

 **Call Us: 03 9749 8515** (tel:0397498515)

Due Diligence Checklist

- ☐ Are you buying part of a subdivision property? If there is common property such as driveways, it may be subject to owners corporation fee.
- ☐ If you choose to buy a house far away from the city / civilization, properties are occasionally subject to the risk of fire and flooding. Consider the implications of safety and insurance premiums.
- ☐ Are you considering buying a rural property or block? Check if the property has any crown licence associated with the land. Check with local council if you are permitted to build new dwellings. Understand if the place suits your lifestyle expectations.
- ☐ Check to see if any past activities in the property or adjacent land could have caused soil or ground contamination.
- ☐ When buying big or small blocks of land, whether vacant land or dwellings, you must check, measure the boundaries to the nearest connecting point and compare information on the title document. Ensure that all the information matches before you can make any commitments.
- ☐ Find out about any restrictions / encumbrances on the property title. This can prevent you from developing the property. (Hint: look at section 32 statement)
- ☐ Building and pest inspection is very useful if you decide to buy an existing house. Professional building and pest inspectors can provide you a comprehensive report about any structural damage to the building as well as any hidden pest infestation information.
- ☐ Check for the availability of all necessary services such as, water, sewerage, electricity, gas, telephone and internet. Certain properties may not have all services, or will incur a fee to obtain the service.
- ☐ It is necessary to engage a licensed conveyancer (A4 Conveyancing Pty Ltd, Suite 3, 10 Watton St, Werribee, Vic.3030. Ph: (03) 9749 8515. Email: admin@a4conveyancing.com.au) to help understand all legal contracts and obligations. Perform this tasks way before you commit to buying the property.