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Submission: Rate exemptions should remain in place, rate payment will mean a potential reduction in services to those least able to afford it, 77% of residents live off the pension or receive some form of govt allowance, cost increases that cannot be borne by the provider will be passed on to residents thus potentially resulting in an increase in homelessness. Hospital remain exempt, not for profit organisations with nursing or care facilities are relieving the pressure on the hospital care system, rate payments will result in an additional burden on the health care system. Aged care provision is a growth industry in this country and a major employer, additional rate costings will further impact on the viability of the industry. If rate fees were applied to Capital Improved Value this would be a terrific impost on a retirement village where units are not strata title or transferable and therefore not relevant where values are driven by market forces. Some not for profit retirement village operators currently apply fee discounts so that those least able to afford it can access quality care, rate payments would once again impede the operators ability to do this. Rate increases may also slow the construction of new facilities which further impacts on overall care issues as well as local govt care viability. In the interests of providing quality care for the growing number of aged citizens in this country , I implore IPART to take a negative position in regard to rate increases and allow a position of status quo in this matter. Thank you for your consideration, yours sincerely Peter Wallis.