

Strategic Family Home Due Diligence Checklist



1. Location Intelligence

- Confirm school catchment zoning (current year)
- Check Walk Score / walkability rating
- Online crime trend analysis completed
- Owner-occupier vs investor mix assessed
- Street turnover rate reviewed
- Street quality & noise exposure assessed
- Public transport access confirmed
- Proximity to parks, shops, childcare & medical
- Development applications nearby reviewed
- Infrastructure projects checked

4. Family Functionality & Future-Proofing

- Layout flow & bedroom separation assessed
- Secure yard confirmed
- Outdoor entertaining usability reviewed
- Storage adequacy checked
- Solar orientation assessed
- EV charger capacity considered
- Extension / granny flat potential reviewed
- Multigenerational adaptability considered

2. Risk Analysis (Brisbane-Specific)

- Flood overlay + 2011 & 2022 flood history confirmed
- Overland flow paths reviewed
- Slope & soil risk assessed
- Retaining walls inspected
- Stormwater flow direction confirmed
- Character / heritage restrictions checked
- Easements identified
- Written insurance quote obtained
- Insurance excess & volatility reviewed

5. Value Protection & Resale

- Comparable sales (3–6 months) validated
- Land size & frontage competitiveness confirmed
- Major compromises identified
- Buyer pool depth assessed
- Days on market reviewed
- 10–15 year resale outlook evaluated

3. Property Condition & Compliance

- Building & pest inspection completed
- Termite risk assessed
- Roof & stumps condition reviewed
- Electrical & plumbing condition checked
- Water ingress inspected
- Unapproved structures verified
- Final certificates confirmed

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Strategic Investment Property Due Diligence Checklist



1. Location & Demand drivers

- 10-year capital growth consistency analysed
- Owner-occupier ratio confirmed (>60% preferred)
- Vacancy rate under 1.5% verified
- Walk Score reviewed (tenant appeal)
- Online crime trend analysis completed
- Proximity to transport hubs assessed
- Proximity to hospitals / universities major employment
- Infrastructure pipeline impact reviewed
- Migration & demographic growth trends assessed

2. Supply Risk Modelling

- Approved developments reviewed (not just proposed)
- Subdivision activity rate checked
- Density zoning pressure analysed
- Land release pipeline assessed
- Asset-class oversupply risk evaluated
- Development application volume trend reviewed

3. Land, Scarcity & Up Side

- Land-to-asset value ratio assessed
- Block size suitability (400–600m²+ middle ring preferred)
- Zoning & constraints reviewed
- Scarcity factors identified (corner, character, elevation)
- Renovation upside modelled
- End-value projection completed
- Development feasibility assessed (if applicable)
- Flood overlay impact evaluated

4. Financial Stress Test

- Comparable sales validated
- Rental appraisal cross-checked (2+ agents)
- Rental demand evidence reviewed
- Insurance estimate obtained
- Holding costs (rates, water, maintenance) reviewed
- Interest rate sensitivity modelled
- Land tax implications assessed
- Depreciation potential reviewed
- Body corporate financial health reviewed (if applicable)

5. Exit Strategy & Liquidity

- Buyer pool depth analysed
- Days on market trend reviewed
- Median turnover rate assessed
- Owner-occupier appeal strength evaluated
- Broad vs niche appeal assessed
- Downturn liquidity scenario considered
- Future infrastructure resale impact assessed

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