

Levies a new slug for home buyers

By JUSTIN VALLEJO

NEW home buyers in western Sydney will be slugged for wellness centres, fitness facilities and sound studios under \$14 billion worth of infrastructure charges.

A NSW Urban Taskforce report into infrastructure levies has found council charges could add up to \$8.5 billion to the \$5.6 billion already charged by the State Government.

The report, to be released today, says it will cost developers \$329,500 to produce a typical residential block of land which has an average market value of \$300,000 in growth centres — a loss of almost \$30,000.

Taskforce chief executive Aaron Gadiel said local governments were making home buyers pay for public facilities that weren't found throughout most of Sydney.

"These charges are supposed to pay for council-run wellness and massage facilities, beach volleyball courts, yoga and Pilates facilities and media/sound studios," Mr Gadiel said.

"Most Sydneysiders don't expect their councils to provide these kinds of services."

The taskforce is a property development industry group representing the largest developers and builders.

According to the taskforce's report, it costs developers \$50,000 to purchase 450sq m of undeveloped rural land from the original owner — a rate of about \$750,000 per hectare.

An infrastructure contribution to the Government costs them about \$43,000.

Section 94 contributions to local councils cost about \$47,000 per lot, based on Camden Council's proposed costings for Oran Park.

Another \$20,000 goes towards utilities.