

Late Submission.

Senate Select Committee Inquiry Into Housing Affordability in Australia.

[I hope that you will consider my submission even though it is late.]

To: John Hawkins, Committee Secretary, Senate Select Committee on Housing Affordability in Australia. Department of the Senate, PO Box 6100, Parliament House, Canberra ACT, 2600, Australia.

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From: Loris Erik Kent Hemlof,

2008 April 2nd.

Senate Select Committee on Housing Affordability in Australia. Terms of Reference; 1. That a select committee, to be known as the Select Committee on Housing Affordability in Australia be established to inquire into and report upon: The barriers to home ownership in Australia, including:

a. The taxes and levies imposed by state and territory governments;

The GST on new housing construction and absence of a GST on established dwellings has discouraged the purchase of new housing construction. New housing construction is needed to increase the housing supply in the long term so as to increase housing affordability. So the GST should be removed from new housing construction [18% of the housing market] and put on established dwelling sales [85% of the housing market]. This would encourage first home owners to buy the construction of a new home over established housing so increase affordability and increase GST [or retail goods and services sales tax] revenue.

b. The rate of release of new land by state and territory governments;

The rate of birth in Australia is about 270,000 per year. Houses last about 100 years so dwellings for 135,000 need to be constructed per year for replacement. Plus with net immigration of about 100,000 per year the need for housing increases to about 250,000 per year. Unfilled pent up demand increases this to about 400,000 per year for the next 10 years. So about 450,000 new subdivision lots with services need to be created each year. Land speculators have restricted housing land supply to push up demand, to break

this report there is a need for councils to borrow money to compulsorily acquire farming land at premium farming land prices [of about \$5,000 per hectare] and establish infrastructure [about \$60,000 per lot] for entire suburbs at a time so as to coordinate the integrated mass production of lots. For sale to recover development costs to buyers of subdivision lots for new home construction.

c. Proposed assistance for first home owners by state, territory and the Commonwealth governments and their effectiveness in the absence of increased supply;

Home ownership grants should only be for adult long term Australian citizens and only for new home construction. So demand [the grant] equals new supply [new housing construction] so reduce housing inflation. The first new home construction grant should start at about \$100,000 then in the long term increase to about \$300,000 per citizen for more than 16 years. For a total cost of \$85billion per year.

d. The role of all levels of government in facilitating affordable home ownership;

National governments should make the housing budget, Councils should oversee new subdivisions, and Individual citizens should select, be assisted to buy, and own new housing constructions. Welfare payments,- \$85billion for citizens who do not own a home and single level of assets + income means test cut off , providing \$240 per week. \$85billion to board [care and accommodation] providers of \$250 per week. So new home construction grants and loans would be only taken up by people with large families.

e. The effect on the market of government intervention in the housing sector including planning and industrial relations laws;

Builders should be able to shop around to commission accredited private sector companies to assess housing approval. The national government should award prizes to commission long term infrastructure plans from competing private sector companies.

f. The role of financial institutions in home lending; and

On top of the first new home construction grant, the reserve bank should finance through the issue of currency [Inflationary demand countered through the creation of new dwelling supply] should provide a zero interest new home construction loan beginning at \$100,000 for pent up demand and increasing to \$300,000 in the long term to each citizen for more than 16 years. Costing nothing to the national budget, and the issue of \$85billion per year by the reserve bank. New housing construction with an inflation rate of less than 2% should have an interest rate fixed at establishment of less than 2%, Established dwellings with an inflation rate that has exceeded 20% should have an interest rate exceeding 20% fixed at establishment.

g. the contribution of home ownership to retirement incomes.

Retirees should provide accommodation to friends and relatives for the [my suggestion >] board providers payment or sell their expansive family homes and live with relatives so they get the board providers payment, or be a tenant in a retirement estate, or go on a holiday and spend up.

From My MODEL NATIONAL CONSTITUTION AND BUDGET at:

<http://www.users.on.net/~lekh/constitution.html>

SOCIAL SECURITY DEPARTMENT,- \$170,000,000,000

Non citizens are prohibited from obtaining any commonwealth provided welfare, except the international aid payment, until obtaining citizenship after complying with Financially independent resident visa, or Child visa, for a period of; years of 1 plus (age / 6).

Australian aboriginals receive native title land as well as welfare and housing subsidies as provided to fair citizens. But welfare for Australian aboriginals is spent as determined by the accredited Private Company For Welfare Guardian as selected by the recipient. Foreign blacks such as refugees are excluded from Australian citizen welfare but may reside on native title lands in Australia and receive international welfare in exchange for sterilization by injection.

All dwelling owner/s in Australia must make available to their genetic or legal children board before renting out to others.

A court may determine that welfare be paid into an account only spent as determined by an accredited Private Company For Welfare Guardian. Such as when the recipient has spent welfare on drugs, alcohol, tobacco, gambling or otherwise wasted. The guardian may impose behavioral demands on the recipient enforceable by penalty by the guardian or the nearest court.

PAYMENT TO ADULT CITIZENS WHO DO NOT OWN A HOUSE.

WELFARE SAVINGS MASTER TRUST.

: \$85,000,000,000 for equal distribution to citizens for more than 16 years who do not own a permanent house, more than \$200,000 in other assets or have had more than \$50,000 income in the last year. Paid into the welfare master trust of the recipient. Drawn down; To pay medical credit card debts, such as for medicines, hospital, and aged care, Also to pay a wage subsidy of 1/1,000 of the balance or if more \$5 to the recipient as an employee for each hour in work excluding voluntary work. For real work where the employer pays a minimum of the minimum wage. No requirement that recipients be unemployed or disabled. [8,000,000 x \$204 per week x 52 weeks = \$85,000,000,000.]

PAYMENT TO CARE AND ACCOMMODATION PROVIDERS.

: \$85,000,000,000 for equal payment board providers who are Australian citizen for more than 16 years and home owner for each Australian citizen boarder who does not own a permanent house, and who does not own more than \$200,000 in other assets or have had income of more than \$50,000 in the last year. No requirement that recipients or boarders be unemployed or disabled. Paid if main possessions residence, not paid to hospitals and aged care unless the main possessions home. [\$85billion / 8,000,000 / 52 weeks = \$204 per week for the provider for each citizen in care and accommodation.]

HOUSING DEPARTMENT,- \$129,320,600,000.

NEW HOUSING CONSTRUCTION GRANT FOR ADULT CITIZENS.

: \$85,000,000,000 for grant to citizens for more than 16 years for new home construction and ownership. Does not have to be for first home, May also be for more than the one lived in or investment dwelling, or renovations and extensions. Minus the amount of any sort of home ownership grant already received. If dwellings are sold while alive excess proceeds kept in trust for reinvestment in new housing construction. [/ 250,000 new homes per year = \$340,000 per recipient. Would only be viable if employment or where providing accommodation such as to a family of 3 children to claim board providers welfare.]

: \$5,000,000,000 To finish or replace a building that the commissioned builder is unable to finish. The failed builder must then repay this amount within 2 years or be de-registered.

