

W.A. Property Rights Association (WAPRA) Inc

formerly: The Coalition for Property Rights (CPR)

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Newsletter 4— February 2007

"If you are not receiving our regular emails then please forward us your email address so we can keep you informed on issues as an when they happen."

United we stand — Divided we fail

INSIDE THIS ISSUE:

Improper taking of Private Property - Northbridge	2
Political gongs & bouquets	3
Land Tax Revolt— Protest Rally	3
What action to Take?	3
Membership Form	4

MEMBERS—

PLEASE NOTIFY US OF YOUR

EMAIL ADDRESS

LandTaxRevolt

Protest Rally

Tuesday 27th February 2007

Parliament House

11.45 am

www.landtaxrevolt.com

Unaffordability and Government Policy

One of the causal factors of 'unaffordability' is the serious restriction in supply of land due to planning and environmental 'initiatives' driven to absurd lengths by the Green/Labor coalition. Nobody in government wants to talk about the vast areas now quarantined by Bush Forever, Region Schemes POS, Conservation Wetland buffer zones, Biodiversity Reserves, Ground Water Protection Zones, Regional Parks, Odour Buffers, Coastal buffers etc.

In the SW Corridor alone some 26,000 ha have been precluded from future residential use because of these reservations. The Stevenson Plan (so beloved of Perth's early planners) was supposed to concentrate development within specific corridors and preserve intermediate green belts. We have allowed that framework to be sacrificed on the altar of Green expedience and public ignorance. Such excessive hubris ends up costing future generations the chance of home ownership.

People who are affected by the exorbitant cost of residential land should be made aware that such cost is as much an outcome of SUPPLY/DEMAND as it is with bread and butter. For WA to be short on suitable and affordable land is pathetic.

Another factor causing this explosive cost outcome is that big Land Developers, including Landcorp, meet market expectations with a 'Rolls Royce' product - landscaping, water features, street furniture, underground power, etc. All very well, BUT IT COSTS and we have now seen them paying over \$250,000 per acre for land or about \$50,000 per lot produced and then adding \$80,000 per lot in development costs. Holding costs on money, advertising, insurance and agent's fees are then added. Where original purchase of land costs in the tens of millions of dollars, the holding costs are very significant and ridiculous length of time taken for the plethora of Government approvals becomes critical in increasing cost outcomes. Little wonder we have seen the price driven beyond even what this market can sustain. Landcorp, instead of being a driving force for affordable residential land, has become a principle offender in creating magnificent estates by which government in effect subsidizes.

Improper taking of Private Property - Northbridge

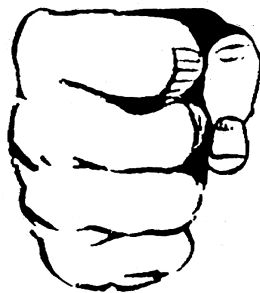


**QUESTION EVERYTHING!
ASK, ON WHAT BASIS OR
EVIDENCE IS A DECISION
BEING MADE ?**

BE WARNED !

**ALL PROPERTIES
THROUGHOUT THE
STATE OF WA
ARE UNDER
ATTACK**

**YOUR PROPERTY IS
UNDER THREAT
FROM
RESUMPTION,
REZONING
OR
QUARANTINING**



**STOP THE
LAND GRAB**

It is an accepted principle that governments of this Commonwealth have the power to take property from individuals or corporations. However, in accord with the principles of Natural Justice, such takings must be transparently in the public interest, for a proper purpose and strictly on just terms. These qualifications are meant to safeguard citizens against unjust, discriminatory, corrupt or arbitrary resumption of private property by the State. WAPRA believes that these requirements have been seriously breached in the taking of Graham Hardie's land at Northbridge.

As a consequence of the government's proposed redevelopment of Northbridge, some 37 hectares of land including 10 hectares over the central railway precinct, has been made over to the East Perth Redevelopment Authority (EPRA) to be transformed into a high density residential and commercial precinct. Hardie's property is adjacent this development and the plan prepared for his site, in cooperation with PCC and the EPRA, was for similar zoning outcomes.

