Buyer Due Diligence Checklist

Use this before signing or paying large sums for property in Zimbabwe.

Ownership and authority

1	Ask for title deed, cession papers, or stand allocation documents.
2	Confirm seller ID and legal authority to sell.
3	Check if the property is jointly owned, inherited, company-owned, or subject to a dispute.
4	Use a conveyancer or qualified professional before major payments.

Property and services

1	Confirm stand size, boundaries, access, servitudes, and approved plans.
2	Check rates, water, levies, arrears, penalties, and service balances.
3	Inspect water, sewer, roads, drainage, power, internet, and security.
4	Visit after rain where drainage or access may be an issue.

Offer and payment

1	Put price, deposit, timelines, conditions, occupation, and costs in writing.
2	Confirm who holds money and when funds are released.
3	Do not let family pressure replace verification.
4	Keep receipts, messages, signed documents, and professional advice notes.