

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

State Development

Infrastructure and Industry Committee

Parliament House

George Street

Brisbane QLD 4000

Thursday, August 02, 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

My Tenure Issues

- **I believe that the following conditions or actions by Government have affected my ability to manage this land effectively**
 - High leasehold rents are rendering my business unprofitable
- **This issue/s have affected my enterprise because:**

The 20% compounding increase in our leasehold rent through to 2017 will eventually make our pastoral operation unviable. We have a property that has been in the Family for 80 years and there is no thought of ever selling the property yet unprecedented property sales in the district have sent out UCV through the roof. The increased UCV has no relevance of what we can earn from our land. Setting rent at 1.5% of UCV will see our well managed efficient property operation slowly crawl to an unviable business.

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

Allow broad scale freeholding at economical rates will see significant injection of funds into pastoral enterprises. There would be huge cost efficiencies to the State in administration of the 'estate'. Rural communities will be reignited. Banks will be more likely to lend for development and likewise pastoralists will be more likely to look to develop their enterprises with more secure tenure. The downstream effect on food production will be positive.

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

Best regards,

My Contact Details

· **Full Name**

Anthony Struss

· **E-mail**

[REDACTED]

· **Address**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

· **Phone Number**

[REDACTED]