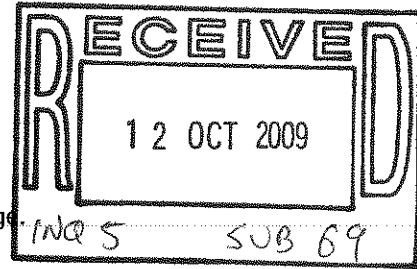




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Subject SUBMISSION TO the UGB change



SUBMISSION TO THE OUTER SUBURBAN INTERFACE SERVICES
AND DEVELOPMENT COMMITTEE'S

ENQUIRY INTO IMPACT OF THE STATE GOVERNMENT'S DECISION
TO CHANGE THE URBAN GROWTH BOUNDARY

by THE LAND OWNERS RIGHTS ASSOCIATION INC. (LORA)

Introduction.

The impact of the States Government's decision to change the Urban Growth Boundary is going to be significant because if the proposed change to the UGB proceeds as the Government intends it will inflict severe impositions upon the broad hectare land owners in the corridor.

The Government says that whenever it rezones land the value of the land increases "up to ten times" and "it is fair and appropriate some of the uplift in property value, obtained if land owners decide to sell or sub-divide land that is brought into the Urban Growth Boundary and rezoned for urban development, should contribute to providing essential infrastructure in the growth areas."
(Letter-Office of the Premier of Victoria 18/08/2009.)

As it is farm land which is being rezoned the Government is ignoring the following situation.

1. The Government is removing the farmer from his property and his business with his consequent loss of business income.
2. The proceeds from the sale of his property are the farmer's superannuation fund.
3. The Government should be encouraging the best possible price and not taxing the sale to avoid putting the farmer either onto the dole or the pension.
4. The Government already makes it difficult if not impossible for a farmer to hand his property on because he cannot build a separate residence on his land for a son or daughter to take over the place because of the minimum lot size of 100 acres restriction.

Loss of productive land.

The overall planning theory of having alternating corridors of growth and greenery ignores the land's productive capability. Housing is being built on productive land and non-productive land remains unused. For the sake of a theory such planning implementation is gross abuse of a State's basic asset value. Land capability is the base of any planning but is being ignored by the Government for what can only be political or hidden reasons. Already too much productive land around Melbourne has been absorbed by housing. Too much non-productive land lies idle.

Daryl Cox.

President,