



Shire of Phillip Island

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Ref. BH/kvh
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29 NOV 1985

To Owners (Scenic Estate)

Dear Landowner,

I advise you of the results of the survey which I recently conducted amongst Scenic (Holiday Island) Estate owners. The question was of attitude to a suggestion that owners be given \$500 per block, less outstanding rates. Firstly, I express the Council's appreciation to those who responded. The figures refer to blocks of land, not to number of owners.

Dead Letter Office	12
No support	39
Support	92
No reply	<u>191</u>
	<u>334</u>

Therefore of the replies (131), 70% supported the proposal. Of those who did not support, most said that they were holding out for compensation. I put that fact to the Minister for Planning and Environment. The Minister's reply was prompt. He said that there would be no compensation, and then suggested that the Council may like to gradually purchase the Estate and later re-sell the land 'at rural density'. (copy overleaf)

The latter concept is the reason for the enquiry made by the Council to you and other owners. However it would be quite uneconomical to commence such a scheme when only 27% of the blocks are held by owners who are keen to co-operate. We need to find a situation whereby all of the blocks can be dealt with, in one way or another, in a short space of time.

By various mechanisms, it is feasible for the Council to obtain all of the blocks, but it is necessary in taking the essential steps to be consistent in our dealing with owners. Therefore it is certain that no owner will be treated more favourably than others.

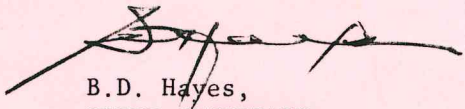
A few points of interest -

1. The compensation question has been finally answered by the Government.
2. The \$500 mentioned is the approximate value of one block as farm land.
3. The Council cannot afford to use ratepayers money to fund a drawn-out purchase scheme. Whatever happens, it must be expeditiously dealt with, but cannot be dealt with until the securing of every block is assured.
4. Further progress is now delayed by a) Those holding out for compensation, and b) Those who did not respond to the questionnaire.
5. A report from the Department of Agriculture indicates that the land has low horticultural potential, but that with effective drainage and cultivation it would be suitable for grazing.
6. The Council recognises and understands the various attitudes amongst the owners. Some angry, some indignant, others hurt, blaming Council, blaming Government, wanting to catch up with the developer & salesman. Some keen to recoup some losses, others just plain sick of it all.

This present attempt to clear the situation will probably be the last by the Council. If it does not succeed, the Council will probably shelve the Estate and wait for some future mechanism of Government for inappropriate subdivisions to be cancelled.

I appeal to those who did not respond to the questionnaire to do so now, for the good of all.

Yours faithfully,


B.D. Hayes,
SHIRE SECRETARY