



**Coastal freeholding
8 March 2006**

Member for Flinders Liz Penfold has called a meeting on 20th March at 6pm in the Lock Football clubrooms for owners of coastal properties to enable them to combine forces to fight Labor's freeholding program.

Mrs Penfold said she has been contacted by numerous people from around the region telling of their horrendous treatment under the current legislation.

"Everyone is isolated at the moment, with 'privacy' being raised as the reason for blocking information. Many people are still unaware of what is happening.

"Having the opportunity to compare notes about what is happening will be a first step towards dealing fairly with the issues," she said.

Mrs Penfold pointed out that Flinders has the most coastal land of any state electorate therefore issues surrounding freeholding of coastal land are immense.

"Freeholding is virtually compulsory under Labor because the government has decreed that leasehold land must be freeholded before being sold.

"Add in the costs of surveying, fencing and loss of equity, plus the prospect of weeds and vermin taking over untended areas, and owners begin to wonder what – if anything – can be salvaged.

"It is another example of Labor's victimisation of rural South Australia," Mrs Penfold said. ENDS

**COMPULSORY ACQUISITION WITHOUT COMPENSATION
3 March 2006**

Member for Flinders Liz Penfold said changes to the laws pertaining to the sale of perpetual leasehold land amounted to compulsory acquisition in some cases, despite a denial by John Hill, the Minister for the Environment.

"When a small land holder is left with only 33 acres of his 100 acre property under the current rules, and the value is reduced from around \$300,000 to probably less than \$100,000 without compensation and without appeal, it amounts to compulsory acquisition," she said.

The owner had no input into the areas to be acquired but was just told where the boundaries would be, resulting in him losing all coastal frontage.

To add insult to injury owners must pay for surveying and fencing which amounts to many thousands of dollars.

Mrs Penfold said that perpetual lease properties in the past were considered what the word 'perpetual' meant – that is, permanent. Perpetual leases were considered as good as freehold and the same prices were paid.

“The government has changed rules relating to freeholding and the sale of leasehold land, adding further costs to land owners,” she said.

Mrs Penfold said the government claims that freeholding is not compulsory, but then demands that leasehold land must be freeholded before it can be sold.

“All owners will move off the land or die some day – to my knowledge, no one has yet devised a means of avoiding death – therefore in my view the government’s actions amount to compulsory freeholding,” she said.

After an introductory fee of \$2000 to freehold, the government has said the fee will rise to \$6000 with no guarantee that it won’t go up further.

“Another worrying facet of these cases is that there is no undertaking by the government to look after the land that is has acquired.

“Judging by the lack of funds and staff put into the existing parks and reserves, there is never likely to be enough funds or staff to control weeds and vermin and to undertake fire protection.

“It will all fall back on the local people and councils. This is totally unjust,” she said.

Mrs Penfold has written again to the Labor Minister John Hill requesting \$200,000 in compensation plus funding for the surveying and fencing costs.

She has also requested that the amount of land being acquired be reduced, and that the government gives an undertaking to look after the land that they are taking.