garages, and additional parking spaces. Ensure there is sufficient space for parking and maneuverability based on your specific needs and any local regulations.
7. **Utility Connections:** Determine the location of utility connections such as electricity, water, and sewage lines on the block. Assess if any modifications or extensions are needed to connect your future property to these services and consider the associated costs.
8. **Resale Value:** Square blocks are often considered desirable due to their balanced shape and potential for versatile designs. However, factors such as location, amenities, and market trends will also influence the property's value. Consult with local real estate professionals to understand the potential resale value of square blocks in your specific area.

Engaging professional services, such as architects, builders, and surveyors, is advisable to assess the specific details of the square block and obtain expert advice tailored to your situation.

Disclaimer:

The information packs provided for individuals embarking on any project in the home building industry in Adelaide are intended to offer general guidance and insights. However, it is important to note that the information contained within these packs is based on general knowledge and industry practices available up until September 2021.

Please be aware that regulations, laws, and industry standards can evolve and vary over time. Therefore, it is crucial to consult with relevant professionals, such as architects, engineers, contractors, and local authorities, to obtain the most accurate and up-to-date information specific to your project and location.

While we strive to provide accurate and reliable information, we cannot guarantee the completeness, accuracy, or applicability of the content within these information packs to every individual circumstance. The content should be used as a starting point for further research, due diligence, and personalized professional advice.

We strongly advise readers to independently verify all information, seek professional advice, and comply with all relevant laws, regulations, and requirements before commencing any project in the home building industry in Adelaide. The usage and reliance upon the information provided within these packs are solely at the discretion and risk of the readers.

We do not accept any liability for any loss, damage, or inconvenience caused directly or indirectly by the use or reliance on the information presented in these packs.

By using these information packs, you acknowledge and agree to the above disclaimer and release us from any claims or liabilities arising from the use or interpretation of the provided information.

We hope this information pack provides you with valuable insights and helps make your journey of choosing a block of land in Adelaide smoother and more successful.

If you have any further questions or require additional assistance, feel free to reach out to our team at BuildPilot™ Home Builders Advisory.

We are a home builders advisory which helps design your home, match you with a suitable builder for the right price and navigate through the building process.

As an additional value add to our business we have a land select division which can help find you a block of land that would be suitable for your project, then we can look at our standard home builders advisory process.

Good luck with finding a block of land building your new home!



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