



11th 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,

My husband, Robert Burns Morham and myself, Lucia Anna Morham, have lived at and owned 25 acres at 290 Olivers Road Mickleham for 46 years and I would now like to respectfully bring to the attention of the committee my thoughts on reference "d" in the Inquiry into Impact of the State Government's decision to change the Urban Growth Boundary.

Our lives have been impacted by Government since we were legislated into the Green Wedge without any warning, consultation or notification. When we found out by accident and made enquiries we were told that the boundary could only be changed by a full sitting of Parliament - yet there have been changes to "selected properties" not far away without this requirement. Our property is less than 1 kilometer from urban development and only 200 meters from the U.G.B but we are still in the Green Wedge. That means it is not attractive to developers and because we have an old weatherboard home with only electricity and phone services we would not be rushed by home buyers either.

If we had been left as we were before Melb 2030 we could have sold to someone who was prepared to "sit" for 15-20 years. As it is now, if we Do go into the U.G.B. we will have to cope with the GAIC - another Government Imposition with no warning consultation or opportunity to contribute, which makes it a TAX - definitely not a contribution. The Hon Justin Madden and Mr. Peter Seamer are very fond of saying we are going to get up to 10 times the present value just by the change of boundary.

IN THEIR DREAMS - or maybe it could happen if we were the last block surrounded by houses and services.

The reality is more like 3 times - a higher price would mean a longer settlement, which is fine if you are young enough to wait.

The GAIC is indexed. There has been no mention by how much, but as it went up \$15,000 in 4 years would that be a clue? Council rates also come into the equation. We have been led to believe they will rise maybe 4 times. So while we are waiting for a buyer or settlement we would have higher council rates to pay and a higher GAIC waiting in the wings.

The last 12 months have been a major headache trying to keep up with all the information coming from the GAA and putting in submissions. I am getting tired. Is it going to end soon? My husband worked till he was 72 years old. We have done our best and not been a burden and provided our own infrastructure. But now there is a perception that we will be rolling in money and so the government has to help us to spend it. How come our generation isn't entitled to plan for holidays or a comfortable retirement with the comforts we could never afford when we were rearing our families. We sacrificed to keep the "farm" that always cost more than it returned so we could fund our retirement only to be told we don't deserve it. There has to be a better way. The GAIC should be paid at the point of development then there will be an ACTUAL value to work from and the price can be adjusted accordingly.

Just a small comment on reference "b"

If I have to hand over such a large sum of money can you at least ensure it does not disappear on the gravy train?

Thanking you
Yours sincerely

Lucia Morham

(Mrs) Lucia Morham
290 Olivers Road
Mickleham 3064