

LG Submission Form 2021-2022 - notifications

Submission date: **11 February 2021, 6:29AM**
Receipt number: **4162**
Related form version: **3**

IPART Special Variation Submission Form

Industry	Local Government
Review	(LG) Special Variations & Minimum Rates 2021-2022
Document Reference	
Council	Canterbury-Bankstown Council, Application Notification Letter
Please leave your comments in the comment box below.	See attached report by Belmore 2192 and SSCH (Surrounding Streets of Canterbury Bankstown)
If you have attachments you would like to include with your feedback, please attach them below.	IPART Complete.pdf

Your Details

Are you an individual or organisation?	Organisation
If you would like your submission or your name to remain confidential please indicate below.	Publish - my submission and name can be published (not contact details or email address) on the IPART website
First Name	Dennis
Last Name	Markou
Organisation Name	Belmore 2192

Position

President

Email

[REDACTED]

IPART's Submission Policy

I have read & accept IPART's Submission Policy

Dear IPART

Thank you for the opportunity for allowing Belmore 2192 and SSCH (surrounding streets of Canterbury Hospital) to make a submission regarding the special variation for Canterbury- Bankstown Council

Below is a table of the proposed rate increase (based on \$1,000,000 land valuation) that the former Canterbury council residents and former Canterbury council businesses will Incur by Canterbury- Bankstown Council.

Land Value	1,000,000						
Canterbury City Council Resident							
Financial Year	2021	2022	2023	2024	2025	2026	Comments
Rates	1,801.59	1,801.59	1,837.62	1,922.10	2,064.07	2,284.94	
Rate Peg - annual IPART CPI increase		36.03	45.94	48.05	51.60	57.12	Council can not control
Harmonisation - NEW LEVY			26.17	35.24	35.71	40.33	State Government Levy due to Council Merger
Special Rate Variation - NEW LEVY			12.37	58.68	133.56	132.39	Canterbury Bankstown Council Levy and approved by Labor Led Councillors
Domestic waste charge	530.00	530.00	530.00	530.00	530.00	530.00	
Stormwater Management Charge	25.00	25.00	25.00	25.00	25.00	25.00	
Total	2,356.59	2,392.62	2,477.10	2,619.07	2,839.94	3,069.78	
Summary							
Ratepayers will have to pay an extra \$137.45 over 5 years for the Merger of this Council							
Ratepayers will have to pay an extra \$337 over 5 years for the financial shortfall							

Land Value	1,000,000						
Canterbury City Council Business							
Financial Year	2021	2022	2023	2024	2025	2026	Comments
Rates	4,556.57	4,556.57	4,773.95	5,549.26	5,995.35	6,520.45	
Rate Peg - annual IPART CPI increase		91.13	119.35	138.73	149.88	163.01	Council can not control
Harmonisation - NEW LEVY		126.25	91.10	136.08	- 17.97	317.31	State Government Levy due to Council Merger
Special Rate Variation - NEW LEVY			564.86	171.28	393.19	389.79	Canterbury Bankstown Council Levy and approved by Labor Led Councillors
Domestic waste charge	530.00	530.00	530.00	530.00	530.00	530.00	
Stormwater Management Charge	25.00	25.00	25.00	25.00	25.00	25.00	
Total	5,111.57	5,328.95	6,104.26	6,550.35	7,075.45	7,945.56	
Summary							
Ratepayers will have to pay an extra \$652.77 over 5 years for the Merger of this Council							
Ratepayers will have to pay an extra \$1,519.12 over 5 years for the financial shortfall							

Belmore 2192 and SSCH would like to advise IPART to reject Canterbury- Bankstown Council proposal of a SRV (Special Rate Variation) for the following reasons

1. Canterbury- Bankstown Council did not provide adequate level of community consultation to its constituents:
 - a. Referring to ABS (Australian Bureau of Statistics) <https://www.abs.gov.au/> the ratepayers of Canterbury- Bankstown Council is a high non-English speaking community. See Appendix with regards to the flyer that council provided to its ratepayers.
 - b. All the online community consultation provided by council was designed as a presentation rather than a discussion.
 - c. All the workshops and drop in centres consultation provided by council did not have any translators or assistance for the non-English speaking community.
 - d. The President of Belmore 2192 and SSCH whom attended the Lakemba drop in centre for community consultation, had to wait over 2 hours outside the establishment as there was not enough staff to answer ratepayers questions and concerns. The President of Belmore 2192 and SSCH observed over 100 ratepayers waiting outside the establishment during consultation hours.
 - e. Canterbury-Bankstown council One Rate Flyer was too difficult to understand, it was confusing to the demographic of the LGA and it neglected to present the final cost that will

burden the ratepayers. See appendix (failing to incorporate the domestic waste and stormwater levy into the table on page 4 and 5).

