

Hi

I sent an email to Daniel Andrews in August with a complaint about council rates. I finally got a reply today offering for me to view the Rates Review website and provide my input. However, I see that the opportunity for input ended on the 1st of November. If you are interested, this is the email I sent to Mr Andrews:

I sent a complaint to my local council (Boroondara) as my rates have increased by 7.09% despite the value of my house decreasing. This is the response I received:

From 2019 onwards the Victorian State Government requires all Councils to conduct revaluations every year. A property revaluation serves to distribute the rating level across all properties according to their property value relative to others. Rate capping was introduced by the Victorian State Government and limits the overall increase in rates revenue by 2.5% for 2019/20, this determines what percentage of the property valuation that everyone pays for their general rates charge.

Surely as a rate payer, that limit of 2.5% should apply to me not to the council? How is it fair that my rates go up by that percentage and there is absolutely nothing I can do about it. Applying 2.5% to the revenue gives the council to do whatever it takes to make sure that they don't lose out in any way but there is no way for the rate payer to contest this. Its not like I can find another provider. They have total control and the rate payers just have to cough up. It is totally undemocratic and I would like to see that state government do more to prevent things like this. This piece of legislation does not benefit the individual if it is allowed to be applied like this. So, off an already increased 7.09% rates this year, the council will then apply 2.5% again next year. And if house values change again and the council then has to adjust rates by all different percentages again, how is one supposed to budget for the future if you have no idea how values may adjust across suburbs.

And to be quite honest, the amount of apartments and high density properties that are being built in and around our street, at great inconvenience to existing residents, how is this 2.5% maximum increase being applied. Is that across the board or relative to the number of properties? If it is relative to the number of properties that the 2.5% increase should also apply to each property.

I am really extremely angry about this and it is not about the money itself, it is about the principle of authoritarian rule that the council has with no recourse for the individual. I hope that you can consider changing this legislation and applying pressure on the councils to serve their communities rather than abusing their positions of authority.

Kind regards