

services & information for new landholders



Do you own a small property in rural Victoria?

10 point check list

Are You Thinking About Purchasing a Rural Property? This checklist can help.

Some of the things you may wish to consider:

- Why are you buying this property?
- What do you want to do on this property?
- When are you going to be able to do it?
- Where do you want this property to be?
- How do you plan to make this happen?
- Who is going to help you?

Working through a 10 Point Check-List can help you in your decision. Ask yourself:

1. Is the property capable of sustaining what you want to do?
 - Are the soils and land classes suitable for what you want to do?
 - Depending on your plans you may need to consider capital improvements such as fencing, stock-yards and fertiliser inputs. Do you have the funds for this?

2. What are the relevant planning requirements?
 - Are there restrictions on construction, land use etc. This may prevent you from doing what you want or making it difficult to do so.
 - What are your legal obligations in relation to managing the property?
 - Check availability and cost of power, water and access

3. Does the property have the required quality and quantity of water?
 - Does existing water supply cater for intended land use?
 - Will you be able to access more water if needed?

4. Do you want to graze animals on this property?
 - Investigate, soil type, (structure / texture) and general soil health.
 - What would the stocking rate be?

- Do you know how much feed and water they will need?
- Do you understand your responsibilities under the National Livestock Identification Scheme?
- Is there a risk of previous chemical contamination that might affect your ability to graze livestock?
- Have you the results of any soil testing done in the last 3 years?

5. Are there signs of land degradation? Repair of serious land degradation problems can be costly. Check for:
 - Salinity
 - Erosion
 - Chemical contamination

DEPARTMENT OF PRIMARY INDUSTRIES

6. Are there serious pest weeds or animals and what level of threat and or control is required?

- Control of declared pest weeds in particular will be a legal requirement.
- Do you know what weeds are present?
- Is the threat close-by even if not apparent on the farm being considered for purchase?

7. Assess the property's natural resource assets:

- Presence of remnant vegetation, wildlife habitat, and healthy natural resources can be a significant environmental asset.
- What do you want to do with this asset? Remember, any works to be carried out with regards to Native Vegetation requires a permit and this process may be time-consuming if you wish to clear land to grow pasture for stock feed.

8. Investigate land use on neighbouring properties and the likely impact on your land / lifestyle:

- Land use / lifestyle aspirations can be greatly affected by what happens on close neighbouring properties.
- Will your intended land use have adverse impacts on neighbouring farms and lead to possible conflict?
- What opportunities and expectations are there in the surrounding community? Would you consider

joining rural groups such as the CFA (Country Fire Authority), Landcare or other community interest groups?

9. Assess risk associated with extremes of climate or impacts of nature:

- Flood prone land, areas of high fire risk, or high drought incidence can have severe impacts on land use/ lifestyle choices.

10. Do you have the skills to undertake what you want to do?

- Are contractors available?
- Who else may be able to help you?
- Where can you go to learn or increase your skills?

If you would like further information please contact your local contact from the Services and Information for New Landholders team below:

Greg Bekker	Benalla DPI/North East Victoria	ph 03 5761 1631
Janice Mentiplay-Smith	Benalla DPI/North East Victoria	ph 03 5761 1644
Sharyn Williams	Bendigo DPI/Central Victoria	ph 03 5430 4670
David Stewart	Ellinbank West and South Gippsland	ph 03 9785 0173

For more Information

See our fact sheet on responsibilities of Victorian Landholders.

Disclaimer

The advice provided in this publication is intended as a source of information only. The State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Published by: Department of Primary Industries, Victoria, Australia. © The State of Victoria, 2007. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968.
ISBN 978-1-74199-580-0 (Print)
ISBN 978-1-74199-581-7 (Online)

For more information contact the DPI Customer Service Centre on 136 186

Visit: www.dpi.vic.gov.au/new-landholders

Email: new.landholders@dpi.vic.gov.au