NEW HOUSING CONSTRUCTION LOAN FOR ADULT CITIZENS.

\$85,000,000,000 for a zero interest loan from the reserve bank for each citizen for more than 16 years for new home construction, minus the amount of any sort of home ownership loan already received. Compulsory repayment automatically deducted by the pay registry clearing house from all of inheritances from parents, at the death of the recipient, or from 30% of income including board providers welfare but excluding welfare savings master trust deposits. [/ 250,000 new homes per year = \$340,000 per recipient.]

[A new basic 2 bedroom unit and shared land costs as little as \$150,000. A serviced lot in a subdivision would now costs about \$150,000. A 4 bedroom house now costs about \$150,000 without land. A female could purchase land and the construction of a new dwelling worth \$300,000. Houses would become better and cheaper. New construction deflation affect would be equal to new currency so inflation would be neutralized. The key to reducing inflation and so interest rates and winning the youth vote at the next election. Would reduce welfare costs and eliminate welfare effective marginal tax rates to increase incentive and boost the building industry. Australia is not building enough good quality dwellings. In 2006/7 160,000 new dwellings. With net immigration of 170,000 wealthy migrants. Natural population growth. Plus the average dwelling lasting

100 years then dwellings for another 200,000 replaced. We need to build dwellings for 370,000 each year, 2 x current construction.]

RENTED ACCOMMODATION

Tenants may terminate a lease with zero notice with zero compensation. Land lords must provide at least 12 months notice before terminating a lease and provide \$2000 compensation to the tenant to leave. While a tenant is accommodated at a location the rent may only increase each year by \$10 per week.

LAND SUBDIVISION DEVELOPMENT.

Compulsory acquisition of vacant land and abandoned dwellings for subdivisions paying up to \$5,000 per hectare. [To eliminate the restriction of land supply price bubble profiteering from doing nothing but extortion from restricted land supply.]

: \$10,000,000,000 land development loss guarantee plus proceeds of a dutch auction of subdivisions to repay a loan of \$40,000,000,000 by the reserve bank each year to bring cost of subdivision infrastructure up to \$80,000. [With pent up demand for 500,000 subdivision lots per year then costing \$40 billion.] Serviced subdivisions provided by dutch auction starting at first to apply at \$100,000 per lot of up to 2500 square meters [50m x 50m], and reducing by \$4,000 per month until sold. Including individual allotments on farms up to entire suburbs at a time to co-ordinate subdivision service provision. Black citizens may only obtain land and for free any vacant native communal tribal title lands for new housing construction. Subdivision roads and trunk lines must comply with the national capital works planning and design made by a Private Company For Planning And Design Commission. For local roads, storm water drainage, street lighting, landscaping, footpaths. Online grocer or groceries supermarket within 1000 meters, open space sports field of at least 5000 meters squared [100m x 50m] within 1,000 meters of each lot, metropolitan bus service every 30 minutes from 9am to 5pm within 500meters walking distance to a bus stop, bicycle ways, and ducts network passing each lot, to become the property of the commonwealth on completion. Also subdivisions must provide metal wire, wireless telephone and broadband Internet networks local connections to become the property of the user, and suburb main lines, suburb node, to become the property of the private provider on completion. Also subdivisions as commissioned have water, sewage, electricity, and gas Mains, and trunk lines to become the property of the provider providing the highest co-payment. Also local connection to become the property of the subdivision allotment purchaser. All new buildings must have Under toilet dry pits with each toilet using a maximum of .5 liters per flush to clean the toilet bowl with high pressure, so a pressure pump instead of a cistern water tank, the pit smells kept to a minimum by the toilet having trap doors from the toilet bowl into the pit, Also independent free energy power systems, Rain water tanks and pressure pumps, underground gray laundry and kitchen (not toilet) water tanks and soaks which may be reused for garden irrigation, with the requirement that all cleaning agents are usable for plant irrigation.

Subdivision developers for constructions to be constructed on a lot of less than 1 hectare must submit construction drawings to a private company for capital works planning agency, which must approve the construction or develop an alternative set of builders drawings within 6 months of submission. Self built constructions are exempt.

: \$1,000,000,000 for local groceries supermarket and on-line order home delivery warehouse. For the 50 supermarket operators offering the highest co-payment in new suburbs and any other residential or industrial area. So costing \$20,000,000 each plus co-payment by the owner. So 1,000 supermarkets and warehouses with a 20 year life.

Housing Loan Repayments; Deducted by the banking computer network when the employer deposits pay into each employees personal pay account, As declared to the Private Company For Pay Registry. All commonwealth loans are repaid concurrently, with each lender paid a portion of levy proceeds. Medical services credit cards are repaid at the rate of 10% of income other than welfare, customers may also have debit cards. Plus home loan repayment are suspended when not earning an income, and are limited to 30% of non welfare income. Interest amounts are calculated between balance changes of deposits. Banks may refuse to loan money.

INTEREST RATES.

Wholesale loan interest rates per year for lenders of money to begin circulation as issued by the Reserve Bank. 8 separate wholesale interest rates. Fixed at establishment;

*For equal new home construction loan from the reserve bank to adult citizens in Australia. [0%]

*For to purchase medical services using an Australian medical credit card a Reserve Bank interest rate of zero, plus retail credit card issuer margin. [0%]

*For to purchase all other building construction an interest rate equal to the inflation rate of building construction in Australia plus the retail banks margin. [2%]

*For to purchase all other purchases variable at equal to the inflation rate of all other products in Australia of the last month x 12 per year, plus the retail lenders margin. [4%]

*For to purchase farming land. At the time taken out for the time of the loan at equal to the inflation rate of farming land in Australia, plus the retail lenders margin. [5%]

*For to purchase shares and managed investments fixed interest rate of 6%, plus the retail lenders margin. [6%]

*For to purchase subdivision lot. At the time taken out for the time of the loan at equal to the inflation rate of subdivision lots in Australia, plus the retail lenders margin. [10%]

*For to purchase used housing fixed at the time taken out for the time of the loan at equal to the inflation rate of used housing in Australia, plus the retail lenders margin. [15%]

No minimum interest rate. As ascertained by the Private Company For Valuations

Council. The price increase or decrease affect of import and consumption taxation rate changes excluded from the inflation rate. Wholesale loans are repaid to the reserve bank. The maximum combined value of retail loans and land and housing grants at establishment is \$500,000 per individual. Credit cards are illegal, except for medical services, debit cards are legal. Retail loan debt qualifications, fees, transaction charges, interest, and repayment plans are market set up to additional 10% per year above the reserve bank interest rate. The retail bank must guarantee against fraudulent debit card purchases.

Capital works purchasing order are put to the national parliament to pass unless voted down.

Government buildings have, Fire detectors, Thermostat controlled duct air conditioning with fresh air.

All proceeds of leases and sales of national infrastructure are put aside for reinvestment over time into additional infrastructure for the same budget allocation. 10% of total remaining proceeds are reinvested each year.

