

UWA's Proposed Underwood Avenue Development

Protect Your Property – Oppose Regulation without Compensation

- Erosion of property rights of Western Australian landholders are widespread and continuing:-
 - Freehold farming land being quarantined through creation of parks and reserves without compensation.
 - Excessive, expensive and time-consuming regulations. Such regulations relating to subdivision and development leads to a lack of property supply and put Perth's housing as amongst the most expensive in the world compared to personal income levels.
 - Mining activities hamstrung by property being locked away in conservation parks and reserves.

- Western Australians must better protect their future prosperity by insisting on much stronger protection of their existing property rights.

- There is a strong correlation between wealth accumulation and property rights. Strong historical property rights in Western Australia provided one of the fundamental pillars to enable wealth generation in our State.

- There are currently poor legal and compensatory remedies to possibly well-meaning but nonetheless capricious and excessive regulatory actions by Local and State Government.

- We must amend the Western Australian Constitution to provide compensation at the rate of the best use for land owners (i.e. market value) when new land use restrictions reduce the value of their property by eroding existing rights or when Local or State Government wants to compulsorily acquire property.

- The University of Western Australia's development proposal:
 - has the support of the Western Australian Environmental Protection

Agency;

- has zoning that permits the University's development proposal;
- provides a sensible balance between development and conservation with half the University's property set aside for conservation purpose; and
- provides substantial other conservation-related initiatives.

Notwithstanding these property rights and proactive initiatives some groups and the Nedlands City Council are seeking much more – a total ban on development or rezoning resulting in a marginalization of the University's development rights.

Let the University of Western Australia be able to get on with their development according to the existing rules.

Western Australians must strongly oppose this attack on their freehold property rights.

- If the Nedlands City Council or the State Government succeeds in restricting or abolishing the existing development rights of the University's freehold land holding on Underwood Avenue then market value compensation must be paid and the cost burden of these decisions shared by all taxpayers.

Jock Clough

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