

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

State Development

Infrastructure and Industry Committee

Parliament House

George Street

Brisbane QLD 4000

Friday, July 27, 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
- Grazing Homestead Perpetual Lease

· **My primary production includes**

- Cattle
- Sheep

### **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
- Tied leases/Additional Areas
- Duration of lease term
- High leasehold rents are rendering my business unprofitable

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

- 1.The Lessor should be respectful of the lessees knowledge of the land and encourage the transfer of knowledge between lessee and government staff who should not live in fear of being mugged.
- 2.Tied leases are managed together by lessees so should be managed together by the lessor.
- 3.High leasehold rents means there is less funding available to better look after the land with good grazing management and pest control.

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

- 1.The Land comes first not the lessee or the lessor, if government staff want to visit the land they should do so, by appointment, on their own and inspect the land with one representative of the lessee to best understand the management of the land.
  - 2.Tied leases should be amalgamated, where a perpetual lease is tied to a term lease it should become a single perpetual lease.
  - 3.the cost to government of land management is a lot less when it is managed by private enterprise, than if is managed by government e.g.National Parks.
- Keep leasehold rents low and keep assistance to help lessees look after the land high.

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

Best regards,

## My Contact Details

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