



PRACTICAL GUIDE

Townhouse & Villa Unit Checklist

Common property, shared driveways, party walls and dual-occ traps, what to verify before you sign on a townhouse.

Title type

- Strata title (owners corporation, shared walls): apartment-style ownership.
- Common property title: shared driveway, no shared building.
- Torrens title townhouse: standalone with separate title.
- Confirm before signing; title type affects fees and obligations.

Owners corporation if applicable

- Quarterly fees, sinking fund, special levies history.
- Insurance covers building or common area only?
- By-laws on pets, renovations, short-term letting.

Build quality checks

- Townhouse stock pre-2010 often has minimal soundproofing between walls.
- Roof and gutter access for maintenance.
- Garage door, hot water service, air-con, age and condition.
- Common driveway maintenance responsibility.

Value vs apartment vs house

- Townhouse typically holds value between apartment and house.
- Smaller floorplan than house but private outdoor space.
- Often suited to downsizers and first-home buyers in middle ring.

This guide is published by BuyerHQ for educational purposes only and is not legal, financial, or tax advice. Always engage a Victorian-licensed conveyancer, mortgage broker, or accountant for advice on your specific situation.