

To whom it may concern,

I have submitted before, but would like to resubmit.

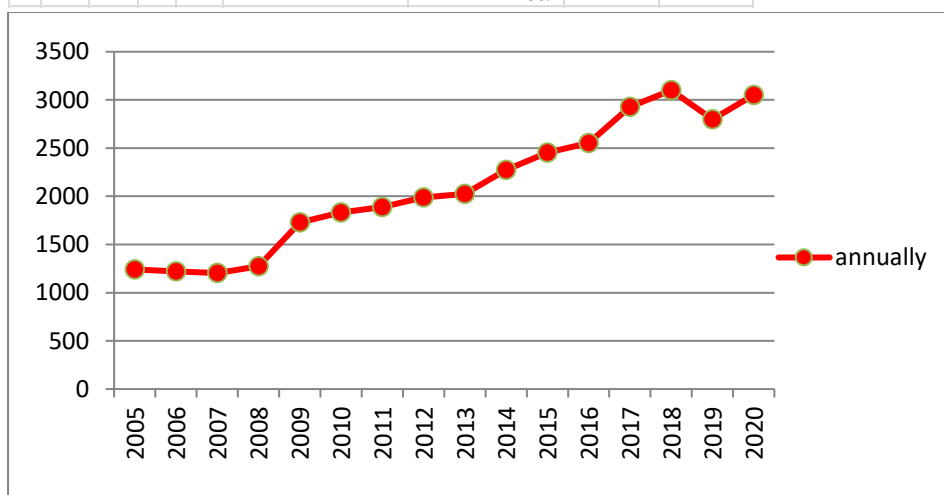
I welcome the LG rates review, however feel that it may not go as thoroughly as it needs, to address the problems in LG continuing the unfair increases in rates to the detriment of the ratepayer.

While the scope of the LGRR mainly looks at the way the ‘pie pieces’ get sliced up, it does not focus on how big the ‘pie’ has gotten over the years nor the ‘head chefs’ managing it.

There is community discontent in the continual empire building of councils while having the constituent pay more in rates. An elected council may be under the impression they can do what they want until the next local elections, whereas in the meantime, departments that have less than adequate authority on Municipal councils, can only investigate a small % of complaints.

The below is a table, followed by a graph of how my rates have risen over the years, and I earn a modest salary of around 75-80k (before tax) (note my rates went down in 2019 due to an objection)

				FYE	Quarterly Installment	annually	% change	
Jul	2004	to	Jun	2005	310.13	1241		
Jul	2005	to	Jun	2006	304.97	1220	-1.7%	
Jul	2006	to	Jun	2007	300.89	1204	-1.3%	
Jul	2007	to	Jun	2008	318.94	1276	6.0%	
Jul	2008	to	Jun	2009	432.3	1729	35.5%	
Jul	2009	to	Jun	2010	458.08	1832	6.0%	
Jul	2010	to	Jun	2011	472.3	1889	3.1%	
Jul	2011	to	Jun	2012	497.48	1990	5.3%	
Jul	2012	to	Jun	2013	506.39	2026	1.8%	
Jul	2013	to	Jun	2014	568.43	2274	12.3%	
Jul	2014	to	Jun	2015	613	2452	7.8%	
Jul	2015	to	Jun	2016	638	2552	4.1%	
Jul	2016	to	Jun	2017	732	2928	14.7%	
Jul	2017	to	Jun	2018	775	3100	5.87%	
Jul	2018	to	Jun	2019	700	2800	-9.68%	*objected
Jul	2019	to	Jun	2020	762.5	3050	8.93%	CIV
					comparison from 2004 to 2014			
						1241		
						2452		
						98%		
					comparison from 2005 until FYE 2018			
						1241		
						3100		
						150%		



I would've liked to also graph the average earning of the municipality over this period, but I have run out of time. I am sure it will show that rate spending would have an increase % of household budgets over time. A further comparison should show a % household budget across inner city municipalities.

The below is a comparison of the performance of similar metropolitan councils around Melbourne, and with the current census information I had at the time which incorporates household budgets and other measures.

