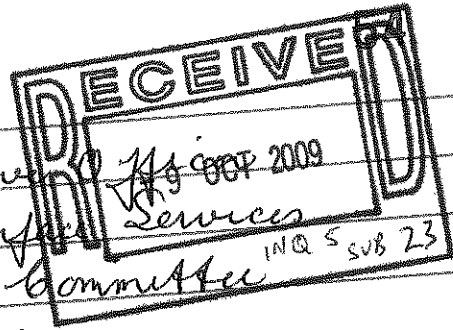


Original



Submission to

Mr Sean Cooley Executive

Order Suburban / Inter-urban
& Development Committee

Parliament of Victoria

Parliament House

Spring Street

East Melbourne 3002.

Submission in regard to Melbourne's Urban
Growth Boundary in the City of Casey.

This extension of Melbourne's growth area was
announced in the local Press early Dec 2008.

① I object to fact that it took the G.A.A.
nearly 3 months later to inform me that my
property was in the investigation area. The letter
was incorrectly addressed to the LANDHOLDER.

② I identified 3 neighbours also on Ballarto
Rd in the said area who did not receive letter
from G.A.A. informing them.

③ Estate agents did not know about the
\$95000 per hectare, some properties sold for less
than the G.A.I.C.

Comment at this stage 10 months on one real
that property cannot be sold or bought because
no one knows what the figures are. I would
suggest that ~~any~~ sales are none existent.

④ Land owners rights to free trade in the
market place.

Original

2

original letter states up to 20% for Infrastructure
 My property is 26 hectares \$95000 per hectare is
 near enough to 2.5 million dollars. So where is
 the 80% of my money going?

(5) I object to Vendor Tax of \$95000 per
 hectare when I sell or sub-divide. The
 government not only takes my land but
 expects me to pay for it as well!!
 As a farmer and a member of the community
 we are subject to enormous number of Taxes.
 Income Tax, Capital Gains, Payroll Tax, Land Tax
 Stamp Duty, Council Rates, Fuel excise plus GST
 Fire service levy or Insurances VicRoad T.A.C. Melb.
 Water Parks & Drainage (no water service here) on
 livestock sales & different taxes, G.S.T. on Power
 GST on all goods bought daily. Taxed out of living!
 6. I object to G.A.I.C. at \$95000 per hectare
 on a section of the community. This is
 discrimination!! Unjust and Unfair!!
 For the 50 years I have resided and farmed in
 Cranbourne area NONE of my friends, neighbours
 land has been TAXED, a Vendor TAX. NOW WITH HOUSING
 7. The G.A.A. has not substantiated how
 they arrived at the figure of \$95000 per hectare
 This figure surpasses by more than a million
 dollars the council value of this farm. A recent
 appraisal of the property puts it at 3.2 mil
 of which the G.A.I.C. takes 2.5 million I pay
 commission G.S.T. and Capital Gains TAX.

Original

3

How long am I chained to this farm forced to work on inregardless of my age or health?
 Just How long will it be before there is the value to increase substantially 5 - 10 years.

People owning land already in the \$80000 2005 announced area are still waiting for their gain. Information Sheet May 2009, the G.A.A have stated that 50% for important infrastructure

50% for the costs of the G.A.A.

8. So what is the definition of IMPORTANT.

NO the dough is out to FUND THE G.A.A.

Final comment the G.A.A.C. should not be on point of sale settlement of sale could be over a period of years.

The G.A.A.C. should be at the stage of development and be the responsibility of the Developer.

9. There may be years between the land sold and developed by whom the State Revenue Office has spent that now 10 - 20% (May 09 Information Sheet) on other projects. ~~and~~ Why isn't there a plan in place for moneys in areas to be targeted for that area?

Yours faithfully

(Mrs) W.F. Anderson.

enclosures. 1. copy of G.A.A. letter 23 Feb 09

2. copy of G.A.A. info Sheet May 09.

10. Not at any time has there been consultation with farmers either By G.A.A. or Council.

W

F.W. ANDERSON
 Green Acres
 1625 Bullarto Road
 Clyde Victoria 3978
 03 5998 5302

lower

①



23 February 2009

To the Landholder
ACRES" 1625 BALLARTO R
CLYDE VIC 3978

Dear Landholder

Re: Planning Reforms

On 2 December 2008 the State Government announced a review of Melbourne's urban growth boundary. Our records indicate that you own property within the investigation area that, along with many others, is being considered for inclusion in the new boundary.

If you are considering selling, subdividing or developing your land, it is important that you are aware of the reforms.

If your land is ultimately rezoned for urban growth, its value will increase significantly. To help fund the infrastructure and services new communities need, a Growth Areas Infrastructure Contribution will apply to land that is rezoned.

