

John & Yvonne Willis

7th March 2016

Attn. Dr. Peter Boxall
IPART.

Dear Sir,

In 2014 Council spent \$1 million on renovations in order to house all Grafton based indoor staff. They also spent \$2 million to rationalise Council depots in Grafton (5 depots into one). They have also upgraded one of their depots in Maclean which subsequently went \$2 million over budget.

Now Council have advised ratepayers they are looking at spending another \$17 million on a “Grafton Super Depot” located within close proximity to a School with an amount close to \$1.7 million having already been spent on consultants.

A “Time and Motion” study would show that to have such a depot in Grafton to service the total area of Clarence Valley Council would result in many unproductive hours travelling to outlying areas whereby a centrally operated depot covering this area would be more efficient.

Council has land at Townsend Industrial estate which could facilitate a regional depot but Council General Manager Scott Greensill seems to have grandiose schemes for his “super depot” with little thought to the ratepayers and their ability to meet the ever increasing rate burden being imposed upon them.

At one of the Council meetings Councillors asked GM Greensill had he looked at any area to find savings, his reply was that he hadn’t received any resolution to do so. One would think that a General Manager would look at all avenues of finance before considering asking for such an increase in our rates, that’s the first step in financial management of any business.

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An advertisement showing how the increase of 6.5% would be applicable to ratepayers left a little to be desired as here in Yamba there are 3252 properties. Council advertised table in our local paper shows calculations on 1027 of those properties with an UCV of \$161,000

Of the remaining 2225 properties, ours being one of them the UCV is \$443,000 with some being well over the \$1 million in value. So the increase of \$92.55 soon becomes for us \$174.00 for 2016/2017 increasing substantially each following year, and as I said that is an UCV of \$443,000 Council expect to gain almost \$19 million over this 5 year period.

It was only after ratepayers started to become aware of what was happening that Council have decided to auction 9 properties in order to rationalise as it tries to become "Fit for the Future". These properties are said to be worth \$5 million

Council have also stated Water and Sewer services will now increase by 1.5 % each year. This I find hard to believe considering the percentages charges over the past 5 years. (See attached schedule)

We ask that you look into this Council's application with due diligence and consider all aspects for not only the Council but the ratepayers who will be affected by your decision.

Yours faithfully,

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Yvonne Willis.

Encl.

OUR RATES FROM CLARENCE VALLEY RATES -2009 - 2015								
UCV VALUATION OF \$522.00 - RESIDENTIAL BASE AMOUNT PLUS ORDINARY RESIDENTIAL RATE.								
2009	\$1,849.08							
2010	\$1,872.73	Inc. 1.25%						
2011	\$1,861.25	Inc..58%						
2012	\$1,947.90	Inc. 4.65%						
2013	\$2,154.55	Inc. 10.62%						
2014	\$2,097.62	Dec.2.65%	<u>NOTE: 2014 Change in UCV down to \$443.00</u>					
2015	\$2,122.52	Inc. 1.19%						
<u>OTHER CHARGES.</u>								
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	
Sewerage	\$637.00	\$694.00	\$757.00	\$829.00	\$907.00	\$988.00	\$1,076.00	
Water	\$119.00	\$127.00	\$136.00	\$146.00	\$156.00	\$166.00	\$177.00	
Domestic Waste	\$205.00	\$236.00	\$259.00	\$291.00	\$300.00	\$306.00	\$306.00	
Waste Levy	\$25.00	\$27.50	\$29.00	\$35.00	\$40.00	\$42.00	\$48.00	
TOTAL:	\$986.00	\$1,084.50	\$1,181.00	\$1,301.00	\$1,403.00	\$1,502.00	\$1,607.00	
		Inc. 10%	Inc. 8.9%	Inc. 10.2%	Inc. 7.8%	Inc.7.07%	Inc. 7%	
<u>SHOWING ONLY DOMESTIC WASTE AND WASTE MANAGEMENT LEVY.</u>								
<u>Domestic Waste.</u>				<u>Waste Levy.</u>				
2009	\$205.00			\$25.00				
2010	\$236.00	Inc. 15%		\$27.50	Inc. 10%			
2011	\$259.00	Inc. 10%		\$29.00	Inc. 5.5%			
2012	\$291.00	inc. 5.5%		\$35.00	Inc. 20%			
2013	\$300.00	Inc. 12.5%		\$40.00	Inc. 14%			
2014	\$306.00	Inc. 2%		\$42.00	Inc. 5%			

2015	\$306.00	Same as 2014		\$48.00	Inc. 14.3%		
INDIVIDUAL CHARGE INCREASES.							
	2009	2010	2011	2012	2013	2014	2015
Sewerage	\$637.00	\$694.00	\$757.00	\$829.00	\$907.00	\$988.00	\$1,076.00
		Inc. 9%	Inc. 9%	Inc. 9.5%	Inc. 9.4%	Inc. 8.9%	Inc. 8.9%
Water	\$119.00	\$127.00	\$136.00	\$146.00	\$156.00	\$166.00	\$177.00
		Inc. 6.7%	Inc. 7.1%	Inc. 7.5%	Inc. 6.8%	Inc. 6.4%	Inc. 6.6%
NOTE THESE FIGURERS BASED ON OUR RATE ASSESSMENTS.							