

**Inquiry into the Native Vegetation Laws, Greenhouse Gas  
Abatement and Climate Change Measures  
Senate Finance and Public Administration Committee  
Inquiry 2010**

Submission from William Lloyd,  
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I have owned my 56 acres of land for 22 years and lived on the block for 19 years, and I am appalled at what I see is nothing more than a chance for Government's to take away from hard working people, where they have chosen to live and make an honest living from their land and the right to use their land as they had intended.

I have built my own house using timber that was standing on the property at the time, it consisted of spotted gum, iron bark, blue gum and yellow stringy bark varieties of trees. I milled them on the property for what was required and waste was kept to a minimum. The result after 9 months hard work is a beautiful timber weatherboard home, which under today's rules and regulations would not be allowed to be built in this manner. Only the largest of trees were harvested and 18 years later the hundreds of remaining trees have flourished and are at stage where they are worth a lot of money for use as high quality hardwood building timber or quality power poles.

I have spent a majority of my working time, until recently, traveling and living away from home for my work commitments in the Telecommunications Construction Sector. This was far from an ideal situation for family reasons but the money was good and it was a chance to knuckle down for 20 years or so to get ahead and to prepare financially for a pre-retirement life farming i.e. growing, grazing and/or breeding. Although my block of land is relatively small it is fertile and capable of earning an income through various means, or it was before these new restrictions were put in place.

When I first purchased the block of land my annual Council rates were about \$230.00, this year they are over \$1400.00 based on land valuation figures from 2008 when the block of land was classed as prime productive land, in that time we have had no new services, no improvements to our disgraceful dirt roads, no garbage collection, and now my property is less valuable due to the fact you cannot clear the land to earn a living. I have spent tens of thousands of dollars over the years improving the property for production such as having dams constructed, fencing, weed control, pumps and irrigation lines, machinery.

I have several valuable horses on the property, one of which I have bred myself, and preceding the changes in land vegetation regulations I had enough pastures and good feed for them to graze

on for a balanced healthy diet, but now I will have to buy a quality substitute feed for them as I cannot keep a majority of this area free from re-growth under the new regulations.

During the past 20 years I have kept re-growth under tight control due the severe bushfire dangers that we face every year in our rural location. There has been on several occasions, that, if I had not implemented a vegetation management strategy my home would undoubtedly have been destroyed. It is my fear that without landowners being able to keep their properties clear of re-growth that over time we will be in a similar situation that faced the people of Victoria on Black Saturday. We would have to invest in expensive fire control methods such as fire proofing material for dwellings and sheds, pumps, sprinkler systems, fire proof bunkers etc all due to not being able to keep our properties free from re-growth and other fuel build up.

I have previously made enquiries with the then Tiaro Shire Council about the opportunity to subdivide my property into 2 smaller blocks for the opportunity for other people to enjoy the rural lifestyle, only to be told that it was impossible due the fact the land was zoned Rural 'B' which meant that it was prime production land that needed to remain larger than 40 acres to be viable for production to feed the masses, this now is impossible because the land cannot be cleared, how has the need to feed the people changed over a period of a few years.

I purchased this block of land in a pioneering, productive, ambitious, frame of mind thinking I had all the opportunities in the world, excited about the future on my humble block, as any person would, only to have that right and opportunity removed by bureaucrats, and with or without widespread community consultation this legislation is not fair or just without due compensation.

My property has lost market value and its appeal to the majority in the buyers market, due to the introduction of the native vegetation laws, why buy a property you cannot utilize to its full potential. This imposition placed on landholders is over the top, unjust and un-Australian. It appears to be a blatant land grab by Government to control assets that belong to rightful landholders, which a majority has worked hard at, to preserve the natural environment.

My 56 acre property has four different vegetation classifications/restrictions placed on it which has reduced my productive usable land to approximately 6 acres, which I am sure you would agree is a drastic reduction in my options of what I can produce/earn now, had I have known that these impositions would be placed on me I would not have, purchased the land in the beginning, made improvements on the land, dreamt and envisaged the potential and future for the land.

I feel that I should be compensated for the loss of this productive land in a manner that reflects on improvements made, value of resources in affected areas, loss of potential income in affected areas, market value of land in affected areas, the cost to fire proof my home from future fire storms.

Thank you