In the interests of transparency and justice, WAPRA seeks answers to the following questions from the Minister for Planning and Infrastructure:

1. Why did EPRA and its agents assure prospective purchasers of its East Perth land, that the Central Police HQ and Lock-Up facility would be soon relocated elsewhere?
2. Is it not the case that these assurances were made to promote EPRA land sales?
3. Did EPRA consider relocation of Police Headquarters to one of its many sites in Northbridge? If not, why not?
4. Is it not unjust and discriminatory that a government agency remove an impediment to its prospective sales from a redevelopment under its control, only to see it relocated on compulsorily acquired private property?
5. Is this discrimination and injustice not further compounded by the fact that the privately owned site is adjacent many hectares of redevelopment land owned by the government?
6. By what planning principles did government decide to relocate the central police lock-up to a prime 'gateway' site into Northbridge? Why wasn't this decision discussed with other key stakeholders including the Perth City Council?

WAPRA believes that privately owned land should only be taken where no other options are available to government. This incident sends a clear message to all property owners in this city and State: nothing is secure, invest at your peril. WAPRA also maintains that to assign government agencies extraordinary powers and privileges in land development is to undermine private property rights and risk serious corruption of individuals and due process. For Labor to again ignore this risk is to increase the likelihood of a repetition of the disastrous WA INC. episode.

Political Gongs & Bouquets

Gongs

Treasurer Eric Ripper, MLA for the gross injustice of the escalation in revenue gained from present tax impositions namely, Stamp duty on sale of Property and Land Tax .

Planning Minister 's decision to resume prime private property in Northbridge for no sound reason. There is plenty of State Government land adjacent that could be used instead. Why the urgency Minister ?

Planning Minister's inability to act against Public servants who have clearly abused their positions within the Dept. of Planning by colluding with Lobbyists and developers in achieving outcomes that would otherwise have not been reached.

LandTaxRevolt

WAPRA wholly endorses the LandTax Revolt and joins in publicly denouncing Ripper's Rip Off

Protest Rally

Place: Steps and precinct, Parliament House (City side), Perth WA

Date: Tuesday 27th February 2007 (opening of parliament)

Time: 11:45am

Land Tax:

- Is unfair and not sustainable
- Is highly selective and discriminatory
- Is grossly unfair to those on modest and fixed incomes with no financial flexibility
- Makes retirement planning impossible
- Disadvantages superannuants and retirees most
- Puts pressure on accommodation and small business
- Has escalated by factors of ten to twenty times in a few years
- Forces unwilling sales of family property

No other financial asset is taxed annually; not shares, jewellery, art or vintage cars etc.

Why Land Tax? What is the justification?

Land Tax should be abolished or drastically changed!

Register your concerns and problems, contact your local member and **join the rally.**

CONTACT: John Hanrahan (co-ordinator Land Tax Revolt) - Phone 08 9384 5252

JOIN WAPRA !

**“IT IS ESSENTIAL WE
MAINTAIN A FIGHTING
FUND TO EXPOSE THE
DISCRIMINATORY LOSS
OF PROPERTY RIGHTS.**

**BECOME A
FINANCIAL MEMBER !**

**ARE GOVERNMENT
REGULATIONS
THREATENING THE
OWNERSHIP, USE,
AND ENJOYMENT
OF YOUR
PROPERTY ?**

JOIN WAPRA !



**“IF THEY DO IT TO A FEW
THEN THEY CAN DO IT
TO YOU”**

W.A. PROPERTY RIGHTS ASSOCIATION (WAPRA) Inc
MEMBERSHIP APPLICATION

NAME:

ADDRESS:
.....Postcode.....

PHONE NO.Mobile.....

EMAIL ADDRESS:

FAX NO:

Yes, I would like to be part of the W.A Property Rights Association (WAPRA) Inc.

Please find enclosed my \$50.00 Membership Fee.

I have also enclosed a donation of \$..... As requested below
SIGNED..... DATED.....

Our objective is the protection of the rights of all Property Owners.
We would be grateful for any donation you can make towards our Fighting Fund to publicise and have corrected the increasing injustice to property owners.

WE ARE A VOLUNTARY / NON-PROFIT ORGNISATION
AND NEED YOUR SUPPORT AND HELP

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