Billing : for phone, gas, electricity, and water. The Private Company For Billing reads and controls all new meters are connected by peer to peer server software, modem and phone socket to a fixed line or wireless always on network. To operate on the same line at the same time as phone calls. The billing computer dials each meter to bill every 3 months, by the selected billing agency, paid \$2.50 (GDP / population x .0000014 } for each bill. The account holder pays the selected supplier at the agreed rate including by direct debit. All meters have a serial number to verify the meter is the same one as it is supposed to be.

HOUSING INSURANCE

: \$1,460,000,000 for compensation to Australian citizens to replace housing destroyed by natural disasters and conflict, divided between applicants each year in proportion; (The total budget / the total loss) x the particular loss. To the maximum \$400,000 per person. Paying zero pay or gift tax.

SERVICE HOUSING,

: \$4,000,000,000 plus proceeds of sales, and lease revenue. For private companies paying the highest percentage of the cost. For one bedroom units for babies, children, apprenticeships, and employees. The subsidy for each dwelling being (the total subsidy budget / the total cost of all dwellings subsidized) x the cost of the particular dwelling. If a subsidy purchased dwelling is sold an amount of the proceeds equal to the percentage subsidized must be returned to the dwelling subsidy budget. If a subsidy averaging \$50,000 then for 80,000 new dwellings, So per new dwelling provided to private employers. With a 25 year replacement or renovation cycle then a total of 2,000,000 units. Each with Bedroom/s, Store room, Bathroom with toilet and Shared laundry, lounge and kitchen. Also including white goods and furniture. Bed, locker

cupboard, fridge, and table and shared washing machine.

SPECIAL ACCOMMODATION,

: \$1,500,000,000 for a subsidy for 20,000 private charity emergency accommodation 1 bedroom units for homeless welfare so \$75,000 for each unit. So 500,000 units after 25 years. If converted to other use the amount of the subsidy must be returned to this budget from the proceeds. Each units with shower, toilet, wash basin, and free shared washing machine. Also including white goods and furniture. Accommodation allocated to charities. Provided to any citizens paying highest bid percentage of assets per week. To pay for electricity, water, maintenance, cleaning and other services including charity employees wages subject to the minimum wage. Aboriginals are excluded from citizens homeless accommodation and are transported to native title dumping grounds. Non citizens are excluded from citizens homeless accommodation and are deported if homeless.

: \$1,000,000,000 For nursing home and disability housing. For 10,000 dwellings so \$100,000 for each unit. So 2,500,000 units after 25 years. For citizens with a disability. Ailment and age specializing units for longer term accommodation for the aged and those having lost capacity to live by self, Like Geriatrics, Paraplegics, and Those with mental illness or retardation. [168,000 total places in 2001]

: \$400,000,000 For subsidy for single person hospital units with bathroom. If for 4,000 of equal value then each subsidy worth \$100,000. With a 25 year replacement or renovation cycle then 100,000 hospital units. If converted to other use the subsidy must be returned to this budget. So 100 at each of the 1,000 regional medical center.

: \$75,000,000 for 720 prison unit cells each with bathroom, So each costing \$104,166. With a 50 year replacement or renovation cycle then 36,000 total cell units. Vandal survivable and silent, [22,500 in 2001] So 360 at each of the 100 regional prison.

: \$200,000,000 for 4,000 refugee shelter units located in the Northern Territory and outside of the Australian mainland. Refugee claimants subject to detention within the Northern Territory of Island but free to move about withing the Northern Territory or island. Each costing \$50,000. With a 25 year replacement or renovation cycle then 100,000 units. Also with bed, desk, chair, cupboard, microwave oven, fridge and electric blanket, Supplied by representatives of furniture. Vandal proof construction. Managed by Private Company For Aid Commission.

: \$18,000,000 for the construction of 180 remand cells single person residences. Each costing \$100,000. With a 25 year replacement or renovation cycle then 4,500 total remand cells.

: \$10,800,000 for the construction of 72 local services delivery center personnel lodgings. Each costing \$150,000. With a 25 year replacement or renovation cycle then 1,800. So 1 at each of the 1,800 suburb.

: \$10,800,000 for the construction of 72 representative parliamentary office and lodgings. Each costing \$150,000. With a 25 year replacement or renovation cycle then 1,800.

: \$30,000,000 for 20,000 tents. Such as for safe haven refugees. So each costing \$1,500. With a 10 year replacement cycle then 200,000 total tents.

: \$275,000,000 for an equal percentage subsidy of new car parks. If for 55 car parks per year then each car park subsidized \$5,000,000.

: \$50,000,000 for replacement of 250 public toilets. With a 25 year replacement or renovation cycle then 6,250. So each costing \$200,000. Public toilets must allow men to sit on the toilet without their penis rubbing on the front of the bowl or seat. The seat and bowl opening must be at least 35cm long.

: \$500,000,000 for general funding for national constructions.

: \$100,000,000 for law making buildings, Constitutional Assembly, National Parliament, Representative buildings, Communications center, 9 Capital Works Center, 10 Defense, rescue services logistics centers, and so on. The parliament and accommodation for the Governor General.

: \$65,000,000 For national embassies. With 10 replaced per year so each costing \$6,500,000, So 250 with a 25 year replacement cycle. With walled perimeter, watch towers, and video sentry. With,- 1-Australian government contractor offices, Private Company For Citizenship, Private Company For Fertility Commission. With 10 meters between perimeter wall to fortified office buildings, with check point, corridor for direct linkage to offices, and residences building lobby linking to road. 2-Residency section, With 10 meters courtyard between perimeter wall and residency building, with high windows. For housing Australian Government representatives and sanctuary, with foyer with passage connecting to lobby, door to yard, courtyard. 3-Government Logistics. Yard, with check point, Parking, fortified perimeter, and Sheds for vehicles and aid supplies.

: \$195,000,000 for culture constructions, National monuments, Sports construction, Gallery, Show grounds, Convention centers. Museums, Theaters, and so on, For management by the Private Company For National Culture Commission.

: \$37,500,000 For supplies warehouses, Work related goods, Military hardware, aid, and so on.

: \$37,500,000 for law making buildings, to be given to countries to establish democracy.

COMMUNITY SERVICE BUILDINGS,

: \$1,600,000,000 plus proceeds of office floor space sales, and lease revenue. Purchase for national floor space units, or subsidy if for private company run public services. As much of the budget as is required up to 50% to purchase floor space units to rent out to service providers with the renter paying per year 10% of the cost of the floor space units,

or if fully utilized then a rate as auctioned. Then any remainder paid to a floor space unit purchase subsidy. An equal percentage subsidy. The subsidy for each floor space unit being (the total subsidy budget / the total cost of all floor space units subsidized) x the cost of the particular floor space unit. If a subsidy purchased floor space units is sold an amount of the proceeds equal to the percentage subsidized must be returned to the floor space units subsidy budget. If constructing 7,200 per year, each subsidized \$222,222. Including for furniture and/or shop-fit-out. Over 25 years accumulating to 365,400 floor space units. So 203 at each of the 1,800 suburb. Acquisitions are subject to community service obligations until sold in which case the percentage of subsidy is returned to the floor space units budget being the same percentage of the sale proceeds.

