

House & Land Packages



House & land packages are proving to be a very popular option for today's home buyers. Today, many builders and land developers are working closely together to ensure that home buyers are presented with simple solutions that remove fuss and uncertainty from the buying process.

🗨️ A house & land package can make life easier, save you money and provide a better overall solution, but what does it actually mean? The term 'house & land package' is used loosely and can mean many different things. So before considering a purchase of this kind, it is important to address the following points.

Level of inclusions

Exactly what is included in the price? For example, does it include floor coverings, down lights, landscaping? It is important to ask these questions up front if you want to avoid unexpected costs down the line.

Is the package fixed price?

If it is being presented as 'fixed price', what are the fixed price components? Are all the site costs included and fixed with no room for movement?

Value

Is it cheaper as a package? Is it lot specific? Has an actual block of land been earmarked for a particular home design?

If there are land covenants, have these been considered, and are there any additional costs for this?

Fit out and colours

Am I able to select colours and appliances or are these pre-selected?

Is it part of a planned community?

Is the package in a planned community, where all the homes are sold as pre-planned packages? If so, do the homes complement one another?

What is the construction stage?

Has the home started construction? If so, are there any Stamp Duty savings on the land?

Purchase process

Will two separate contracts be used? That is, is there a contract for the home build and one for the land, and how will this affect the loan type chosen?

Payment process

Do I need to pay a deposit, and are there progress payments?

When is land title released?

Construction cannot commence until the land title is released. When will this occur?

Construction time

How long will it take to build and when will it be finished?