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50 Gard Road
Mount Cottrell Vic 3024

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

12th October 2009

Dear Sir,

Re: Urban Growth Boundary

The proposed extension of the Urban Growth Boundary will affect our lifestyle and hit us hard financially. We moved to this area over 20 years ago with our family to have a hobby farm lifestyle and so as our children could grow up in an open area rather than suburbia.

We have never had the luxuries of town water, sewerage, roads, parks & gardens, only the basics of power & telephone. We have never complained and where we live is zoned Green Wedge and was to remain as Green Wedge area until the year 2030. We have had to maintain the property, at our expense, to eradicate noxious weeds, rabbits and foxes as this has been a requirement of living here.

We felt we were safe from any urban sprawl until the year 2030.

Now, the Growth Areas Authority decide they want to extend the Urban Growth Boundary which will include our property. When properties are rezoned, the local council rates increase, but we still will not have the privileges of town water, sewerage, roads etc We have been told our rates can be ten times what they are now, which would be impossible to pay. We are in a 'catch 22' as if we decide to sell, the Planning Minister has said we need to pay \$95k per hectare on our 4 hectare property as a Growth Area Infrastructure Contribution. In other words, a straight out tax. With our property being worth \$750K less \$380K GAIC less real estate fees, will leave us with \$350K. We will then be hit with Capital Gains Tax on 2 hectares of our property, and who knows how much that would be.

We would not be left with enough to purchase a basic 3 bedroom home. How is this fair?

The Planning Minister says our properties will increase in value, this may be the case for broad acre properties but not for our area where they are all 4 hectare lots. If you look on the map you will see this. A developer will not come door knocking to each property to buy, as some people will sell and others will not. Developers want whole areas therefore our properties will not increase at the rate that the Minister of Planning has suggested, if ever.

The Planning Minister has labelled us as property speculators, this is incorrect, we are hobby farmers who have gone without, paid high mortgage rates in double figures compared to what they are now, and yet now we are expected to pay towards the infrastructure for new home buyers so as they can have all the services that we have never had.

We are in the older generation, the age group of people in this area is 55-80 years old, I only know of two young families in the area. We felt when the time came, we would sell and buy in a retirement village and live on any monies left over as the age pension is inadequate, and we do not have enough superannuation to live on for more than one year.

We are not against progress but surely we should be allowed to stay without the fear of local council rates that we cannot afford, or let us sell up and move on without being taxed this GAIC.

As it stands, we have to pay to leave our property and the government is paying people, by way of first home buyer grants, to come to our property.

It is just not right. "Victoria, the place to be" I think not.....

Yours faithfully,


Catherine Flower