

Submission  
No 73

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

**Name:** Name suppressed

**Date Received:** 8 July 2021

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Partially  
Confidential

To whom it may concern,

I wish to state my opposition to the introduction of a "vendor tax" on new development in South West Sydney.

This "Value Capture Tax" only adds to the myriad of taxes and levies on developers making the end value of housing blocks in this region more unaffordable.

The current, SIC (future RIC) Levies, S7.11 contributions, stamp duties, and GST are already a significant impost to the affordability of homes in this region.

Another Tax, will only be added to any asking price.

Further this new tax is specifically aimed at the current land owner's increase in value of land over time, with rezoning.

Taxing the Principle Place of residence is abhorrent to most Australian I believe, why should it be taxed here, and not taxed say in other areas?

Will you be introducing this Value Capture tax in the Northern suburbs or in the City of Sydney whenever a rezoning is undertaken?

Land Owners already face a situation where land may be rezoned, however sewer (or other enabling infrastructure) may not be planned for a significant amount of time yet.

As a consequence, they pay a significantly increased amount in Rates to Council based on a notional (LVG) increase in value due to the rezoning, however find that developers will only purchase their land with settlement subject to delivery of Sewer infrastructure - in years to come.

This additional tax is discriminatory and unfair on the current land owners, puts more risk and pressure on land developers, it will increase prices and decrease land sizes for future purchasers.

Please remove this provision from the proposed EP&A Amendment Act 2021.

Regards,