

2nd March, 2004

The Productivity Commission on  
Biodiversity & Natural Vegetation

**Re: Additional Submission**

I wish to draw your attention to the serious situation, farmers and all rural areas are placed in, including villages and towns.

If, as you correctly pointed out, that Regulations exert Public ownership over Private Land Holdings across Australia.

How can financial lenders, such as banks, determine, who borrows the money and on what ownership?

The N.S.W. State Government has passed a Bill, that puts all, private land in Public ownership. (Copy of Andrew Stoner's N.S.W. Hansard enclosed)

This to me creates a major problem with banks and all rural land owners left without security of title or use and no financial security!

Therefore, all rural Australia is at risk of a crises to an extent that it has never seen before, because security of title and existing use has always been a mainstay of modern development and finance.

What I'm asking the Commission to recommend in your final report to Federal Government is:-

That a Royal Commission be established to investigate and hold enquiries into the legality of PAST Regulations & REGULATORY BODIES of the STATES & TERRITORIES – that have or are proposed, that would affect the existing use rights of ALL LANDHOLDERS – CITY & COUNTRY – alike!

Original Crown Chants & Titles CLEARLY SET OUT, what use was intended or excluded. WHAT AUSTRALIAN LAW HAS TAKEN THIS AWAY???

I refer to my Transcripts and page 279 of your draft report and my last submission. The only people that are charged with recognising existing use is Local Government in the first instance - I will be taking this matter up with the Banks.

Please find enclosed a diagram showing Regulators.

Thanking You,

LEN WHEATLEY