

Submission  
No 110

**INQUIRY INTO ENVIRONMENTAL PLANNING AND  
ASSESSMENT AMENDMENT (INFRASTRUCTURE  
CONTRIBUTIONS) BILL 2021**

**Name:** Name suppressed

**Date Received:** 10 July 2021

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Partially  
Confidential

## **Vendor Tax: A Tax on my family home**

**I have lived at this address for nearly 30yrs. I have built a home and raised my children here. (I did not speculate, or drive the value up) The State Government decides to Re – Zone my area and now want to tax any windfall I might receive.**

**Council is already reaping the rewards of the increased land Values from landowners via rate increases, whilst the NSW State Government has seen massive increases in land taxes from Developers and Investors, who are the speculators responsible for driving up land values over the last 5 years.**

**My rates increased by nearly 50% last year and I have received no extra services from Council or State Government. There is no water, sewer, curb and guttering and the local roads are in disrepair.**

**But my rates keep rising way above C.P.I.**

**If my property were to be sold today the State Government would receive in the vicinity of \$461,000 in stamp duty and the council some \$14,000 PA in rates.**

**No one is talking about or taking into account the millions of dollars already pouring into State and Local Government Coffers from increased land tax and Rates due to the increase in property values.**

**Where is that money going?**

**To put it bluntly we are being driven out of our family home by being rezoned and on top of that the current NSW Government want to hit my family home with a Vendor Tax.**

**Every property owner in NSW should be alarmed by this Tax, as at some point into the future, as the population grows in NSW, property usage will change and the property owner will be paying this insidious tax on the family home when they are forced to sell. No matter where they live in the State of NSW.**

**The NSW State Government and Local Council will further reap the benefits of increased Land Taxes and Rates on the uplift in value of each and every property once developed.**

**Taxes and Rates Post Development will be worth Billions of Dollars annually**

**No Mention of these monies anywhere.**

**Obviously not to be used for New Infrastructure or maintaining existing infrastructure.**

**This NSW State Government can no longer be trusted to look after the interests its citizens. The Vendor Tax along with the State Investment Contributions (SIC) and Council contributions were being put through as a package in the state budget, with the hope it would go unnoticed/unchallenged.**

**As usual the big end of town will be the beneficiaries, at the expense of the average citizens. They will never pay a vendor tax as they move forward to development. The State Government plans on using the taxes from the sale of my family home on infrastructure to make them richer.**

**We are being driven out of our family home and are expected to contribute to infrastructure that we will see little or no benefit from when we are gone.**

**As a tax payer in NSW I am already contributing to the State governments vision. It is unconscionable that I will be expected to pay more when I am forced out of my family home.**

**At the very least The Family Home should be exempt from a Vendor Tax.**

**Leave my family home alone. Rezone and build somewhere else.**

**The people of NSW are not going to take to kindly to the family home being subjected to a Vendor Tax when they are forced to sell because of a rezoning.**

**Should the Vendor Tax proceed, the next Government who commits to abolishing the Vendor Tax will be looked upon far more favorably.**

**NSW will be seen as a place not to settle and raise a family.**

**The residents of NSW are being Taxed and Tolloed into poverty.**

**No getting ahead for the ordinary citizens (property owners) in NSW.**

**Developers are having second thoughts about the feasibility of projects based on the proposed State Government, State Investment Contributions (SIC) and new Council contributions (7:11 7:12) Which will add 17.5 % to the cost of development.**

**Investors and Developers will be taking their money to other States or countries where they will get a better return.**

**To add icing to the cake, Property owners are being hit with a Vendor Tax. (who would have thought this tax from a Liberal Government)**

**Sydney is already one of the most expensive cities on the Planet to live.**

**Surrounding Areas where I live are already skyrocketing in value with speculators anticipating a rezoning into the future.**

**Where does it end.**

**NO VENDOR TAX ON MY FAMILY HOME**