

Red Flag & Risk Register

Identify potential risks and warning signs before making commitments. Use this worksheet to help you ask the right questions, gather more information and make informed decisions.

Awareness today helps avoid problems tomorrow.

PURPOSE

Use this worksheet to recognise potential risks, red flags and areas that need further investigation when considering a land access arrangement. It helps both land seekers and landowners identify and address concerns early, so you can move forward with greater confidence.

1 INITIAL IMPRESSIONS

POSITIVE SIGNS

What feels right or encouraging?

- ☐ Clear and open communication
- ☐ Genuine interest in a fair arrangement
- ☐ The land seems suitable for my intended use
- ☐ Shared values and approach
- ☐ Responsive and reliable
- ☐ Other: _____

POTENTIAL CONCERNS

What feels uncertain or raises questions?

- ☐ Vague or inconsistent information
- ☐ Reluctance to provide details
- ☐ Unrealistic expectations
- ☐ Pressure to make quick decisions
- ☐ Mixed messages
- ☐ Other: _____

YOUR INITIAL FEELINGS

What are your overall impressions at this stage?

2 KEY RISK AREAS

Consider the following areas and note any potential risks, red flags or questions.

RISK AREA	POTENTIAL RED FLAGS OR CONCERNS	NOTES / ACTION REQUIRED
Ownership and legal status		
Land boundaries		
Planning and land use restrictions		
Access rights and routes		
Water supply and quality		
Electricity and other utilities		
Environmental risks (flooding, contamination, etc.)		
Existing tenants or third-party rights		
Financial arrangements and costs		
Landowner or land seeker reliability		
Unclear or informal agreements		
Other:		

3 FURTHER INVESTIGATION

List any questions you need to ask or information you need to verify.

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

4 NEXT STEPS

What actions will you take to address these risks or concerns?

- ☐ Do more research
- ☐ Ask for further information
- ☐ Speak to a solicitor or professional advisor
- ☐ Visit the land again
- ☐ Discuss concerns with the other party
- ☐ Reconsider the opportunity
- ☐ Other: _____



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1 INITIAL RED FLAGS

Be aware of early warning signs that may indicate a poor fit or higher risk.

POTENTIAL RED FLAG	YES	NO	UNSURE	NOTES / DETAILS
Reluctance to provide clear information	☐	☐	☐	
Unrealistic expectations or promises	☐	☐	☐	
Pressure to make a quick decision	☐	☐	☐	
Avoids putting key details in writing	☐	☐	☐	
Conflicting information or changing stories	☐	☐	☐	
Unclear or uncertain land ownership	☐	☐	☐	
Previous negative experiences reported	☐	☐	☐	
Lack of transparency about other land users	☐	☐	☐	
Communication feels uncomfortable or distrustful	☐	☐	☐	
Other (please specify):	☐	☐	☐	

2 PROPERTY AND LAND-RELATED RISKS

Assess potential risks related to the land, access, infrastructure and location.

RISK FACTOR	YES	NO	UNSURE
Unclear boundaries or disputed ownership	☐	☐	☐
Access issues (easements, right of way, gates)	☐	☐	☐
Zoning or land use restrictions	☐	☐	☐
Environmental risks (flooding, fire, erosion)	☐	☐	☐
Contaminated land or previous land use concerns	☐	☐	☐
Insufficient water supply or poor water quality	☐	☐	☐
Limited or unreliable power or internet access	☐	☐	☐
Existing structures in poor condition	☐	☐	☐
Neighbours who may object or cause issues	☐	☐	☐
Other (please specify):	☐	☐	☐

3 PEOPLE AND RELATIONSHIP RISKS

Consider the potential risks related to people and ongoing relationships.

RISK FACTOR	YES	NO	UNSURE
Different goals or expectations	☐	☐	☐
Lack of previous experience with land sharing	☐	☐	☐
Difficulty in communication	☐	☐	☐
Unwillingness to discuss concerns openly	☐	☐	☐
History of conflicts with other land seekers	☐	☐	☐
Unclear decision-making authority	☐	☐	☐
Potential for changes in ownership or family dynamics	☐	☐	☐
Concerns about long-term stability of arrangement	☐	☐	☐
Personal values or lifestyles may not align	☐	☐	☐
Other (please specify):	☐	☐	☐

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4 LEGAL, FINANCIAL AND PRACTICAL RISKS

Identify any legal, financial or practical considerations that could cause problems.

RISK FACTOR	YES	NO	UNSURE
No written agreement or unclear terms	☐	☐	☐
Unclear responsibility for costs (rates, insurance, etc.)	☐	☐	☐
Potential liability for accidents or injuries	☐	☐	☐
Concerns about insurance coverage	☐	☐	☐
Unclear arrangements for improvements or assets	☐	☐	☐
Risk of sudden termination or short notice	☐	☐	☐
Tax implications not fully understood	☐	☐	☐
Permits or approvals may be required	☐	☐	☐
Ongoing maintenance responsibilities unclear	☐	☐	☐
Other (please specify): _____	☐	☐	☐

5 DUE DILIGENCE CHECKLIST

Make sure you carry out the necessary checks before committing. Tick when complete.

PROPERTY AND OWNERSHIP CHECKS

- ☐ Confirm land ownership and legal title
- ☐ Check for planning restrictions or designations
- ☐ Review any covenants, rights of way or easements
- ☐ Check for environmental designations (e.g. protected land)
- ☐ Understand permitted land uses
- ☐ Confirm access rights (physical and legal)
- ☐ Ask about any existing agreements or disputes
- ☐ Other: _____

PRACTICAL AND ON-SITE CHECKS

- ☐ Visit the land at different times (day / evening / seasons)
- ☐ Check access, parking and transport links
- ☐ Assess water, power and other utilities
- ☐ Look for signs of flooding or drainage issues
- ☐ Check condition of existing structures or fences
- ☐ Consider neighbours and local community
- ☐ Take photographs and make detailed notes
- ☐ Other: _____

QUESTIONS TO ASK OR INFORMATION TO REQUEST

STILL TO VERIFY



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6 RISK MANAGEMENT AND NEXT STEPS

KEY RISKS TO ADDRESS

List the main risks identified and how you plan to manage them.

1. _____
2. _____
3. _____
4. _____
5. _____

ACTIONS AND NEXT STEPS

What further information, discussions or professional advice do you need before proceeding?

1. _____
2. _____
3. _____
4. _____
5. _____

OVERALL RISK ASSESSMENT

How would you rate the overall risk level at this stage?

- ☐ Low Risk ☐ Medium Risk ☐ High Risk ☐ Not Sure Yet

Additional notes:

CURRENT DECISION

- ☐ Proceed ☐ Proceed with conditions ☐ Pause and verify more ☐ Need professional advice ☐ Reconsider / walk away

RECOMMENDED NEXT ACTIONS

ACTION STEP	WHO IS RESPONSIBLE?	TARGET DATE	COMPLETED?
1.			☐
2.			☐
3.			☐
4.			☐

NOTES FROM FOLLOW-UP CONVERSATION



FINAL REMINDER

The best decisions come from observation, verification, respectful communication, and clear expectations.

