

# Unit buying checklist for investors



Property address: \_\_\_\_\_

Date inspected: \_\_\_/\_\_\_/\_\_\_\_\_

## Location

- Is the unit close to schools, public transport and shops?
- Is the neighbourhood safe and quiet?
- Is the unit located in a popular suburb with growth potential?

## Size

- How many bedrooms are there?
- Is there sufficient living space?
- How does the unit size compare to similarly priced units?
- Does the unit have a laundry or storage space?

## Interior

- Are the ceilings and walls in good condition?
- Are the windows and doors in good condition?
- Are the carpets, tiles and floorboards in good condition?
- Does the unit have enough power points?
- Are the fittings and fixtures (taps, handles, lights) in good condition?
- Are the kitchen appliances in good condition?
- Does the apartment's construction appear solid?

## Noise

- Is there traffic noise nearby?
- Can you hear noise from neighbouring units?
- Can you hear noise from units above or below?

## Amenities

- Does the apartment complex have a gym, pool or other facilities?
- Are there any outdoor areas in the complex?
- Are the facilities well maintained?

### Parking

- Does the building offer parking?
- Is the parking covered?
- Does the building offer shared or designated parking spaces?
- How secure is the parking?

### Strata

- How much does strata cost per year/per quarter?
- Have you checked the strata rules for the complex?
- Have you obtained a strata report?

### Security

- Is the unit secure (strong, lockable doors and windows)?
- Is the overall complex secure and hard for strangers to enter?
- Does the complex have an intercom system?
- Does the complex have any security systems in place?

### Potential to add value

- Is it possible to renovate or extend the property?
- Are there other potential ways to boost its value?

### Uniqueness

- Is there anything unique or special that makes the property stand out?

General impressions:

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