Asset leasing is managed by the Private Company For Asset Management as approved by the state capital works department assembly.

4,320 subsidized new class rooms for children 5 to 15 each year. Paid to the private provider agreeing to pay the most co-payment. With a 25 year replacement or renovation cycle then 108,000 class rooms. Each class room with average 25 but up to 30 children so capacity for 2,700,000 children 5 to 15 years. So 60 class rooms at each of the 1,800 suburb. 2 for each age level. Each class room with a television showing a channel for the age level. Provided to private educators as approved by the relevant baby, child, and youth department minister. Each child care provider provided having a maximum number of nurseries of 10 x the average number of nurseries per provider, Until relinquished or de-credited by a community services minister.

2,160 subsidized new nurseries each year for babies 0 to 5. Paid to the private provider agreeing to pay the most co-payment. With a 25 year replacement or renovation cycle then 54,000 nurseries. Each nursery for average 25 but up to 30 babies so capacity for 1,350,000 babies 0 to 5 years. So 30 nurseries at each of the 1,800 suburb. 2 for each age level. Each nursery with internet television showing the channel for the age level, and 5 staff. Provided to private educators as approved by the relevant baby, child, and youth department minister. Each child care provider provided having a maximum number of nurseries of 10 x the average number of nurseries per provider, Until relinquished or de-credited by a community services minister.

360 subsidized clinic. Paid to the private provider agreeing to pay the most co-payment. With a 25 year replacement or renovation cycle then 9,000, So 5 at each of the 1,800 suburb.

72 service delivery center and internet library. Paid to the private provider agreeing to pay the most co-payment. With a 25 year replacement or renovation cycle then 1,800, So 1 at each of the 1,800 suburb. So 100 services and information access system computers at each service delivery center and internet library.

72 new police station for 25 police, With court room. With a 25 year replacement or renovation cycle then 1,800, So 1 at each of the 1,800 suburb.

72 subsidized new post offices, With a 25 year replacement or renovation cycle then 1,800 so 1 at each of the 1,800 suburb. Paid to the private provider agreeing to pay the most co-payment.

72 subsidized new health shop and chemist. Paid to the private provider agreeing to pay the most co-payment. With a 50 year replacement or renovation cycle then 1,800, So 1 at each of the 1,800 suburb.

72 local representative offices.

ELECTRICITY,

\$ Electricity rates after deduction of consumption sales tax, for Electricity for the national electricity pool.

Private generator owners may feed private generator power to any power supply provider paid a market rebate of between 6 (GDP / population relative) cents and 50 (GDP / population relative) cents per kilowatt hour. At the maximum price all generators owners having generating capacity of over 1kw must supply all electricity supply capability for use or to the default pool.

Rates paid by consumers of the default pool ;

15 cents per kilowatt hour the low demand rate.

30 cents per kilowatt hour plus consumption tax; The high demand rate is charged when utilizing more than 90% of generating capacity. The default pool manager sends a signal to charge the peak rate to each meter with the power supply.

Each meter must have an indicator light and a connector for to install an extension indicator light at any other location.

Purchasers may bypass the national pool and distribution network and buy electricity direct from suppliers paying market rates or generate own electricity.

[93 94 = 152billion k.w.h. x 15cents per kwh average]

Total electricity revenue of \$22,500,000,000.

Also a maximum \$2 (GDP / population relative) per month per meter for meter reading and billing or as set in the market by Private Company For Meter Reading And Billing.

: \$10,000,000 for to manage the electricity purchase for the national pool. Supplied by commercial electricity suppliers, Load control, Supply management. Using the national electricity control system ; Private Company For Electricity Commission. To purchase electricity for the national electricity pool, for resale to users paying the default charges. Where having surplus this may purchased to pump water.

: \$5,610,000,000 plus 6 (GDP / population relative) cents per kilowatt hour deducted from power bills. Paid to the payers choice of private commercial transmission grid providers paid an equal number of cents per kilowatt hour kilometer. To commission

extension and up-grade of the private national electricity distribution grid. Constructed by a Private Company For Electricity Grid Corporation.

Conventions for mains electricity, 240 volts, 50 hertz.

Compressor and evaporative air conditioner and other room heaters and coolers except stand alone fans are prohibited from being connected to the national grid. All such devices must use grid independent generator such as solar.

WATER AND DRAINAGE,

[Australia consumed 22,000 giga-liters in 96/97, 15,500 giga-liters for irrigation, 6,500 giga-liters filtered. Urban usage comprises 12% of total water usage [2000], agriculture takes 70%. Flood irrigation of pasture and rice took 65% of irrigation water supplies in 2000. The extra value from irrigating pasture or rice is about \$200 per mega-liter, the extra value for irrigated vegetables as about \$2,000 per mega-liter. Recent auctions of irrigation water returned 30 cents per kilolitre or \$300 per mega-liter. Irrigation accounts for 40% of Australian agricultural production.

I think that putting restrictions on domestic users have been a waste of effort representing just 12% of water use. I do not favor a water market except in the buying back of existing perpetual water allocations. Instead a flat charge of 30 cents per kiloliter should be applied to all irrigation water, and bans put on low return activities such as use of water to flood irrigate rice or flooded pasture, also if demand is still in excess of supply restrictions should be put on other low value uses. All water would go to high value uses, also this would allow in high flow years an excess in water to go to environmental flows, in low flow years economical high profit users would have certainty rather than having to buy water against market speculation. The proceeds reinvested into water infrastructure. Owners of existing perpetual water allocations compensated by being granted a water credit of 150 cents per kiloliter yearly allocation which may be used to purchase water or sold to more profitable water users. If irrigation water cost 30 cents per kiloliter, low value agricultural practices such as the flood irrigation for rice or of pasture for dairy cows, which has used 45% of water but returned 20 cents per kiloliter would end, An increase in productivity would come from more productive use of water and better financed water supply infrastructure. There is plenty of water for high value uses such as domestic or for crops with efficient irrigation techniques. Instead of bringing water from the north to the south, New efficient irrigators could start up where there is excess water in the North. Although water resources are in the constitution made a state responsibility, the states and commonwealth could get together and agree on common state based water regimes aided by population relative tied grants from the commonwealth to be applied to development of the water resource of the states which agree.]

Water resources are a national asset.

National Reservoir, Tanks, Hot water systems, Pipelines, Pumping stations, Storm water

drainage, Connections, and Sewers, are purchased from an approved Private Company For Water Works.

Private self and commercial provision of water capital works is permitted for water falling on own land which is free. Interception of water flowing on to a property or from under-ground or from streams or rivers is also permitted, where paying 30 (GDP / population relative) cent per kiloliter of water used. Water flowing from another property may be subject to a redistribution order. If water from another property upstream is required downstream for higher value crops and human consumption the flow must continue to the next property if ordered by the Private Company For Water Works.

: \$1,250,000,000 for national water resource development for sale to private investors with the proceeds reinvested. Investors may claim a market based return of up to 30cents (GDP / population relative) per kiloliter for irrigation water and 120cents (GDP / population relative) per kiloliter for drinkable water. Dams, Weirs, Pipe lines, Pumping, Bores, Bore capping, Toxin and salt reduction, and Desalination of sea water into drinking quality water.

