

**INQUIRY INTO ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (INFRASTRUCTURE
CONTRIBUTIONS) BILL 2021**

Name: Name suppressed
Date Received: 2 July 2021

Partially
Confidential

Thank you for the opportunity to put my submission forward for consideration.

I DO NOT SUPPORT THIS NEW VALUE CAPTURE/BETTERMENT TAX the government are trying to bring in on our homes, our primary place of residency under the Environmental Planning and Assessment Amendment (infrastructure Contributions) Bill 2021 outlined below.

A new land value contribution (LVC)

A new Regional Infrastructure Contribution (RIC) - proposed to replace State Infrastructure Contributions (SIC)

And powers to create future regulations and Ministerial directions to set the detail of LVC & RIC and to enact "other reforms".??

This is pretty much unchecked, no detail, and no consultation with land owners. It will be an open Cheque book for the government to be able to strip mum & dads a huge portion of their only asset, their home from what they determine to be any uplift.

Who decides where the line is drawn as to who benefits from any infrastructure and why is it not permitted to be challenged in Court of law?

This will be a discriminatory tax that will impact Mums & dads much more who live on land & who chose a rural lifestyle as oppose to inner city living, to raise their families. We have no control where the government decides to put in infrastructure like a road, school, shopping centre, park, housing etc etc, we have lived without any of these services (without complaint) for over 30,40 some even 50 years!

There are already mechanisms in place for the Government to pay for infrastructure when they rezone land for release. For example

Considerable hike in council rates imposed on mum & dads from rezoning (that they didn't ask for)

Land Tax

Stamp duty from all the development

Employment taxes from new created employment areas

South west Sydney & Western Sydney pay the most road tolls

Building levies, PIC & LIC

Development application Fees etc etc

This is unfair & unaustralian, these are our homes, the government have been in government for the past 11 or so years & have not listened to advice that there is a housing shortage & land release shortage for the last decade, that has now reached a crisis point & their solution is to tax us mum & dad land owners for their mismanagement of tax payer money & wastage over the years eg Camelia site. We are easy targets.

The productivity Commission & others love to use two properties out at the Aerotropolis as examples, to suit their agenda to inflict a betterment tax on us, one being the Leppington triangle & the other I believe a previous CSIRO property sold to I believe Chinese developers. Both properties involving Government both State & Federal. I can assure you, no one has knocked on my door or any of my neighbours offering us \$33M and is not likely too! and no land owners or anyone with skin in the game from what I can see, has had any input to the discussion with the productivity Commission's final report December 2020..

The Henry tax review has already concluded a “betterment tax” was subject to disputation and to be avoided in an efficient tax system.

This will do nothing to help affordable housing for our children already being priced out of the Sydney Market, and being forced to look outside of Sydney away from their family & work. These taxes will only be passed along to the end product, we already are one of the most expensive & highly taxed places in the world, the Government pretends to care about housing affordability, but are the root cause of the problem with all the additional fees & taxes they keep piling on.

The other recent concern raised in the media is the report by the Valuer General of his independence to do his role and his inability to communicate with staff. So will the Department of planning or another Government department now be doing our valuations?? If that is to be the case, How can that be fair, I think lots of issues need to be sorted through & much more consultation & transparency, for people to have any faith in the system.

I hope the Committee sees this for what it is a discriminatory “betterment tax” on our homes. Where will we go, we won’t be able to afford to buy back into the same area or even close to our family, jobs, or support mechanisms, we too will be priced out of the market, from a life time of hard work. Grossly unfair.

Thank you