



Rhonda Trinder
<rtrinder@gmail.com>
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To osisd@parliament.vic.gov.au

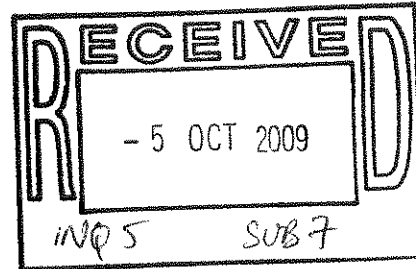
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Subject Mr George Seitz, Inquiry into the Impact of the State
Government's decision to change the Urban Growth
Boundary



Submission2InquiryUGB.doc



Mr George Seitz, MP

Chair

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

My concern with the changes to the Urban Growth Boundary is the adverse impact the proposed Growth Areas Infrastructure Contribution (GAIC) will have on all Victorians. The current proposal introduces a new tax that can be applied everywhere, to city and country property sales inside and outside the UGB alike.

The GAIC is being applied at the wrong time and to the wrong people - it should be a subdivision levy.

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

The intended purpose of the GAIC is to fund infrastructure and as there is no population growth needing infrastructure if there isn't a subdivision, the GAIC should be applied as a subdivision levy.

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

Whether it's intended or unintended the consequences of applying the GAIC to the vendor of the first land sale means some citizens are going to be placed under the financial and emotional distress of having to plead their case to a financial hardship board. These are working families, farmers and elderly residents who don't deserve to be treated in this unjust and unfair manner.

Minister Madden continually says that land rezoned for urban development undergoes a significant increase in value, this is not true, it is not until a structure plan is incorporated (which will be 10 to 20 years away for some properties in the UGB) that land values increase and why applying the GAIC to the first sale is particularly cruel. Local councils immediately increase their rates and anyone forced to sell before a developer wants their land will be left with significant financial problems.

(f) any alternative options, including any used in other jurisdictions; and to report by 30 November 2009.

I believe the alternative option is obvious - apply the GAIC to the developer as a subdivision levy.

Thank you

Rhonda Trinder

141 Browns Rd
Cranbourne South 3977
9782 2547