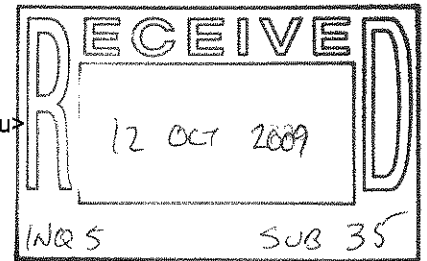




"George Bambery"  
<gbambery@bigpond.com>  
11/10/2009 08:50 PM

To <osisdc@parliament.vic.gov.au>  
cc  
bcc  
Subject Submission to OSISDC



M.A., G.E. & G.W. Bambery  
107 – 121 Water Reserve Road  
Rockbank, 3335

11 October, 2009

The OSISDC

Dear Committee Members,

The shameful proposal by the Labor Government to impose an infrastructure contribution on owners of land brought into the new Urban Growth Boundary is a blatant denial of rights to those landowners.

We realise progress is necessary and newly developed areas should have appropriate infrastructure, however this should be paid for by DEVELOPERS at the time of development (as is done everywhere else in Australia) with the associated costs being passed on to new buyers.

If passed, this legislation will result in horrendous hardship for many people who find they need to sell for any number of reasons (whether a developer is interested in their property or not) at prices which can be well below their present value (after deducting the proposed infrastructure tax of \$95,000 per hectare), despite the alleged increases in value according to the GAA. In reality, the majority of sales in the past have been well below the average of total sales, while only a small number are in the extreme price range.

Another concern is the rise in Council Rates that will flow onto land brought into the UGB, and Land Tax problems for those electing to remain on their properties.

The infrastructure tax is unfair and unjust, especially on people who have invested the savings of a lifetime's work expecting to enjoy retirement on their properties, or use the sale of them as superannuation. It is also blatantly random as it only applies to properties being brought into the UGB. We appeal to you to STOP the introduction of this ill-conceived grab for quick money and maintain our rights as Victorian citizens.

We understand a hardship tribunal is proposed under the new legislation, but why should landowners have to spend their time and go cap in hand before such a tribunal with no guarantee of a successful outcome?

Our family has lived on this property of 8 hectares since 1950. We purchased it to start a poultry farm and chicken hatchery so that when we retired we could either sell it as our superannuation, or stay on the property and enjoy our retirement.

When we were ready to retire we were told: No subdivision – Green Wedge for the benefit of

open space around the CBD, as outlined in a 30 year plan which cost millions to implement and lasted less than 10 years.

Next came: Eradicate weeds - which were already throughout the shire when we purchased the land.

Next: Land will need to be resumed along the Kororoit Creek frontage for walkers, riders, etc, to enjoy – a lovely concept, even though it jeopardises our security against vandalism.

Next: A Heritage Overlay was attached to our home - for the benefit of history in the area.

Now: If this legislation is passed we must consider selling, whether we wish to or not, because of inevitable rate rises if the land is re-zoned.

When is enough, enough? Fair go!

In closing, we feel the government's proposed infrastructure contribution is discriminatory towards us on two counts. Firstly, we have lived here all our lives without infrastructure and now are expected to pay for it when we are being pushed out. What happened to the user pay principle? After all, everyone uses infrastructure. Secondly, the rest of Melbourne was developed without any taxes on landowners in growth areas. Many people in these areas did have huge windfalls, but were not penalised as a result. What's next, a tax on our shares or superannuation if they happen to do well? Discrimination is illegal in this country - the government would be wise to take this fact on board.

Yours faithfully,

The Bambery Family.  
(03) 9747 1203.