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September 30th 2009

Outer Suburban/Interface Service and Development Committee,
Parliament of Victoria,
Spring St
East Melbourne.

I wish to advise you of my opposition to the so called infrastructure levy of \$95,000 per hectare on the grounds that it is an unfair tax causing hardship to many landowners.

The tax is very unfair as it is a flat rate \$95,000 across three very different areas and does not take into account the value of the land. This is very unfair as the land in more attractive areas will sell at a much higher price than land in the less sought after areas. A much fairer tax would be based, as are other taxes on the price actually realised on the land at the time of sale to a developer. Not on a guesstimate of what the land may realise some time in the future.

Hardship for many is caused by the fact that the \$95,000 per hectare tax is triggered on any transfer of title not just on the sale of the property to a developer. It is affecting peoples ability to borrow money as banks are unwilling to lend on a property already burdened with a heavy tax. It is affecting people who have committed to borrow money to finance sheds, tractors and trucks. So it is affecting peoples' ability to earn a living. The tax is also affecting people who have committed to buy another property with money obtained from the sale of the land currently owned.

The tax adversely affects anyone who is forced to sell. People who lose their jobs and can no longer pay their mortgage will have no choice but to sell up, and after paying \$95,00 per hectare could walk away with little or nothing. Hopefully not a debt. Any land owner forced to relocate for employment reasons are also likely to suffer major loss and hardship if they have to sell the property in order to buy in another area.

In summary this tax is unfair and severely affects any landowner who has to sell their land now or in the near future. Any such tax should only be triggered at the time of approval of subdivision or development of a particular property as there could be many sales and transfers of title take place on a particular property between now and the time of development, which for some landowners will be many years away.

Jeannette Hearn