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Submission: My submission is based on having been a Councillor in the Bega Valley Shire for 12 years and mayor for 2. I support an allowance in the rate pegging for population growth as a blended factor to be reviewed at the same time as rate valuations every 3 years.

In 2009 Councils began creating AMPs for all assets to determine asset values, maintenance and depreciation- these are not necessarily accurate. Councils as a result claim depreciation in their balance sheets but DO NOT retain those moneys for maintenance as they should and this needs to be factored into any rate increase to avoid double dipping. The main issue for regional Councils is educating Councillors as to the limitations with expenditure available for their 'per projects' and evaluating the population centres against the distance within and the size of the Shire taking into account National parks and State Forests that don't contribute.

The move to add the RFS levy to rates on a UCV basis (as opposed to ICV on insurance) AND a proposed property tax on all property needs to be assessed in the mix as to impact on the property owner, particularly in low socio economic areas