



Background

Devine Agribusiness is a professional services consulting firm with a core focus on the delivery of business support services to agricultural enterprises. A number of these services relate to the increasing impact on enterprises by government legislation and policy. While matters such as Vegetation Management have tended to be in the forefront of these concerns, issues such as Tenure have featured less prominently. However the introduction of the Delbessie Agreement on 1st January 2008 set out a new framework for the renewal of rural term leases. Effectively this handed greater control to the state over the management of leasehold land and has raised concerns bearing in mind that Tenure fundamentally underpins the value of rural enterprises.

Tenure Activities and Roles

Issues relating to Tenure can be varied and complex depending on the circumstances surrounding individual cases. The increasing influence of government on day to day land management has meant that support and advice to landholders requires a specialist role. This is the approach adopted by Devine Agribusiness. Examples of Tenure related activities and the role performed by Devine Agribusiness include the following:

Type	Activity	Role
Rural Lease Renewal	Renewal under Delbessie Agreement, including: <ul style="list-style-type: none"> Indigenous/conservation agreements; Public requirement assessment; Land condition assessment; Land Management Agreement; survey 	<ul style="list-style-type: none"> Advise on Delbessie Agreement Identify implications on current lease Lodge & monitor applications Assist with land condition assessment Review & negotiate amendments to Land Management Agreement (LMA)
Lease Upgrade	Upgrade of lease security e.g. <ul style="list-style-type: none"> Perpetual lease to freehold Rural term lease to perpetual <p>Including:</p> <ul style="list-style-type: none"> Public requirement assessments; Possible native title issues; survey 	<ul style="list-style-type: none"> Advise on policy & legislation implications Lodge & monitor applications Assist with native title (if applicable) LMA review (if applicable) Advise on freeholding value (if applicable)
Subdivision & Amalgamation	Complex rearrangement of existing title configuration e.g. <ul style="list-style-type: none"> Purchase of 1 lot by 2 adjoining owners Succession planning Boundary rationalisation <p>Including:</p> <ul style="list-style-type: none"> State legislation & policies; Local authority requirements; Public requirement assessments; Possible native title issues; Lot viability; Survey 	<ul style="list-style-type: none"> Advise on policy & legislation implications Draft detailed request/application Monitor application Assist with native title (if applicable) Ensure complex actions are completed until desired result.
Road Closure	Applications for permanent or temporary road closures, including: <ul style="list-style-type: none"> State legislation & policies; Local authority requirements; Public requirement assessments; Possible native title issues; survey 	<ul style="list-style-type: none"> Advise on policy & legislation implications Lodge & monitor applications Ensure actions are completed until desired result
Application to Lease or Purchase State Land	Applications to lease or purchase unallocated state land or reserves, including: <ul style="list-style-type: none"> State legislation & policies; Local authority requirements; Public requirement assessments; Possible native title issues; Survey 	<ul style="list-style-type: none"> Advise on policy & legislation implications Lodge & monitor applications Ensure actions are completed until desired result
Stock Routes	The mechanism for long term static grazing of stock routes is currently under review.	Devine Agribusiness will continue to monitor progress of the stock route review

Specialist Role - Peter Tannock

Peter Tannock spent 23 years in the former Lands Department stationed at various centres throughout Queensland and held the position of Land Commissioner. This experience has allowed him to gain extensive knowledge in the fields of Land Tenure Administration and Natural Resource Management including vegetation matters. Peter performs a specialist role within Devine Agribusiness by providing high level consulting services in the areas of:

- Pastoral lease renewals under the Delbessie Agreement
- Tenure upgrades and freeholding applications
- General tenure dealings
- Complex PMAV applications
- Rural valuation services including due diligence

Peter would be happy to discuss how Devine Agribusiness could be of assistance in any of these specialist areas.

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