

05 | Responsibilities, Improvements & Exit Arrangements

For land seekers and landowners preparing a mutually beneficial land-use arrangement.



PURPOSE

Before making commitments, use this worksheet to discuss what each person expects, who takes responsibility for what, and what happens if circumstances change.

This is a planning and discussion tool, not a legally binding agreement.

PAGE 1 — THE LAND & THE PEOPLE

Landowner / authorised representative: _____

Land seeker / proposed land user: _____

Property location: _____

Proposed area of land: _____

Date of discussion: _____

1. What is being considered?

Select the possibilities being discussed:

- | | |
|---|--|
| ☐ Residential use or movable dwelling | ☐ Land maintenance or property assistance |
| ☐ Small-scale gardening or food production | ☐ Barter / skills exchange |
| ☐ Livestock or other animals | ☐ Other: _____ |

Proposed arrangement duration: _____

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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PAGE 2 — WHO IS RESPONSIBLE FOR WHAT?

Discuss each item. Mark who is responsible, and record the agreed details or conditions.

Use: L = Landowner U = Land User S = Shared N/A = Not Applicable

Responsibility	L	U	S	N/A	Agreed details / conditions
Water supply and usage					
Electricity / solar systems					
Waste and sanitation					
Roads, gates and access					
Fencing and boundaries					
Grass, weeds and fire management					
Repairs and maintenance					
Animals and fencing					
Security and visitors					
Insurance and liability questions					
Rates, charges and other costs					
Other (please specify):					

IMPORTANT QUESTIONS

What monthly payment, contribution, or barter is proposed?

What is specifically excluded from the arrangement?

Which responsibilities still need clarification?

STILL TO VERIFY

Things we need to check, research or confirm:

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PAGE 3 — IMPROVEMENTS, STRUCTURES & ASSETS

2. What may be brought onto or built on the land?

Select all that apply.

- ☐ Caravan, van or movable dwelling
- ☐ Removable cabin or other structure
- ☐ Water tanks or irrigation
- ☐ Solar equipment or batteries
- ☐ Fences, gates or animal enclosures
- ☐ Garden beds, trees or landscaping
- ☐ Other: _____



Proposed use or construction must be independently checked against applicable local permissions, zoning laws and land-use regulations.

3. Record proposed improvements

Improvement / Structure	Who pays?	Who owns it?	What happens on exit?

Will written approval be required before improvements begin?

- ☐ Yes ☐ No ☐ To be discussed

What existing property features must be photographed and recorded?

Who is responsible for repair or restoration of affected areas?

Will any approved improvements remain on the property? Under what terms?

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PAGE 4 — WHEN CIRCUMSTANCES CHANGE

4. Ending or changing the arrangement

Proposed agreement duration: _____

Possible renewal arrangements: _____

Proposed notice period: _____

Circumstances that may trigger early termination: _____

How will each party communicate concerns or disputes? _____

Removing structures and personal property

What must the land user remove on departure? _____

What restoration or clean-up is expected? _____

Who pays for removal, transport and restoration? _____

How will the final property condition be documented? _____

5. Questions still unanswered

Question or concern	Who will investigate?	By when?

6. Our next step

- | | |
|---|---|
| ☐ Continue discussions | ☐ Arrange another property visit |
| ☐ Verify zoning, permissions and ownership/authority | ☐ Prepare a formal agreement for professional review |
| ☐ Get independent professional advice | ☐ Pause or reconsider the opportunity |

Next conversation date: _____

Additional notes: _____



A FINAL REMINDER

A successful land arrangement is not one where every concern disappears. It is one where both parties understand what they are considering, ask the difficult questions, and make informed decisions.