

**From:** [Lauren Hewitt](#)  
**To:** [State Development Infrastructure and Industry Committee](#)  
**Subject:** Submission: Emma Robinson  
**Date:** Friday, 3 August 2012 3:51:58 PM  
**Attachments:** [image001.png](#)

---

**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**

- 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
- Duration of lease term
- Onerous and/or poor conditions set by lease agreements

- High leasehold rents are rendering my business unprofitable

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

Current leasehold land policy is the biggest issue impacting on our business. In the short term the impact of rising leasehold rents is crippling our profitability. Leasehold rents will soon become our biggest cost - rent is based on unrealistic UCVs and producers have no way of reducing or managing this rising fixed cost.

In the longer term the impact of tenure forces us to take a short term view of our enterprise. The duration of our lease and inability to convert tenure provides us with little incentive to further develop or make capital improvements. These restrictions are exacerbated by ever-changing and onerous land management regulations which increase our costs and further reduce our capacity.

Increasingly the current tenure system relegates lessees to the role of short term renters - providing little incentive or capacity for achieving any long term environmental, economic or social change.

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

Provide an affordable, long term pathway for term leases to be upgraded to freehold.

Introduce a restricted freehold if required to facilitate native title interests. Introduce an interim freeholding land management agreement that builds public confidence and recognises producer capacity for sustainable grazing practices.

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

Best regards,

## **My Contact Details**

• **Full Name**

Emma Robinson

• **E-mail**

[REDACTED]

• **Address**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

• **Phone Number**

 [REDACTED]