

Privet | Property due diligence checklist

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Checks to consider before buying or borrowing against a property. Your lawyer, conveyancer and other advisers can tell you which apply to your situation.

Title and planning

- ☐ Title search for owners, mortgages, caveats, easements and covenants
- ☐ Planning certificate or zoning information from the council or state planning portal
- ☐ Overlays such as heritage, flooding, bushfire or environmental controls
- ☐ Outstanding notices or orders from the council

Physical condition

- ☐ Building and pest inspection
- ☐ Survey or boundary check, where boundaries are uncertain
- ☐ Contamination history for industrial or former commercial land
- ☐ Services and access: water, sewer, power, road access

Income and leases

- ☐ Copies of all leases and variations
- ☐ Arrears and incentives given to tenants
- ☐ Outgoings recoverable from tenants and those that are not
- ☐ Lease expiry dates and options to renew

Tax and duty

- ☐ Transfer duty on the purchase, from the state revenue office
- ☐ Land tax position while the property is held
- ☐ GST treatment of the purchase and any later sale
- ☐ Foreign purchaser surcharges or approvals, if relevant

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