

## FACT SHEET

# block selection

**I am looking at a number of blocks, and can't work out which one would be best for me. What should I be looking for?**

**--- Bart Du Plessis**

If you are like most people today you start looking for tips and tricks on finding the best block with a google search. Unfortunately you won't find too much detail on block selection in a tropical environment. Most information out there is encouraging you to heat up your home, which is the

last thing you should be looking for in the tropics. Apart from the actual home, selection of a block is the most important part of building a home.

In the Darwin area, the land squeeze we had suffered through 2008 and 2009 meant selecting a block wasn't a reality for customers as the land sale was conducted through a ballot system and largely you had to accept what you could get your hands on. Vacant blocks were a scarcity and most being bought up well before titles were issued. Although this isn't a current problem, it affords current buyers in the market the opportunity of choice, something many aren't making the most of!

The land shortage has eased significantly each year, and choosing your lot is a possibility again to the extent there is titled land ready to choose from in perhaps 5 main areas.

When looking for a lot, there are many things to consider. Proximity of schools, shopping, parks and health precincts. You need to consider whether your home is going to have a backyard in the sun or the front of the house in the sun, and if you go two-storey, whether your home is going to be looking at someone's backyard instead of overlooking a park. If you are seeking more information, find our article 'Buying Land' it is on our website at [killarneyhomes.com.au](http://killarneyhomes.com.au).