: \$6,000,000,000 for desalination plants. For sale to private owners who sell water to the grid. Proceeds of sale to private operators reinvested.

: \$500,000,000 for portable self contained water desalination for aid and military use.

\$ Revenue from irrigation water charging 50 (GDP / population relative) cent per kiloliter [\$500.00 per mega-liter, \$500,000 per giga-liter] x 15.5gl = \$7.75 billion paid to irrigation water distribution network per year. Owners of existing perpetual water allocations compensated by being granted a water credit of 500 cents per kiloliter of yearly allocation which may be used to purchase water or be sold to more profitable water users.

\$ Revenue from drinking quality water charging \$3 (GDP / population relative) per kiloliter [\$3,000 per mega-liter, 3,000,000 per giga-liter] x 6.5gl = about \$20 billion [85 cents per kiloliter in 2001 in Adelaide plus a wealth tax worth \$3 per kiloliter for sewers] For water supply and sewage.

.5 x drinkable water rates revenue = \$10,000,000,000 plus proceeds of privatization for the mains filtered and treated water network ; Including desalination, Pipelines, Pumping, Dams, Storage tanks, Connection, and Meters or payments to private operators.

.5 x drinkable water rates revenue = \$10,000,000,000 for the sewer system or payments to private operators. Plus proceeds of privatization for sewage works or payments to private operators.

Also a maximum \$1 per month per meter for meter reading and billing or as set in the market by Private Company For Meter Reading And Billing. Meters are read by the selected billing agency by wireless radio or metal wire internet. The account holder pays

the national water commission pool by direct debit.

: \$775,000,000 for equal percentage subsidy for rain water and water recycling tanks with optional pumps. An equal percentage subsidy paid to the sub-contractor provider relative to relevant revenue. To become the property of the property owner. Divided between installation costs in the previous year. 5% for management.

All new buildings must have rainwater tanks of 10 kiloliter+.

All new buildings must recycle water from washing machines, sink, dishwashers, and showers into a 2 kiloliter + tank for toilet/s.

: \$560,000,000 for storm water drainage, [\$300,000,000 for 94] [in addition to subdivision subsidy].

: \$115,000,000 for rebate for solar hot water heater. Provided to the sub-contractor as an equal percentage subsidy on revenue from supply of unit and installation in the previous year. To become the property of the property owner. 5% for management.

: \$25,000,000 for to manage water and sewage, River, reservoir, and tank levels, Raw water supply for resource development, Irrigation water, Water filtering, And Monitoring of water contamination. Private Company For Water Management.

Filtered and treated water users have first priority supply paying 100 cents per kiloliter plus consumption tax, Then water usages having the most return per water volume are given water subject to payment of irrigation water rates of 15 cents per kiloliter, crops and methods are ranked on a chart, the use of water to flood irrigate such as for pasture, rice, or sugar is prohibited. Irrigation may be by drip, trickle, mist, or sprinkler.

FURNITURE, EQUIPMENT AND WHITE GOODS SUBSIDY,

: \$650,000,000 for furniture, white goods and appliances for dwellings owned as purchased by the national budget to be owned by the nation or with an equal percentage subsidy of purchases made by private providers of public service dwellings subsidized by the national budget within the last 5 replacement cycles. Excluding as financed by home loans. As approved by the Private Company For Furniture, White goods, and Appliance Commission paid 5%. If to replace for 390,240 units, With a 5 year replacement cycle for a total of 1,951,200 units then a subsidy of \$1,665.5 per unit. Including ; Fridge, Microwave oven, Bed, Locker of wardrobe, Desk, Mattress, Desk chair, Desk light, Waste bin, and other furniture, white goods and appliances. Surplus furniture may be used where required.

: \$62,500,000 for washing machines for dwellings owned as purchased by the national budget to be owned by the nation and rented out or with an equal percentage subsidy of purchases made by private providers of dwellings subsidized within the last 5 replacement cycles. Excluding as financed by home loans. As approved by the Private Company For Furniture Commission paid 5%. If to replace 90,000 machines per year, then cost of subsidy of \$361 per washing machine, with a 10 year replacement cycle

then 900,000. So 100 per local suburb.

: \$260,000,000 for chair and desks for offices owned by the national budget or an equal percentage subsidy of desk and chair for private education and medical providers offices subsidized within the last 5 replacement cycles. Excluding as financed by home loans. As approved by the Private Company For Furniture Commission paid 5%.

If 20% replaced then purchase of 1,500,000 so each costs \$173. So \$100 desk subsidy + \$73 chair subsidy.

: \$2,000,000 for waiting room and patient seating for,

local clinic consultation rooms.

medical center consultation room.

With 20% replaced each year then 25,000 waiting room and class room seats after 5 years, costing \$80 per seat.

: \$500,000,000 for a percentage subsidy of equipment for training courses provided by private training providers divided between value of commissioned equipment if for \$2,500,000,000 worth of equipment then a 20% subsidy. As approved by the Private Company For Furniture Commission paid 5%. Change after 1 year must be returned to the national budget.

\$ proceeds of rent of class rooms and equipment re-invested for equipment for training courses as selected by the employer sponsor and approved by the Private Company For Employment Training Equipment Commission. Rented to businesses in combined with class rooms.

: \$7,500,000 for community bench seating. With 10% replaced then 5,000 bench seat costs \$1,500. So 50,000 with a 10 year normal life.

: \$27,500,000 for sheltered seating. For bus posts, gardens, beaches and so on. So 10,000 costing \$2,750. With 10% replaced per year then 100,000 with 10 year normal life.

: \$100,000,000 for general furniture, cutlery, and white goods.

REGIONAL SERVICE BUILDINGS,

Constructed by Private Company For Service Building Construction.

: \$695,000,000 for subsidy of private medical centers. If for 20 regional medical centers costing \$69,500,000 if 50% subsidy. With a 50 year life then 1,000 regional medical centers for private medical service providers. Each with 10 clinics.

: \$45,000,000 for road signs, line work

: \$42,500,000 for 2 jail, compounds, workshops, and kitchens. Costing \$21,125,000. With a 50 up-grade cycle year life then 100, So 1 at each of the 100 regional jails.

: \$40,000,000 for postal service mail sorting buildings.

: \$30,000,000 for equal percentage subsidy for health care tele-direct consultation, and booking of appointments with specialists call centers. If 4 of equal value then subsidy of \$15,000,000 each. With a 25 year life then 100 tele-consultations center. Health care suppliers may coordinate care with medical records. Tele medicine prescribed medicines may be sent by post.

Constructed by Private Company For Offices Construction

: \$16,000,000 for subsidy of private national motor vehicle work shops, For research, service, repair.

: \$6,500,000 for fire fighting capital works ; fire hydrants.

: \$5,000,000 for subsidy for medical college class rooms if 72 of equal value then costing \$69,444 each. With a 50 year life then 3,600 class rooms, x 20 students per class room = 72,000 pupils. So 36 class rooms and 720 students for each of the 100 regional medical center.

