

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

Name: Name suppressed
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Partially
Confidential

I am absolutely outraged at this Bill the Liberal party is trying to pass. I object to the bill especially the value capture.

There is no explanation or figures of how much the value capture would be.

The developers already pay a levy on every single block sold which is supposed to go for towards Infrastructure.

Most of these properties which are being rezoned belong to mum and dads who have owned their properties for many years. The government wants to tax on the profit. If someone has had their property for 50 years they would have paid the price accordingly to the market price at the time. The market has gone up in the whole of Australia but the government wants to tax a landowner on the profit. If they have to pay a tax on the profits even though they are getting an uplift in value from rezoning, the vendors won't be able to even purchase a property in the next suburb as the prices there has increased due to the market increasing.. What about the property owners holding costs since date of purchase?

I am in a lot of Facebook Groups and people are talking about this bill. They are making comments like "if this passes then the developers will have to pay much more for the property to factor that into the sale price"

Others are saying we didn't ask for rezoning and if we have to pay this tax then we won't sell..

This will have an affect on the property market for shortage of housing if they don't sell and if the vendors ask for a premium on top for the tax, the developers will walk away and if they purchase they will factor the prices paid for the property into the blocks or homes they sell pushing up prices. I have spoken to many real estate agents and they have said this bill will also destroy the property market.

The government pushing this bill and being passed, will have less development, less homes being built. Property prices will increase as there will be a shortage of homes and business development. This will send the economy to the ground. Housing and development = jobs = taxes.

Why should landowners have to pay for infrastructure? Everyone uses the roads and rail and infrastructure, NOT just the landowners who is being rezoned or where infrastructure is being built.

I had my property partially Compulsorily acquired for the South west rail link, 2.5 acres extra were acquired which was not required for the project. we asked to keep the excess land but every excuse not to let us keep it.. I was not compensated for noise affectation or disturbance or for the 25 meter buffer zone, as the valuer said my property would increase. The excess land which was taken from me can be sold off for 5 times plus what I was paid. Isnt that the governments value capture from my property? The residents affected with the South West Rail link paid for the project not the government. The properties were all undervalued and all the excess land from many of the residents affected will be sold off by government with a missive profit made. You want me to pay the government more? This is outrageous and I am totally against this bill being passed.

As far as choosing Stamp duty or land tax? I object to this as this will give false figure to young home buyers. Stamp duty is a fixed figure. Land tax is unknown. Land values increase more than they decrease and over time this buyers will be paying more for their homes and not being to opt out will put a strain on household incomes.

There is not enough information either being released. What are the LIberal party trying to hide. How much is the tax? no Transparency and the bill can be amended when ever.

Once again please do not Vote for this bill to be passed.