

Inquiry into the economic and regulatory frameworks for Queensland island resorts

Submission No: 2
Submitted by: adrian hayne
Publication: Making the submission and your name public
Attachments: No attachment

Submitter Comments:

my grievances not only lie in particular to Keswick island and neighboring islands supporting the "use it or lose it" policy, but also shows the lack of interest from management/operations and in some cases the arrogance of being in such control and nobody has listened for years. could mean getting the right people for the right job which is so evident on Keswick in particular. how has the government allowed these stunning places to go to the dogs! Brampton was once an exclusive destination, look at it now. other islands have endured the same cyclones and fixed them up, what's these guys excuse? how is it they are not held accountable. building techniques have come a long way over the years, and should be implemented in high risk areas like like. keswick and brampton could be such a focal point for tourism, it's just so obviously it should be looked at. below are just some points that come to mind: * it seems that the government and various departments including local council have failed to ensure that the head lease holders carry out the tasks they were intended to do. * there has been little to no follow up to ensure that these islands are maintained / developed in the best interest of Australia. * the lack of environmental support to maintain/ protect * head lease should be held accountable for the improvement of the island or the lack of * island offers very little tourist options and the island has gone to waste as has with other islands and being such a big shortage of accommodation on islands like Hamilton, it seems so lucrative to want to push these surrounding islands to want to succeed. * communication and the lack of has been a pinnacle issue between head lease, residents, government and local departments and after so many years of being left high and dry and the feeling is that nobody cares or too scared to bring up these vital issues ruining our beautiful country. * keswick island management have too failed us to date. during tough times with no transport to the island (ferry and barge broken), people really struggled to get food across and during this time, management/operations had flown in dedicated food flight supplies for themselves only. the logical tactic should have been to notify residents of this and allow them to pay in for the flight, boils down to communicated yet again. * since no barge, the management/operations have avoided removing rubbish from the island for more than 5 months. * the sooner keswick can get a start in developing, other property owners (excess of 250 blocks) can and will build homes thus increasing the supply and demand for services on the island. currently 22 residents are footing the high bills

Submitter Recommendations:

*government should put in place when selling these lease holds to not just any offshore company but to every interested party, that an agreed financial spend should be enforced on a yearly basis to develop and maintain island accordingly. this will sort out parties who are genuine about their business practice, and hold them accountable by law if not met.*audits should be carried out to ensure head lease carry out their terms of the head lease/ government contract* in order to move swiftly, "red tape" needs to be put aside to some degree in order to speed up the development process. so many times we hear that its in with the relevant departments and awaiting approval. in with the department and awaiting approval.*basic island vital necessities like a jetty, moorings etc should be pressed hard with head lease. no access to island is a massive deterrent to tourism.*government needs to enforce price gouging on Keswick island in particular for reasons mentioned below1) head lease have had no ferry or barge service for months at the time of this submission. another barge had come to the rescue but management decided to charge him \$150 to use barge ramp making the exercise very expensive. suggest in times like this to assist islanders2) ferry service too has become expensive as food taken on board is charged by every extra bag brought on and since there is no shop on island suggest food be allowed on ferry no charge3) carting a pallet (dry food etc) from boat ramp to residents is very excessive at around \$70 , also suggest a storage facility (undercover)and a predetermined set price4)with mention to no barge or ferry,management have excessively charging residents to whipper snip properties as much as \$385 for 3 hours labour.suggest either rates are made affordable or allow contractors to visit island and service multiple properties.*a marina would not only be great for Keswick , but also for the whole area being a gate way to so many places.this also saves the fact that boat owners visiting island can berth securely and also be responsible for bring supplies like food to the island, not to mention current ferry only runs 2 days a week.this will also not put so much pressure on the boat ramp that currently is attached to the runway.*more tourist options should be introduced to the island, there is no activity on the island, snorkeling, fishing, day trips etc, all this to improve the profitability to the head lease* a convenience store to buy day to day needs as well as restaurant options * resort pool for days when weather not so favourable * runway should be extended 300m to accommodate larger aircraft * much more consideration to be applied into the environmental side