: \$1,500,000 for subsidy for class rooms for air and sea crew and tutorial classrooms, If for 18 then each costing \$83,333. With a 50 year life then 900 so 9 at each of 100 centers. With capacity for more than 20 pupils, So for more than 18,000 pupils.

: \$5,000,000 for other service buildings.

LANDS DEPARTMENT, \$10,155,250,000.

Land Owners Allowance ;

: \$7,000,000,000 for farm and conservation assets and worker pay subsidy. An equal portion paid to each land occupant having over 100 hectares excluding native title holdings. With each receiving a portion equal to the square root of the size in hectares over 100 hectares. With about 130,000 claimants equivalents x \$53,846 = \$7billion.] For to purchase farm assets and workers such as tractor, tillage equipment, seed and farm workers excluding the owner. For to purchase conservation assets such as nesting boxes, water supplies, wetlands, feral animal proof fences around conservation areas, protection, non native feral animal extermination, reintroduction and cultivation of rare species, and conservation worker excluding the owner. Each land holder is required to set aside 10% of land area over 100 hectares for conservation.

All proceeds of leases and sales are put aside for reinvestment over time into additional infrastructure for the same budget allocation. 10% of total remaining proceeds are reinvested each year.

100 elected representatives, 1 at each of the 100 local lands department office.

The relevant resource development board has the power to set additional import duties on similar commodities made overseas as to what we produce for the Australian for

investment into domestic production, plus the power to set minimum wholesale and retail prices for commodities we produce.

: \$32,500,000 for pay the 1,000 resource development board members, 10 x 100 national resource development funds. Paid \$32,500 per year.

: \$3,250,000 for pay for the chair for the 100 national resource development funds. So paid an extra \$32,500 per year.

: \$65,000,000 for national weather forecasting and research. Management of the national weather forecasting computer system, Private Company For Weather Forecasting And Research.

[The optimal level of carbon dioxide for plant life is about 5%, 100 x current levels. The current atmosphere contains 21% oxygen, 78% nitrogen, argon 1%, carbon dioxide .05%, Ozone .01%, Other gases and water vapor 7%.]

: \$1,100,000,000 for quarantine and eradication of animals, plants, insects, parasites, and diseases which pose a danger to, People, crops, livestock, native plants, or native animals, Including import inspections. Private Company For Quarantine.

Pests and diseases Control ; Pesticides, and poisonous baits are prohibited, But where used as determined by the Private Company For Pests and Diseases Control. Herbicides may be regulated by the Private Company For Pests and Diseases Control. Chemicals which cause long term damage to human health may have usage restricted or prohibited by Private Company For Pests and Diseases Control or Private Company For Quarantine. Anti-biotic, anti-viral, and fungicides with side affects distribution may be restricted by a Private Company For Medical Research. Only species which produce food, medicine, or materials, or Australian native species may be imported into or grown in Australia.

Quarantine ; Any animal or animal derivative or other product that may contain living organisms is denied entry into Australia Except where;- Gaining international quarantine certification after passing tests by authorizing agencies,- the quarantine services of {Australia, USA, UK, Japan, EU}, and only species which produce food, medicine, or materials, or Australian native species may be imported into or grown in Australia. Quarantine certification if done to the Australian Quarantine company costs \$500 for each makers trade named product, after supplying 100 grams of the product plus information about processing and place of origin. Any product the other quarantine jurisdictions certify may lose certification in Australia. Plus where Cooked, irradiated or otherwise treated by a process approved by a Private Company For Quarantine for a charge of \$1 per kilogram, [including special processes such as for to keep active colostrum immunoglobulins] Or any other living import paying a fee of \$100 per kilogram and concede up to .5 grams or if more 1% of the product for testing, to enter living if passing all appropriate tests [such as for genetic material], Or where human from a country with less than 2.5% {HIV} infection rate, or passing a blood test taken

within 2 months of arrival by a delegated Authority reporting to the Australian visa authority before arrival. Any person with {HIV} or any other serious disease is deported except if a citizen of Australia. Once any person or product including brand, gains approval, the product are granted an international quarantine certification number. The Australian quarantine web-page declares all quarantine certification numbers of all products with approval. Any subsequent importations of the product of the brand gains entry after declaration and checking of the quarantine certification number on a quarantine certification number sticker on the package as the sender affixes or as the importer supplies in Australia before final delivery and undergoing any tests requirements for living imports and where there is any other bio-security evidence or risk. For imports which must have an international quarantine certification number an extra \$10 postage or entry fee must be paid to check the quarantine number and product for quarantine compliance at the local postal center or at the port for each importation. A fine of \$100 is paid for the postal importation or failure to declare products in luggage or on person which have failed to get a quarantine certification number within 2 months after seizure, except where certification is withdrawn in the 2 months before seizure. Once a product passes quarantine certification and gains an import number quarantine must inform the product maker of this. If a product maker changes a product the maker, seller, the importer, must declare these changes to quarantine for reassessment. If their is found to have been risk of contamination and carriage of an exotic pest or infection the specific importation or the product and brand in general may again be subject to import restriction until rectification and again clear for import. [At the moment each importer of a plant or animal product where the supplier is complying with quarantine regulations has to repeat importation paper work even if another importer already has approval to import the product. Once a product has approval for importation all importers should be allowed to import the product free of further paper work except a sticker on the package and where a checking fee of \$10 in postage is paid. The majority of HIV AIDS cases in Australia are a consequence of refugees from AIDS affected countries who have brought HIV into Australia or infected Australian partners, these activities should be subject to restriction.] Clean agricultural such as food species may gain quarantine certification. Ornamental, game, and pet species are denied quarantine certification.

Goods may leave Australia subject to the controls required by the destination country.

Ballast water for ships loading within Australia must be pumped to land based ponds.

: \$32,500,000 to dispose of toxins,- transport and repository, Private Company For Toxins Management. 50% for national assets,- repository and vehicles. Prosecution of toxin pollution. Waste collection, transported, and reposit. Using sealed freight containers able to survive corrosion and accidents. Each repository must be within stable ground free from contact with the water supply. Ten repositories, one in each state or territory. Within a 10 km exclusion zone.

LAND.

The landlord of residential housing must provide with a property ; a fridge, and a free washing machine.

The landlord may require up to 10 weeks normal long term rent in advance for tenants entering into a rental agreement.

New tenants must pay to the owner a new tenant fee of \$60 (GDP / population relative) plus 100% more than the normal rent for the first week, then 50% more than the normal rent for the next 8 weeks, to cover letting costs. Rent must be paid before tenancy, The tenant may leave and terminate the rental agreement when they choose without notice. With payment defaulted the landlord may notify the tenants to leave then have police remove the tenants, The landlord may then have the residence secured, rubbish disposed of, and must have goods left behind removed and kept secure for more than 6 months. The lease length may be reduced to 3 calendar months by the landlord, commencing when the tenant receives notice, where tenancy has been canceled by the owner the last months rent must be zero. Maximum rental rates are set by the Private Company For Valuations Council. Where the tenant has damaged the residence the cost may be recovered from the tenant as means allow. Where the tenant makes the residence better, the good tenants rent may be reduced.

