

**OUTER SUBURBAN/INTERFACE SERVICES AND  
DEVELOPMENT COMMITTEE**  
**Inquiry into the Impact of the State Government's decision  
to change the Urban Growth Boundary**

**SUBMISSION**

We, Kevin John Plunkett and Dorothy Lynette Plunkett are the owner occupiers residing at 120 Old Sydney Road, Mickleham.

We, maintain that the tax levy of \$95,000 per hectare is unjust, unfair and very unreasonable to impose on average, hardworking people.

There appears to be huge flaws in sale data figures to back up the overall increase of land values in growth areas.

Reasons that this intended levy is unfair and would cause serious hardship and stress to many people are as follows-

1. Landowners with a mortgage or business loan, will be denied extra finance by a lending institution, and some people are experiencing this dilemma at present due to the situation this Government has imposed on them. The GAIC has to be deducted from the market value of the property, in the existing UGB where the charge will apply, and in the new investigation areas.
2. Many properties are purely lifestyle properties, and owners wish to sell many of these properties as on going lifestyle properties, and not for subdivision. How do you justify \$95,000 tax levy per hectare in this case?
3. Many properties, in some of your proposed growth areas, would not have enough equity in them to justify the \$95,000 per hectare tax levy.
4. Council Rates appear to be rising quite dramatically already, in the growth investigation areas. This in our opinion is a huge financial worry.
5. Land adjacent to a freeway is devalued, but the tax levy will still be payable.
6. How does this levy be justified, across the board, when land varies in price in different areas, regarding location, terrain, facilities, etc.?
7. The linking of tax levy to title ownership complicates inheritances, and marriage breakdowns. This has not been addressed by the GAA.
8. This levy must be paid at point of development, when a planning permit for development has been granted.  
Property Developers, in the past have always paid the levies and the system worked very satisfactory. Why change, what has worked successfully in the past?

Yours sincerely,

Kevin & Dorothy Plunkett