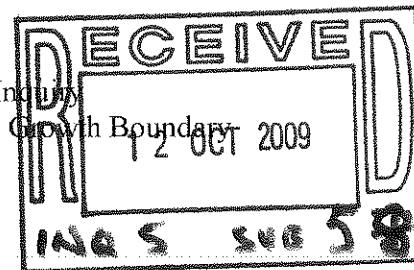


Outer Suburban/Interface Services & Development Committee Inquiry  
Impact of the State Government's Decision to change the Urban Growth Boundary



7<sup>th</sup> October 2009

To Whom It May Concern,

I am writing in response to the current inquiry on to the Impact of the State Government's decision to change the Urban Growth Boundary and the levying of the contribution on land holders at the first change over of title, being made retrospective from 2005.

I am deeply concerned that the way in which the contribution levy is being sought by the State Government undermines the objective of this piece of legislation which I believe is to ensure that the land holders wishing to sub divide land for future housing and industrial development also helps to provide funding for roads and transport infrastructure etc.

How can demanding the levy be paid on the initial transfer of land within the UGB, when in some cases could be sold many years prior to the land actually being developed, contribute to unknown costs in the future. And what of future transfers? How can the Government justify full costs be born on the initial land holder? If it is the intention of this Government, to collect this levy on the basis that the property has the potential to be sub divide and developed, why not ensure that the levy be made payable only upon registration of sub division.

I see that this legislation will cause many unintended consequences including great stress, hardship and unrealistic land values being brought down on land holders.

A major unintended consequence will see the local councils reap major injection of funds from unsubstantiated values of the land under the UGB. There has been from what I can see, no provision made by the State Government to ensure local councils will not benefit unjustly by the increase in supposed land values, for which the land holders will have their rates based against.

Is it the intention of this legislation to send many land owners bankrupt and walking off the land from debts owed to local councils from rates payable to those councils?

I can understand that there is a need for State Governments to look to the future and provide guidelines and structures for a growing population and a growing metropolitan Melbourne. Should land owners however bear the brunt of this investigation? After all changing the growth boundaries is only one way Government's plan for the future.

How can they realistically predict land values for developments that if they are fulfilled, will not happen at best before the next 10 to 20 years? We are talking about almost a generation. How can it be expected, that those who happen to own land within a certain line, drawn by a Government today, be made to wear costs to a benefit that can not be realised immediately?

As a land owner just outside of the current UGB I am wondering will I be next?

Yours Sincerely

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