

enquiries refer
Paul Hickey
in reply please quote

Rating - General



5 July, 2007

Local Government Study
Productivity Commission
Locked Bag 2, Collins Street
EAST MELBOURNE VIC 8003
e-mail localgov@pc.gov.au

Dear Madam

Re: Local Government Study

In respect to the above, Council would like to make a submission in respect to the rating of manufactured home parks and similar collective communities. The concern that Council has is that under NSW legislation (both the Local Government Act and the Valuation of Land Act), separate rating of tenancies on these parks is not permitted.

In an area such as Ballina Shire Council, where there is already a large percentage of retirees, and the number of home parks is expected to increase, this can have a significant impact on rate income and service levels. The reason being, reasonably sized communities that live on these parks, can effectively be charged one rate levy, when in effect there are numerous residences on these properties.

The property will have a reasonably high property value that increases the rate payable on the property, however this figure will always be less than what would be payable if the tenancies were rated individually. Therefore you have the imbalance that exists where a large number of residences are placing increased demand on services, however the rate revenue generated from those tenancies is not proportionate to the demand created.

This is not a simple issue to resolve and Council would be more than interested in discussing this matter further with the appropriate officer. The Council contact for this is our Rating and Customer Service Co-ordinator, Mr Steve Ansoul.

Yours faithfully

Paul Hickey
General Manager