

**INQUIRY INTO ACQUISITION OF LAND IN RELATION TO
MAJOR TRANSPORT PROJECTS**

Name: Name suppressed

Date Received: 2 July 2021

Partially
Confidential

The Chairman,

As a property owner that has been subjected to the possible acquisition of land for major infrastructure projects I can attest to the pain, anguish and sleepless nights that acquisition forces on the citizens of NSW.

However, when faced with this prospect I started searching and asking questions of relevant organizations and previous affected landholders, I discovered a NSW Parliament Research Paper.

[https://www.parliament.nsw.gov.au/researchpapers/Documents/Compulsory acquisition ebrief.pdf](https://www.parliament.nsw.gov.au/researchpapers/Documents/Compulsory%20acquisition%20ebrief.pdf)

This is very interesting reading and extremely relevant to your enquiry. All committee members should read this NSW Parliament Research Paper.

This research looked at land acquisitions between 2007 and 2016. The most glaring fact comes from page 8. Where the average change for compensation in all cases after going to the Land & Environment Court was **57.84% increase in compensation**. And this is only those that choose to contest the valuations.

This enquiry should again commission this research to understand if in fact the changes made after the Russell Review of Land Acquisition (Just Terms Compensation) Act 1991 have had any impact to the amount of compensation offered.

My view is until the Government can truly force an independent method of valuation, that the acquiring authorities must adhere to, they will continue to undervalue properties knowing full well not all parties are capable of following through to the courts. While the acquiring authorities continue with the current practices unnecessary costs are incurred by government and the public.