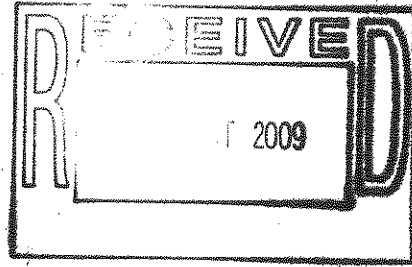
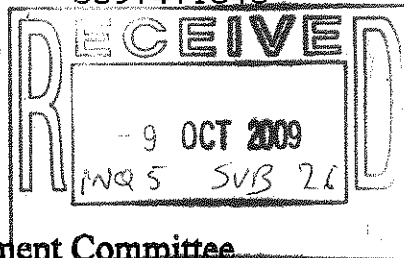


Mr. Sean Coley, Executive Officer
 Outer Suburban/Interface Services and Development Committee
 Parliament of Victoria
 Parliament House, Spring Street
 East Melbourne, VIC 3002



Dear Mr. Coley,

I would like to make a submission on behalf of my family and myself into the inquiry into the impact of the State Government's decision to change the Urban Growth Boundary and I would like to draw your attention to the 4th (D) point in your Terms of Reference (any unintended consequences including the impact on all landholders and purchasers to be impacted;)

My argument is not so much as No tax being paid so much as when it is to be paid. The Government is proposing to implement this tax on first sale of land after Dec 2008 if you are within the UBG. The Government says once in the UBG your property will increase 10 fold and you should pay for the infrastructure being made up for new housing estates. The development of these investigation areas in most cases will be many many years away. Has the government thought about the impact of being locked into waiting for a developer to come along and purchase our land? They say you don't have to sell! Well what if I want to sell my home right now because of health, financial, age, family reasons and my land will not be developed for another 20 years but I pay the TAX now not the new owners that have paid a low amount for it not the developers because they don't want land in the middle of 41 thousand hectares yet. When the new owners sell because it is time to develop my area they will make 10 fold on the amount they paid and they don't have to pay the TAX. This GAIC in the present form is totally unfair and the Public know it.

Just say I want to hold onto my land and play the waiting game for say another 20 years during that time the Government puts a caveat on my property of \$1.2 million and I want to use my property as collateral to borrow money from the bank, they won't lend me the money because I have a large debt owing already on it this is because the GAIC TAX is owing against my property and will be paid before the bank can even get their money. If I sell my property for less

than the value of the GAIC what action will the governments take to recover the resulting debt? I may still owe the bank a mortgage as well. What then? The government says to go to the hardship committee but they have not said under what circumstances and what criteria we can apply to the hardship committee, why should I beg for something that I have strived to pay for and own my whole adult life. This was my great Australian dream my castle and the Government are trying to take it away.

The current situation will see landowners paying for charges decades before the land is increased 10 fold remember also that capital gains tax is levied on all land over 2 hectares and levied at the signing of the contract not the settlement which means most of the money from the sale would go to TAX and their might not even be enough to purchase another property.

All of these problems will go away if the Government changes the current form the GAIC will be levied. It must be shifted to be paid on development stage not just on the sale of a property. The Government will still get their money when the land is developed and it will be sizeable especially since it is indexed as well. This current proposal will cause undue hardship to me and many many families that have worked hard all their lives, we don't deserve to be treated this way this is totally unfair.

Yours Sincerely,



Mrs Suzanne Agius

657 Leakes Rd

PLUMPTON VIC 3335

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