

## Checklists

Every property is different & every prospective purchaser has different requirements.

### THE HOUSE

This is not an exhaustive list. It leaves out the more obvious points such as the number of bedrooms, etc.

#### Effect of the weather

- q Where is north? - path of the sun in summer?, in winter?
- q Where is west - hottest sun
- q Where is north-east? - source of sea breeze
- q Where is south? Cold winds, storms.
- q Where is north west? Hot dry winds
- q Which rooms will be hottest/coldest? When?
- q Insulation? - roof lining, batts, fill?

#### Outdoor areas

- q Exposed to which direction
- q Accessible - from kitchen?, from laundry?
- q Private - sight?, sound?
- q Space for extensions, boat, caravan?

#### Slope of land

- q Effect on extensions
- q Risk of slip
- q Drainage problems

#### Special needs

- q 2 bathrooms
- q Pool
- q Workshop
- q Home office
- q Storage
- q Disabled access

#### Services available

- q TV reception
- q Cable television
- q Broadband access to the internet

#### Parking

- q On site
- q Street - at all times?

### Owners' logbook

Will the purchaser get

- q Details of work carried out on the property
- q Benefit of building insurance
- q Manuals and warranties for fixtures.

### AGENT'S COPY OF THE CONTRACT

If you have any concerns, ask the agent to make a copy of the contract (or a particular part) available to you and take it to your conveyancer

#### Zoning (s149(2)) certificate from the council

What is the zoning?

Is property in a mines subsidence area?

Does the council know of risks to the property such as slip, bushfires, flooding?

#### Certificate of Title

Does the title search or copy show the property is affected by

- q Easements
- q Covenants
- q Caveats

## THE NEIGHBOURHOOD

#### Disturbances

- q Street parking
- q Venues – effect on parking, noise
- q Other sources of noise such as industry, highway traffic. Remember noise carries further at night.
- q Pollution
- q Proposed developments or road works?

#### Schooling

- q Which is your local public school?
- q Which is your local high school.
- q What are your prospects of out-of-zone enrolment at a preferred school.
- q Transport to private and out-of-zone schools?

Newcastle state school finder web page:

<http://www.schools.nsw.edu.au/schoolfind/locator/summarydistrict.php?district=Newcastle>

#### Public services

- q Transport – Newcastle Buses at <http://www.sydneybuses.nsw.gov.au/>
- q Parks
- q Pools
- q Library
- q Entertainment