

**Rhia Campillo**

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**From:** John & Jane Hain [REDACTED]  
**Sent:** Friday, 3 August 2012 1:25 PM  
**To:** State Development Infrastructure and Industry Committee  
**Subject:** FW: Queensland Land Tenure Review  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** John & Jane Hain [REDACTED]  
**Sent:** Friday, 3 August 2012 12:04 PM  
**To:** [REDACTED]  
**Subject:** Queensland Land Tenure Review

Dear Kathy,

Thank you for taking my call this morning.

Our property has leases in the Longreach and Barcaldine Shires. Because our leases are GHPL security of tenure is not really a concern.

My concerns are

1. The ever increasing cost of rental on leases. As you are aware the lease was doubled under the previous government and the Treasurer was still saying that the state should expect to receive a more commercial return on its investment. Where does it end? It is a big impost on our operation at the moment and the prospect of further increases is a big concern as to the future viability of our operation.
2. As the cost of our rental increases the value of leases becomes less, as people factor these costs when looking to purchase land. This will also eventually result in a catch 22 situation for the Government as declining values will mean less revenue.
3. When my wife and I purchased my parents share of the property a valuer from the DNR advised me that the formula for calculating lease rentals has changed from being an Unimproved Capital Value to a Potential Value. The only reason that these leases have a potential value is because we have developed them at our own cost which is not cheap. In some of our paddocks we could not run any stock at all prior to developing. All that existed was scrub and no feed, now we pay a higher rental for our own efforts.
4. Are we paying a Potential Value Rental on unimproved land? As you would be aware that under the current Vegetation Management Act we are not permitted to clear and develop our land any further but I wonder whether we are paying rent on a Potential Value for unimproved land which we are not allowed to develop, because our Rental Valuation seems to be very high.
5. We would love to be able to pay out our leases and have Freehold Title, but being a small to average family operation and the high valuations this is not possible.

Yours faithfully,  
John Hain

[REDACTED]

Phone [REDACTED]

3/08/2012