House & land buyer checklist

mwc

A practical checklist to help you understand the likely move-in-ready cost, compare inclusions and ask the right questions before paying a deposit or signing a contract.

Package details

Builder:	**Estate / Suburb:**
Home design & size:	**Lot / Address:**
Advertised build price:	**Land title status:**
Quote date & expiry:	**Final build price:**

Price questions

Is this a build-only price or a complete house-and-land price?	
Is it a 'from' or promotional price, or a fixed quote for my exact lot?	
Has the First Home Owner Grant, rebate or another incentive already been deducted?	
Which floorplan size, facade and build region does the price apply to?	
Are the land and build supplied under separate contracts?	
Are area surcharges or regional loadings additional?	
Are site costs fixed, estimated, allowed for or excluded?	
What is the required build deposit and when is it payable?	
How long is the quote valid, and what happens if land title or finance is delayed?	

Compare the final price, not the starting price

A “from” or promotional price may only cover the base home and may already include a grant or incentive. Ask for a written quote for your exact home, land and inclusions before comparing it with another package.

Inclusions check

Are floor coverings included throughout, including bedrooms?	
Are internal and external painting included?	
What heating and cooling system is included?	
Are blinds or window coverings included?	
Are kitchen appliances, including a dishwasher, included?	
Are the driveway and paths included?	
Are flyscreens and security doors included?	
Are fencing and gates included?	
Are front and rear landscaping or turf included?	
Are the letterbox and clothesline included?	
Are external taps and outdoor lighting included?	

Site works & display check

Is the site cost fixed or can it still change?	
Are rock removal, retaining walls and drainage fixed or extra?	
Are water, sewer, electricity, gas and communications connections included?	
What items are excluded because they are site-specific?	
Is the displayed facade included?	
Which display home features match my package?	
Which display home features are upgrades?	

Turn-key should mean ready to live in

Ask the builder to clearly identify anything you would still need to pay for or organise before moving in. Flooring, blinds, driveways, fencing, landscaping and cooling can add significantly to the final cost when they are not included.

Land & finance check

Who is selling the land, and is the land contract separate from the build contract?	
How do I reserve the land and what are the conditions?	
Is the land titled or registered? If not, what is the expected date?	
What land deposit is required and when is settlement due?	
Are any easements, covenants, slope, retaining walls or developer requirements known?	
What happens to the price and contracts if land title is delayed?	
Is the contract subject to finance, and what date must approval be obtained by?	
What happens if the lender valuation is lower than the contract price?	
Are grants, rebates or incentives included in the advertised price or paid later?	
Has my broker confirmed the full deposit and funds required?	

Construction check

How long is the expected period from land settlement to site start?	
When will I receive the final plans, specification and construction schedule?	
What could delay commencement, and who will update me?	
What is the contract build period?	
What extensions of time can the builder claim?	
How often will I receive updates and from whom?	
What support is provided if construction runs late?	
Are independent inspections permitted at key stages?	
How are defects, complaints and handover issues managed?	



Dates can affect your budget

Land title, finance approval and construction commencement do not always happen at the same time. Ask what happens to the price, deposits and contract if one of these dates is delayed.

Builder reputation check

How long has the builder been operating?	
What do recent customer reviews say?	
Can you view completed homes?	
Is the builder properly licensed and insured?	
How do they communicate during construction?	
What support, maintenance or warranties is available after handover?	

Final costs check

Final house-and-land price:

Holding or reservation fee:

Land deposit and when payable:

Build deposit and when payable:

Selections or upgrades:

Other upfront payment:

Estimated move-in-ready cost:

You don't need to do it alone

With MWC and our trusted partners by your side, you can compare options with confidence, understand what is included and access complete turn-key packages backed by the Keys & Ease Guarantee™.

Discover Keys & Ease Guarantee™

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