- f. Canterbury-Bankstown council One Rate calculator was too difficult to understand, it was confusing to the demographic of the LGA and it neglected to present the final cost that will burden the ratepayers. See <https://www.cbccity.nsw.gov.au/resident/rates/onerate/rates-calculator> (failing to incorporate the domestic waste and stormwater levy into calculation).
2. Canterbury- Bankstown Council has been forced to pass on the Harmonisation levy to Canterbury-Bankstown ratepayers due to the inefficiencies of the state government forces amalgamations.

Belmore 2192 and SSCH would like IPART to reject this levy due to:

- a. Canterbury-Bankstown ratepayers did not request the two councils to be merged. This decision was made by the state government. It is therefore the state governments responsibility to pay for this levy. Not its ratepayers.
 - b. Canterbury-Bankstown ratepayers missed out on the stronger community fund grant that was meant to pay for council amalgamations.
 - c. The merger of these two councils was to provide savings and efficient to its ratepayers. This has not been the case. Refer to <https://www.cbccity.nsw.gov.au/council/integrated-planning-and-reporting/publications>
 - d. Services provided by Canterbury-Bankstown Council has decreased dramatically as a result of the forced council amalgamations. See Appendix
3. Canterbury- Bankstown Council is requesting a SRV levy to paid by Canterbury-Bankstown ratepayers due to the mismanagement of its financials.

4. Belmore 2192 and SSCH would like IPART to reject this levy due to:

- a. The merger of these two councils was to provide savings and efficient to its ratepayers. This has not been the case. Refer to <https://www.cbccity.nsw.gov.au/council/integrated-planning-and-reporting/publications>
- b. Services provided by Canterbury-Bankstown Council has decreased dramatically as a result of the forced council amalgamations. See Appendix
- c. Community forums such as <https://www.facebook.com/Belmore2192> has allowed ratepayers unite and voice their disappointments on the failures of this mega council.
- d. Belmore 2192 and SSCH has no trust and reliability that the General Manager, Mr Stewart will deliver on the promises make in the One Rate Flyer. Referring to Canterbury-Bankstown minutes <https://www.cbccity.nsw.gov.au/council/Councilmeetings-reports-committees/council-meeting-agendas-minutes> the Mayor Clr Asfour has advised its ratepayers, "that the current financial situation is distraught and on the edge of a cliff". If this is the case, Belmore 2192 and SSCH see no other option but to place the council in administration, demerge or the council to be dismissed. Furthermore, I refer again back to 4a and 4b with past council administration inefficiencies. Throwing more money to an already broken system will not fix the administration of Canterbury-Bankstown council.
- e. Belmore 2192 and SSCH is concerned with the financial stress and mental health of the community especially during this pandemic. Canterbury-Bankstown ratepayers is a low social economic community with capped income streams. Refer to <https://www.abs.gov.au/>

