

Submission  
No 93

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

**Name:** Name suppressed

**Date Received:** 2 July 2021

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Partially  
Confidential

Letter previously send to Health Minister Brad Hazzard

I would like you to hear the effects this forced acquisition has had on me and many others in my community.

Firstly, the manner of notification was appalling. The impact has been damaging, lasting and has created an atmosphere of mistrust.

The emotional distress, depression, anger, frustration, fear, uncertainty, insomnia and heart break that this forced acquisition or eviction as we see it, has created is on you Minister and is still on going.

We are people not a process. We want to be treated with some humanity and respect. The current approach appears mean spirited, petty and uncaring. We want genuine, fair and just compensation which is not what we believe is happening.

Residents being told they would need to present their homes as if for a "prudent buyer" is absurd. Doing up our homes to have them bull dozed is a further absurdity. For many this has involved spending thousands of dollars, time and effort in an attempt to achieve a higher valuation. How unethical, ridiculous, immoral and wasteful is this? Surely there must be a more sensible way!

The anger and shock of losing my home is still being processed. It is my home not a dwelling, building or structure.

Furthermore, we are not confident that full consideration of factors like niche area, cul de sac, light rail, high rise development potential, ideal location to airport, hospital, schools, beaches, specialist medical services, shops, cafes and more have not been reflected in Health Infrastructure valuations. The reality is that real estate agents consider all these factors and more when determining market value.

I and many others feel lost and confused and Health Infrastructure haven't really supported or guided people adequately. Health Infrastructure offered services like "personal manager" and counselling. Counselling offered is minimal - 10 sessions per household. Most people are suspicious and resistive to these offers anyway.

Older residents are floundering without resources like the internet or a vehicle to deal with the necessities of re location. Health Infrastructure has been unwilling to pay for buyer's agents to help these people.

12 months to stop your life, renovate, find a new home, and move on is unrealistic. We have felt time pressured by Health Infrastructure and this has led to increased stress for many residents.

Fear, anxiety, stress, insomnia, depression, illness and fatigue are just some conditions that are a result of the impact of this forced acquisition. These conditions will impact on us for many years to come.

These feelings are not your responsibility BUT its your responsibility for how your team act and how the acquisition processes have been implemented. Your " acquisition process" has only worsened this nightmare that we are living through.

Your offer to pay stamp duty, moving, legal costs, etc represents no net gain except for the \$75k which is all that is being given to compensate for the loss of our homes. This figure in no way adequately compensates for the dispossession that has been created.

The University of NSW has shown in the past, a willingness to buy with generous packages from willing sellers. An equivalent attitude needs to be adopted by Health Infrastructure. Your offers need to be better than past offers. Residents should not have to struggle to achieve a fair price for their homes.

Health Infrastructures petty attitude has been demonstrated by charging rent for the transition period, keeping back \$50k, refusing to allow owners to take things that are important to them without paying for them.

We believe what should be offered to us is appropriate market valuation offers, a rent free period to cover the overlap of settlement, allowing owners to take important items with out paying for them.

All you are offering for me to leave my family home of over 60 years and against my will is a low market value, up to \$75k solatium and 12 months to get out.

Again, we hold you accountable for the pressure that we are experiencing by having an unknown set of processes imposed upon us, with an uncertain financial result.

I hope you are able to benefit from my shared thoughts and direct the Health Infrastructure team to deal fairer and a more just manner with residents forced to leave their homes.

I request, that you use your discretion and power to go beyond the minimum that appears is being currently offered.

I hope this gives you an improved and truer understanding of the negative impact on myself and others.

We all want better treatment for the remainder of this process.

Regards

EX Eurimbla Avenue Resident