

From: [Lauren Hewitt](#)
To: [State Development Infrastructure and Industry Committee](#)
Subject: Submission: Megan Atkinson
Date: Friday, 3 August 2012 3:45:04 PM
Attachments: [image001.png](#)

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**

- Restrictions on the ability to convert tenure
- High leasehold rents are rendering my business unprofitable

- **This issue/s have affected my enterprise because:**

*This property I am referring to is an extremely large property for the region and has been purchased by a group of 5 parties (4 of whom have land parcels that are a liveable area as per government requirement, and the 5th party wish to add their parcel to their existing neighbouring block.)

This is having a huge financial burden on our family enterprise as we are "tenants in common" and we are unable to use this asset for borrowing purposes.

*In addition to the above issue we have high concerns with the increasing cost to rents that are having to be absorbed by our enterprise.

However rural enterprises are stuck between a hard place in that cost are continually going up (including Rents) but the return on our production remains the same or less. Not to mention the additional pressure and financial costs to business through droughts and floods.

Businesses/families are generally on rural property for generation and we are in the business for growing beef (or crops) and not in the business of selling the land for profit like urban regions.

* For the people who manage the land, we have a lot of pride and passion for the land we work, and to have the ability to convert tenure for our family's security would be very reassuring. We recently were advised by an officer with DEEDI to drop our application to convert our tenure from Pastoral to Freehold. We were advised that a freehold tenure would be an up-hill battle, of high expense and with limited to no success.

· **My suggested solutions to rectify this issue/s are:**

* Allowing areas such as these large land parcels to be subdivided.

*Continual reduction to Rents for rural/agricultural areas or cap to seasonal effect.

*Increase the landholder ability to convert tenure for family security on the land.

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

Best regards,

• **My Contact Details**

· **Full Name**

Megan Atkinson

· **E-mail**

[REDACTED]

· **Address**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]