



Submission – Local Government Review (Discussion Paper)

Attention: The Panel at [rating.review@delwp.vic.gov.au](mailto:rating.review@delwp.vic.gov.au)

Re: Terms of Reference: Scope Rating Review

The imposition of the rates/tax on the Capital Improved Value on one's principal property is flawed and is based on a speculative excessive lending by bank institutions. The Australian Banks have Trillion Dollars in Derivatives. Developers, negative gearing, overseas investors have created a huge mortgage bubble. Hence, capital improved which burdens the People to pay more rates/tax on their **principal** property.

Also, the definition "Owner" in the Local Government 1989 is flawed from the perspective that if one Uses the Land and House to live in, it is assumed that -- "if" the Land is rack-rented. How can a monetary figure be assessed when one Uses the Land?

If no control is imposed by State Government to reduce spending and incorporate them as a Department of the Local Government, the ongoing and unsustainable spending will continue, and eventually only the "rich" people will afford to live in their principal property.

To the Local Government Minister, we urgently need a Royal Commission on Local Government to reduce spending, and to Stop the duplication of independent consultations whereby State Government should have specific consultants for all 79 councils. One example of cost cutting would be to do away with Chief Executive Officers and Executive Staff.