

Sent: Wednesday, 11 March 2015 10:47 AM
To: IPART Mailbox
Subject: Deception and ridiculous rate hikes

Dear Sir/Madam,

I have complained to Coffs Harbour council about their deceptive language and style used in their "Have Your Say - regarding rate increases. They did not feel my complaints were valid. As it is very clear they have manipulated the wording so the ratepayer outcome will be what they want it to be giving only two options to choose from A Vote for a further deterioration of public assets (in red) or B vote for an increase in the maintenance and renewal of Public assets, I feel what the ratepayers want will be unclear and the information should not be used to make such important decisions.

Council has said that if you vote for option A you are happy to put up with deterioration of public assets. I am sure no one would want that so the option is void. There are many like me who think that there management of money could be improved to make saving to not increase the rate by over 8%! I did not get a chance to have an input as I had no option that I would agree to. My comments have been purposefully covered so my opinion can not be heard. I find this insulting and not good management. Thus people like me were not included in the process and were left out. Council has made it so the number of people excluded due to the questions can not be known. Having put up with increases double the state rate in this council for over ten years, it seems clear Coffs Harbour Council is performing well below the states average and the State government needs to step in to ensure they are aware that these large increases deter businesses, inhibit proper financial planning and puts unfair strain on the budgets of ratepayers.

I also own two other properties now and find a similar thing has happened at Wyong with rates increasing well above the rate set by IPART. The council now state they have done well as they are ahead financially when it is clear all they did was take far more from the ratepayers so they could say they are excellent financial managers and spend moneys on extra fancy buildings instead of giving the changes needed and wanted by the ratepayers.

As IPART seems to have no control over rates in NSW with rate increases double the rate set by IPART more common than the actual rate in my 12 years of property owning experience, why is ratepegging even mentioned. It is a joke to most people I talk with that there is even a rate peg as it is rarely adhered to. As I need to make some large financial decisions, I would like to know if these large increases in rates will continue for the next ten years as they have for the last ten years. If the rate of 3-4% has been decided on, why are councils like Coffs Harbour able to manipulate the system to gain rate increases double this over long periods. As the economy has been strong for this whole period, if the economy struggles, will IPART allow increases of many times the rate peg?

Please do not be fooled into thinking the people are happy with large increases well above your own level set. I dont know anyone who is. [REDACTED]

[REDACTED]. Please stop allowing the rate system to be abused and give some stability back to businesses and people who plan for longer term financial stability.

Thanks
Timothy Nott
[REDACTED]