Bed linen, and towels must be replaced with fresh washed linen between guests, Contacted surfaces must be disinfected. In National shelters, Rented lodgings, Hospital beds, and Medical consulting rooms.

Land and construction must be owned by just one or two Person, Personal business, or Company.

Family trusts are prohibited.

The owner must register ownership with the Private Company For Land Titles and be given property title documents.

Land title holders must maintain land and buildings to reasonable condition, Court magistrates may determine that the property be sold, leased, or repaired.

National lands may carry electricity, water, and phone constructions. Where required private lands may be nationalized paying 2 x the lands ordinary value. Land holding minimum size segment, meters length x depth > 100.

Compulsory acquisition: Persons, companies, and the government may buy land, constructions, and machinery by where paying 2 x the market valuation or the highest bid where higher.

[The biggest cost of building a dwelling is land, most of the cost of which is profiteering by speculative land holder restricting supply]

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Buildings on land greater than 1 hectare are not required to have sealed roads, traffic

lights, storm water drainage, electricity grid, water, or sewers. All land on blocks of less than 1 hectare are required to have approved sealed roads, traffic lights, storm water drainage, electricity grid, water, and sewers.

Open space; the commonwealth Private Company For Natural Habitat Commission may purchase subdivision lots to provide open space. Community facilities may be commissioned by Private provider who must be provided with second option to purchase subdivision lots to provide community facilities subject to state parliament spending submissions having passed the nation senate. Such as for parking, police stations, military infrastructure, schools, public housing, service access centers, child care centers, child boarding houses, and hospitals, also power and water infrastructure requiring land.

Shared equity; investors including the tenant may invest in a property. New units may be purchased at any time for an equal share of the arbitrated valuation of existing unit holders. Put into a trust in exchange for units. The proceeds of the issue of new units may be spent as the tenant chooses on the purchase and up-grades to the property. At any time the tenant may buy the units of other investors at an equal share of the arbitrated valuation of the property. The tenant has the right to modify the dwelling and invest labor and trust deposits into upgrades and upgrades and if extra amounts are invested by the tenant/s the tenant/s receive units in the property at the arbitrated intrinsic value per unit to the value of the tenant/s investment. Tenants have an unlimited tenancy period as long as rent in advance by at least 1 day is paid until terminated by the tenant/s only. Investor may also sell their units at any time at market prices. On the sale of the property when determined by the tenant without approval of investors or after the tenant ends tenancy with the vote of investors, forward paid rent is repaid to the tenant, then each investor including the tenant is paid proceeds of the sale per unit so in proportion to investment made excluding rent.

Land tenure hierarchy, 1-Lands and constructions may be used by rescue services representatives for Human rescue, and Measures to limit natural disasters like, pollution, subsidence, water damage, and fire. 2-Pest destruction determined by Private Company For Pest Control. 3-Bee hives. 4-Natural habitat compulsory acquisition with compensation. 5-Mining, construction, and national capital works within conservation natural habitat, where approved by the state assembly. 6-Conservation natural habitat removal for Research, Re-population, Botanic gardens, and Zoos where permitted by the Private Company For Natural Habitat Commission. 7-Fenced main roads and service lines within conservation natural habitat. 8-Nationalized water and mineral resources, where determined by the state lands department assembly. 9-Mining where permitted by the Private Company For Mining Commission, subject to compulsory acquisition where purchased at 2x ordinary land value for all owners including the state including for native title holders. The right of land owners or occupiers to extort royalties is prohibited. 10-National general capital works construction, complying with Private Company For Capital Works Research zoning, negotiated by the relevant representative,

and passed by parliament. Nationalized land for capital works, purchase by compulsory acquisition. 11-Conservation natural habitat with relevant constructions purchase or compulsory acquisition may coexist with communal title. 12-Private land holder, vegetation destruction, construction, mining, and farming, or any other use. 13- Constructions built for national lands royalties contract leases granted by government national resource commissions, for farming, livestock, mining, or residency, 14-Farming using national developed land commissioned by the Private Company For National Farming Commissions. 15-Maintenance of national communal title natural habitats. 16- Hunting and livestock farming using leased national lands and seas where commissioned by the Private Company For National Livestock Commissions. 17-National parks and Gardens for public use, listings. 18-Gardens and constructions built for communal title holders. 19-Communal title within national lands where vacant national or leased national farming lands between use, Constructions and gardens built for or by communal title holders. Natural things gathered by communal title holders remain nationalized, but where purchased payment is paid to the relevant Private Company For resource management, by the Private Company For Communal Title Commission, which receives the sale revenue. 20-Natural things, fished, hunted, harvested, for consumption by self, These may be bartered within communal tribal title lands. 21-National natural thing harvesting permitted by the Private Company For National Farming Commission. 22- National lands natural vegetation felling for farming or mining. 23-Recreational fishing, and natural thing harvesting for personal, and relatives consumption. 24-Waste dumping permitted by Private Company For Waste Management. 25-Vacant national lands and seas.

RESOURCE MANAGEMENT

Resource development boards are elected by voluntary vote. Citizens may vote for the one resource development board they are most associated with by own decision. Revenue from resource and other asset sales by the relevant resource development fund is reinvested by the relevant single desk resource development board into relevant resource development, except as reallocated by the state lands department assembly. Managed by the relevant private company for resource development management.

Resources must be sold via the relevant one of 100 private company for resource development commission where in existence, Other resources may be sold through any agent. Money received must be deposited in Australian currency within Australian territorial borders. National resource revenue is paid to contract private resource development companies to develop national resource as commissioned by the 10 person board re-elected within 1 year and one day, Electors must have the resource development type as their main industry of employment. With the voting system that for representatives. A 60% vote of the resource development board is required to ; Elect the chairperson, Modify the commissions charter, Budget, Sell resource development assets as performed by the Private Company For Asset Management.

The minimum price for exports is \$100 per ton. All proceeds of exports must be deposited into Australia.

Private Company For National Resource Development Commissions reinvest all s resource revenue.

The state Lands Department assembly may, by 60% support, Redeploy resource development capital managed by Private Company For National Capital Management.

MINING

Up to 3% of mining resource sales revenue is paid to the Private Companies For Mineral Development Management.

Paid

: \$195,000,000 for mineral exploration.

20% of mineral revenue plus national resource development subsidy for mineral handling Infrastructure, Land care, Machinery, Vehicles, Crushing, Processing, Railways, Wharves, and so on. Rented out so supply matches demand.

TIMBER

Up to 3% of timber forests resource sales revenue is paid to the Private Companies For Timber Forests Development.

: \$195,000,000 For forest planting and growing.

20% of forests sales revenue plus national resource development subsidy for Forest management, Timber handling equipment, Timber mills, Genetics, Pest control, Disease control, Land care, Machinery, Water supplies, Vehicles, Fencing, Wharves, Irrigation and so on. Rented out so supply matches demand.

CROPS,

Up to 3% of crop resource sales revenue paid to the Private Companies For Farm Development.

: \$195,000,000 for seed supply.

