

GWENDA & PAUL JOHNSTON

NATIVE VEGETATION  
LAWS, GREENHOUSE GAS  
ABATEMENT AND  
CLIMATE CHANGE  
MEASURES

---

SUBMISSION

Johnston  
3/10/2010

1. PROPERTY RETURNS
2. PROPERTY VALUES
3. CARBON CREDITS

### **PROPERTY RETURNS**

Whenever you approach a bank for a loan you have to supply them with a budget to show how you will be able to repay the loan over a time. You naturally do your budgets on the property as it is at that time plus any developments you can see in the future, but a lot of farmers have been caught when these native vegetation restrictions have been applied to these same properties after they have brought them making the budgets they have used absolutely useless and naturally the properties are not going to make the same income as they would have originally. This situation is happening and is beyond the farmer's control. The other insult is that when the returns are declining quite often all other cost are increasing including shire rates which you are paying on land you can no longer make a reasonable income off of because of the government vegetation restrictions and in the future there will be climate and emissions restrictions and taxes.

### **PROPERTY VALUES**

Forced sales which are occurring quite often because the property will no longer service the debt that was originally borrowed to set it up, mainly because the forecast of the income has not been able to meet the budget because of native vegetation restrictions applied to them after purchase not allowing for the development of the property to service the debt.

### **CARBON CREDITS**

How can it be right for any democratic government to use ordinary Australian farmers native forests to provide Australia with a reduction in carbon emissions since 1990, with no return to the farmer, only to be told that you can no longer clear this land thus making it of little value to the farmer and then the government wants to tax us for carbon emissions from our livestock.

### **CONCLUSION**

Most of us are just hard working farmers trying to look after our land at the same time as trying to make an income to look after our families and hopefully one day hand it over to our families to carry on. We believe that if the government keeps on eroding away land owners rights we will eventually have no one left in this country that wants to or knows how to farm and that is a terrible thing considering we grew as a nation off rural industries and still today agriculture is still one of the biggest exports Australia has. Perhaps one of the biggest considerations should be that anyone that holds a job in the government of any description should, when it comes to making these decisions consult with the actual people that it is directly going to affect. Because at the end of the day these people have put you in the position you now hold, so consider them. Like so many politicians they seem to lose sight of the real people that are still contributing to the economy of our country in a real way.