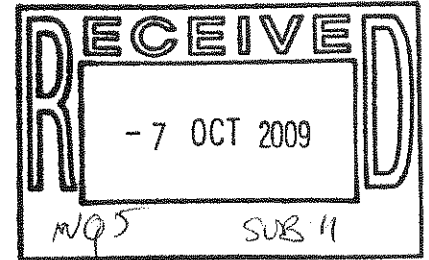


40 Dore Road,
Nar Nar Goon, VIC. 3812.

5th October. 2009

Mr Sean Coley,
Executive Officer,
Outer Suburban/Interface Services and development Committee
Parliament of Victoria
Parliament House, Spring Street
East Melbourne Vic. 3002.



Submission Re: GROWTH AREAS INFRASTRUCTURE CONTRIBUTION.

My brother and I have farmed a property at 465 Cardinia Road Officer for 28 years. It was brought into the Urban Growth boundary in 2005. We are now facing a situation where we will have no equity in the land as the Growth Areas Contribution is more than the land value at present.

Our property is unlikely to be required for development for 10 to 15 years. If the GAIC is passed by the Govt., land owners like us who are not developers will be trapped in a situation where in our case we will have to pay the State Govt. \$7.7m regardless of the sale price if we want to sell. Cardinia Shire Council value the property at \$5,752,000. The rates have risen from \$3,047.50 in 2005 to \$18,394.90 for 2010.

The GAIC of \$80,000 per h/a. is to be imposed on the whole of the property yet it has an Inundation Overlay and Transmission line easement. An estimation based on the Casey-Cardinia Investigation Areas Plan and Melbourne Water Feasibility Advice suggests about 40-50% of the land or 38 h/a is developable which means 57h/a could become drainage basins/ lines and wetlands which Cardinia Council value at \$ 50,000 per h/a.

.This tax should be applied when properties are approved for subdivision, not by the present owners for the following reasons:

1. It does not take into consideration the time factor. [ten to fifteen years away from Development]
2. If the land were to be sold at present it would not make enough to cover the GAIC. The property is still farmland and cannot be use for any other purpose yet.
3. It will freeze personal land assets until development is imminent, but land owners will be hit with immediate rate increases.
4. Charged on the gross land area irrespective of development yield.

We had no consultation from any Government Department. We are of retiring age and have no one to carry on our farm but cannot now sell when we want because the GAIC does not allow any flexibility in the sale of the property. The mythical high increase in property values is just not there in our case. If we are forced to sell and cannot get enough to pay the GAIC will the GAA expect us to pay the difference?

Those of us whose land will not be developed for many years face an unsustainable burden of high council rates until there is sufficient value in the property to cover the GAIC and have something for our retirement.

IF this tax must be introduced it should be at the time of development when the potential value of the land is realised

Yours faithfully,

A handwritten signature in cursive script that reads "Robert W. Wuchatsch". The signature is written in black ink and is positioned to the right of the typed name below it.

Robert W. Wuchatsch.