PRIVATE BUYER TOOL

# Property Risk Brief

A disciplined checklist for the first viewing, document review and specialist brief. Use it to record questions - not to replace a lawyer, engineer, architect, surveyor, insurer or other qualified professional.

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|---|---|
| **PROPERTY** | |
| **LOCATION** | |
| **VIEWING DATE** | |
| **CONTACT / AGENT** | |

01 / IDENTITY AND DOCUMENTS

## Identity and documents

| | | |
|---|---|---|
| ☐ | Property description matches the physical building | Notes: |
| ☐ | Ownership, charges and pending registrations reviewed | Notes: |
| ☐ | Authorised use and relevant licences confirmed | Notes: |
| ☐ | Extensions, pool, annexes and converted areas checked | Notes: |
| ☐ | Condominium records and planned works reviewed where relevant | Notes: |

02 / BUILDING AND CLIMATE

# Building and climate

| | | |
|---|---|---|
| ☐ | Orientation and sunlight tested by room | Notes: |
| ☐ | Moisture, staining, odour and condensation recorded | Notes: |
| ☐ | Roof, facade, cracks and drainage observed | Notes: |
| ☐ | Windows, shading, insulation and ventilation considered | Notes: |
| ☐ | Heating and cooling systems identified and tested | Notes: |
| ☐ | Coastal salt and wind exposure considered | Notes: |

03 / WATER, ENERGY AND SYSTEMS

# Water, energy and systems

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|---|---|---|
| ☐ | Water pressure, drainage and visible leaks checked | Notes: |
| ☐ | Electrical capacity and system age discussed | Notes: |
| ☐ | Energy certificate obtained and interpreted | Notes: |
| ☐ | Pool systems and annual operating needs identified | Notes: |
| ☐ | Private water, septic or irrigation systems documented | Notes: |
| ☐ | Internet and mobile connectivity tested | Notes: |

04 / DAILY LIFE AND LOCATION

# Daily life and location

| | | |
|---|---|---|
| ☐ | School and work journeys tested at real hours | Notes: |
| ☐ | Noise, parking and neighbourhood activity checked | Notes: |
| ☐ | Healthcare and essential services mapped | Notes: |
| ☐ | Summer and winter conditions considered | Notes: |
| ☐ | Accessibility, storage and security tested | Notes: |
| ☐ | Car dependence and airport access understood | Notes: |

05 / COST AND DELIVERY

# Cost and delivery

| | | |
|---|---|---|
| ☐ | Immediate works separated from optional improvements | Notes: |
| ☐ | Independent technical estimates requested | Notes: |
| ☐ | Insurance position discussed before commitment | Notes: |
| ☐ | Condominium, garden, pool and security costs estimated | Notes: |
| ☐ | Rural access, vegetation and fire-management duties considered | Notes: |
| ☐ | Walk-away conditions agreed before negotiation | Notes: |

DECISION RECORD

# Questions to resolve before commitment

| Concern | Evidence requested | Responsible professional | Due date |
|---|---|---|---|
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Publication note: reviewed 22 September 2026. Property documents, laws, official procedures and technical standards can change. Confirm the current position before acting.