

HERBERRA ESTATE TOMERONG January 2015

Please NOTE Our Coments re Lots [REDACTED]

These Infrastructure costs is devastatingly emotionally cruel.

Council requirements are an absolute impossible task for us to bear.

We/ [REDACTED], 72 years old and [REDACTED] 82 years old, are supported by pensions and concessions.

At our ages , it is impossible for us to service these rates, regardless of the total amount of years provided by Council.

We have no way of earning extra income .

We purchased the 2 lots Number [REDACTED] and [REDACTED] in 1986, 29 years ago, and we have lived and waited with hope for the opportunity to one day develop it.

We have conscientiously paid the rates , and stayed within Councils guidelines.

And now Council demands us to pay for the infrastructure, even though for 29 years we have paid rates to Council and have had nothing in return .

The use of Lot [REDACTED] has now been halved, so there is no frontage access -- no future road approved development, and permitting only the other half section of Lot [REDACTED] to be approved for dwelling, which is only accessible by a right of way from Lot [REDACTED].

Attempts to sell the 2 lots is another impossibility due to infrastructure expenses now an addition, and the unknown increase costs of developing, plus the very visual, disgraceful junk yard abandoned mess's on Lots Numbers [REDACTED] & [REDACTED] Inglewood Crescent.

Council appears to have done nothing to enforce this issue and have this property cleaned up.

We are trapped .

Council's letter has had an alarmingly profound negative effect upon our health , placing us in an emotional powerless turmoil.

Council has finally killed our hopes and dreams.

[REDACTED]

Shoalhaven City Council

Received

29 JAN 2015

File No.

31944e

Referred to:

P. Gokgur

To: Pam Gokgur (Chief Financial Officer— Shoalhaven Council)

RE: Jerberra Estate Essential Infrastructure Funding

I would like to inform you of my utter disgust in this proposal and the council in general. I have been a land owner and rate payer of this estate for 22 years. During this time, I have never failed to pay my rates and yet the only "services" these rates have provided the estate have been to;

1. Smooth out some of the roads
2. Cover some of the road with blue metal

Considering the amount of monies collected by council over these years, I would have expected more what has been provided to date. Your track record leaves a lot to be desired

As for this special levie being proposed and the estimated cost to land owners. As you may or may not know, a large percentage of land owners within the Jerberra estate are on limited & fixed incomes (ie., pensions). This financial burden, is one that most cannot afford. And your response to this is that you will confiscate the land and sell it. You may have yourselves covered legally, however, this is nothing short of being morally reprehensible (and potentially unconstitutional).

For your information, I will be opposing this proposal vehemently.

[REDACTED]
[REDACTED]
Jerberra Estate, Tomerong
[REDACTED]

Landowner Survey – Jerberra Estate Proposed Infrastructure Special Rates.

Comments sheet attached to the above survey For [REDACTED] owner of

[REDACTED]

[REDACTED]

- I am a 75 year old aged pensioner.
- I am not in a position to pay any of the proposed special rate.
- I have some serious health problems and would very much like to see this matter resolved before I die.

[REDACTED] Tomerong

- Lot [REDACTED] is a small section in the estate that must be amalgamated with [REDACTED] before it can be further developed or used.
- I have owned Lot [REDACTED] since August 1992 and have never been late in paying the "normal" Council rates. However, I do not live in the Shoalhaven Shire and therefore I have not received any services or benefits from these rates over more than 22 years.
- On August 18, 2014 I contacted the owner of Lot [REDACTED] Tomerong [REDACTED] to discuss amalgamation of our two blocks. He was not enthusiastic about this. He did not want to buy mine or sell his (not that I would be able to buy from him anyway). He left me with words to the effect that he would get back to me if he had any change of mind. He never did get back to me.

