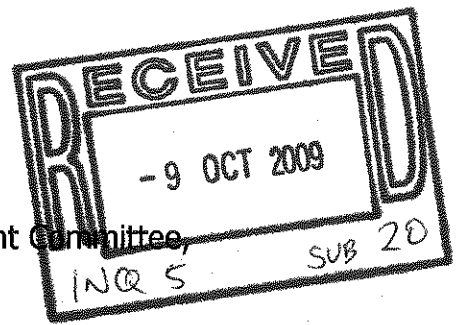


Mr Sean Coley,  
Executive Officer,  
Outer Suburban/Interface Services and Development Committee,  
Parliament of Victoria,  
Parliament House,  
Spring Street,  
East Melbourne. Vic. 3002.



## **SUBMISSION**

Terms of Reference

Inquiry into Impact of the State Government's decision to change the Urban Growth Boundary for land in designated Growth Areas.

The impact of the state government's decision to change the urban growth Boundary and introduce a development contribution for land with-in the designated growth area will impact on us as land owners in the following manner:

We own 40ha at 160 Hobbs Road, Werribee.

1. Our bank has advised us that when the GAIC is introduced by the state government that we will have no equity in our property.
2. We use the equity in our property to fund our overdraft at the bank so we may continue our farming enterprise – purchase of stock – seed – fertiliser etc.
3. We use the equity in our property to assist our children in their borrowing of money for their family homes.
4. Should it be necessary to sell our property due to ill health or any other reason before our land reaches the value of the GAIC then we will leave the property owing the state government some millions of dollars.  
e.g. Current valuation by the Wyndham council - \$1.029 million.  
Sale of the property in February 2010 assuming the property value doubles in the next six months (highly unlikely) - \$2.06 million.  
Money owed to state government for GAIC on 40 h/a. \$3.8 million.  
Short-fall approximately - \$1.7 million.
5. Today we have the equity in our property of \$1.029 million as it is fully paid for. - Tomorrow when the GAIC is introduced we will have no equity, we will be left owing the Victorian State Government \$3.8. million.  
On the sale of our property.
6. We lose the right to sell our own property when the time is right for us.

7. We are senior citizens and we expect the right as Australians to sell our property when we see fit as do other Australians.

8. We have spent our working life-time paying for this property to accrue a sizeable retirement fund when our property is sold only to have the state government with a stroke of a pen take it all from us.

9. We ask that you address us fairly and justly and not erode the life and rights of the land-owners or his family for the greed of developers.

When the people fear the government it is tyranny.

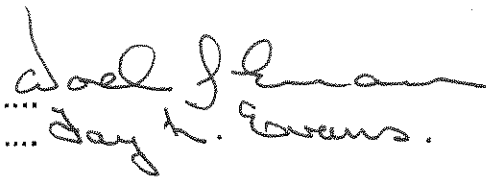
When the government fear the people it is democracy.

End of Submission.

7<sup>th</sup> October, 2009.

Signed. Noel J. Evans.....

Signed. Fay L. Evans.....

Handwritten signatures of Noel J. Evans and Fay L. Evans. The signature for Noel J. Evans is written above the signature for Fay L. Evans.

160 Hobbs Road,  
Werribee. 3030. Vic.  
Telephone. 0428390424.