What you get for your rates now

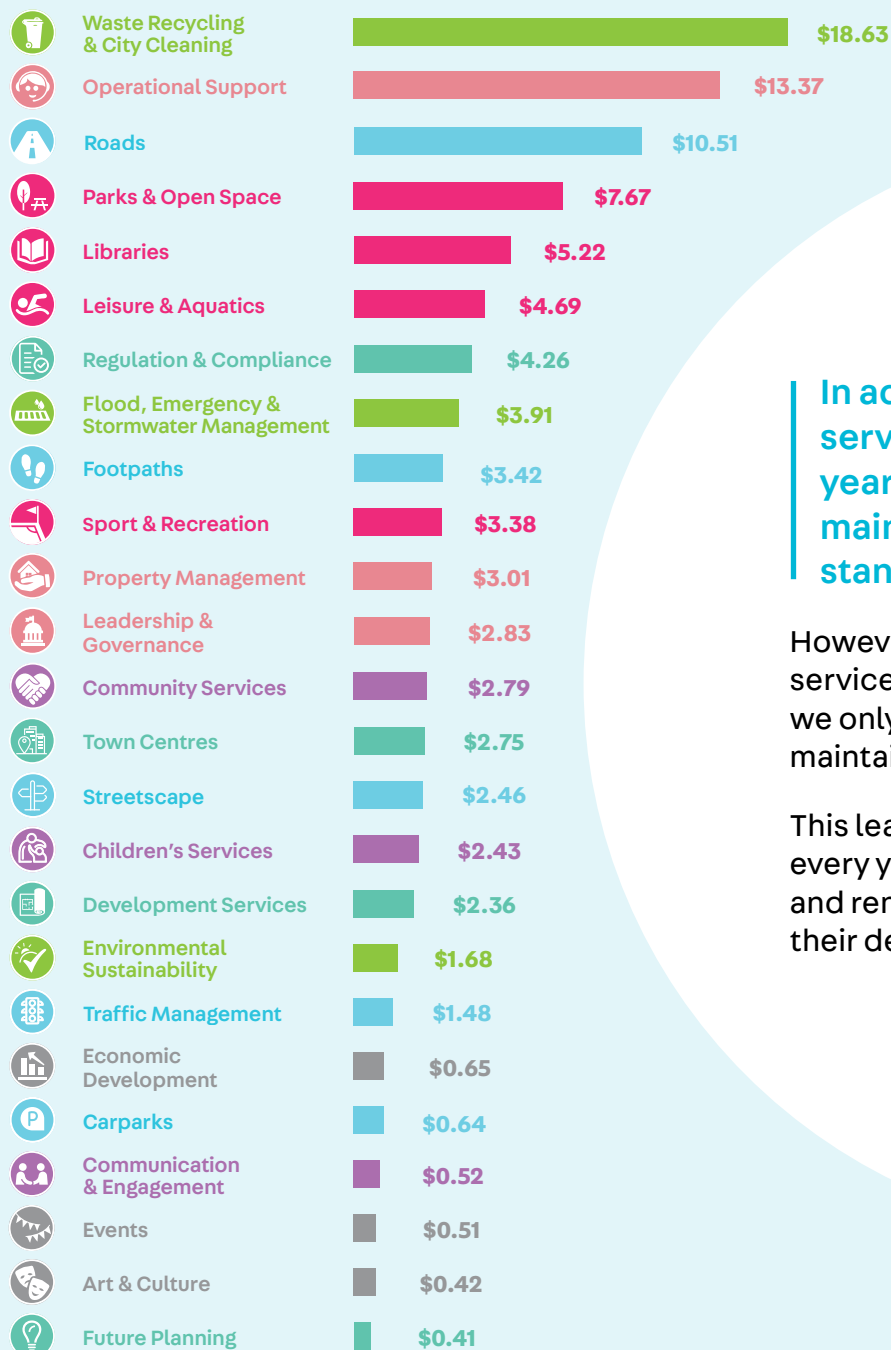
Your rates provide a range of community services, for the enjoyment, benefit and safety of the whole community.

Rates are the main source of revenue that pay for these services. This contribution, from residential and business ratepayers, is used to maintain community infrastructure.



How are your rates spent?

Every \$100 collected is distributed as follows across a range of services.



In addition to paying for your services, \$70 million every year is needed to keep assets maintained up to current standards.

However, once Council pays for all the services we provide to the community, we only have **\$39 million** left to maintain our assets.

This leaves a shortfall of **\$31 million** every year. Deferring the maintenance and renewal of many assets, results in their deterioration.

What is needed?

You told us you want a modern and clean City.

This means providing a range of new services and facilities, as well as supporting and investing in our local economy. We want our City and its people to thrive now and in the future.

To fund these new services and assets, **\$40 million** per year is needed.

\$31 million

To maintain and renew existing assets.

This means more money for:

- Your parks
- Your roads and footpaths
- Your children's playgrounds
- Your town centres
- Your community buildings
- Your sporting fields and recreation areas
- Your community sport clubhouses



\$4 million

To provide new and enhanced services to address modern community expectations.

This means more money for:

- Cleaning your town centres, streets, parks and waterways
- Improvements to your industrial centres
- Promotion, upkeep and support of your town centres
- Incorporating innovation and technology into your services
- Addressing illegal dumping in your City



\$5 million

To provide new and enhanced leisure and aquatic facilities.

This means more money for:

- Modern and diverse leisure and aquatic centres
- A broad range of recreation and community facilities



How can Council raise additional funds every year and make it fair?

Currently we are one city - with **different rates**.

Residential

▶ CCC **\$0.00180159**
▶ BCC **\$0.00207299**

Council Rate Charge
(rate in the dollar)

▶ CCC **\$713.90**
▶ BCC **\$636.80**

Minimum Rates - Residential



Business

▶ CCC **\$0.00455657**
▶ BCC **\$0.00549445**

Council Rate Charge
(rate in the dollar)

▶ CCC **\$713.90**
▶ BCC **\$778.70**

Minimum Rates - Business



CCC = Former Canterbury City Council BCC = Former Bankstown City Council

Step One: Harmonisation

Currently people pay different rates depending on where they live in the City. This is because we are a merged council. The NSW Government requires all merged councils to implement a new aligned rating system by **1 July, 2021**. This is called harmonisation.

This will harmonise the minimum rate to \$728.18 (residential) and \$794.27 (business) in 2021/22. It will also harmonise the rate in the dollar over 5 years (subject to legislative changes).

Step Two: Increase the income stream

To ensure that we provide the services the community wants and deserves, an additional \$40 million is needed every year.

Proposal

It is proposed to apply for a rate variation to generate an additional \$40 million per year by 2025/26. This will include an increase to the minimum rate for residential and business properties to \$990 over 3 years and a Special Rate Variation (SRV).

