

Inquiry into the economic and regulatory frameworks for Queensland island resorts

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Submitter Recommendations:
No Recommendations

Hi.

I am a homeowner on Keswick Island 30kms off the coast of Mackay.

I must express my disgust. and disappointment with the Qld Government, in relation to the atrocious mismanagement of these once beautiful Whitsunday islands, which form part of the Great Barrier Reef.

As per our sublease agreements we have been ignored and forgotten by the Qld Labor Government, as it is their responsibility for the overseeing of the Head Lessees of these islands.

Since the suspicious sale of Keswick to the Chinese, our Sub Lessee rights have all but disappeared. We pay our costs, fees and levies, which are then forwarded to the relevant authorities including Mackay Council, yet we are totally forgotten and treated as a third world island by this government.

Nill improvements have been started or completed. I have included a list which highlights the before and after state of affairs previous to Chinese possession, notwithstanding disgusting unsanitary conditions, regardless of us still having to pay our outgoings. We have watched our investments plummet and see no improvements for the future.

As per the head lessee we are dismayed as to why the lease has not been rescinded, due to major breeches as per government conditions, which have been blatantly disregarded.

Communication is all but zero, the owner has secretly been to Keswick Island only once, and with no contact with residents whatsoever.

The premer and Queensland Labour Government have a lot to answer for and we do require answers for the lack of accountability of these Islands.

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KESWICK ISLAND SUB-LESSEE FACILITIES AND SERVICES

A comparison between 2013 (KDPL) and 2020 (China Bloom)

**In 2021, China Bloom changed their name to Oasis Forest
& Greateon Keswick changed their name to GDV Management**

2013	DESCRIPTION	2018	2020	2021
✓	Airstrip Upgrade	-	✗	✗
✓	Improved Access	✓	✗	✓
✓	Temporary Jetty	✓	✗	✗
✓	Legal accessible Barge Ramp	✓	✗	✓
✓	Dry marina facility	✓	✗	✗
✓	Improved liveability	✓	✗	✓
✓	Communication from Head Lessor	✓	✗	✓
✓	\$77 flights to/from the island	✓	✗	✗
✓	Regular scheduled flights	✓	✗	✗
✓	Charter flights	✓	✗	✗
✓	Freight by plane	✓	✗	✗
✓	Weekly barge	✓	✗	✗
✓	Tow vehicle for boats in dry marina	✓	✗	✗
✓	Water tank to flush boats	✗	✗	✗
✓	Fish cleaning table	✓	✗	✗
✓	Access to shore via barge ramp	✓	✗	✓
✓	Nursery with plants for sale	✓	✗	✗
✓	Keswick Island Tourism to co-ordinate tourism operations	✗	✗	✗
✓	Diving courses	✗	✗	✗
✓	Community get-togethers	✓	✗	✓
✓	Equity and Fairness	✓	✗	✓
✗	Arrival and departure form for island	✗	✓	✗
✓	Moorings in Horseshoe Bay	✗	✓	✓
✓	Access to National Park adjacent to Connie Bay	✓	✗	✓
✓	Access to Coral Gardens at end of runway	✓	✗	✓
✓	Holiday Letting of private houses	✓	✗	✓
✓	Small business operation from home	✓	✗	✗

NOTES:

1. Although there isn't a dry marina facility yet, we are able to take our boat onshore for maintenance. GDV are helpful in using their machine to take out and relaunch our 4t boat owned by 4 resident partners.
2. Keswick Explorer comes out on Mondays and Fridays, weather depending. Freight can be included at exorbitant rates. (Shopping bags @ \$10, boxes @ \$15)
3. The barge is currently not operating due to mechanical issues.
4. GDV keep saying they're looking for charter operators when we know of 2 recent proposals sent to them.
5. A water tank exists for the boats, but it can only be used from the unsafe boat ramp.
6. There is tourism directly between GDV and Mackay Tourism, but with no input from the community.
7. Helicopter seat rates are currently available @ \$250, but they may soon change as it's not viable for the charter company. (They need 5 people on board to break even.)