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Mr George Seitz, MP
Outer Suburban/Interface Services
and Development Committee

Inquiry into the Impact of the State Government's Decision to change the Urban Growth Boundary

Once again we feel we must strongly object to the Urban Growth Boundary and Contribution Tax.

Since the boundary was announced in 2005 of which our property was brought into and is on the fringes, our land was re-zoned from Green Wedge putting us in a very unfair financial position. The movement of the boundary has done absolutely nothing to benefit us or ease our financial status. In fact all this re-zoning has achieved, is put a heavy financial burden on us. Re-zoning has increased our Local Council Rates so much that if they keep increasing at the same rate, we will be forced off our property. Also, considering the area where our property is, we have been told, will not be developed for 10 to 15 or more years. If the Council Rates keep increasing, they will be worth more than the market value of our land. Pity our land values didn't increase at the same rate.

As stated in the State Labour Governments report, re-zoning increases the market value of our land by 10 fold. I put it to the government to read my Council Rates Notice. I live in the Cardinia Shire and this years Council rates were Capital Improved Value at \$759,000.00 increasing only at a Normal Market Place Value. If our property was valued at the Governments so called 10 fold, our property should be valued at least 7 million dollars since the re-zoning. WHAT A JOKE!!!

According to Government reports we should be sitting on a gold mine.
I challenge the State Labour Government to come and pay us what they say our land is worth.

(Seven Million plus Dollars) WOW WE SHOULD BE RICH!!!!

Also, putting a Tax of \$95,000.00 per hectare on the sale of a property is totally ridiculous.

Any one with half a brain can see that a property worth \$759,000.00 for 7.5 hectares, take away the Contribution Tax of \$600,000.00 minus Capital Gains Tax, pay back the Bank and any other Taxes and charges when the property is sold. WHAT IS LEFT IS A VERY LARGE DEBT TO US.

Forcing landowners below the poverty line if the landowner is forced to pay this so call Contribution Tax when they sell shows the Governments lack of investigation, thuggery and Communistic behaviour.

To move the boundaries has only put a massive on going debt on landowners who are unlucky enough to be brought into the boundary well before development.

I believe the Urban Growth Boundary is to be able to make affordable land for housing. Does this mean the Government is trying to destroy the Landowner and put them below the poverty line for the sake of development that may take place in 10 or more years?

It appears the State Labour Government has not put a lot of thought into the movement of boundaries.

What about the environment, if the boundaries are moved, what impact will the movement have on some areas? The Farmer/Landowner has been caring for the land/farm for many years and many a dollar has been spent keeping the properties noxious weeds under control. If they are forced off their land because of increased Council Rates or with the knowledge they will have to pay a massive Tax Bill when and if they sell, who is going to maintain the noxious weeds then? What impact is the boundary movement going to have on our Native Fawner? Is the Government going to protect them? Where will the native animal go when you take their land their homes? What about our Native vegetation?

Melbourne's sprawl! Some years ago it was agreed to try to keep the Melbourne sprawl to a minimum because of the cost of infrastructure. Why not improve on what we have and not waste money by doing a half job expanding Melbourne out to more than 50 kilometres.

By putting a Contribution Tax on Landowners is only going to create a massive headache for many Residents, Landowners, Government Bodies and Developers.

The only solution to the problem is:

Only move the boundary at planning stage of re-development and ensure a comprehensive investigation is conducted prior to this. This will ensure full impact to the area and only the area that is the focus of development. This will also save taxpayers and the like, costly investigations looking into suitable Urban Growth Land that is not going to be developed for 10-20 years.

Also, put the Contribution Tax at the point of Development not on the Landowner. The Developer is in developing to make money and regardless of who pays the Contribution Tax the Developer will pass it on to the end purchaser. A fool would only think other wise.

This property we live on is our Super Fund and if the Government decides to go ahead with this act of stand over tactics, we will be left with nothing if we were to sell our property. The Contribution Tax would put us in such a poor financial position we would not even have enough money left after the sale, to pay the bond on a rental property and we would need to have Government assistants to see our lives to the end.

My husband and I have worked all our lives for what we have and are far to old to start rebuilding again. I am in my sixties and my husband is well in his seventies and in very poor health. There are many others out there, who are in the same situation as us, but they have owned their land for many more years and have been through droughts and very hard times, this is their lively hood, their form of income.

Is the State Government going to take what is rightfully theirs, what they have worked so hard for? This is their home you are taking away.

We do realise that the growth of Melbourne is imminent but to put a financial burden on normal everyday hard working Australians well before land is deemed for development is totally short sighted and consideration has not been given to the people by which the State Government represents.

We as Australian Citizens are totally against the waist of money the State Government is spending investigating the Urban Growth Boundaries and Contribution Tax. The State Government is committing political suicide if this bill is passed in Parliament in its present form.

The Developer should be the one to pay the Contribution Tax as they have in the past. The land selected for development to be totally investigated and when and only when there is no impact on the area regarding Native Fawner/flora, the boundaries be moved for development.

This would be a fairer and simpler solution and would save the Tax Payer money and the Government would have fewer headaches to contend with.

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