

From: [Lauren Hewitt](#)
To: [State Development Infrastructure and Industry Committee](#)
Subject: Submission: Gus McGown
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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**

- Grazing Homestead Perpetual Lease

· **My primary production includes**

- Cattle
- Sheep
- Goats

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
- Fragmentation of title
- High leasehold rents are rendering my business unprofitable
- Other

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

Increasingly the original purpose of issuing this lease has been lost over time.

My family have owned the lease for over 90 years.

In that time the conditions on this lease have changed from increasing production to being subsumed by other legislation that restricts production.

This is a breach of the faith that existed between my family and the Crown.

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

Review Tenure Administration in Queensland and facilitate change to achieve the following:

- homogenous title across rural landscapes to the greatest extent
- simplify survey standards
- create opportunity for tenure upgrade at reasonable conditions
- ensure indefeasibility for all tenure
- ensure that tenure arrangements do not interfere in the market
- allow for flexible reconfiguration of rural land where undesirable subdivision is managed by local planning laws

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

Best regards,

My Contact Details

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Gus McGown

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