

WORKSHEET 01

Land Access Readiness Assessment

A guided self-assessment for land seekers and landowners to prepare, clarify and align before making contact or entering discussions.

The right preparation leads to better opportunities.

PURPOSE

Use this worksheet to understand your own readiness, clarify your goals and identify what needs to be in place before approaching landowners or considering land users.

Clear preparation saves time, builds confidence and leads to better conversations for both sides.

1 YOUR DETAILS & OVERALL INTENTION

Your role (tick one):

- ☐ Land seeker (looking for land access)
- ☐ Landowner (considering land access arrangements)

Name: _____

Location / Area of interest: _____

Date: _____

YOUR OVERALL INTENTION

What do you hope to achieve through a land access arrangement?

How soon are you hoping to make this happen?

- ☐ Within 3 months
- ☐ 3 – 6 months
- ☐ 6 – 12 months
- ☐ More than 12 months
- ☐ Flexible / No specific timeframe

What does the landowner hope to gain?

What does the land seeker hope to gain?

What would make this arrangement unsuitable for either party?

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2 LAND SEEKER READINESS

Are you prepared for the lifestyle, responsibilities and practical requirements?

PERSONAL PREPARATION	Yes	No	In Progress
I have a clear idea of the lifestyle I want	☐	☐	☐
I understand what I can realistically commit to	☐	☐	☐
I am prepared for a simpler, more flexible lifestyle	☐	☐	☐
I have considered the financial costs involved	☐	☐	☐
I am comfortable with rural / semi-rural living	☐	☐	☐
I have relevant skills or am willing to learn	☐	☐	☐
I understand I may face rejection or delays	☐	☐	☐
I am ready to start small and build experience	☐	☐	☐

MY KEY CONSIDERATIONS

What type of land am I looking for?

What will I use the land for?

What do I need on the land?
(e.g. access, water, power, internet)

What am I flexible on?

What are my non-negotiables?

3 LANDOWNER READINESS

Are you prepared to consider and manage a land access arrangement?

PROPERTY AND PRACTICAL CONSIDERATIONS	Yes	No	In Progress
I have a clear understanding of my land and its use	☐	☐	☐
I know what I am comfortable allowing on my land	☐	☐	☐
I understand local zoning and legal requirements	☐	☐	☐
I have considered potential benefits (income, help, maintenance)	☐	☐	☐
I am comfortable setting clear boundaries	☐	☐	☐
I am prepared to document any arrangement in writing	☐	☐	☐
I understand there may be risks and responsibilities	☐	☐	☐
I am willing to start with a trial or short-term arrangement	☐	☐	☐

MY KEY CONSIDERATIONS

What could I offer on my land?

What are my main goals for the arrangement?

What are my concerns or potential risks?

What are my non-negotiables?

This worksheet is for educational and preliminary planning purposes only.

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4 RESEARCH AND PREPARATION

Essential steps before making contact or entering discussions.

LOCAL LAWS AND REGULATIONS

Research and understand the following for your area of interest. Tick when complete.

- ☐ Zoning laws and permitted land use
- ☐ Rules for caravans, vans, tiny homes or cabins
- ☐ Building and development approvals
- ☐ Water, waste and sanitation requirements
- ☐ Environmental protections (e.g. bushfire, flood, habitat)
- ☐ Restrictions on animals or livestock
- ☐ Minimum dwelling standards (if applicable)
- ☐ Other local council or regional requirements

WHERE WILL YOU LOOK FOR OPPORTUNITIES?

Tick all relevant options.

- ☐ Local community and word of mouth
- ☐ Neighbours, friends or local networks
- ☐ Online platforms and classified ads
- ☐ Local real estate agents
- ☐ Rural businesses and service providers
- ☐ Community groups and noticeboards
- ☐ Attending local events or markets
- ☐ Other: _____



DO YOU HAVE WHAT YOU NEED?

Tick the items you have or need to prepare.

- ☐ References (previous landlords, employers, etc.)
- ☐ Proof of income or financial stability
- ☐ Personal identification documents
- ☐ A clear and respectful introduction or script
- ☐ A business card with your contact details
- ☐ Templates or draft agreement (for discussion)
- ☐ Transport to visit properties
- ☐ Time and flexibility for meetings and follow ups
- ☐ Other: _____

SKILLS, EXPERIENCE OR VALUE YOU CAN OFFER

What skills, experience or help could you offer as part of a land access arrangement? (e.g. maintenance, gardening, animals, skills, knowledge, services)

STILL TO RESEARCH OR PREPARE

List anything you still need to check, research or organise before proceeding.

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Take a moment to reflect on your readiness and next steps.

POTENTIAL BENEFITS

What are the main benefits for you?

POTENTIAL CHALLENGES

What are the possible challenges or difficulties?

WHAT YOU NEED TO FEEL CONFIDENT

What would help you feel ready to move forward?

ARE YOU READY TO PROCEED?

Based on your answers, how ready do you feel right now?

- ☐ Ready to start making contact
- ☐ Nearly ready – a few more things to prepare
- ☐ Need to do more research
- ☐ Not ready yet
- ☐ Unsure

6 YOUR NEXT ACTIONS

What will you do next? Be specific and set a timeframe.

Action Step	Who is responsible?	Target Date	Completed?
			☐
			☐
			☐

NOTES

Any additional thoughts, ideas or reminders.

