

22 April 2016

Research Director  
Agriculture and Environment Committee  
Parliament House  
Brisbane Qld 4000  
By Email: [vminguiy@parliament.qld.gov.au](mailto:vminguiy@parliament.qld.gov.au)

Dear Sir/Madam,

**RE: VEGETATION MANAGEMENT AMENDMENT BILL 2016**

I am writing to you to express the devastating effects that we have experienced first-hand since the native Vegetation Act (NVA) came into effect.

Although I am not against conservation and the acquisition of land by the Queensland Government for national parks, I feel I need to convey the impact that this Act has had on my property.

My wife and I are owners of 830 acres of land in Dalveen Queensland. This land was purchased by our family in 1974 to be developed as a grazing block for beef cattle for food production. Of the 830 acres we have been forced by the NVA to hold approximately 200 acres or about 25% of the land undeveloped and are not allowed to carry out the activities that the land was purchased for. I am hoping that you can see that this is a massive amount of land that the Queensland government has its hands on and a huge amount of the land that we had to forfeit for the benefit of the majority of Queensland people. From our perspective we have been forced to contribute a large area of our grazing land without compensation. In a practical sense the NVA makes the stealing of freehold land by the Queensland Government legal.

Nevertheless, some would say that only the "land use" is affected. In response to this I say that if you take away the land use to the point that the land cannot be improved or worked (cultivated) then the freehold land title is useless and worthless, as in our situation pasture growth and pasture improvement cannot take place while the land is covered with vegetation. Some vegetation has to be removed to allow sunlight onto the grasses to improve the nutritional value of the grass. If you graze cattle under vegetation canopy they will simply eventually deteriorate to the point of death.

We have taken care of this affected 200 acres of land the same as we do with the developed 600 acres. This means controlling noxious weeds and feral animals which absolutely thrive in undeveloped blocks of land if not constantly kept under control. We also have to pay council annual rates on this portion of government used land, this is an ongoing yearly cost that we are forced to incur for no financial return.

I would like to give you this example. Let's imagine you purchased a block of four home units in the city that needed to be renovated to reach the maximum rental return or resale value. You start to renovate and have completely renovated three, when you go to renovate the fourth unit the government passed a law prohibiting you from continuing the renovating and furthermore, preventing you from renting the unit and receiving no income. However you must still pay the bank mortgage for the cost of the fourth unit, pay the rates and maintain its appearance and condition.

So what do you do with this unit?

It would be best to sell the unit, but you can't because it has no independent selling title and even if it did have its own title who would buy it? There would be no financial return to a purchaser. Alternatively you could try to sell the four units as a whole, in this event you would be forced to compromise on the selling price to attract a buyer.

The purpose of this letter is to bring to your attention this problem – which through no fault of our own – has severely reduced our grazing land and value.

We considered selling this effected 200 acres and purchase a similar amount of land nearby that is not affected by the NVA, this of course is always easier said than done because the passing of this Act was not thought through to the point of local government by-laws. When we approached the local council and suggested we were considering subdividing the effected 200 acres of area we were told this would not be possible, because the zoning that our property is in would only allow for a minimum sub-division of 500 hectares or approximately 1250 acres. After explaining the reason for the possible sub-division request I suggested if this could be considered as a special circumstance application. I was then reassured that no sub-division would be allowed that was outside the council town planning laws and also the council was trying to keep grazing areas like where our property is large enough so they are viable. It would seem that the local government authorities are not in touch with the NVA because my affected 200 acres has no viability what so ever in its present state and is only a liability to me.

There are many other circumstances that disadvantage land owners that have not been considered in this letter.

The NVA has caused financial losses and additional stress to my family and me. I believe that this Act should be totally repealed; it is disgusting for any democratic government to pass laws that take away the use of your land which was purchased in good faith as freehold land.

The government should conduct its self in the same manner that I as a private citizen would need to, for example if I would like to use my neighbours land then I would first consult with him, if he said yes, we would agree on a price and he would receive payments from me for exchange of the title deeds. I just can't go over and use his land, why can't the Queensland government conduct its self in the same manner?

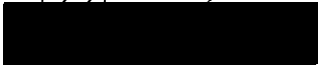
It is unthinkable that only the Queensland Government can use land that is legally owned by another freehold title owner.

I hope that I have been able to demonstrate the unfairness of this act and urge you to have a very hard look at having this Act repealed because it is wrong even if it only affects a minority.

All I am asking for is to have the use of my land back which was rightfully mine in the first place.

Yours faithfully,

per:-



Rossario Puglisi



Dalveen QLD 4374

