

## **Brumby sprawls whilst 100,000 sites lie dormant**

“Premier Brumby’s latest expansion of Melbourne’s growth boundary is extravagant when over 100,000 properties already lie dormant within Melbourne’s residential area” stated Prosper Australia spokesperson Karl Fitzgerald.

“These prime locations already have infrastructure supplied to them. Past generations have funded infrastructure through the Council Rating system.”

A recent report by Melbourne City Council’s Rob Adams showed that infill developments save a community over \$300 million per 1000 dwellings compared to fringe developments.

“The Brumby - Madden plan will cost the community \$40 billion in unnecessary infrastructure production above and beyond that collected by the unjust and inefficient GAIC tax.”

“If the government wants to develop sustainable communities, it needs to look at increasing density. The Adams report recommended increasing density from 30 people to 180 people per hectare as per Barcelona.”

“Even if we increased to 80 people per hectare, the 100,000 vacant sites would be utilised more efficiently, saving us economically, environmentally and socially.”

“If this expansion really was about ‘Delivering Melbourne's newest sustainable communities’ then urban infill would be the priority. Melbourne will soon be known as the world’s most sprawling city.”

Brumby’s expansion of Melbourne by the size of Canberra is the third handout to land bankers in just 12 months.

“With over 225,000 rezonings announced in 2008, why haven’t housing prices fallen significantly with the combined effect of the GFC and this added land supply?”

“Any land supply is drip fed back onto the market to maintain profits.”

“We call on the government to explain why the massive rezonings from last year have not assisted affordability.”

“We are suffering because our land use policies promote land hoarding. Capital gains are prioritised over affordability. The Managing Director of Mirvac, Nick Collishaw, admitted this on public record (The Age, 18/02/09).“

“First home buyers are held to ransom by such monopoly powers. Young people are being used as the funders of the bailout to the property speculators. This inter-generational theft is unacceptable and immoral.”

“We call upon the Brumby government to abolish the GAIC and replace it with a higher and flatter Land Tax” said Mr Fitzgerald.

**Contact: Karl Fitzgerald  
03 9670 2754**

**karl@prosper.org.au**