Under this proposal, business rating sub-categories will be introduced and the Bankstown CBD Special Rate will be discontinued.

This proposal will address the current rates imbalance and bring about fairness and equity for all ratepayers.



What this means for you

Residential

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

		Former Canterbury City Council (CCC)					Former Bankstown City Council (BCC)					One City	
Year	20/21	21/22	22/23	23/24	24/25	25/26	20/21	21/22	22/23	23/24	24/25	25/26	25/26
% Increase (inc. Rate Peg)		2.0	7.8	7.8	7.4	7.1		2.0	7.8	7.8	7.4	7.1	
Sample Rateable Value (\$)	Current Rates	Annual Rate Increase (\$)					Current Rate	Annual Rate Increase (\$)					One Rate
Min	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
200,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
300,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
400,000	720.64	14.41	114.95	140.00	24.75	25.37	829.20	0.60	20.20	140.00	24.75	25.37	1,040.12
500,000	900.80	18.01	42.24	70.98	110.43	114.92	1,036.50	0.75	13.77	43.51	81.51	81.35	1,257.39
600,000	1,080.95	21.62	50.69	85.18	132.52	137.90	1,243.79	0.90	16.53	52.22	97.81	97.62	1,508.87
700,000	1,261.11	25.22	59.14	99.38	154.61	160.89	1,451.09	1.05	19.28	60.92	114.11	113.89	1,760.34
800,000	1,441.27	28.82	67.59	113.57	176.69	183.87	1,658.39	1.20	22.04	69.62	130.41	130.16	2,011.82
900,000	1,621.43	32.43	76.03	127.77	198.78	206.86	1,865.69	1.35	24.79	78.33	146.71	146.43	2,263.30
1,000,000	1,801.59	36.03	84.48	141.97	220.87	229.84	2,072.99	1.50	27.55	87.03	163.01	162.70	2,514.78
1,200,000	2,161.91	43.24	101.38	170.36	265.04	275.81	2,487.59	1.80	33.05	104.43	195.62	195.24	3,017.73
1,400,000	2,522.23	50.44	118.28	198.75	309.21	321.77	2,902.19	2.10	38.56	121.84	228.22	227.78	3,520.69
1,600,000	2,882.54	57.65	135.17	227.15	353.39	367.74	3,316.78	2.40	44.07	139.25	260.82	260.32	4,023.64
1,800,000	3,242.86	64.85	152.07	255.54	397.56	413.71	3,731.38	2.70	49.58	156.65	293.42	292.86	4,526.60
2,000,000	3,603.18	72.06	168.96	283.94	441.73	459.68	4,145.98	3.00	55.09	174.06	326.03	325.39	5,029.55

IMPORTANT NOTES:

- The NSW Government is introducing legislation that may change this
- Estimated rates include the annual rate peg increase as determined by Independent Pricing and Regulatory Tribunal (IPART) which reflects the increase in costs to Council such as materials and labour
- The rate peg increases included in above table are 2021/22 – 2.0% (actual), 2022/23 – 2.5% (estimate), 2023/24 – 2.5% (estimate), 2024/25 – 2.5% (estimate), 2025/26 – 2.5% (estimate)
- These indicative rates exclude the domestic waste charge and levies which are not subject to change via this SRV process
- These indicative rates assume continued rate paths not affected by supplementary or other Valuer General land value changes

A new minimum Council Rate.

The minimum rate for residential will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



