

CONSTRUCTION PROJECT DUE DILIGENCE CHECKLIST

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SITE INFORMATION			
	Site address		Access assessment and arrangements
	Site location map		Site logistics assessment
	Contact details for neighbors		Site security

LEGAL SEARCHES			
	Deeds and title information		Tree Preservation Orders or other tree rights
	Ownership (including boundaries and possible disputes)		Listed buildings
	Liens		Conservation areas, or other designated areas
	Zoning restrictions		Building regulations approvals
	State and local government planned works within the vicinity of the site		Statutory waterways and any associated restrictions
	Possible compulsory purchase orders		Railways and any associated restrictions
	Utility easement agreements (telecommunications, electrical networks, etc.)		On-site advertisements
	Existing licenses		Air space restrictions
	Easements (rights of way, the right for underground services to pass beneath the land, etc.)		Car parking licenses and agreements
	Restricted covenants		Existing occupants and illegal occupation

SURVEYS			
	Topographical survey		Archaeological survey
	Existing building survey (including valuation, measured surveys, structural surveys, structural investigations, condition surveys and demolition surveys)		Asbestos and other deleterious materials surveys and registers
			Local area transport infrastructure (adequacy and future use)
	Usable area		Ecology survey
	Historic use report		Local climate
	Site investigations		Vegetation
	Contamination survey		Soil survey

	Boundary surveys		Photographic survey
	Structural survey (including retained structures, underground structures and obstructions)		Public transit
	Railway and tunnel search		Schools
	Air quality		Retail and shopping

SITE SERVICES			
	Fire hydrants		Gas network infrastructure and capacity
	Telecommunications		Sewer and drain infrastructure and capacity
	Wireless networks and satellite reception		Existing water supply infrastructure and capacity
	Electrical infrastructure and capacity		

PLANNING			
	Planning applications and approvals for the site and within the vicinity of the site, including conditions and obligations (agreed or in draft)		Sustainability statement
			Heritage report
	Social and economic desktop study		Traffic assessment
	Access statement		Flood risk
	Statement of community involvement		Air quality
	Cumulative impact report		Acoustic environment and noise
	Visual impact assessment		

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