

**Submission
to
Senate Inquiry
into**

**Native vegetation Laws, Greenhouse Gas Abatement &
Climate change measures**

By the Senate Finance and Public Administration Committee

This submission prepared by:- **William John Gray** **Monday 1st March 2010.**

As per the terms of reference, this submission deals with the direct impact of QLD native vegetation laws on my property.

SPECIFICALLY SECTION.

(a) **Any diminution of land asset value and productivity as a result of such laws;**

The property of which my wife and I own has a total area of 3247 acres freehold title. Of that area, approximately 30%(975 acres) is affected by the Native Vegetation Laws introduced by the QLD Government and strictly enforced by the QLD Dept. of Environment & Resource Management.

Because the approximate 975 Acres has been locked up by the introduction of Native Vegetation Laws , **we have had the right to further develop our property in a responsible and productive manner taken from us**, thus severely reducing and limiting the future asset value of our property and also severely limiting the future productivity capability of the land.

SPECIFICALLY SECTION.

(b) Compensation arrangements to landholders resulting from the imposition of such laws;

There has been no attempt at all by any government department to compensate landholders for the loss of basic property rights, the loss of future increase of asset value and the loss of future increase of land productivity.

One very important issue to remember, landholders are still burdened with all the financial costs of maintaining the land that has been locked up by the introduction of Native Vegetation Laws.

These costs are (but not limited to);

1. Local government land rates and taxes,
2. Fencing of the land,
3. Feral animal control,
4. Noxious weed control
5. etc,etc

It should be noted that these maintenance costs are on going every year; they are not a once off cost.

Considering the above of this section of this submission, I strongly recommend to the Senate Inquiry, that landholders affected by the introduction of Native Vegetation Laws should be rightfully compensated for the impact of such laws forced upon them and should be in a manner of **“Dollars per acre per year.”**

If the Government does not have the capability to pay such compensation, then the answer is simple; GIVE THE TOTAL USE OF THE LAND BACK TO THE LANDHOLDER.

SPECIFICALLY SECTION.

(c) the appropriateness of the method of calculation of asset value in the determination of compensation arrangements;

As there is in no manner any type of compensation available to effected landholders, this is totally unacceptable.

SPECIFICALLY SECTION.

(d) any other related matter;

It also must be considered, the flow-on effects of Native Vegetation Laws upon the wider rural communities, thus being the reduction of work available to people and companies supplying services to the landholders, thus reducing the amount of money being spent in rural towns, thus risking the future viability of rural towns.

This submission prepared by ;

William John Gray