



Background

Devine Agribusiness has extensive experience in undertaking property purchase due diligence and appraisal across Queensland and northern Australia.

Our firm possesses key resources and experience in the fields of rural property valuation and appraisal, rural tenure management and livestock production analysis. This enables us to provide our clients with relevant, independent and practical advice to assist decision making on property purchases.

Property Due Diligence

Key areas that can be investigated by our firm as part of property purchase due diligence are as follows:

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| • Tenure status and lease condition implications | • Mining & petroleum tenements |
| • Land classification | • Market access |
| • Indicative value range | • Vegetation status |
| • Safe carrying capacity estimate | • Investigate and advise on production expectations |
| • Water status | • Develop economic assessment based on tenure, production and market research |
| • Statistical climate analysis | • Advise clients on purchase proposal strategies |
| • Native Title Claims and Cultural Heritage status | • Development & facilitation of purchase proposals to vendors and management of responses |

Potential Work Scope

We can tailor this service to your individual needs. Some of the actions that may be undertaken include:

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| • Identify with client the appropriate priorities of due diligence | • Investigate and map property features and boundaries |
| • Identify property for details | • Undertake market research of relevant property sales in the region |
| • Investigate title particulars and lease conditions | • Undertake property inspection as required |
| • Research and advise on government policy affecting the property e.g. tenure security, water entitlements | • Compile production risk assessment |
| • Notification of native title claimants and conditions | • Undertake safe carrying capacity assessment |
| • Investigate mining and petroleum tenements | • Identify indicative value range |
| • Obtain required satellite imagery and supporting map layers | • Assist client in quantifying realistic production expectations |
| • Compile land classification information and map as required | • Develop cash flow forecasts and associated production schedules |
| • Identify and quantify land system features that may impact on property value and business performance | • Define the value of target property to lead into the offer process |
| • Undertake rainfall and seasonal analysis for the region | • In consultation with the client, develop offer pricing and placement strategies |
| • Identify production and market access advantages and impediments | • Manage the placement of offers to vendors and the responses |