

**ILLAWARRA**

Phone 202511
Classifieds 295611
STD Code 042
40 CENTS*

MERCURY

Saturday, October 26, 1985

COUNCIL LAND SALE WARNING

Helensburgh blocks 'risky'

By GEOFF FAILES

Wollongong City Council yesterday warned prospective buyers that Helensburgh land being advertised for sale this weekend at up to \$30,000 a block might never be rezoned for home building.

The council said in an *Illawarra Mercury* advertisement that blocks being offered for sale "may or may not be rezoned".

The developer's advertisements for the land sale claims: "The land) To be rezoned within five years or your money back plus 10 per cent".

The land at present has a rural classification which means that a prospective home builder would need 20 hectares before being able to erect a dwelling.

Council says it would cost at least \$20,000 to extend power, sewerage and water services to each allotment on the subdivision known as Lady Carrington Estates.

Advertisements promoting the subdivision say the average selling price of the 150 lots is a "realistic \$23,500" and adds that a "select and astute few investors can purchase now for \$9000 and enjoy future capital gain."

The advertisements promise investors that if the subdivision is not rezoned within five years, purchasers may receive a full refund plus 10 per cent.

However, a city council officer said yesterday that although some purchasers could choose to take this course most would have outlived funds for sales and legal fees.

Aldermen resolved on Monday night to insert "buyer beware" advertisements in local newspapers warning would-be buyers that under the

present zoning no dwellings could be allowed on any of the 150 individual blocks.

They also resolved to initiate legal proceedings against the owner alleging he was responsible for "recent substantial and illegal clearing of the subject land."

Aldermen were also told on Monday that a "stopwork" notice was served on the land owner on October 4 under the Environmental Planning and Assessment Act.

A council officer confirmed that the Consumer Affairs Commission Department, which handles licensing of real estate agents, had telephoned council to verify claims made in the land sale advertisements about nearby facilities such as schools, shopping centres, churches and a hospital.

A city planner's report tabled at Monday's meeting said the blocks on sale were part of a larger area of land which was subdivided in 1890 and zoned Rural B.

A senior council officer said: "The land might sound cheap, but if it ever did come to be rezoned, the owners would have the expense and problems of supplying water, sewerage, roads and other services."

"And who pays for that? The people who buy the land."

"The ads are very care-

● **RIGHT:** The advertisement offering land at "realistic prices" of around \$9000 a block but Wollongong City Council has no immediate plans to rezone the present rural classification.

● **BELOW:** Ward 1 Ald Dave Martin at the Lady Carrington Estates site yesterday. He is concerned that people may buy land in the estate which might never be rezoned.

LAND VALUE SET TO SOAR

Sydney Land Release INVESTMENT OPPORTUNITY

AN INVESTMENT FOR YOUR FAMILY'S FUTURE

\$9000

LADY CARRINGTON ESTATES

LARGER THAN USUAL BLOCKS OF LAND FOR YOUR FAMILY'S FUTURE...

from **\$9000**

ENQUIRIES: HELENSBURGH REAL ESTATE

tel: 94 1811 4 pax: 94 1230

AVERAGE PRICE \$23,500

REGISTERED TOWNSHIP TITLE ZONED: RURAL B

fully worded. We have had calls from people asking us when will it be rezoned so they can start building. But we told them it may or may not be rezoned."

Ward 1 Alderman Dave Martin is also upset with the land sale advertisements.

"This is not the first time this matter has been raised. They are giving accurate information about the sale but the impression is being cre-

ated that the land will be rezoned," he said.

"Unless the State Government makes a fairly hefty financial commitment to duplicate a sewer carrier to Cronulla bringing in new water, that land is just going to sit there for a very long time."

"Even if the Government does make a decision to expand Helensburgh it will be Landcom that will do the major developments and

it will take priority for any new services."

"There is no guarantee that council will place this subdivision's buyers on a priority list anyway, so purchasers will have to pay the full cost of road construction and all services which could be at least an extra \$20,000 for each block."

"The construction costs are higher than the rest of Wollongong because it is all on sandstone and

whenever you make roads up there you just don't go in with a bulldozer."

"You go in with rippers and it is very expensive to develop land up there."

"It might be a long way down the track before it ever gets rezoned."

The Mercury last night spoke to the land owner Mr R Hogarth who said he had been advised not to comment publicly on the council action at this stage.