



Speech by

HOWARD HOBBS

MEMBER FOR WARREGO

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SOUTHERN MORETON BAY ISLAND LAND USE DEVELOPMENT STUDY

Mr HOBBS (Warrego—NPA) (10.15 a.m.): I wish to refer to the Southern Moreton Bay Island Land Use Development Study affecting the islands of Russell, Macleay, Lamb and Karragarra. Many landowners on these islands believe they have been denied natural justice as land-holders. Many blocks of land have been purchased over a number of years in a wide price range.

During the development of the study some consultation documents were produced, but the majority of them steer well away from spelling out quite clearly that some of those blocks will be resumed for community purposes at an average price of \$5,000. Land-holders who live on the islands have had a better opportunity for consultation and will benefit in the long run after resumptions are finished. However, the 4,000 island land-holders who do not live on the islands have not all been notified that their land will be resumed and merrily pay their rates in the belief that one day they will retire to live on the island.

The process used in this exercise has deprived some landowners of an equal opportunity because some landowners were notified and some were not. Had all landowners been notified with their rate notice, which is a sensible solution, all would have had an equal opportunity to take some actions, such as sell, surrender or exchange the land. Because the land has now been devalued—this is a double whammy—some land-holders have suffered a financial loss and some have not. Residents of other islands in Moreton Bay who are not affected by this draft plan have not suffered any reduction in the price of their land.

It is not fair in anyone's language for the Government to be not responsible for its actions that have resulted in the reduction of the value of residents' homes and assets. Unless the Minister takes some urgent, responsible action, he will be presiding over the Russell Island sham, Mark II.