The Government will continue to meet the majority of the cost of infrastructure and funds from the Growth Area Infrastructure Contribution will contribute up to 20% of major State Government works, such as major roads and public transport.

It is important to note that the contribution will:

- only apply when you sell, subdivide or develop your land
- only apply once per property
- apply at a flat rate of \$95,000 per hectare to land brought into the urban growth boundary after 2 December 2008.

Legislation is currently being finalised to introduce the growth area infrastructure contribution.

Information sheets with more details are included with this letter. Maps and further details are available at www.dpcd.vic.gov.au and www.gaa.vic.gov.au or you can contact Ed Small or Jane Price-Waterman at the Growth Areas Authority on 9651-9600.

Yours faithfully

A handwritten signature in black ink, appearing to read "Peter Seamer".

Peter Seamer
CHIEF EXECUTIVE OFFICER

WHO WILL PAY THE CONTRIBUTION?

The contribution will be payable by the vendor either at the date of settlement in the case of sale of the land or required as a condition of issue of a permit for subdivision or major building works where subdivision is not required.

The contribution is only paid once - all subsequent sales, subdivisions or building permits will not attract further contributions. In the case of land which is not sold prior to its subdivision or development the land owner will pay the contribution as part of the development process.

WHAT IF I BUY OR SELL LAND BEFORE THE GAIC LEGISLATION COMES INTO EFFECT (TRANSITION ARRANGEMENTS)?

Transition arrangements apply to any land in these areas that is sold or subdivided during the period from the announcement of the investigation areas (being 2 December 2008 and 19 May 2009 respectively) and when the GAIC legislation comes into effect, anticipated to be in the latter part of 2009.

During this transition period, all of the above land will be regarded as liable to attract the GAIC.

If land is sold or subdivided during this Transition Period it will be the responsibility of the land owner at the time the legislation comes into effect to pay the GAIC. The contribution will have to be paid at the date that the legislation comes into effect, or in the case of Investigation Areas, when the land is brought into the UGB if that occurs after the legislation is enacted.

Buyers or sellers of land that have had a pre-existing totally binding sale arrangement at:

2 December 2008 for land brought within the urban growth boundary in 2005 or land in the originally announced investigation areas or

19 May 2009 for land in the additional investigation area

are not required to pay the contribution on this transaction, but the next relevant property transaction in relation to this property will attract the contribution.

WHAT ARE INVESTIGATION AREAS?

Defined areas of land (Investigation Areas) currently outside the existing UGB are being considered as possible locations for future urban development as Melbourne grows to a city of five million people (see map at www.dpcc.vic.gov.au).

HOW WILL I KNOW IF MY PROPERTY IS IN AN INVESTIGATION AREA?

Maps of all Investigation Areas including the location of property boundaries are on the Department of Planning and Community Development website at www.dpcc.vic.gov.au.

WHAT IF I HAVE LAND IN AN 'INVESTIGATION AREA'?

Over the next few months the Government will assess the suitability of land in the Investigation Areas to accommodate future urban growth. Only a portion of the land in these areas will be brought into the UGB.

For any land brought into the UGB in or after 2009, the GAIC will be set at \$95,000 per hectare. This will be indexed annually using a published Construction Cost Index approved by the Treasurer.

The Government, through the GAA, will be consulting with interested parties in regard to the land within the Investigation Areas to be brought into the UGB. Information on the submission process in relation to the Investigation Area is available on the GAA website (www.gaa.vic.gov.au)

HOW WILL THE MONEY BE USED?

All funds raised by the GAIC will be used to provide vital infrastructure and to oversee development in the growth areas of Melbourne.

The GAIC is expected to contribute approximately 10 – 20% of the cost of providing infrastructure and services in the growth areas. The majority of funding will still be provided by the Government.

The GAIC will be collected by the State Revenue Office, administered by the Growth Areas Authority and used in the following way:

- 50 per cent will be allocated to partially offset the costs of important infrastructure projects in the growth areas; and
- 50 per cent will be paid into a new Growth Areas Development Fund. This will be allocated to infrastructure projects as well as going towards the costs of the Growth Areas Authority.

Modelled on the successful Regional Infrastructure Development Fund, the Growth Areas Development Fund will provide financial assistance for capital works in the growth areas. The criteria for the application of funds will be finalised in consultation with local government with a focus on projects supporting economic and community infrastructure in the growth areas.

WHAT WILL HAPPEN TO LOCAL INFRASTRUCTURE CHARGES?

The Government has announced that it intends to reform local infrastructure charges in the growth areas and will consult in 2009 with growth area councils and the development industry to design a new system.

The existing local infrastructure charge arrangements will remain in place, pending the outcome of the review.