

07 March 2010-03-07

SUBMISSION

Senate Inquiry into

Native Vegetation Laws, Greenhouse Gas Abatement and Climate Change Measures

By the Senate Finance and Public Administration Committee

This Submission has been prepared by KC & JC Ryan

As per the inquiry terms of reference this submission deals with the impact of the Native Vegetation Laws on our property

Specifically section

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

When we purchased our 2130 hectare property over 20 years ago there was no difference in land value between freehold and lease in perpetuity.

In 2009 we converted the farm from leasehold to freehold and a covenant of restriction of use of land was put in place. This effectively locked up 880 hectares, over 40% of our holding.

We can no longer continue making improvement and increase productivity by reclaiming land. There are remnants of a 100 year old station fence through the scrub showing previous timber clearing.

The 880 hectares has been rendered valueless reducing our land asset by approximately \$300,000. Who would purchase land with the restrictions when neighbouring properties have no such limitations having been freehold converted prior to this legislation.

The farm is our superannuation and any reduction in value affects our retirement planning.

We still have to pay council rates, public liability insurance and land tax, control noxious weeds, feral animals and fire, also maintain fences and roads on land which we can no longer count as an asset.

Lessening the value and productivity of farms reduces the spending with local small businesses putting further pressure on the viability of rural communities.

Specifically section

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

There has been zero compensation for our \$300,000.00 asset loss under the native vegetation lock up.

A solution could be for the government to pay the landowner an annual, CPI linked fee to care for the timbered land under lock up. This would produce an income resulting in the maintaining of land value

Specifically section

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

Nil submission

Specifically section

(d) any other related matter

The biggest impact of the Native Vegetation Law is on private property rights, depriving owners of the right to control their own property. The State should not be able to take property without just payment.

We believe that farmers are being discriminated against and used by the government to fund the Kyoto Deal with these Native Vegetation Laws.

Will AMP, Woolworths and individuals be asked to lock up 40% of their business or home premises?

This submission was prepared by

Ken & Jan Ryan