*Includes IPART increase estimate only





Business

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

Year	Former Canterbury City Council (CCC)						Former Bankstown City Council (BCC)						One City
	20/21	21/22	22/23	23/24	24/25	25/26	20/21	21/22	22/23	23/24	24/25	25/26	25/26
% Increase (inc. Rate Peg)	2.0	7.8	7.8	7.4	7.1		2.0	7.8	7.8	7.4	7.1		
Sample Rateable Value (\$)	Current Rates	Annual Rate Increase (\$)					Current Rate	Annual Rate Increase (\$)					One Rate
Min	713.90	80.37	55.73	140.00	24.75	25.37	778.70	15.57	55.73	140.00	24.75	25.37	1,040.12
200,000	911.31	43.48	155.06	89.22	105.02	174.02	1,098.89	6.90	130.70	50.45	112.72	78.46	1,478.11
300,000	1,366.97	65.21	232.59	133.83	157.53	261.03	1,648.34	10.36	196.04	75.68	169.07	117.68	2,217.17
400,000	1,822.63	86.95	310.12	178.44	210.04	348.04	2,197.78	13.81	261.39	100.90	225.43	156.91	2,956.22
500,000	2,278.29	108.69	387.65	223.05	262.55	435.05	2,747.23	17.26	326.74	126.13	281.79	196.14	3,695.28
600,000	2,733.94	130.43	465.18	267.66	315.06	522.06	3,296.67	20.71	392.09	151.35	338.15	235.37	4,434.33
700,000	3,189.60	152.17	542.71	312.27	367.57	609.08	3,846.12	24.16	457.43	176.58	394.50	274.59	5,173.39
800,000	3,645.26	173.91	620.24	356.88	420.08	696.09	4,395.56	27.62	522.78	201.81	450.86	313.82	5,912.45
900,000	4,100.91	195.64	697.77	401.49	472.59	783.10	4,945.01	31.07	588.13	227.03	507.22	353.05	6,651.50
1,000,000	4,556.57	217.38	775.30	446.10	525.10	870.11	5,494.45	34.52	653.48	252.26	563.58	392.28	7,390.56
1,200,000	5,467.88	260.86	930.36	535.32	630.12	1,044.13	6,593.34	41.42	784.17	302.71	676.29	470.73	8,868.67
1,400,000	6,379.20	304.34	1,085.43	624.54	735.14	1,218.15	7,692.23	48.33	914.87	353.16	789.01	549.19	10,346.78
1,600,000	7,290.51	347.81	1,240.49	713.76	840.16	1,392.17	8,791.12	55.23	1,045.56	403.61	901.72	627.64	11,824.89
1,800,000	8,201.83	391.29	1,395.55	802.98	945.17	1,566.19	9,890.01	62.14	1,176.26	454.06	1,014.44	706.10	13,303.00
2,000,000	9,113.14	434.76	1,550.61	892.20	1,050.19	1,740.21	10,988.90	69.04	1,306.95	504.52	1,127.15	784.55	14,781.12

IMPORTANT NOTES:

- The NSW Government is introducing legislation that may change this
- Estimated rates include the annual rate peg increase as determined by Independent Pricing and Regulatory Tribunal (IPART) which reflects the increase in costs to Council such as materials and labour
- The rate peg increases included in above table are 2021/22 – 2.0% (actual), 2022/23 – 2.5% (estimate), 2023/24 – 2.5% (estimate), 2024/25 – 2.5% (estimate), 2025/26 – 2.5% (estimate)
- These indicative rates exclude the domestic waste charge and levies which are not subject to change via this SRV process
- These indicative rates assume continued rate paths not affected by supplementary or other Valuer General land value changes

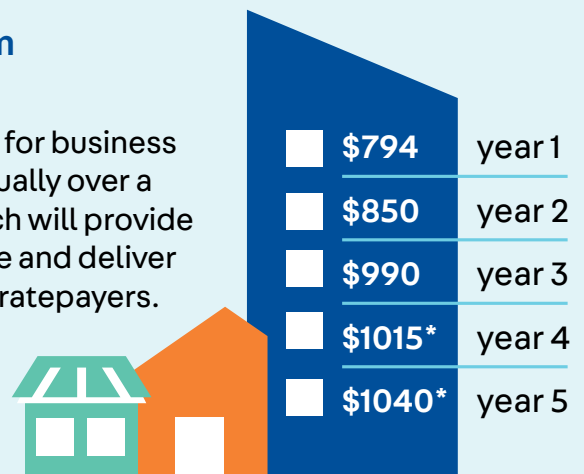
Calculator

To see more accurately what this means for you, go to our online calculator at cb.city/OneRate



A new minimum Council Rate.

The minimum rate for business will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



*Includes IPART increase estimate only



Rates across the City are being reviewed and are proposed to change from July 2021.



Why

This will address the current rates imbalance and bring about fairness and equity for all ratepayers.

As the City grows, we will need to invest even more to deliver the modern services and infrastructure you expect.

This flyer provides information on:

- What you get for your rates now
- What is needed
- How we can fund the services and facilities you need
- What this means for you

You said you wanted:



Cleaner streets and parks, free from rubbish and graffiti



Better roads, less potholes, safer streets and more connections



Upgraded modern town centres



Modern and multi-purpose leisure and aquatic facilities

“Make Canterbury-Bankstown a place you want to go to rather than through.”

