

George Gergely

[REDACTED]  
[REDACTED]  
[REDACTED]

Mr. Derek Francis  
Director, Pricing-Local Government  
IPART

Ref;16/174

I appreciated the opportunity to attend the 26th of April discussion. I have received a lot of new and enlightening information about the inequity of Rates between homes and units.

I have submitted to IPART (by e-mail) an idea about using a different approach to base the Levying on. for homes and units. I am attaching a copy of the submission I would very much appreciate if I could have your most valued opinion.

Respectfully

[REDACTED]

George Gergely

1 attachment

## Review of the Local Government Rating System Submission to IPART

George Gergely

[REDACTED]  
[REDACTED]

29th April 2016

I would like to thank IPART for accepting my application to attend the Public hearing on the 26th of April.

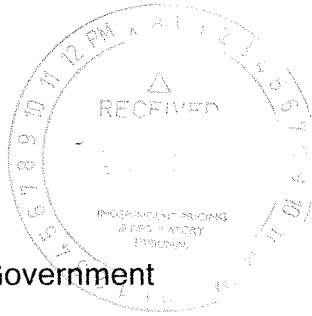
I would like to suggest a different approach to the Rating System.

The land valuation on my property in 1944/5 was \$ 220.000-. The land valuation in 2011/2012 was \$ 885.000.- and in 2016/2017 the land value was established at \$1.390.000.- Is it practical to create a Rating System on such a base. Is the wages and salaries paid by Council for providing the services. e.g..domestic waste collection, proportional Storm Water etc. went up by the same rate as the land values on properties. Could not the wage increases be used as a base for rating overall , once a reasonable Rate was established under IPART supervision. It should be a more detailed auditing in more details.

How can my Council justify to set my rate at \$2535.-(12% of my pension) when for a block of 10 units they collecting in rates and services. \$12900.-

George Gergely

Mr Derek Francis  
Director, Pricing-Local Government



George Gergely

2nd of May 2016

Ref:16/174

Dear Mr. Francis.

I was grateful to IPART for accepting me to the 26th April Discussions.

After listening to the various suggestions as how to equalise the Rates for homes and home units I tried to think of a solution that can be applied to both homes and home units at an easier way.

I am attaching a copy of my submission which I e-mailed to IPART on the 29th of April.

I respect and value your opinion. I would be most grateful for your assessment.

I started to be involved in this problems when as a community representative on the local Council I tried to help the needy Ratepayers.

Gratefully

1 attachment

  
George Gergely.

Review of the Local Government Rating System  
Submission to IPART

George Gergely  
[REDACTED]  
[REDACTED]

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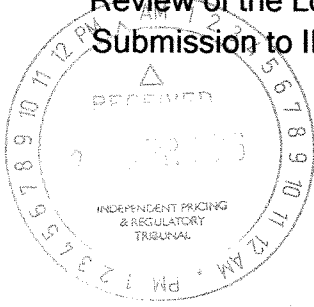
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George Gergely  
[REDACTED]

Review of the Local Government Rating system  
Submission to IPART



George Gergely

28th April 2016

Regarding Council Rates there is a very important side issue emerges.

.According to my information if on an average one million dollar valued land a block of 10 home units were built the 10 units owners would pay \$ 12900.- rates and services .

Considering the very large number of unit blocks and complexes the Councils are collecting huge amounts of monies .Still my rates on a one million dollar block of land is \$ 2535.- Is IPART checking how the monies at Councils are spent?

George Gergely

**IPART**

Doc No .....

File No .....



George Gergely

18th of April 2016

Your ref: / 16/174

Mr. Derek Francis.  
Director, Pricing -Local Government

Dear Mr .Francis.

I received your letter of the 5th of April 2016 gratefully.

I followed up your suggestion and put together a submission.

I do not have any objection to disclose my name. I am a Community representative on my Council and I am hoping to achieve some relieve for the many needy homeowner ratepayers.

Hopefully that IPART will find my suggestions helpfully'

Sincerely

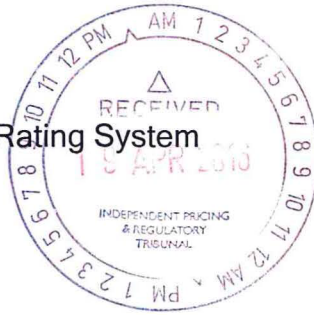
George Gergely

! Submission is attached.

REF 16/174

Review of the Local GOVERNMENT Rating System

Submission to IPART



George Gergely

18th of April 2016

One of the major issues re Council Rates is the inequality of Rates apportionment between homes and home-units.

The rates on my freestanding home are \$2,535 per annum on a land value of \$1 million and an estimated total property value of \$1.25 million. By contrast (according to a letter to me from a Director of Local Government) the comparable rates for a unit with a \$2 million total property value would be approximately \$1,300 per annum.

This is a grossly inequitable allocation of the rating burden across our community and not consistent with the objectives of the rating system.

Consideration must be given to levying rates based on total property values rather than just the land value.

Another issue is about the \$250,- Concession pensioners receive for the Rates payments. This Concession was not raised since 1994, when my \$891.- rates were reduced to \$641.-Today my \$ 2,535 .-Rates are reduced to \$2,285.-This Concession at least should be increased at the rate of the pension increases.

In my correspondence with the Office of Local Government and IPART, I found that the Office of Local Government is not looking after Council rates, it is up to IPART. When I contacted IPART, I was informed from IPART that they only allotting the 3.4% government allocation and they only checking on Councils , if they are applying for an environmental Levy. It is questionable that when Council collects such large rates, they still collecting \$2300. on one home. A closer auditing on the Council activities probably would have found earlier the 6 million dollar embezzlement in one Council.

George Gergely