

*Robert & Jane Ray*  
*41 Rankin Street,*  
*Beveridge. Vic. 3753.*  
*03-9745-2186*

Mr Sean Coley, Executive Officer,  
Outer Suburban/Interface Services and Development Committee  
Parliament of Victoria,  
Parliament House, Spring Street,  
EAST MELBOURNE. VIC. 3002

Inquiry into the Impact of the State Government's decision to change the Urban Growth  
Boundary Submission

It is just unreasonable to ask land owners to pay a tax on just selling their land.

Does this happen in suburban areas if you sub divide your property and put on another dwelling  
– NO, so why should we pay for selling our properties.

The land in the 2005 growth corridor has not yet been developed, so why the need to tax us on  
something that may not happen for a many years to come.

Under the current regulations we cannot sub divide our property as we have less than 100 acres,  
yet we will be subject to paying \$190,000 in GAIC if we decide to sell our property. For what!  
We will be moving so any contribution will be towards the future resident not us. This is totally  
unfair.

We moved to Beveridge because we wanted some space away from the urban sprawl, but  
unfortunately owning the land has now become a liability for us and a lot of other small hobby  
farm owners.

This Tax should *only* be on development of land.

Re-zoning of the township may exclude some of the small 5-10acre hobby farms in the proposed  
UGB. We are currently the one and only street south of the township and yet we are not classed  
as part of it. Other properties that still exist in the township zone are larger than ours, yet we are  
not included in the township.

GAIC tax is a liability on our property which is not a fair and just system.

Re think your UGB and GAIC tax before condemning people to unnecessary hardship.

Sincerely,

Robert & Jane Ray