

My name is Adrian Bell, one of the residents at Alloura Waters Retirement Village, 1-17 Murna Road, Davistown NSW 2251.

Alloura Waters is owned and managed by Living Choice Australia.

I am the vice-President of the Finance Committee which represents the interests of residents in Alloura Waters.

As the time limit for submission expires on 24th April I am somewhat precluded to undertake a full analysis of the IPART report on the levels of Water and Sewerage rates and make my submission immediately, with respect. As I write it is 9.45pm Tuesday 23/04/19.

Background

Alloura Waters Retirement Village, Davistown, is a property rated by Central Coast Council and is deemed a commercial property with rates paid by the owner, Living Choice Australia [LCA].

Consequently, LCA transmits the full amount of all rates charged by CCC to us residents. This charge is a major factor in the calculation of the monthly levies residents pay to LCA.

The budgeted amount for Water and Sewerage Rates for 1/7/2019 to 30/06/2020 totals \$96,800.

During 2017 – 2018 the newly formed CCC provided a concession / rebate to Alloura Waters to parallel concessions / rebates provided for residents of retirement villages in the former Wyong City Council rate district.

I understand Living Choice Australia is submitting a proposal similar to mine as is the local MP Adam Crouch, I believe.

This submission's proposal

A high proportion of residents in Alloura Waters have been residents for up to 20 years more.

Many have had their savings eroded through the usual factors affecting living costs in the community.

Most are dependent on Commonwealth Age Pension which has risen minimally over the last 8 years.

Had residents been living in their previous dwellings we would have enjoyed the pensioner's discount offered by Local Governments.

With respect, we request that special provision be allowed for Retirement Villages in the CCC region to receive the previous concession / rebate allowed to previously to Alloura Waters.

We request a refund of 53% for the 2019 rates for Alloura Waters.

Basis of submission:

I believe my request for the refund of 53% on CCC Water and Sewerage Rates for Alloura Waters for 2019 can be justified because –

- **the proposed IPART costs to commence 1 July 2019 are 46% less for sewerage service & 36% less for water service fees than currently charged.**

I apologise for the lateness of this submission but I have only become aware of the request for submissions and the closing date.

Adrian Bell 23/04/2019