

## **Senate Finance and Public Administration Committee**

PO Box 6100  
Parliament House  
Canberra ACT 2600  
Australia

### **Submission: Native Vegetation Laws, Greenhouse Gas Abatement and Climate Change Measures**

#### **Native Vegetation Laws**

My submission concerns the devaluation of private land ownership by both value and usage. That is the largest impact of native vegetation laws is on private property rights. The main point is that these laws deprive owners of their right to control what they do with their own land - which should be guaranteed under Fee Simple property title.

**First of all the wording of “landholder” throughout the terms of reference should be changed to “landowner”. Contrary to current opinion and even stranger wording by various Government departments on some documents - we are Landowners and as an owner of something rights are conveyed.**

**Example:** If you buy a book you pay for it and that includes all GST, taxes, etc - you can then read it, you can burn it, throw it away, and it's yours to do what you like with - especially in that no more taxes are applicable - yet the Government believes that with a property that this should not be the case. Yet, fee simple property title DOES give this right **not** to have additional charges levied and this needs to be recognized.

I believe appropriate changes are outlined below:

- Repeal all Native Vegetation Legislation thus restoring land rights to landowners – should an area be of high significance then a mutually agreeable appropriate compensation is paid to satisfy “Community expectations”.
- Introduction of “Fair and Just Compensation” for any and all property acquisitions by all levels of Government, especially if partially (by way of **any** land use restrictions).
- No right to resume any private land by any level of Government unless the owner is in complete agreeance and compensation is adequate. ie: "If you want my land then pay for it "
- Recognition of absolute private land ownership under fee simple title – that is A Fee Simple Tenure protects the titleholder from involuntary debt against the property (the

purpose for its existence). Therefore once purchased and stamp duty and other levies have been paid no additional tax in any form can be levied on the owner of said land by any level of Government. Each individual landowner be freely able to manage his own property without outside interference. **In other words, to respect private property rights.**

- Dismantling of the Livestock Health and Pest Authority and subsequent removal of their additional tax on lands over 10 hectares which is discriminatory and repugnant to Landowners rights.

### **Greenhouse Gas Abatement and Climate Change Measures**

Whilst I believe that mankind is a contributor to Climate issues – I do not believe that there should be any additional taxes imposed especially when the theory is unproven – indeed when you take into consideration there are no suitable alternatives in place for the public to use to lower pollution from vehicles and the like.

- Councils in particular (whose existence still bemuses me considering the referendum result in 1998) and all other levels of Government should not be able to resume land under the guise of climate change which is still unproven.
- Development of adequate public transport systems
- Future-proofing development requirements and infrastructure proactively – not reactively.
- Removal of any school speed zones on main arterial roads and highways. Alternate means of access and egress for these schools be constructed. A highway should be able to maintain vehicle throughput a reasonable speeds – otherwise additional fuel will be consumed and increased emissions will be the result. Likewise a highway should have minimum speed ranges for the reasons outlined above.

*Ian Strawbridge*