

Department of Environment, Land, Water and planning November 2019.
Review Secretariat
rating.review@delwp.vic.gov.au

Re; Local Government Rating System Review.

Dear Sir or Madam,

I am a residential rate payer in the municipality of the City of Melbourne.
I find the way my rates have skyrocketed in dollar terms over the last few years has a major negative impact on our overall quality of life.

I believe institutions such as the local church who call themselves the Eight Day Baptist Congregation as well as other institutions like all churches, large private educational institutions, multinational power generators, and mining companies should be made to pay municipal council rates.

In particular I would draw your attention to the Eight Day Baptist Community located on the corner of Hawke, Curzon, King and Miller streets in North & West Melbourne.
The Eight Day Baptist Congregation made tens of millions of dollars from redeveloping land and paid zero income tax, zero land tax and zero council rates.

I am advised the Eight Day Baptist Congregation make money from renting "church space" out to community groups on a regular basis, sometimes serving alcohol at the events. The revenue they make is all income tax and council rate tax free.

Previously the Eight Day Baptist Congregation had demolished the church and erected a petrol refilling station which they rented out on church land for decades and on the adjacent side of the same block they rented out the church manse at 2 Hawke Street on a commercial basis through a real estate agent for many years to tenants after the minister moved out, profiting tens of thousands of dollars up until the manse was demolished before the current block of flats were built, again all money they made was council rate, income tax and land tax free.

Other non-rate payers, a hand full of questionable church's in Melbourne who allow their historic buildings to fall into disrepair like one church called Mark the Evangelist on the corner of Elm & Curzon Street North Melbourne. The congregation there wants to redevelop the beautiful historic church building into residential flats for profit and still other churches earn money on a commercial basis on their rate free property all around my local neibghurhood, this kind of behavior needs to be stopped.

Mark the Evangelist church, I'm told had previously raised over a million dollars from the kind people in my local North & West Melbourne community for this buildings restoration, however they took all that money away and use it elsewhere to pay for sexual harassment in another church parish, it's simply appalling behavior.

Why should all the hard working individual rate payers continue subsidizing council rates for organization's like such questionable churches, large private educational institutions, multinational power generators, and mining companies.

I heard Mrs. Coral Ross of Municipal Association of Victoria speak on the ABC radio today calling on submissions in regard to non-ratepaying entities and I felt impelled to make a submission.