Images of Belmore, Campsie and Lakemba

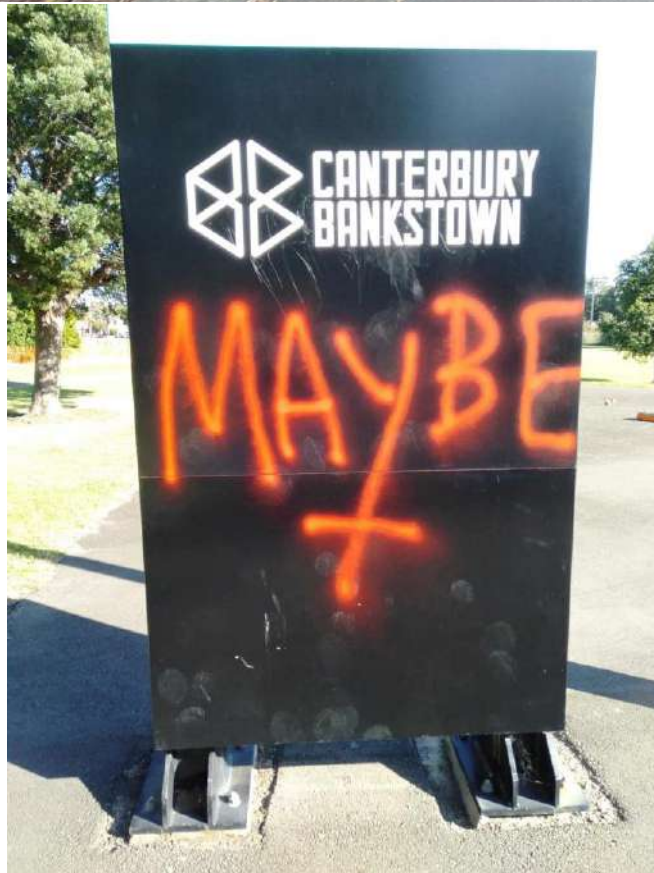
Daily Illegal Dumping problem

Canterbury Bankstown Council cannot keep up with the amount of daily Illegal dumping. Rubbish is left for weeks on the street causing dangerous hazards to the health of residents.



Daily Graffiti Problem

Canterbury Bankstown Council cannot keep up with the amount of daily graffiti it receives. Graffiti has been left for years on the street causing not only an eye sore but social economic mental health issue for residents.









Daily Abandon Shopping trolleys with some being used as vehicles to carry rubbish

Canterbury Bankstown Council cannot keep up with the amount of daily shopping trolleys it collects from the streets. Shopping trolleys have been left for weeks on the street causing not only an eye sore but social economic mental health issue for residents. The abandon shopping trolleys have fuelled a behaviour were some low-income residents use them to carry their belongings or a rubbish bin.

