

## **Memerambi Estate – Cr Keith Campbell**

I commend the research undertaken by Cr Tessmann and other Councillors. However, I've also done my own research. This debate is not to be derailed on the basis of emotion. To suggest that this information should be used to vote this resolution down is misleading.

Doing nothing just demonstrates that you're prepared to close your eyes, live in fairyland, wave your magic wand and hey presto, everything is going to be fine again.

In my mind it won't be.

The fear portrayed by some is that to sell these allotments would not get the backing of the banks.

Well, let me tell you there are people about who don't need to consult their bank manager about their investment portfolio. They may instead visit their Financial Advisor, take it from their superannuation or sell other property to make an investment.

There are people about who do have money in their pockets – even now. So the prospect of having to put some of these properties on the market through unpaid rates does not faze me at all.

In fact, I've done my own independent assessments with real estate agents and builders who would mostly agree that if these properties came on the market and sold for low prices, there would be no difficulty in selling them.

**Investors love bargains and it's amazing where the money comes from at times.**

Nothing stays the same for ever when it comes to money, world finance or investment. So it is scare mongering to propose that what we are enduring at the moment will always be the case. Don't ask me when, but times will change and hopefully for the better.

But I want to make it perfectly clear, this debate is not about who of the owners in the Memerambi Estate may be impacted financially, but about

whether you are prepared to subject the entire rate payers of the South Burnett to additional costs to clean up this mess.

**Don't think that by doing nothing it's the solution, because it's not. Don't think that by doing nothing the SBRC free ourselves from further costs.**

Doing nothing will just bring about another wave of litigation and legal costs, let alone, heaven forbid, that if by doing nothing eventually the partly constructed homes have to be pushed over and the site cleaned up.

**We've been elected by our constituents to not just make the easy decisions, but to also deal with the tough ones when they come along.**

This is a tough one and we've procrastinated too long. This is a time to be courageous and act in a forthright and positive manner.

Today's debate is about whether or not those who purchased an investment property and those whose allotments will benefit from the construction of roads and drainage should be responsible for sharing equally the costs.

The persuasion by the negative side is to do nothing based on one or two individuals.

Don't lose sight of the fact that this Council agreed to this development application not once but twice when the negotiated decision to amend various of conditions originally imposed were put to Council. What this Council was not aware of was that the developer was struggling to the point that he finally went broke.

The developer let his clients down when he became bankrupt.

Some of the owners have tried through the legal process to put the blame on Council, but they were not successful.

**We, as Councillors, carry the life-line to let this development proceed and let the process take its course and let people get on with their lives.**

I'm sympathetic to those who are financially out of pocket. Yes, there are some who got caught up in the net. But there are options that can be tested through the legal process.

However, that is not the issue we are debating today. The issue today is whether to declare Memerambi Estate a benefitted area.

My approach to the resolution before us today is to take all the emotion out and deal with what is going to be for the greater good – for those property owners who want to proceed; those residents in the SBRC who see this as a blight on our community and the region.

According to the report there are investors in the Memerambi Estate who are properly insured; have the cash and want to move on. I will not deny them.

I will not be sidetracked by fear of financial calamity.

Today presents an opportunity to clean up a mess and convert it into a livable community to breathe new life into the Village of Memerambi.

To give Memerambi a chance to get going again with new blood and a renewed community spirit, and remove the stigma that now attaches to this location.

Mr Mayor and Councillors, I want this development to proceed.