

16 FEB 2005

DATE RECEIVED

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CJ & RM ROWE  
 MT. LARCOM PRODUCE & RURAL SUPPLIES  
 1 RAGLAN STREET  
 MT. LARCOM Q 4695

09/02/2005

QCA

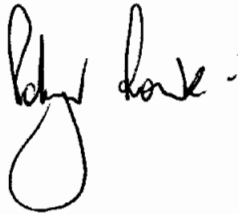
Dear Sir

We believe the recommendations provided by your department will impose a depremental effect on not only us as Business Owners - Mt. Larcom Produce & Rural Supplies - 1 Raglan Street Mt. Larcom. As investors, 23 & 25 Raglan Street, Mt. Larcom as well as Home owners - 7 Davis Street Mt. Larcom. Allow us to outline our thoughts on the matter from these individual points of view.

- **As Business owners** - Mt. Larcom Produce & Rural Supplies for the past 19 months, we are astutely aware of the growth within this community and surrounds by the number of "New" customers who, like ourselves have chosen to relocate to the area.
- **As Investors** - Lots 17 & 18 Raglan Street. (date of purchase) When we realised that the potential was here for growth bought about by the number of "New" people in the area, we concluded that the purchase of these 2 town blocks would be an astute investment and our initial intentions were that we could further develop business within the community. After all, under normal circumstance, new infrastructure normally leads to provision of further facilities and services within a community. Once these facilities are made available, invitation to move within a community would normally lead to further infrastructure and development, thus leading to job creation, increase in population, therefore Growth. Mt. Larcom is geographically placed to be considered "outer suburbia" to Gladstone. The Industrial Avenue that lies within Mt. Larcom and Gladstone offers (or we are lead to believe) enormous potential for employment.
- **As Home Owners** - 7 Davis Street Mt. Larcom. Why would we not want to live in this outstandingly beautiful surroundings? The following services are provided in this small but community oriented township.
- Essential Services - All adequately offered. Police Station - Ambulance - Rural Fire Brigade (several units) - State Emergency Service.
- Education - Pre-School through Year 10.
- Community Services - The first Transaction centre in Regional Australia providing Post Office, Medicare Agency as well as several government agency bill paying facilities, Commonwealth Banking Agency, Library and Computer facilities. Active Youth Centre. QCWA and QCWA Younger Set
- Travel Facilities - Bus Depot. Railway Station with access to passenger trains daily.
- Social Facilities - Show Society with extremely active sub committees from far afield. Hotel. Bowls Club. Very recently, the addition of Returned Soldiers League.
- Sporting Facilities - Fishing Club. Swimming Pool. Tennis Club.
- General Facilities - General Store/Newsagency. Cafe. Service Station. Produce Store/Hardware/Gardening Supplies. RACQ/Mechanical. Choice of 2 Caravan Parks.
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- **Implications for us if Water Rates are allowed to increase so dramatically**
- **As Business Owners:** As we currently rent the premises we run our business from our current arrangements are that we cover all outgoing expenses. This of course, covers the cost of any water consumption. Based on the figures that have been presented this increase would have significant impact on any further lease renewal as well as playing a large factor in a decision to purchase the freehold land with which we have the option. As part of our Business Plan, we would have to review any intentions of further expansion or continuation in business because of the uncertainty of the future of the township.
- **As Investors:** As we have indicated above, it had been our intention to further develop business with the purchase of the 2 blocks of land in Raglan Street. If indeed the water rate increase were to take affect to the full potential as outlined by your department, there would be no option for us. The Freedom of choice would be removed from many of the current residents particularly those in rental homes as they would be forced to seek

alternative living arrangements based on the outgoing expenses (ie water rates) they endure as a means of responsible water conservation implemented by sensible landlords. During the water restrictions in the drought, many of the landlords used the outgoing expense of water as a means to remind people of this precious commodity, thus creating tenants that became extremely aware of the water usage . To pay rent is a necessary arrangement for many families, but to add to rent the cost of exuberant water rates, would simply make this impossible for many budgets. A loss of these families to this community would have significant affect on the township, without the population it seems to us that the support would just not be there for many of the facilities outlined in the paragraph above, therefore crushing the community and certainly any further development.

- **As Home Owners:** The above factors all have some implication on us as Home Owners and a Family Unit. As we currently have a Grand daughter in attendance at the Mt. Larcom School and are surrounded by family, some of which are currently in rental situations, the decline of this community would mean the desimation of this family unit. As an exodus of people moved on, school numbers would dwindle, sporting facilities would close, as would many of the community based facilities. With this decline would come the depletion of employment and then it just becomes simple maths to calculate that we would simply take the option of joining the exodus at a cost to the government . After all, who wants to buy a home in a town with no facilities. This may all seem an extreme hypothetical situation, but we urge your department to keep these proposed water rates at just simply that "Hypotehtical".
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A handwritten signature in black ink, appearing to read 'John Doe'.