

Review of Non Forestry Managed Investment Schemes  
Business Tax Division  
The Treasury  
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Dear Review Panel,

Thank you for the opportunity to share information with you regarding the destruction of an increasing amount of our farms and sustainable agricultural production resulting from the activities of MIS corporations receiving grossly unfair advantages in the land market because of their exclusive access to 100% tax exempt so-called "investments"

The frantic land grabbing funded by funnelling huge amounts of tax free investor's money to finance MIS corporation land purchasing programme is destroying the fabric and economy of our rural communities.

It is totally unfair that while genuine farmers have to apply economic viability to their land purchasing and crop production the outside tax free funding of MIS corporations are not subject to any economic, environmental, or social constraints. Their main purpose seems to be to obtain as much tax free money as possible to generate high profitability up front to continually increase their landholdings. MIS corporations are pushing genuine farmers off their properties due to the fact that they receive excessive profits from "investments" not subject to market forces before any crop is planted while the real farmers are working under totally different conditions and may or may not receive income after the crop is harvested.

The exclusive Tax free incentives given to MIS "investments" is a denial of farmers rights and makes a mockery of all the principals of equality, level playing field or fair trading.

### **Taxpayer subsidised corporatisation of Australia's farmland.**

The indirect taxpayer subsidised corporatisation of Australia's farmland is an excellent way to reduce agricultural production, kill

the spirit of the Australian rural communities and replace it with unsustainable, low quality production and purposeless lifestyle.

All MIS are a disaster for the land, communities, and nation. Historically all countries that have departed from the principle of local family land ownership have experienced poverty, hunger and breakdown of social order. While it may not appear feasible that this could happen in Australia much of our agricultural production has already been destroyed and like the Titanic the damage will not be apparent until it is too late. The MIS corporations may become more than 50% owned by foreign companies resulting in us losing ownership of large amounts of our productive farmland.

Both the MIS agricultural and plantation forestry corporations are causing immense damage to our soil, communities, water availability, health, environment and economy. Because their primary motive is to transfer as much as possible of the tax free "investments" to purchase family farms the economic principles and constraints that govern genuine farmers do not apply. This has a domino effect driving more genuine farmers who are severely disadvantaged against the tax free funded MIS corporations to be unviable.

Over 1,000 of Tasmania's around 4,000 farms have already been purchased by MIS corporations, totally destroyed and turned into unsustainable forestry plantations. The removal and non replacement of huge amounts of nutrients from the soil by successive forestry plantations is unsustainable and totally irresponsible land stewardship. This farm destruction and soil degradation is being increasingly lamented with bewilderment by our communities.

In the area where I live MIS Corporations are closing down farms, economic activity, shops and agricultural production. This has a snowballing effect as the critical mass of economic sustainability is lost.

Huge damage has already been inflicted on the economy of our rural communities by allowing tax incentives on MIS so-called "investments" that will impact heavily on our future potential to sustain or increase agricultural production.

As previously iterated MIS corporations are more about increasing their land holdings than anything to do with sustainability, community welfare, local businesses, or the national interest.

By indirectly subsidising land ownership away from viable and efficient family small businesses to MIS corporations the government is engaging in ongoing discrimination against family owned and operated farms.

The Tax exemption incentives on both agricultural and non-agricultural MIS must be removed. NO tax exemptions or concessions on any MIS "investments" should ever be allowed.

**Taxpayer subsidised MIS "investments" and activities are clearly destructive and against the National Interest, fair play, level playing field, and are an ongoing, long-term, national disaster.**

Yours sincerely,

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