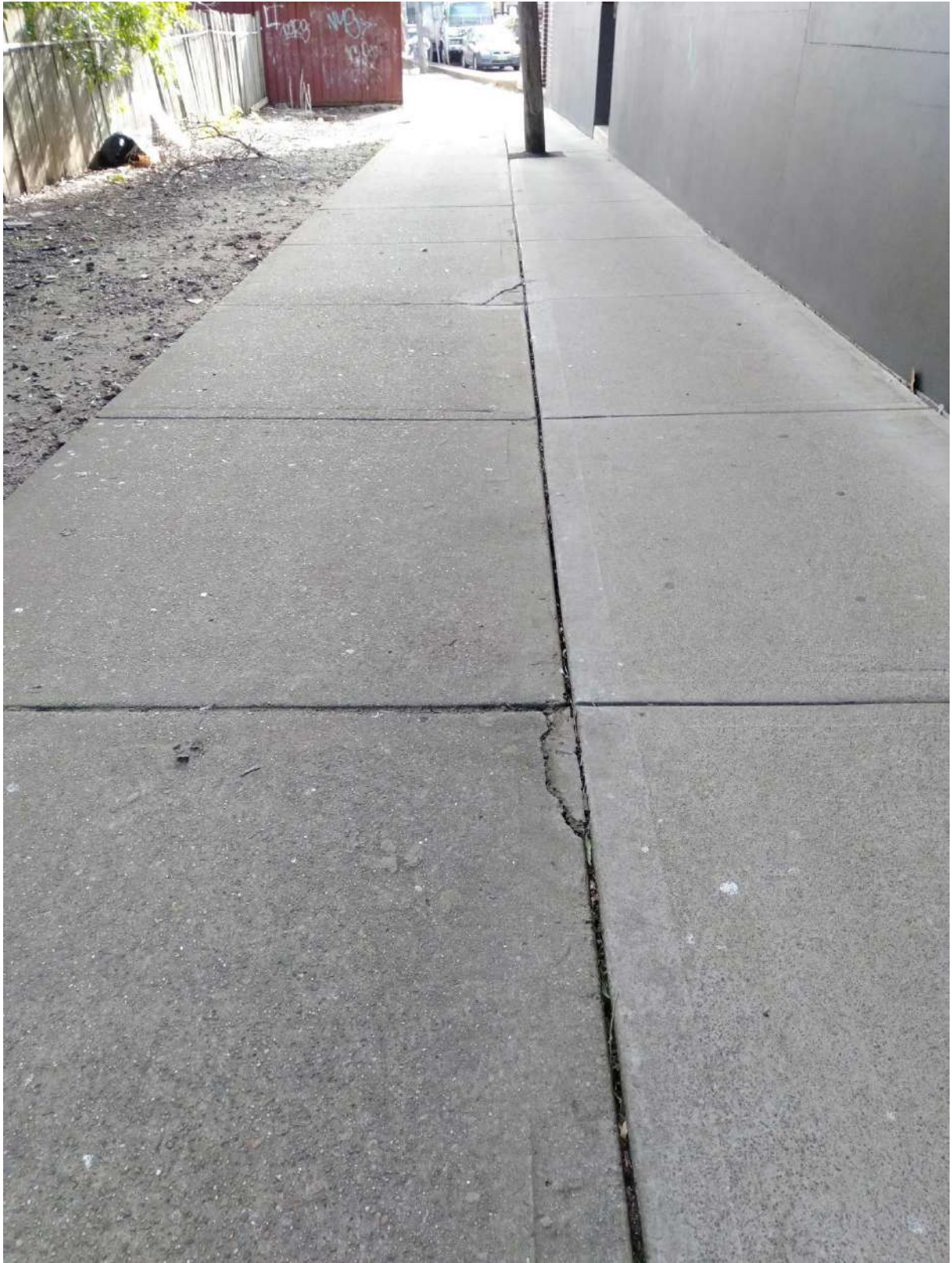




Daily Inappropriate maintenance and neglect of our suburbs

Canterbury Bankstown Council cannot keep up with the amount of daily maintenance of the LGA. Street signs have not been completely replaced, park maintenance when cutting the grass is poor leaving holes were kids can cause serious leg injuries, Sidewalks have cracks were elderly residents or adults can cause injury to their hips and legs, Inappropriate construction and project works, dirty an disgusting side walks, overgrown weeds reaching over 1 metre high, dead plants give always to residents by council, expired signs by council not replaced, rubbish flowing into our rivers, NO BEAUTIFICATION to our suburbs all.