	Maribyrnong	Stonnington 19/20	Bayside	Casey	Boorondara	Glen Eira	Kingston
Rates Revenue	\$ 103,110,000	\$ 117,393,000	\$ 95,226,000	\$ 226,384,000	\$ 180,050,000	\$ 92,145,000	\$ 139,367,000
Total Revenue	\$ 158,026,000	\$ 198,997,000	\$ 130,747,000	\$ 427,334,000	\$ 239,113,000	\$ 182,318,000	\$ 208,792,000
Rates as a % of total revenue	65%	59%	73%	53%	75%	51%	67%
Capital Works	\$ 48,009,000	\$ 83,503,000	\$ 52,370,000	\$ 122,714,000	\$ 73,571,000	\$ 44,005,000	\$ 58,989,000
as a % of rates revenue	46.56%	71.13%	55.00%	54.21%	40.86%	47.76%	42.33%
Employee Costs	\$ 58,281,000	\$ 67,314,000	\$ 44,214,000	\$ 122,853,000	\$ 91,951,000	\$ 77,212,000	\$ 79,960,000
as a % of total revenue	36.88%	33.83%	33.82%	28.75%	38.46%	42.35%	38.30%
	\$284,526.47	\$309,722.96	\$302,305.20	\$339,720.17	\$280,484.46	\$266,324.85	\$252,164.25
Employee Numbers	555.40	642.50	432.50	1257.90	852.50	684.57	828.00
Cost per employee	\$ 104,935.18	\$ 104,768.87	\$ 102,228.90	\$ 97,665.16	\$ 107,860.41	\$ 112,789.05	\$ 96,570.05
Roads	\$ 13,424,000	\$ 5,830,000	\$ 4,909,000	\$ 22,533,000	\$ 11,138,000	\$ 8,655,204	\$ 6,586,181
Footpaths	\$ 3,943,000	\$ 3,091,000	\$ 3,588,000	\$ 4,218,000	\$ 3,721,000	\$ 2,270,000	\$ 700,000
Drainage	\$ 785,000	\$ 2,781,000	\$ 2,880,000	\$ 542,000	\$ 5,001,000	\$ 3,641,400	\$ 2,750,000
Totals	\$ 18,152,000	\$ 11,702,000	\$ 11,377,000	\$ 27,293,000	\$ 19,860,000	\$ 14,566,604	\$ 10,036,181
Infrastructure as a % of rates	17.60%	9.97%	11.95%	12.06%	11.03%	15.81%	7.20%
Materials and Services	\$ 56,907,000	\$ 72,490,000	\$ 44,214,000	\$ 74,763,000	\$ 73,158,000	\$ 55,537,000	\$ 80,469,000
Recreation & Community Facilities	\$ 1,100,000	\$ 3,692,000	\$ -	\$ -	\$ 5,239,000	\$ 6,018,880	\$ -
Parks, Openspace & Streetscapes	\$ 9,046,000	\$ 17,750,000	\$ 7,586,000	\$ -	\$ 7,927,000	\$ -	\$ -
Surplus	\$ 21,108,000	\$ 41,542,000	\$ 19,602,000	\$ 108,381,000	\$ 22,110,000	\$ 18,656,000	\$ 20,917,000
AS A % OF RATES	20.47%	35.39%	20.58%	47.87%	12.28%	20.25%	15.01%
AS A % OF TOTAL REVENUE	13.36%	20.88%	14.99%	25.36%	9.25%	10.23%	10.02%
Borrowings		\$ 17,000,000	\$ -				
Balance Sheet							
Total Assets	\$ 1,398,889,000	\$ 3,139,276,000	\$ 3,487,156,000		\$ 3,656,896,000	\$ 2,224,082,000	
Borrowings		\$ 17,000,000	\$ -				
Balance Sheet							
Total Assets	\$ 1,398,889,000	\$ 3,139,276,000	\$ 3,487,156,000		\$ 3,656,896,000	\$ 2,224,082,000	
Population	89361	116207	105718	340419	181289	153858	163431
census data year (2018, MRBNG 2017)							
% working age population (15-64)	75%	73%	62%	67%	67%	67%	65%
number of working age population	66574	84715	65757	228081	122007	102931	106884
census data year 2016							
income (household weekly equivalised)	975	1393	1303	842	1298	1091	946
income (excluding gov pensions)	49523	60483	58913	46719	57306	53099	49506
Land area	3122.5	2565.1	3721	40942.9	6017.7	3869.1	9136.8
number of population per employee	161	181	244	271	213	225	197
number of hectares per employee	5.6	4.0	8.6	32.5	7.1	5.7	11.0
Cost per employee per population	\$ 652.20	\$ 579.26	\$ 418.23	\$ 360.89	\$ 507.21	\$ 501.84	\$ 489.26
	Maribyrnong	Stonnington 19/20	Bayside	Casey	Boorondara	Glen Eira	Kingston
average household size	2.5	2.2	2.6	3.1	2.6	2.5	2.5
cost of employee per average household	\$ 1,630	\$ 1,274	\$ 1,087	\$ 1,119	\$ 1,319	\$ 1,255	\$ 1,223
Average residential rate	\$ 1,993	\$ 1,652	\$ 1,984	\$ 1,702	\$ 2,234	\$ 1,542	\$ 1,744
% of average household income	3.93%	2.28%	2.93%	3.89%	3.31%	2.72%	3.54%
Amount of council expenditure for each property	\$ 3,156	\$ 2,475	\$ 2,360	\$ 2,530	\$ 2,578	\$ 2,342	\$ 2,471
Free income per household tally	\$ 937	\$ 1,361	\$ 1,265	\$ 809	\$ 1,255	\$ 1,061	\$ 912
	10	5	2	4	4	1	4
		1st least favourable					
		2nd least favourable					
		3rd least favourable					

My question is, how can such a system, that these councils are following, produce such inequality across the city?

My further question is that the framework that has produced the dilemma we are in today, that has seen rampant, unfair and unchecked rates growth, needs to be addressed by asking the right questions on the right areas.

Other concerns about 'highest and best uses clause' in the Valuation of land act which comes across as local planning engineering by forcing people out of their homes.

There should also be community and rate impact statements when it comes to project and management expenditure, with regular democratic input, yay or nay on such matters, that go beyond the essential service, obviously overseen by the Essential

services commission if they don't.

Please make the pie/moussaka/lasagne a fair size, and improve and make fairer the ingredients that go in them.

