

## Land Values

There is no doubt in my mind that the proposed wind farm will have a detrimental effect on property values and the liquidity of surrounding farms. How far away from the turbines this effect occurs will only be determined by the level of intrusion and annoyance they create on particular properties. Any aspect of the environment in which one lives and works that reduces people's willingness to be there, will drive price down until that lower price offsets the disadvantage of the turbines.

Evidence will be very hard to gather in this regard, but it is starting to be recognized with senior real estate figures giving voice to this fact. (Attachment 9) Logic and common sense clearly indicate that very few people will choose to buy a property that has wind turbines in close vicinity. The prospect that a clear link is made between turbines and poor health will see this price disadvantage grow to even greater levels. ***There can be no doubt that with any reduction in land values, even without a sale occurring, there comes the problem of reduced equity for those with borrowings against that land. This loss of equity will need to be recovered from those who cause the loss.***

The loss of value of farm land near wind farms was one of the major reasons that we rejected the Moonies Hill Energy proposal to site turbines on our properties- we were not prepared to inflict such loss of property values onto our neighbours. **This is an area where conflict of interests will surface very quickly leading to a fraying of the fabric that holds rural communities together, that being 'do unto others as you would have done to yourself'.**

The divisive nature of wind farms is evident all over Australia and indeed the world, as is illustrated by an article in the Australian on Nov 27th 2010 ( Attachment 1 ) in which the Gullen Range project of 80 turbines the size of 45 storey buildings is discussed. The former Maritime Union of Australia national secretary John Coombs who is a Crookwell resident said:

*"I am very confident that I would never, ever sign on for one of those knowing that I was going to destroy the lifestyle of the people next door irrespective of whether I knew them or talked to them or had anything to do with them."*