



From: Mrs Wendy Bitans

"Rocklands" 619 Hopkins Road

Truganina, 3029

October 7, 2009

SUBMISSION

Outer Suburban/Interface Services and Development Committee

In response to your call for submissions regarding the impact on landholders of the State Government's decision to change the urban growth boundary, the impact on the environment, and plans announced by the Government to introduce a (increased) development contribution for land in designated growth areas, I attach a copy of my letter July 31, 2009, to Peter Seamer GAA and relevant Members of Parliament, which I hope will assist the Committee's deliberations and support my concerns about the consequences of moving the UGB and the impact of the GAIC on landowners in selected parts of Melbourne.

The relevant point for us is (d): "Any unintended consequences including impact on all land holders and purchasers to be impacted".

(a) "the likely quantum of the collections by Government" (i.e. the likely amount). To pick out a land value based on what someone paid in another area, can't really be applied to all areas. To be based on 15% of a very inflated price of a parcel of land – a fairer levy would be 15% of what land is being **sold** for.

Also possibly item (f) "any alternative options, including any used in other jurisdictions". Put tax on those who develop the land, not those who **sell** it. Those who develop are ones who make the money.

An unintended consequence (d) in my opinion is that land will always carry the \$95K per hectare on it for ever after, as this amount imposed by government will always be included in future sale prices.

Thank you.

Att. 1

COPY

From: Mrs Wendy Bitans
"Rocklands"
619 Hopkins Road
Truganina, 3029

31 July, 2009

To MPs
Peter Seamer GAA

I am writing to tell you of my despair, and the depression I am enduring since it became evident that the proposed GAIC TAX is certain to be imposed on me and my family, and my neighbours.

The discrimination against so few of us is breath-taking in its audacity!

Why target such a small and select number of property owners in this unfair way? If the State Government finds itself in need of money, why not impose a GAIC form of tax on every property owner in Victoria who seeks to sell their house and land or real estate?

Because we are unable to pick up our land assets as though they were paintings or antiques, and walk away, we are especially vulnerable. The State Government is playing with our homes, our lives, our families and our chosen lifestyles. We pay rates, and many of us pay Land Tax, and yet because the State Government has decided to change zonings "overnight", we are being penalized because we are seen to be in line for a "windfall" which is of the Government's making.

This proposed TAX was never part of the State Government's policy, to be examined and accepted or rejected by the people.

A GAA representative told a seminar audience in Werribee on April 2nd that the GAIC represented about 15% of the price to be expected on sale of land in the investigations areas. I wish!!

I can only hope for all our sakes that the land values as promised by the Minister of Planning, when the UGB is finally announced and fixed in place, eventuate. ***A piece of land is only worth what the market will pay.*** Predictions of expected high prices are only predictions, and are tested in the market. A rare commodity will always likely bring a higher price, but the creation of so much extra land suitable for development within the UGB will not necessarily ensure the predicted "windfall" so confidently expected by some Members of Parliament, who do not appear to have real estate experience listed on their CVs. An imposition of \$95,000 per hectare on land being sold will further diminish the buyers' market.

Otherwise, the suicides and incidents of depression, illness, induced alcoholism and family breakup in GAIC affected areas will intensify, whilst the guilt will rest with all the Members of State Parliament who have initiated and supported this legislation when it is put before both the Lower and Upper Houses of Parliament.

I urge you to please consider the effect you will have on the lives of the people with whom you are playing, as they struggle forever in the years to come with the impact on them if the Growth Area Infrastructure Contribution of \$95,000 per hectare TAX on sellers' land is imposed on us out here.

Yours sincerely,