



BEFORE YOU BUY

Inspections and pre-purchase checks

Use this checklist to make sure your new home doesn't contain any hidden surprises.

	Completed	House Notes:
Have a qualified builder inspect the property and provide a professional condition report. Highlight any structural problems or issues, such as rising damp or old wiring. Obtain quotes for repair.	<input type="radio"/>	
Organise pest inspection.	<input type="radio"/>	
Check the local council's building regulations should you plan to renovate and determine any restrictions that may apply before you buy.	<input type="radio"/>	
Have all legal aspects relating to the land and title checked by your solicitor or conveyancer.	<input type="radio"/>	
Check with the council on zoning or any upcoming developments nearby – particularly those in your immediate neighbourhood, such as new roads and highways or high-rise, high-density unit developments.	<input type="radio"/>	
Ensure all appliances work (i.e. dishwashers, stoves, hot water systems).	<input type="radio"/>	

TIPS

PRIVATE SALE AND AUCTION

PRIVATE PURCHASE

- Get a mortgage pre-approval – it will establish your credentials as a serious buyer and may give you leverage to negotiate.
- Do not sign any contracts without the approval of your solicitor.
- Insert an acceptance date into your offer by which time it will lapse if it is not officially accepted.

AUCTION

- Attend a few auctions to familiarise yourself with the process before you take the plunge.
- Obtain a copy of the auction rules and conditions and make sure you understand them well. Also have your solicitor review the contract before you attend the auction, and ask them to negotiate conditions on your behalf – for example, longer settlement terms or less deposit down.
- Thoroughly examine the property before bidding at auction, including pest and building inspections.
- Most importantly, set your maximum bidding limit and stick to it.

