

From: [Lauren Hewitt](#)
To: [State Development Infrastructure and Industry Committee](#)
Subject: Submission: Jane Carter
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The Research Director

State Development

Infrastructure and Industry Committee

Parliament House

George Street

Brisbane QLD 4000

Friday, August 03, 2012

RE: Inquiry into the future and continued relevance of Government land tenure across Queensland

Thank you for the opportunity to respond to the Parliamentary Inquiry into 'the Future and Continued Relevance of Government Land Tenure across Queensland.'

As a primary producer, my future business is predicated on secure tenure and regulation.

Below, I have detailed my concerns and issues associated with my tenure and attempted to provide some suggested methods through which these could be addressed.

My Enterprise

I hold the following tenure type/s

- Pastoral Holding/Term Lease

My primary production includes

- Cattle

My Tenure Issues

I believe that the following conditions or actions by Government have affected my ability to manage this land effectively

- Living Areas Policy
- Restrictions on the ability to convert tenure
- Prohibition on corporations to hold perpetual and freeholding leases
- Tied leases/Additional Areas
- Limits on diversification
- Duration of lease term
- Increasing regulation and loss of rights on freehold land
- Onerous and/or poor conditions set by lease agreements
- Fragmentation of title
- High leasehold rents are rendering my business unprofitable

This issue/s have affected my enterprise because:

The living area standards have not been reviewed for over a decade, the cost of living has risen dramatically, where as the price of selling the commodity cattle has not. For example in 1984 a Toyota work vehicle could be purchased with the sale of 20 head today 85 head have to be sold to buy the same type of vehicle.

Yearly Rent paid in 2007 was \$5856 in 2012 it is \$14,000

The rent must be paid in a year of severe drought when a property has to be totally destocked, that property has no income .

The renewal of leases has become a very time consuming and expensive exercise

My suggested solutions to rectify this issue/s are:

The cost of production and income be looked at in the review of leasehold land.

Again, thank you for the opportunity to comment on this significant inquiry.

Best regards,

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