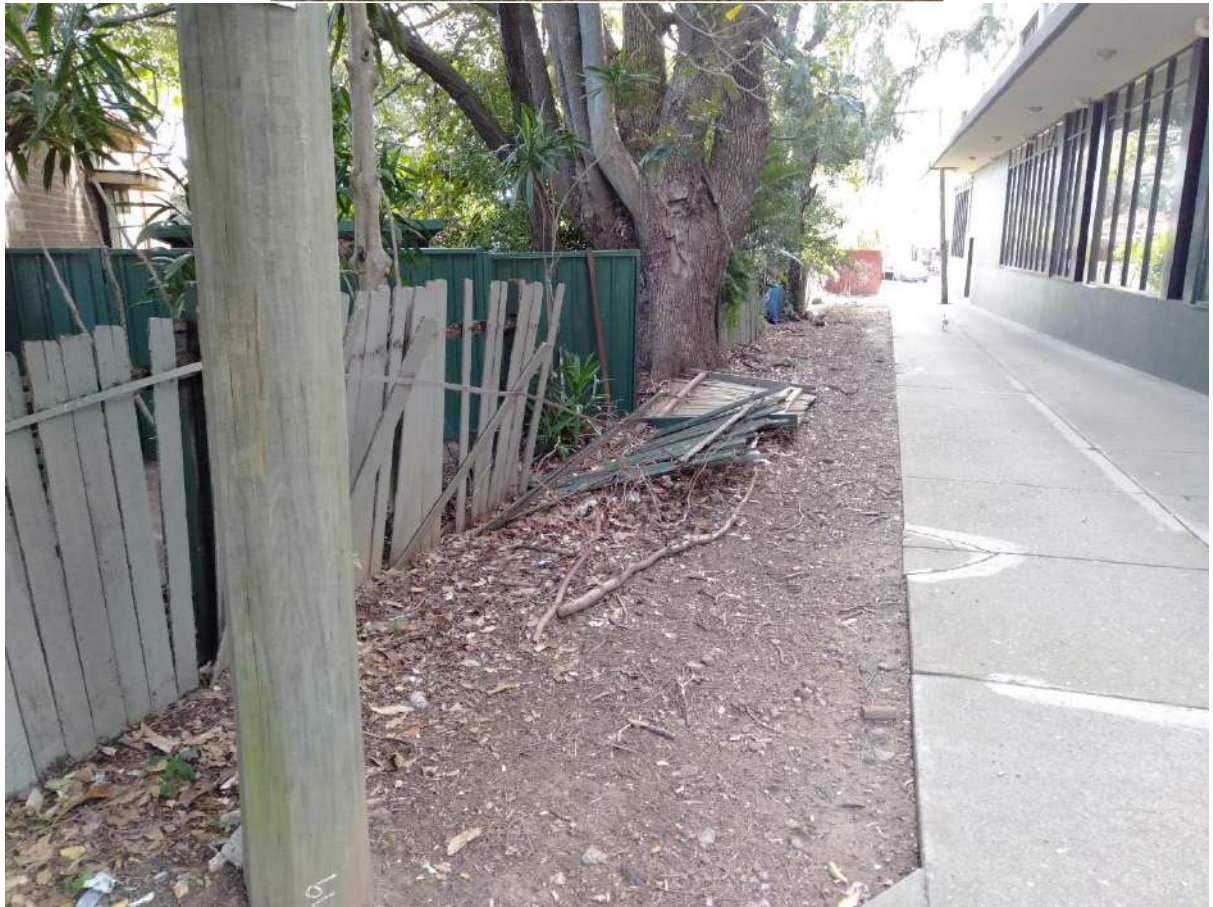










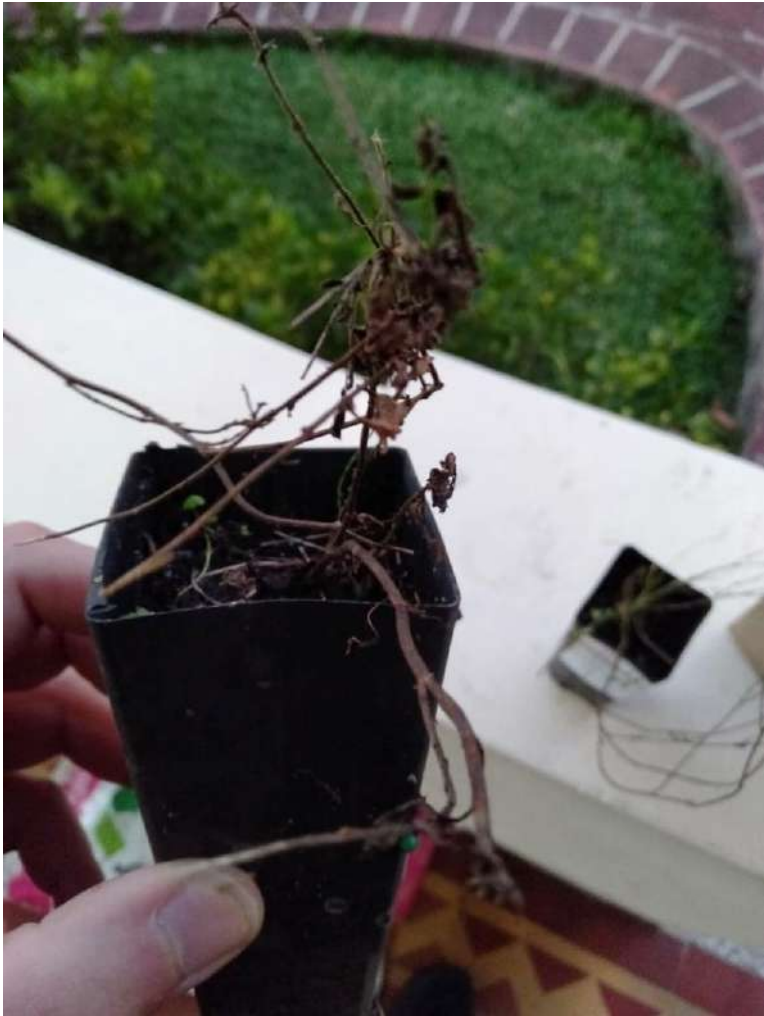












Additional Information

IPART reference: W21/1419

Belmore 2192 and SSCH (surrounding streets of Canterbury Hospital) would like to bring to IPART's attention that our members and ratepayers of the Canterbury-Bankstown LGA comprise in total of \$15,331

Belmore 2192: 15,000 members

SSCH: 331 members

Belmore 2192 and SSCH would also like to advise that it rejects any alternative rating structure provided to IPART to consider, such as the Base Rate + ad valorem or any other rate structure other than the Valuer General property Value ad valorem Rate structure.

Conclusion:

Belmore 2192 and SSCH is strongly requesting IPART to reject the SRV proposal by Canterbury-Bankstown Council. Since the amalgamation of the two councils, the members and ratepayers of the Canterbury-Bankstown LGA has not received the level of service that this mega council can provide to its ratepayers. Pre amalgamation, both councils delivered to their budgets. Referencing to the appendix. This Council has had enough time to derive efficiencies, apply cost synergies and advocate to its 7 state MPs to get access to grants. IPART, this council is not working for the people of Canterbury-Bankstown, especially for the former Canterbury ratepayers. To request more money from its ratepayers to pay for council inefficiencies and delivery of low standard capital related programs is like throwing money into the fire or paying an unskilled professional to build you a house. Refer to the appendix (Council decided to build a trench instead of a wall at Belmore Bowling Club)

Furthermore, Belmore 2192 and SSCH is strongly requesting IPART to reject the harmonisation levy. As it was the state government that merged the two councils not the ratepayers. This levy needs to be paid by the state government, not its ratepayers. The premier, Ms Berejiklian, did not give the opportunity for the rate payers of Canterbury-Bankstown to apply for the stronger community fund grant therefore accepting responsibility to this levy. The state government should absorb this cost in their budget.