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

**SUBMISSION TO INQUIRY INTO THE IMPACT OF THE STATE  
GOVERNMENT'S DECISION TO CHANGE THE URBAN GROWTH BOUNDARY.**

Although not directly affected by the GAIC (Growth Areas Infrastructure Contribution) we strongly and totally oppose the implementation of this unfair, outrageous and undemocratic tax. (Government attempts at window dressing by calling the GAIC a 'contribution' fails. It is a TAX.)

The proposed tax becomes due and payable on the first transaction on or after 2 December 2008. (Retrospective legislation!!!) How dare this State Government even consider implementing this outrageous rip-off that threatens the peace and security of so many landowners when by the Government's own admission the land may not be developed for 15-20 years. What an unenviable position the Government places them in. Landowners may be elderly and considering selling in the near future and if their land is not proposed for immediate development they will be left with a bill far in excess of the land's current worth and not even a brass razoo to provide for their future. Obviously little thought has been given to the consequences of this tax.

This from a State Government that wastes sometimes excessive sums of money on jaunts interstate and overseas, wining and dining, and redecorating and updating already substantial offices, not to mention paying \$10million dollars to a losing bidder for a government tender. Outrageous.

Our taxes already pay for roads and transport etc so the Government is double-dipping by imposing the GAIC. The Government constantly spouts that development should be accessible to infrastructure but continue to ignore the under-utilised Eltham Main Sewer Section 8 (which has already been paid for by the taxpayer) and the existing under-utilised railway to Hurstbridge. Why do they continue to approve development where no infrastructure exists?

Implementing the GAIC, along with inadequate provision for water supply, inadequate and unreliable public transport and issues like the unpopular desalination plant and the north-south pipeline will contribute significantly to the downfall of the Brumby State Government at the next election.

**THE GAIC SHOULD BE DUMPED AND DEVELOPMENT CONTRIBUTIONS  
BECOME PAYABLE AS THEY ARE NOW – AT THE POINT OF DEVELOPMENT.**

Kevin & Anne Stoneman

\*We will not be presenting to the Committee.