

Senate Finance and Public Administration Committee,  
PO Box 6100,  
Parliament House,  
Canberra ACT 2600.

Monday 1<sup>st</sup> March 2010

TO WHOM IT MAY CONCERN

Submission to Senate inquiry over Native Vegetation Laws.

My name is Barry Hoare and I am a fourth generation cattle grazier on both my mothers and my fathers sides of my family. On our property I am the third generation to have ownership in it. The main part of the property is a Grazing Homestead Perpetual Lease that consists of approximately 31 000 acres of land and having only about 15% cleared. The rest of the property is made up of two State Forest Grazing leases, One (about 14 500 acres) has been operated by our family for nearly a century, even before it was a state forest area. The other (about 11 000 acres) state forest lease was apportioned onto the original property in about 1955-59 to make the other part more viable. Another small part (approximately 1640 acres) of the property is freehold.

I feel very disappointed in a system that does not allow for generational change within landownership and the retention of land values and production. We have areas here that were cleared back in the early 1930's and now we are no longer able to keep their productive value going. Our family wasn't one of those big business oriented entities that came in and cleared everything and then used it for a short time and then sold it on. We were and I hope still are here for the long haul, we are true environmentalists, custodians of the land, our goal is to hand our land onto the next generation in as good or better condition than we received it in. WE ARE genuine believers in the sustainability of our property. It has become increasingly difficult to maintain a profit margin and sustain production levels in recent years. The original intention of these areas when they had the forest areas added onto them was to make them a 'living area for a family'. However there are a lot of question marks over the future of running cattle on state forest grazing leases as the state government seems hell bent on making them 'National Parks'.

In the past recent history of our property i.e. the last 25 years, my family could have applied for and would under my research been granted a permit to clear pretty much from fence to fence within our Grazing Homestead Perpetual Lease and away from the steep areas. Our family did not. Instead they chose to do sections at a time and to do what they could afford; also taking into

consideration here in the past 25 years there have been three changes in generations and lot of capital has been used buying out siblings etc. in the business. My point here is a property through no fault of its owners has been, will be and under these laws continue to be made more and more unviable when it has been clearly shown through history that it should clearly be a viable property.

If my family had cleared the extra land which would have equated to another 50-60% of the GHPL would have been cleared and we would now be running far more cattle on this lease and would not require the State Forest leases to remain viable. Instead of running approximately 500-600 cows on the Perpetual Lease as we currently do, [redacted] would, at a conservative stocking rate of 1 breeding cow to 15 acres (this is a general carrying capacity for the district) the property would be able to run approx. 1000-1200 cows basically double the carrying capacity.

[redacted] 2008 was valued by a Real Estate agent for our family at [redacted] I bought my brother out of the land on this the valuation which included the freehold and the state forest leases.

A neighbouring property was sold under the hammer at auction in January 2008 for \$2.35 million. It was only 9 500 acres approximately of Grazing Homestead Perpetual Lease with about 70% cleared as well as a state forest lease of 950 acres and having a carrying capacity of 650 cows. Another neighbouring property which was about 50 000 acres made up of approximately 14 500 acres freehold (approximately 60% cleared), 15 000 acres Pastoral Lease (approximately 30% cleared) and around 20 000 acres State Forest Leases sold under the hammer at auction in 2005 for \$4.5 million. I make the point here that there is only a fence in between.

In summary I would like to point out that it is not just my opinion but actual fact that [redacted] has had its short and long term earning capacity, productivity and viability diminished. It has also had its value both historically and futuristically affected in a negative way greatly, but through recent neighbouring sales on the open market and the use of conservative projection figures I think it is quite clear that [redacted] has been impacted dramatically by way of the Native Vegetation Clearing Laws.

I thank you for your time in reading my submission.

Yours Sincerely,

Barry Hoare

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