

CHOOSING THE SITE OF YOUR DREAM HOME

READ THIS BEFORE YOU BUY.



Are you interested in purchasing a site on which to build your new home?

Before you take the plunge with a new build, there are several things you should weigh up when it comes to selecting the perfect property site, and designing your house from scratch.



Here are
six things
to consider
when choosing
the site of
your dream
home.

Macro location

Location, location, location. They emphasise it for a reason: location should be the primary factor to think about when you're in the research stage of your site search. Why? Well, we all know that location has a huge impact on the value of your home. Regardless of how beautiful your house may be, if it's in the wrong location, it will never be able to hold the same value as if it were in a more desirable area. It's also important to remember that you can always change the structure, layout and style of your home, but you can never pick it up and move it to another area.

When we speak about location at a macro scale, we're describing the geographically distinct sub-market in which a site is located, like a city or region. Cities are formed because there are huge benefits created by grouping people together. A functioning macro situation makes the site you're choosing a safer bet, as it's likely to remain an attractive property location in years to come. It's therefore important to constantly review this.

When reviewing property on a **macro scale**, we recommend that you analyse the following:

ACCESSIBILITY

How near is the property to your office or place of work? Is it close to public and private transport hubs like highways or airports? Accessibility within an area directly influences your standard of living, as it makes your life either more or less convenient, shortening your commute time and giving you more free time to do the things you most enjoy.

SOCIO-ECONOMIC CONDITIONS

Socio-economic conditions within a community include factors like income, education and occupation, as well as health and psychological aspects. These conditions have the power to affect the impact that a community has on broader society.

MUNICIPAL DISTRICT

Complying with the rules and regulations of the municipal district where your site is located is very important. Each municipal district has a Zoning Scheme, which dictates what you can build on a specific erf, the building line, the street line setbacks, the type of building you can erect, and other things. Do familiarise yourself with the various restrictions that apply to your new property.



When reviewing property on a **macro scale**, we recommend that you analyse the following:

PROXIMITY

Is your site location close enough to those places you’re going to need to access every day like schools, churches, hospitals, shopping centres and business parks?

THE FORESEEABLE FUTURE

Being informed of any future changes of roads in neighbourhoods, or any other urban developments, is very beneficial, as these changes can have a tremendous impact on the value of your home.

SECURITY

Safety is vital for your physical wellbeing and peace of mind. Everyone has a basic desire to feel and be safe, therefore knowing what security is already provided on-site will allow you to decide whether or not the property is right for you. These could include things like a neighbourhood watch, electric fence, house alarm and more. If you don’t feel that the current safety measures are sufficient, you need to assess which possible additions will be needed to ensure that sense of safety.

