



Xuereb & Galea Family
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28 September 2009

The Outer Suburban/Interface Services &
Development Committee
Parliament of Victoria
Spring Street,
East Melbourne Vic 3002

Re: Inquiry into the Impact of the State Governments decision to change the Urban Growth Boundary

The changes to the Urban Growth Boundary will greatly affect our family and the whole Community.

We have worked hard on our land and as land owners we are being stripped of our rights to make decisions about our properties.

With the changes being made to the Urban Growth Boundary we see the Government immediately introducing the Growth Areas Infrastructure Contribution Tax. We as the existing Land Owners are required through no decision of our own to pay a specific \$95K per hectare tax regardless of what the land values are when and if we choose to sell now or in the future.

A change to the Urban Growth Boundary has limited what we can do with our properties. Subdivision is no longer a choice, yet Developers can purchase land and have no issue converting it into residential blocks and not have to pay any taxes to do so.

We are being forced into holding onto our properties and waiting for Development to occur. What if our circumstances change and there is a need to sell? What if the Sale Price is not enough to cover the GAIC Tax? What if we are left with nothing to relocate and pursue our future? Why should we be placed in Financial Distress, possibly bankruptcy? Why should we receive nothing for what we have worked so hard for? Our assets are being frozen and placed in a position of risk in these uncertain Economic times through Government Intervention. The End Purchaser or Developer should be required to pay taxes set on a percentage of Sale Price. Selling your property would mean leaving the area so what benefit if any are we to gain.

Rezoning would also mean an immediate rate increase. We have not been advised of the rate values should the Urban Growth Boundaries change.

Regards,

Laurie Xuereb

Laurie Xuereb

Mary Xuereb

Mary Xuereb

Joyce Xuereb

Joyce Xuereb

George Xuereb

George Xuereb

Angelo Galea

Angelo Galea

George Galea

George Galea