

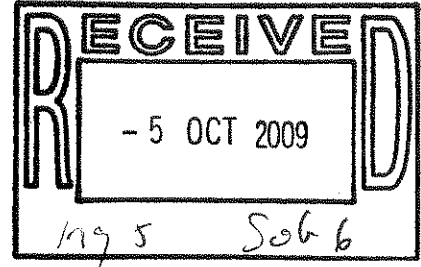


"Don & Elma Butler"  
<donelma@bigpond.com>  
05/10/2009 09:44 AM

To <osisdc@parliament.vic.gov.au>  
cc  
bcc  
Subject osisd submission



Submission attached Mr Sean Coley.doc



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

Thankyou for the opportunity to address the impact of a change to the urban growth Boundary and the proposed introduction of the GAIC.

In response to the items listed in the Terms of Reference we make the following comments:

**a) the likely quantum of the collections by the Government**

The collection of monies via the GAIC as I is currently proposed is extremely unfair. There is no guarantee that all properties – if rezoned – will have the huge increase in value being suggested by the Minister for Planning. It is our understanding that land already owned by developers is being “drip-fed” to building companies, for example 20 blocks here and there at a time.

Can we be sure our property will be snapped up for an exorbitant amount? If we are rezoned then for any reason need to sell before developers are interested, we will still be liable to pay the GAIC.

**b) mechanisms to ensure the contributions are directed only to the intended purposes**

We ask how will this be controlled through legislation?

Why should landowners have to fund infrastructure for an area they have lived in, in our case in excess of 50 years, without many of the “mod cons” which will be installed.

**c) the likely impact on the housing and development**

Of course the new resident will ultimately pay the GAIC – original landowners will load their selling price to the investor/developers, then they will pass it down the line to the new homeowners, who will be buying a property with all the services in place. Of course user pays is fair.

**d) any unintended consequences including the impact on all landholders and purchasers to be impacted**

It will be that everything in the end will be considerably more expensive.

**e) Any displacement or replacement of Government spending likely to result from the increased collections**

As a landholder we do not understand this item, so unable to comment

**f) any alternative options, including any used in other jurisdictions**

The model for collecting an infrastructure contribution in NSW appears to be the most efficient, fair and simple.

If the GAIC goes ahead as proposed in Victoria – the main players, namely investors and developers will be in a position to release land for housing when they want and name their own price, as the tax has already been paid to the Government by the original landowner.

Yours faithfully

Don & Elma Butler

700 Craigieburn Road, Mickleham 3064