Rhia Campillo

From: Lauren Hewitt

Sent: Friday, 3 August 2012 3:57 PM

To: State Development Infrastructure and Industry Committee

Subject: Submission: Col Jackson/Injune AgForce Branch

Follow Up Flag: Follow up Flag Status: Completed

Attachments: Land_tenure_submission_Injune_Branch.docx

The Research Director

State Development

Infrastructure and Industry Committee

Parliament House

George Street

Brisbane QLD 4000

Wednesday, August 01, 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
 - Occupation Licence
 - Grazing Homestead Perpetual Lease
 - Special Lease
 - Permit to Occupy
 - Road Licence

- Perpetual Lease
- Freeholding Lease
- Freehold Land
- Forestry Lease/Permit
- 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:

AgForce Injune Branch held a meeting on 18 July 2012 to raise important issues around land tenure as per attachement.

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

AgForce Injune Branch held a meeting on 18 July 2012 to raise important issues around land tenure as per attachement.

Additional information on my issues is available in the following attachments (upload)
Land tenure submission Injune Branch.docx

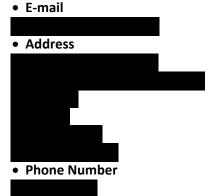
Again, thank you for the opportunity to comment on this significant inquiry.

Best regards,

My Contact Details

• Full Name

Colin Jackson



<u> Issue – Tenure Inquiry</u>

Restrictions

- Thinning (renewal of thinning permits)
- Vegetation management
- Food security
- Freezing of rental new Government needs to set longer land rentals
- Carbon trading to be included on leasehold land
- Re-sale value no one wants to invest when leases are due to expire
- No rights as landholders, need much more security
- Forestry + pastoral leases in one holding = no investment. Young people not getting a start on lesser land under current arrangement.

Government Policies

- Government can change colours on a PMAV without notifying landholders
- Government employees need to be able to work with landholders and not against
- Government need to employ employees that have a better relationship with landholders, with hands on experience
- Overzealous of employees of Government
- We are the custodians of this land, Government needs to recognise this
- Relevant departments manage relevant areas, people who know the land

Delbessie Renewal Process

- Costs, not a cheap process
- o Extended time period around 2 year to process
- o If we move everything to GHPL, does not affect native title

Terms

- Maximum freeholding lease payout term should be extended to a minimum of 50 years
- Big cost to State Government to regulate terms
- Lease renewal allot of work on the ground
- Land management agreement takes time
- Abolish new system too costly for them and us
- Move everything to GHPL and freehold will cut costs dramatically

Convert Tenure

- Upgrading of leases
 - o Pastoral to perpetual (no change does not affect native title)
- Landholders need more advantages to change to freeholding
 - o Freehold should have more rights to mining & gas

- o Needs to be an asset
- Western Hardwoods reversed removal of western hardwood from state forest to some leases
- Leases move to GHPL
 - o Departmental savings
 - o Financial security for graziers and banks
 - o Simplify lease system
- Forestry (timber) leases to GHPL
- Boundary leases joining state forest why bother maintaining them when me lease is only going to expire
- State forest leases (timber) upgrade to perpetual or pastoral holdings
- Removal of timer leases in state forest
- Control of state forest to get away from national parks looking after it
- Forestry land should be looked after by landholders
- Why restrict limits on leases, should be opened up Less limits on diversification