

**Submission
No 87**

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

Name: Mr Neil Gagen

Date Received: 15 July 2021

Hi,

I am Neil Gagen

My wife, Helen and I planned to stay at our Orchard Hills home for as long as possible.

For decades now we have seen urbanisation come closer and closer, but we knew that if our home was rezoned we would have to sell, but would get enough money to retire comfortably, and help our children get a start in life.

We were very disappointed and upset when Metro knocked on our door and told us that our home would be taken from us. This upset was compounded by the valuation offered by Metro leaving us unable to buy a similar home in Orchard Hills.

Metro is also acquiring much more land than is required to build a railway station, making me suspect that they may be acquiring much of the land for development.

I believe the spirit of the Just Terms Act is give the acquiree a fair go.

I also believe that the spirit of 2018 legislation allowing Metro to sell land no longer required was so that land historically held could be put to good use, not allow Metro the ability become a property developer, using the Just Terms Act to get the property at discount. Most developers are happy to pay a premium.

i have had property developers make offers before, they have always been very respectful because they know that I can always say no, but some from Metro and their contractors have a swagger and manner that annoys, no doubt born from the understanding that they will acquire the property regardless

Yours etc

Neil Gagen