

**Rhia Campillo**

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**From:** Lauren Hewitt [REDACTED]  
**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 attachment.

- **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 attachment.

- **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

- **E-mail**

[REDACTED]

- **Address**

[REDACTED]

- **Phone Number**

[REDACTED]

## **Issue – Tenure Inquiry**

### **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
- Extended time period – around 2 year to process
- 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
  - Pastoral to perpetual (no change – does not affect native title)
- Landholders need more advantages to change to freeholding
  - Freehold should have more rights to mining & gas

- Needs to be an asset
- Western Hardwoods reversed – removal of western hardwood from state forest to some leases
- Leases move to GHPL
  - Departmental savings
  - Financial security for graziers and banks
  - Simplify lease system
- Forestry (timber) leases to GHPL
- Boundary leases joining state forest – why bother maintaining them when the lease is only going to expire
- State forest leases (timber)– upgrade to perpetual or pastoral holdings
- Removal of timber 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