

**Rhia Campillo**

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**From:** Lauren Hewitt [REDACTED]  
**Sent:** Friday, 3 August 2012 4:13 PM  
**To:** State Development Infrastructure and Industry Committee  
**Subject:** Submission: Juliane Cowan  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** Cowan.docx

The Research Director

State Development

Infrastructure and Industry Committee

Parliament House

George Street

Brisbane QLD 4000

Saturday, July 21, 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**

- Living Areas Policy

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

We have been unable to split a lease in order to recognise the two separate grazing businesses that have been operating from this lease for over 40 years.

Even though we have financial records to support the claim that both areas are viable grazing businesses in their own right, one of the areas is less than the area prescribed as a living area, in current government policy. We have been told that unless both areas are above the required number of hectares we would be unable to split the lease.

This current situation greatly effects our business, as our half share, as tenants in common of the lease, is not recognised as equity by financial institutions. Being unable to realise this equity, this limits our ability to build and expand our business.

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

Assess all rural subdivision applications on their merits, fully considering all evidence tendered.

• **Additional information on my issues is available in the following attachments (upload)**

[lease\\_review\\_document.docx](#)

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

Best regards,

## My Contact Details

• **Full Name**

Juliane Cowan

• **E-mail**

[REDACTED]

• **Address**

[REDACTED]

• **Phone Number**

[REDACTED]

The details of our situation are included below:

Lease to be Split: <b>RDP: L6 SP142700: GHPL 18/148: PAR Nepowe, Puttaburra</b>	
Registered Owners: (as tenants in common)	
Owen Arthur Campbell	Darcy Reay&Juliane Kay Cowan
ABN: 13 019 271 803	ABN: 50 332 689 033
Land known as: Oaks Station	Land known as Oakleigh Station
Phone: 07 4062 4100 Postal: Oaks Station, Einasleigh, 4871 Email:	Phone: 07 4062 5130 Postal: Oakleigh Station, Einasleigh, 4871 Email: <a href="mailto:oakleigh@activ8.net.au">oakleigh@activ8.net.au</a>
<b>Overview</b>  The parcel of land in question has been run as two separate grazing businesses since it was taken up in the early fifties.  Country was originally split, in a gentleman's agreement, and fenced on that agreed boundary.  Both parties would be looking to split this lease on the existing boundary agreed upon by the current tenants in common. Areas: The Oaks:                    17 671 ha  Oakleigh:                    27 760 ha	

Yours sincerely

Darcy &Juliane Cowan

Owen Campbell