Summary of my current situation

- I have had real estate agent advice and have been told that "No-one would be interested in buying that property under the current Council proposal."
- The situation is: The land cannot be built on without amalgamation; The owner of Lot [REDACTED] seems to have no interest in amalgamation; The property is not saleable with the special rate proposal sought by the Council; I can't afford to pay the special rate no matter what length of time is agreed.
- However, I understand that the Council will sue me for these rates even though the real estate advice suggests the property is worthless.
- I am appalled that under this proposal the small piece of land I own has now been turned into a "Toxic Asset".
- How can Council justify creating this situation?
- I will be seeking legal advice on this matter.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
Electricity - do we pay for the poles on the conservation side or just for a front pole. It will cost us \$50,000 a year for how many poles?

Are we paying for extra for a corner block? There is no compromise we are told to amalgamate & then we get costed for double everything!!
it should be everyone pays the same

Roads - why does it take two yrs to build our roads when it took less time to build a new section at sth nowra. Not only that from what I am told it cost aprox 16 1/2 mil to build that road from btu rd to falls creek & we have to pay almost 1/2 as much for our infracture which is less.

The original house on jerberra - do they pay for the infracture as well. If not why not.

Trees - the electricity people are chopping down the trees and the people that have to move trees for the homes THEY PAY FOR THE BIRD BOXES WE ARE NOT. WE HAD TO BUY LAND FOR CONSERVATION SO WE ARE PAYING TWICE.
A lot of people from what I've heard are walking away - that means it will be dearer for us

will we still get our DA.?

Is the rezoning rubber stamped?????? ?
BELOWING

Why BRESZOWES ? when other areas do not have them
PICKUP POINT AT CNT of Jerberce Rd & Pine Forest Rd

31 January 2015

Pamela Gokgur
Shoalhaven City Council
PO Box 42
Nowra NSW 2541

Shoalhaven City Council

Received

- 9 FEB 2015

File No.

31944E

Referred to:

P. Gokgur

Dear Ms Gokgur

I have received a letter from Shoalhaven City Council concerning proposed special rate estimates for a property I own at Tomerong - [REDACTED], DP 11629.

My understanding is that due to infrastructure being necessary, I am to pay \$10,113.01 this financial year as a repayment of a loan. This is in addition to the existing rates of \$468.35 and \$246.09 rezoning rates.

There is no way I will be able to pay this. As a single parent, I do not have the financial resources to meet these kind of fees. In addition as the property has no dwelling on it, it does not generate any income.

My only option now is to try and sell the property, however I realise that with over \$100,000 in special rates now owing over the property in the next 10 or more years, I do not know how I will be able to achieve this. In fact the infrastructure costs may well be more than the property is now worth!

In addition, I am astounded that council's early estimate of infrastructure costs of \$2.9 m has blown out to \$7.2 m and this is only an estimate.

Knowing the people of Tomerong, I doubt many property owners are going to be in a position to pay such huge special levies. Where else in Australia are property owners confronted with levies so high, mostly for people who can least afford it?

I ask that council comes up with a sensible solution that doesn't put property owners in dire financial situations which indeed is what will follow with the implementation of this scheme.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Dear Pam

We are the owners of Lot [redacted] of the Terberry Estate. You asked to write down what we think about the development till to date. Well we have filled out surveys many times to no avail what so ever.

We feel betrayed by the council and the land is almost stolen from us.

Why would we pay for infrastructure if we won't get any access to our block. We can't even clear the block or put a caravan on it or even better still sell it.

What has the council done with the rates we paid for 22 years? We were told that was used for general purposes. Maybe the general purposes money pot can now pay for the Terberry Estate.

And if the loan that the council has to take is not enough we are [redacted] pay the interest too.

We have been in contact with other landholders. At this time that we wanted to do and develop our blocks the council was not home for us but now the council wants it there way they have the courage to ask the landowners for money. How dare they. We are very upset about the whole situation. You know as well as we do that lots of people are not able or willing to buy from other landowners or sell their block. The people are a lot older now and have moved forward and find it difficult to find the finances.

for the council's plans.

You (the council) have heard this story numerous times when people cried at the meetings and were very angry because we could not get anywhere.

I am sorry to say that we hope quietly that nothing gets approved. I know that everything is in limbo then but it gives us the satisfaction that the council did not get things their way and at least, although we still can't do anything without land, our land has not been stolen yet.

Regards

[Redacted signature]

R. [Redacted address]