

**INQUIRY INTO ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (INFRASTRUCTURE
CONTRIBUTIONS) BILL 2021**

Name: Name suppressed
Date Received: 6 July 2021

Partially
Confidential

I strongly object with this legislation passing through parliament, especially in regards to the Land Value Contribution which this legislation is trying to introduce. This is a new Vendor Tax (Value Capture Tax) that has been sneaked into parliament on the back of the budget and we don't need any more taxes! This Land Value Contribution (LVC) is very unfair to land owners. In some instances land owners have had to pay Land Tax on their property, and some owners will also have to pay Capital Gains Tax on their land once the land is sold. How much tax are Land Owners expected to pay on their Land? Land Owners have also paid Council Rates on their land, and in future development areas these Council Rates are quite high. It simply isn't fair to take so much from people who have worked hard to purchase their land and pay off their mortgage.

This legislation also does not specify how the LVC is going to be calculated. How can this legislation be debated and passed without properly knowing how it is going to work and how much people will have to pay? This seems like an abuse of power and an excuse for councils and the state government to rip people off! How is it going to be calculated? What if people have owned land for decades? Land has gone up on its own over time so will this be factored in when calculating the Value Capture?

This legislation also specifies in what areas the new LVC is payable? Why should certain areas be chosen over other areas? This seems very discriminatory!

I don't see how this legislation is going to stop housing prices increasing. Land owners will not sell to developers unless developers will cover this cost, and if so the developers are going to pass these costs onto the new home buyers, hence pushing up the price for new house and land packages. On the other hand, Vendors may not sell their land if they have to pay this LVC. This will lead to a shortage of land to be developed. This will lead to a decrease in construction jobs as there are no houses to be built. If there are no new houses being built then existing property prices will increase. This LVC tax is very bad for the economy.

I oppose this legislation being passed and should be withdrawn.