Checklist for house hunting:

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| **1. Location**   * **Proximity to essentials:**   + Work commute time and options   + Nearby schools and their ratings   + Distance to shopping centers, medical facilities, and recreational areas   + Public transport options (bus routes, light rail access) * **Neighbourhood characteristics:**   + Crime rates and overall safety   + Community feel and demographic mix   + Local parks, playgrounds, and green spaces   + Noise levels (traffic, air traffic, industrial) * **Future development:**   + Planned infrastructure projects   + RZ1 or RZ2 Zoning for changes or upcoming constructions   + Potential impact on property value and lifestyle | **2. Property Condition**   * **Age and maintenance:**   + Year built and any major renovations   + Condition of roof, gutters, and downpipes   + Paint condition (interior and exterior)   + Signs of pest infestation (termites, etc.) * **Structural integrity:**   + Foundation issues (cracks, unevenness)   + Wall and ceiling condition (look for cracks, dampness, mold)   + Window and door functionality * **Major systems:**   + Plumbing (water pressure, hot water system age)   + Electrical (wiring age, circuit breaker condition, sufficient outlets)   + HVAC (heating and cooling efficiency, age of units) |
| **3. Size and Layout**   * **Room specifics:**   + Bedroom sizes and built-in storage   + Bathroom count and features (en-suites, bathtubs)   + Kitchen layout and modernization * **Living spaces:**   + Open plan vs. separate living areas   + Natural light and ventilation   + Flexibility of space for different uses * **Storage and potential:**   + Garage, shed, or additional storage options   + Attic or basement spaces   + Possibility for extensions or renovations (check council regulations) | **4. Energy Efficiency**   * **Insulation:**   + Roof, wall, and floor insulation quality   + Double-glazed windows * **Solar aspects:**   + Existing solar panels and their condition   + Roof orientation for potential solar installation   + Battery storage options * **Energy ratings:**   + Energy efficiency rating (EER) of the property   + Energy-efficient appliances (dishwasher, washing machine, etc.)   + LED lighting throughout |
| **5. Outdoor Spaces**   * **Garden:**   + Size and current landscaping   + Soil quality and existing plants   + Irrigation systems   + Maintenance requirements * **Parking:**   + Garage size and security   + Off-street parking availability   + Street parking regulations | **6. Legal and Financial Considerations**   * **Property details:**   + Land title (freehold vs. leasehold)   + Zoning restrictions and permitted uses   + Easements or encumbrances on the property * **Costs:**   + Council rates and land tax estimates   + Utility costs (water, electricity, gas)   + Stamp duty calculations * **Body corporate (if applicable):**   + Quarterly/annual fees   + Sinking fund balance   + Recent and planned major works |
| **7. Canberra-Specific Considerations**   * **Climate adaptation:**   + North-facing living areas for winter sun   + Adequate heating systems for cold winters   + Frost-resistant plants in the garden * **Lifestyle factors:**   + Proximity to Lake Burley Griffin or other waterways   + Access to nature reserves and walking trails   + Connectivity to Canberra's extensive bike path network * **Government and diplomatic considerations:**   + Proximity to Parliament House or embassies (potential for increased security or traffic)   + Impact of government employment cycles on local property market | **8. Market Factors**   * **Recent sales:**   + Comparable property sales in the last 6-12 months   + Time on market for similar properties * **Market trends:**   + Overall Canberra market direction (growth or decline)   + Suburb-specific trends and future projections   + Impact of government policies on housing market |
| **9. Additional Checks**   * **NBN and internet connectivity:**   + Available internet options and speeds   + 5G coverage in the area * **Flood risk:**   + Check ACT Government flood maps   + Previous flooding history in the area * **Asbestos:**   + For homes built before 1990, consider an asbestos assessment * **Heritage listings:**   + Check if the property is heritage listed, which may affect renovation possibilities |  |