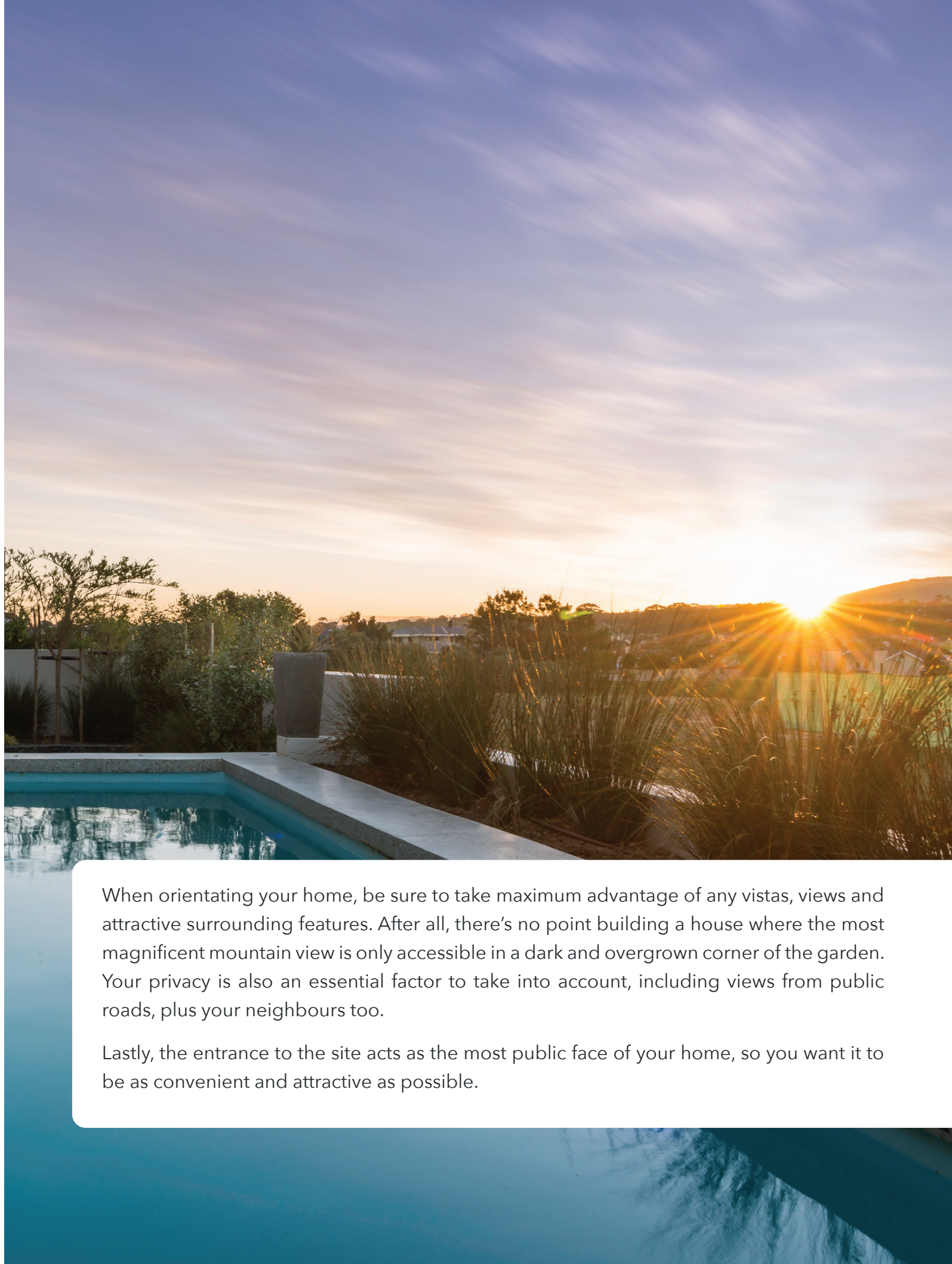


Placement & Orientation

How your home is placed on the site when it comes to weather and the climate is more important than you know. Things like the sun, wind, and rain can tremendously impact your cooling and heating needs, as well as how much these utilities will cost. Most importantly, your home should be positioned in a way that takes full advantage of the seasonal conditions – which will give you living areas that are filled with sunlight, a garden that thrives, and a home that is comfortable and enjoyable to spend time in.

When choosing the best orientation for your home, prioritise your heating and cooling needs by researching the location's climate, including:

- **Temperature ranges**
- **Humidity ranges**
- **The direction of cooling breezes and hot, cold and wet winds**
- **Seasonal characteristics**
- **The impact that local geographic features make on climate conditions**
- **The impact of adjacent buildings and existing landscapes**



When orientating your home, be sure to take maximum advantage of any vistas, views and attractive surrounding features. After all, there's no point building a house where the most magnificent mountain view is only accessible in a dark and overgrown corner of the garden. Your privacy is also an essential factor to take into account, including views from public roads, plus your neighbours too.

Lastly, the entrance to the site acts as the most public face of your home, so you want it to be as convenient and attractive as possible.

Surrounding Topology

Topology refers to the study of geometrical properties and spatial relations that are unaffected by the continuous change of shape or size of figures. Topology describes the connection, arrangement or relation of integral parts.

When selecting a site, it's important to understand the **landscape contours**, so that you can determine what will be possible when building. Natural features like hills, mountains, valleys and oceans can affect the elevation of a site, while there may be other obstacles like trees and vegetation that can affect your building capabilities. It's therefore best to do very thorough research beforehand.



Statutory Requirements

With construction being so complicated and impacting many people in different industries, it's vital that you get all your approvals before construction begins.

Statutory requirements refer to the legal restrictions and responsibilities of an area or site declared by the government, including licenses, permits, consent, approval, determination, certificates and notices. More specifically, make sure you're aware of:

TITLE DEED

This is the official legal document used to prove the ownership of a piece of land or property.

The title deed includes:

- A description of the property, with its exact size, boundaries and position
- The name and identity of the person who legally owns the property
- The date of the last property transfer
- The purchase price
- Any influential factors that could restrict the sale of the property
- Any restriction that applies to the purchase of the property
- An official Deeds Registry office seal indicating that the deed is recorded with the registered owner's name and the date that transfer occurred.

HOMEOWNERS ASSOCIATION (HOA)

This is formed by the homeowners of a neighbourhood, so that they can maintain a clean and cohesive environment within the community. When you buy a property within a 'planned development', you may encounter a homeowner's structure. When you move into an area like this, you're obliged to join the association, and your membership then binds you to the conditions and restrictions of the HOA structure. There are fee structures put in place to maintain the upkeep of the public areas, shared structures and exteriors. Your building plan needs to fit with these requirements so that you can avoid any disappointing outcomes.

ZONING ORDINANCE

This is a written regulation that defines how property can be used in specific area zones. It specifies whether zones can be used for residential or commercial purposes, and in some cases, it may regulate lot size, placement, density and height of the structures.

AESTHETIC COMPLIANCE

When buying property in some areas, there are certain visual specifications, regulations and restrictions that you must conform to. These can include styles, wall colours, types of roofing, where cars can be parked outside, and more, all of which have an impact on the aesthetics of your home.



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Available Services

BASIC MUNICIPAL SERVICES

When choosing a site to build a home on, you'll want to make sure that the site area has access to basic municipal services, as they will have a direct and immediate effect on the quality of your life. These include:

- Water supply
- Sewerage collection & disposal
- Refuse removal
- Electricity & gas supply
- Municipal health services
- Municipal roads & stormwater drainage
- Street lighting
- Municipal parks & recreation

INTERNET CONNECTION

With the internet now being integral in our daily lives, being able to access it reliably at your home is vital. Find out whether your site's area runs on ADSL or fibre, along with the speed & quality of connection, to ensure that there are no issues down the line.

RECYCLING SERVICES

It's our social responsibility to consider the environment when making decisions like building a home. Recycling is an essential part of a secure future, and although not essential, recycling services add value to a community. Find out whether services like recycling waste collection, disposal and battery disposal bins are provided in the general area of your site.

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If things go wrong

Unfortunately, things don't always go to plan. Maybe your dream location is just too expensive, you're unable to build it the way you want to, or there are very little resources available to fulfil your wants and needs?

If this is the case for you, bear in mind that almost any site has the potential to be something amazing. It's all about thinking about it in a problem-solving way and creating an original solution that harnesses the site's potential and creates value, even if this is not initially visible to most people.

Interested in purchasing a site on
which to build your dream home?

As experienced, innovative architects,
we can help convert your vision
into a lasting reality.

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