

Meeting of the 2156 Land owners Association held at Glenhaven Monday 29th July 2013 at 7:00pm

Present: Dave Parson President, Patrick Do Rozario Treasurer, Connie Fimmano Secretary

Member : Tony Fimmano, Sam and Maria Cipri, Rod and Linda Hoffman.

Apologies: Lebba Khater, Stephen Lam.

The Meeting began at 7:10 Chaired by Dave Parson.

1. Points of discussion based on the meeting Dave had with Laurie Rose from Brown Consultancy, Keiran O'Kane and Russel Parker. The proposal is to engage Brown Consultancy to prepare a Gateway approval submission. The cost involved in preparing the submission is approximately \$25,000:00 We presently have \$24,308:00 in the Association's bank account. Dave will contact Laurie Rose from Brown Consultancy to negotiate the cost of preparing the submission. All Present agreed that we should proceed with this proposal.

Given that the Sewer Treatment Plant is under construction at the bottom end of Glenhaven Road this is our best chance to obtain interest from developers to work with Sydney Water to upgrade the Sewer to accommodate North Glenhaven as well as North Kellyville. We have never been in a better position than now to achieve the rezoning proposal therefore we as an association need to inform our members and non members to achieve a united front. One of the major issues encountered by the Department of Planning was the fact that to date we are somewhat fragmented so the more land owner come on board the better our chance of achieving our goal.

The Report is to be issued in Two names one in the Association's name in order to determine ownership. Another Report in Keiran O'Kane's name (engaged as our agent) who will contact Michael Eagan from the Hill Shire Council as well as developers to obtain their interest in the proposed rezoning of our land from Rural to Urban Development. This will allow landowners to be in the best position should they wish to realise their landholdings at the best price and favourable conditions. This entails the engaging of suitably experienced consultants (such as Keiran O'Kane, Russ Parker and Brown Consulting) who will act on our behalf in securing appropriate studies needed for Council, DOP and developers. Developers are needed as it is hoped that they will put forward the required (and somewhat

significant) sums needed for the various studies and reports so as to achieve rezoning.

The pricing of our land according to meeting Dave had with Keiran and Brown Consultancy could be in two tiers. We as an Association would prefer that all Land owners would achieve the same price relevant per Hectares of Land. This will be more attractive to potential developers as they will have certainty in their costings.

Suggestion is for Keiran to play off Developers and obtain some feed back to see what kind of money they will come forth with per Hectare.

2. The need to Register an Incorporated Association was also raised. It is important that this would be a Not for Profit Incorporated Association. This proposal is to be presented at a Members' meeting at a date to be determined. Funds also need to be raised by in the form of members contribution in order to meet the ongoing expenses for Insurance, Web management, future legal fees and incidentals.

3. The State Government is keen to have as much as possible development given that the Rail is well under construction. The more population the more commuters to make the system profitable. They do not want to spend money therefore the only way we can obtain any chance is through the engagement of Developers who will meet the costs to make things happen.

4. Patrick raised the implications of Income Tax on any profits derived from the sale of our land under circumstances whereby the ATO may consider landowners, depending on the facts and circumstances of the eventual venture and intentions, to be entering into a venture in order to secure a profit by purposefully altering the status of their properties and intentions to obtain a profit as a result of the venture, or perhaps even carrying on a business. These points need to be investigated and considered.

5. A follow up meeting with Keiran O' Kane, Brown Consultants and Russel Parker to be arranged upon Dave's return from his overseas trip.

6. The Association is still giving consideration to including Loggie, Robson and Colbram Roads.

7. The meeting closed at 8:15 Pm.

Connie Fimmano (Secretary)

This document was created using
Smart PDF Creator

To remove this message purchase the
product at www.SmartPDFCreator.com