

11<sup>th</sup> October 2009

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

Dear Sir,

I wish to make a submission in relation to The Victorian Parliament's **Outer Suburban/Interface Services and Development Committee Inquiry into the Impact of the State Government's decision to change the Urban Growth Boundary.**

Part D) any unintended consequences including the impact on all landholders and purchases to be impacted

Part F) alternative options

I strongly oppose the State Government's proposal to apply a \$95,000 per hectare contribution to the sale of properties over 2.023 Hectares, after December 2008. This directly affects my family and all of my neighbours.

We purchased our property of 2.095 hectares nine years ago and if the GAIC proposal goes through in its current format, we will have a liability of \$199,000. Being a small allotment inside the Northern edge of the UGB boundary, in the short term, our property value will not increase dramatically or be a viable option for large property developers. We are, in effect, caught with having to hold onto our property for many years in the hope of it realising any comparable value rise to cover the immediate impact of the GAIC – which will be indexed.

IF the GAIC is implemented in its proposed form, it will impact our young family immediately, even if we do not sell or develop. We have a mortgage, on this our only property. Due to the fact that we are on 2.095 hectares we will have a liability increase of \$199,000 on our mortgage, which the financial institution will now have to include on our mortgage and in any future loan requests.

I believe that the GAIC, if it is going to be adopted, needs to be in a more equitable manner. I believe that it should be levied on properties at the point where an application for subdivision or development of the land is applied for by the landholder. This would allow small landholders to be able to continue to afford to live on their properties and not be adversely affected if they need to sell their property before large landholdings around them are developed.

This enables those who are buying land within the UGB, to make an informed decision should they choose to subdivide or develop it. It also allows families who have purchased land prior to December 2008, and who are not intending to subdivide it, to not be disadvantaged if they wish / need to sell. Like ourselves, who have lived here for nine years and now potentially, have a liability of \$199,000, which will be indexed forever. Our family moved here with no intention of ever subdividing our land, we just wanted to have room to move and allow our family space to grow and enjoy.

I understand the Victorian State Government needs to raise revenue for infrastructure and development of new housing in outer metropolitan Melbourne, but the current GAIC proposal is unfair and burdens current property holders and families who sell their land and are then stripped of \$95,000 per hectare. I believe the GAIC should be levied at the point of subdivision.

I am willing to present at the public hearings in October.

Yours sincerely

Gina Repic  
30 Kelly Street  
Beveridge Vic 3753

M: 0425 763 309  
E: grepic@ecms.org.au