20% of crop resource revenue plus national resource development subsidy for crop Infrastructure, Genetics, Seed growing, Pest control, Disease control, Machinery, Vehicles, Farms, Wharves, Irrigation and so on. Rented out so supply matches demand.

FISH

Up to 3% of fish resource sales revenue paid to Private Companies For Fish Development.

: \$195,000,000 for fish stock replenishment.

20% of livestock sales revenue plus national resource development subsidy for livestock Infrastructure, Genetics, Pest control, Disease control, Machinery, Vehicles, Fish farms, Wharves, and so on. Rented out so supply matches demand.

LIVESTOCK,

Up to 3% of livestock resource sales revenue paid to Private Companies For Farm Development.

: \$195,000,000 for livestock genetics.

20% of livestock sales revenue plus national resource development subsidy for livestock Infrastructure, Genetics, Livestock re-population, Pest control, Disease control, Land care, Machinery, Water supplies, Vehicles, Fencing, Yards, Shearing sheds, Wharves, Bores, Pumps and so on. Rented out so supply matches demand.

Private livestock resources may be farmed as determined by the livestock owner.

For national farmed resources base resource weight gain may be sold.

Pooled national resources like fish. The fishing season, nets, and the machinery may be regulated, The number of fishers may be limited by Selling boat tonnage licenses, or Catch royalty rate modification. Rare fish carry higher penalty royalty, to moderate catch. Royalties may be weight based. Fish type may be whatever the fisher catches.

Recreational fishing, fishers may catch to 5kg per week or 5 fish for personal consumption by persons given fish pay zero royalty, Royalties contract just being required for commercial fishers of national resources.

Natural sea food for farmed livestock like pilchards may be caught, farmed, or bought to requirements, paying zero royalties. Royalties contracts just being required where for consumption.

Vermin hunting carries zero royalty where defined on a map displayed at the local police station.

For native species vermin hunting is illegal, except by native title holders for own or family consumption, other control of native species vermin is limited to fencing. The Private Company For Natural Habitat Commission must provide all animal easy access water troughs for native species in the middle of national parks or if more over 1km from a boundary of the park and within 1km of another trough.

Community title, For shared land and levels, Like common, gardens, lawns passageways, roads, car parks, post boxes, rubbish bins, lifts, and so on. The community title holder receives rent as determined by the Private Company For Valuations Council which may determine mandatory capital works and services.

Hazard restrictions.

: \$25,000,000 for registration of building industry trades people. Private Company For

Building Industry Trades People Registration.

: \$8,500,000 for to manage land title records. Private Company For Lands Registry.

NATURE

: \$860,000,000 For natural habitats. Private Company For Natural Habitat Commission,

For maintenance, re-vegetation, management, For lawns, public gardens, deserts, forests, seas, beaches, farm lands, rivers, including parks, protected areas, and communal title areas, and other natural habitat. Food plant species regeneration. Clean water, Rubbish filter net, Distillation ponds, Weir, and Reed beds. Gardening, lawn mowing. Land purchase for natural habitat. Soil repair, Fixation, Pollution removal, Desalinization. Fencing. Beach and park shelters.

Natural habitat.

Types ; Public parks including beaches, and gardens, Protected conservation areas, Communal title.

Land may have multiple types with combined function. Communal title areas may be national parks with public access, or protected areas with prohibition of destruction of native species.

National lands, beaches, and seas may be made national natural habitat. Land may be nationalized by purchased where for sale, or by compulsory purchase paying 2 x the normal market cost, Paid for by the Private Company For Natural Habitat Commission. Land may be determined to be natural habitat before purchase, to have consequence subsequent to the lands purchase. While selected, but before purchase, current land use may continue, but with zero natural habitat destruction.

*-Protected conservation natural habitat determined by the lands department state assembly must be from 14% to 15% of the main land mass, of the state. Being that with the most dense natural vegetation by weight. And 18% to 20% x beaches between 50 meters landward of high tide, and 100 meters seaward of low tide. 10% x seas to 10kilometers.

*-Communal title natural habitat, must be from 14% to 15% of the main land mass.

*-Parks and gardens natural habitat, may be any other un-occupied national lands and seas as designated by the national capital works design, Including remaining vacant beaches between 50 meters landward and 200 meters seaward of high tide. Remaining vacant seas.

Constructions may be built on natural habitat, natural habitat is then canceled within 10 meters of constructions such as buildings and roads.

Land may be flooded by dams, where so land must be nationalized with compensation payment of 2 x the regular value.

Mining contracts are determined by the Private Company For Mining Commission, Contractors may mine national resources within Conservation, Parks and gardens and Communal natural habitat, But is prohibited within protected areas.

Mines must have waste containment dumps, tailings dams, and sealed toxins waste tanks, By-passing water ways. Just good water may be released.

Fire fighting may destroy natural habitat where required to fight fire.

Prior government system title to land ownership may be recognized where had by, Single person ownership, Title, Documentation, Permanent Buildings, Works constructed by family, Farming history, or Sufficient substantial development to legitimise land title.

Public beaches, and Parks and gardens may be visited by the general public.

Conservation natural habitats may be visited by Zoos, Botanic gardens, Documentation, Maintainers, Vermin hunters, Fishers for personal consumption.

High population natural species may be thinned to permit lesser represented species to gain population.

Banned ; release of chemicals which have destroyed the ozone layer.

1% levy on payroll paid to the payers choice of zoos, open range sanctuaries, botanical gardens, and open range reserves. Species and infrastructure remain private assets. Zoo assets may be sold with proceeds re-invested. Zoo management, breeding, environment development, buildings, food, and fencing. Private Company For Natural Habitat Commission. An entrance and guide fee may be charged. Applicable sanctuaries must be surrounded by a feral proof fence or grate and 50m fire buffer. For exclusion of dingoes and other pest species. Collected with wealth tax. [200 billion x .01 = \$1 billion.]

: \$48,500,000 for Communal title management. Private Company For Communal Title Commission.

Communal title. Communal title is a co-located range with a radius of 50 kilometers around a center point as registered with the Private Company For Communal Title Commission. For communal title holders welfare means test values shall be doubled with half of payouts paid into communal title trust for supply of aid to communal title holders. Communal title areas may be national lands including lease hold areas. Welfare and income of communal title holders is paid to the communal title fund the communal title holder chooses, Managed by the Private Company For Communal Title Commission, who then supply communal title holders with food, medication, shelter, hardware, and tools. Medication for children to age 15 must be approved of by the living parents. Communal title holders must give way to farming lease holder and respect farm resources, But may Hunt native and vermin animal species, and Gather native vegetation,- within the communal title range, except where farmed species form part of a farming royalties contract. Where over a national park visitors must be permitted to

enter. Constructions made by communal title holders remain nationalized, Minerals resources remain a national asset unless purchased from the relevant Private Company For resource development commission. For communal title holders police and military rescue services maintain the common law, parliament law, and the laws of this constitution. Communal title holders retain the right to vote in Australian elections.

: \$5,000,000 for world nature conservation, [Greenpeace], managed by the Private Company For World Nature Conservation.