

# DUE DILIGENCE CHECKLIST

Tick all the items you have completed.

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it.

This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them.

What is the current R – Code & zoning for the property and is this subject to change?

Is the property in a bushfire prone area?

Are the boundary fences for the property on the boundary? Are there any alignment issues you need to be aware of?

Are there any encumbrances, covenants etc. listed on the certificate of title?

Are there any recent building or renovation works that are still under insurance?

If any improvements to the property have been made, have these been approved by the council? (If approval is required)

Does the property comply with the RCDs and smoke alarm requirements?

Are there any proposed or granted planning permits for nearby properties?

Is there anything not in working order on the property?

Are there any personal items that appear as fixtures that will be taken by the SELLER?

\*This checklist is designed simply as a guide, it is recommended you conduct your own research also in regards to what questions you should ask when it comes to buying a property.

## Professionals Team Platinum

0499 996 125 | 08 9080 9200

teamplatinum@profkal.com.au

8/84 - 90 Brookman Street, Kalgoorlie WA 6430

[professionalskalgoorlie.com.au](http://professionalskalgoorlie.com.au)