

Sun sets on Tarneit land sales

By Charlene Macaulay

Dozens of families have been left in the lurch after a developer revoked sale contracts for land in a new Tarneit estate.

It is believed up to 100 purchasers have been affected by developer Grassylands Pty Ltd's decision to trigger sunset clause provisions for the first three stages of land sold at Emerald Park estate, leaving affected purchasers significantly worse off due to increased land values.

One Tarneit resident, who wished to remain

anonymous, said he purchased land in Emerald Park in January, 2017, for \$200,000. He said the date for the title release was originally slated for September 2017, but it kept being delayed until the sunset clause was enacted and his deposit was refunded in February this year.

"If you go to other estates close by, they're worth over \$400,000 for land the same size," he said.

A Grassylands spokesman said it had invoked the sunset clause because it had been unable to have subdivision plans registered with the land titles office by the required date.

In a letter sent to residents in February, Grassylands advised purchasers that it was still waiting on approvals from several government authorities and on the construction of a trunk sewer main and water mains.

Last week, Wyndham council called on the Consumer Affairs Minister to investigate the correspondence issued by Grassylands in relation to the reasons behind the delayed start of the Emerald Park development.

The council also agreed to write to the state government and request that it adopt New South Wales-style laws to provide greater

protection for consumers in relation to the use of sunset clauses.

The council will contact both Grassylands and Emerald Park purchasers to clarify the council's role in the process.

Councillor Josh Gilligan said purchasers now faced the dilemma of re-entering a contract at Emerald Park or finding land elsewhere "in a much more expensive property market".

"And of course on the flip side, the developer who still owns the land can go ahead with the development and re-sell that land at today's market value," he said.

Dance group steps it up

A new dance class in Hoppers Crossing is giving people with Down syndrome the perfect chance to get down and boogie.

e.motion21 is an Australian first innovative dance and fitness program for children and adults with Down syndrome that improves overall health and self-esteem of those who take part and also aims to change perceptions of Down syndrome within society.

Teacher Eloise Harris, who oversees classes at Central Park Community Centre, said the classes were run by specialist teachers and were tailored to individual needs and include props such as pom poms, ribbons and bounce balls.

"It's the same as any other dance class," she said.

Classes are held on Thursday nights and include a warm-up, dance techniques and routines, which will be performed in a concert.

The Hoppers Crossing class is one of nine e.motion21 programs run across the state.

Elizabeth Sfetkidis, who has been taking 10-year-old Marina to the classes, said she had enrolled her daughter in a mainstream dance class, but it didn't work out. The Werribee mum said she was disappointed by the lack of after-school activities available to children with Down syndrome.

"I've been waiting for something like this for a long time."

"[Marina] just loves it, she's excited to attend. Dancing is something she does a lot at home."

e.motion21 is a NDIS approved service provider. For more information or to have a free trial, call 9854 7100 or email info@emotion21.org.au

Charlene Macaulay

Levi (front), Tara, Eliana, dance teacher Eloise Harris, volunteer Garry Zimmerman, Thomas and Marina. (Damjan Janevski)



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