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GROWTH AREA TAX ON LAND OWNERS IN CARDINA SHIRE AND CITY OF CASEY

At a large public meeting in Officer on 29th April, a number of property owners whose land has been collected into the urban growth boundary expressed anger and frustration about the State government intention to impose a tax of \$80,000 (in some cases \$95,000) per hectare on the sale of land .4 hectare and above in potential development areas.

Any property owners wanting to sell now or in the near future are unlikely to get sufficient return to cover the new government tax. Other property owners wishing to continue living in their chosen location will be faced with an exorbitant rates payment.

A lot of confusion exists. Some residents have received information from the government, others have not because the government is still considering further changes to the urban growth boundary and meanwhile the situation of many property owners hangs in the balance.

The Council rates applied to the properties concerned are totally unjustified where the land use has not changed and in fact may not do so for a long time. In the opinion of many people, both State government and Council will use this opportunity as an easy means of collecting revenue when the real source of revenue should be the final commercial developers who stand to gain the highest financial benefit from government growth policy.

This ill-conceived government legislation requires a thorough review because it will impact very unfairly on property owners collected into the growth corridor whether they like it or not and who, in some instances, may be forced to relinquish their chosen residential location due to unmanageable rates rise.

It is possible that supplementary valuations will come out once the urban growth boundary is redrawn and more properties are included.

A MEETING OF CONCERNED LAND OWNERS AND RESIDENTS AFFECTED

BY THE GROWTH AREA WILL BE HELD ON THURSDAY 14TH MAY

AT 10 SMITHS LANE, CLYDE NORTH 7.30 PM (MELWAY REF. 131 K12)