

LG Submission Form 2021-2022 - Applications

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IPART Special Variation Submission Form - Applications

Industry	Local Government
Review	(LG) Special Variations & Minimum Rates 2021-2022
Document Reference	
Council	Canterbury-Bankstown Council, Minimum Rate Application
If you have any general feedback regarding your council's proposed SV, please leave your comments in the comment box below.	Please find details contained within the submission. As a local state Member of Parliament, I have had a number of constituents raise the issue of rate variations with me. I am willing to make a more detailed submission or interview upon request

Your comments on Criterion 1:

Whilst I understand the proposed rate variance, especially in light of being a forcibly amalgamated council and having expenses grow, I have been approached by a high number of constituents very concerned about the proposed variation, especially for residential and commercial property owners. I do not believe the forcible amalgamation of the Canterbury and Bankstown Councils has had the benefits the Baird NSW Government had indicated would flow into the city. Due to the policy of state Governments, the local Council has been left with very few opportunities to raise funds to deliver services through other means.

Your comments on Criterion 2:

The Council has, as best as they can, communicated with residents, the need for this. I do believe more could have been done and I expect that many residents, particularly those of Non English Backgrounds or with limited knowledge of the civic processes, will be in shock when they learn their rates have been increase by an enormous amount in some cases.

Your comments on Criterion 3:

Again, it is very disappointing to see the proposed increase to rates, particularly the impact it will have on businesses and families already stretched with mortgages and insecure employment as a result of the COVID pandemic. I do however, recognise the incredible restraints The Council is under and the impact this is having on the delivery of services. I strongly feel that any increase in rates must be conducted over an extended timeframe to ensure the impact is as limited as can possibly be made. I also note that the former Canterbury Council area has had special rate levies imposed in the recent past. I do have concerns for residents who are low income earners and purchased a house that has grown exponentially in value many years ago and yet still remain on low incomes but own (or mortgage) a house that is valued much higher than the proposed rates allow them to afford. There is absolutely no doubt that any rate increase will have a negative impact on these residents and once again, I reiterate the belief that a forcible amalgamation has been unfair. I am concerned that any sharp increase in rates will have a detrimental effect and push some residents and business owners to the edge of affordability. I am concerned that residents will need to sacrifice necessities in order to pay massive increases. This concern is further prevalent in the potential for businesses to shut down as a result of any marked increase in rates.

Your comments on Criterion 4:

The proposal has been debated and approved by Council and I understand there was spirited debate and opposition to it from some in the public gallery. I again, understand reasons behind the gradual implementation of any approved rate increase and I would highlight the very limited support this Council and the local community has received from the state Government. The actions of the state Government has been a very strong factor in the position the local community I represent now finds itself in. In this regard and whilst it may not necessarily be a contributing factor, the limited and exclusionary financial support from the state Government to The Council has had a negative effect on the community.

Your comments on Criterion 5:

I recognise The Council has calculated the current and future costs associated with the delivery of services to the community and as such, the need to increase income through rate variations, is an option. The challenge of course, is to conduct this in the fairest way possible. The Council does make a claim that services will be improved as a result of this.

If you have attachments you would like to include with your feedback, please attach them below.

Your Details

Are you an individual or organisation?

Individual

If you would like your submission or your name to remain confidential please indicate below.

Publish - my submission and name can be published (not contact details or email address) on the IPART website

First Name

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Last Name

Dib MP

Organisation Name

Position

Email



IPART's Submission Policy

I have read & accept IPART's Submission Policy