

Submission 1

Sent: Sat, 6 Feb 2021 14:49:35 +1100
To: "Inner West Council" <council@innerwest.nsw.gov.au>;

Subject: Rates Harmonisation
Attachments: IWC Rates Harmonisation Response Feb 2021.pdf

Good afternoon

Further to our previous communications regarding the Inner West Council rates harmonisation, please find attached the Submission from MarketPlace Leichhardt Shopping Centre on behalf of the owners,

5 February 2021

Inner West Council
PO Box 14
Petersham, NSW, 2049

Re: Rates Harmonisation

LIF Pty Ltd As Trustee for the Local Government Superannuation Property Trust, is the owner of the MarketPlace Leichhardt shopping centre (the centre) in inner-western Sydney. We are writing to you to lodge our objection to the proposed rates increase for our property. We have been provided information by our consultants in relation to a General Rate increase proposed by Inner West Council for the 2021/22 financial year. We wish to vehemently oppose such an increase in these uncertain economic times and ask Inner West Council to justify such an increase and reconsider its position.

This letter of objection contains the following sections:

1. Shopping Centre Information
2. Scale of Rate Increase
3. Impact and Implications of Rate Increase

Shopping Centre Information

MarketPlace Leichhardt is located on the corner of Marion and Flood Streets, in Leichhardt, approximately 8kms west of Sydney's Central Business District. The centre represents the primary retail offering within the Leichhardt activity centre. The centre is configured as an enclosed shopping mall and includes basement car parking, two levels of retail and rooftop parking.

MarketPlace Leichhardt can be described as a sub-regional shopping centre and comprises approximately 18,000m² of retail floorspace.

The Centre presently accommodates 64 businesses anchored by an Aldi, Target and Woolworths. Specialty retail and commercial services include:

- Banks (3)
- Hairdressers and beauty-related services (8)
- Fashion (9)
- Fashion Accessories and Footwear (5)
- Fresh food (4)
- Takeaway and Eat-In Dining (9)

- Health and Medical (12)
- Homewares and Leisure (4)
- Service-related businesses (10)

Additionally, the centre includes a 300-seat food court, public conveniences and a number of community spaces.

MarketPlace Leichhardt is owned by Local Government Superannuation (LGS) and managed by JLL. Established in 1997, LGS has traditionally been the industry super fund for current and former NSW local government employees and currently manages \$12 billion in retirement savings for its members.

Scale of Municipal Rate Increase

Inner West Council has advised LGS that the General Rates payable for MarketPlace Leichhardt will increase from \$199,965 (FY2020/21) to \$318,373 (FY 2021/22).

The increase represents a rise of 59.2% or \$118,408 on the figure for the 2020/21 financial year.

In our experience, a single year increase of this magnitude is unusual and borders on unprecedented. This is considered inconsistent with typical movement in asset values and pricing over the last 12 months.

Impact and Implications of Rate Increase

A rate increase of the magnitude proposed must be considered in the context of the current economic environment and the potential impact and implications for the centre. These are considered below.

Uncertain and Volatile Economic Conditions

The COVID-19 pandemic has created uncertainty and volatility in the national and local economies. Although Australia appears to have fared comparably well when measured at an international level, there remains a high-level of uncertainty. The removal of the JobKeeper subsidy in March is expected to provide a more realistic picture of the fallout from the COVID-19 pandemic and economic outcomes associated with recurring restrictions and lockdowns.

Recent ABS data indicates that, although the unemployment rate fell in December 2020 to 6.6%, 900,000 Australians remain unemployed, and a further 1.2 million are underemployed and looking for additional work.

Challenging Retail Environment

The traditional retail sector was experiencing a number of structural challenges prior to the COVID-19 pandemic, including for example, competition from online retailing. In the past year, the pace of change and the significance of these challenges has accelerated.

Coupled with the general economic downturn, retail owners and managers have seen constrained rental yields and increased vacancy rates.

In short, the scale and sustainability of the retail recovery experienced since lockdown and restrictions have eased remains uncertain, and conditions remain volatile as different

elements of the retail sector show an initial rebound often followed by a decrease in trading conditions.

Impact on Centre (Property) Value

A single year increase in annual overheads associated with the ownership of MarketPlace Leichhardt of approximately \$118,000 represents a \$2.36 million reduction in the value of the asset based on a 5% yield, unless the costs can be passed on to tenants.

Reduced ability to pass cost on to tenants

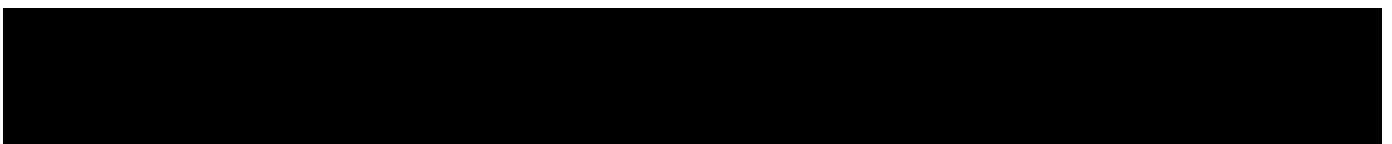
Ordinarily, increased costs associated with the ownership of a retail or commercial asset will be passed on to tenants. In light of current conditions however, an increase of the magnitude proposed is **unlikely to be borne, certainly in full, by the centre's tenants**. The ability to achieve this in the current retail environment is considered highly unlikely and will further impact on the long term viability and sustainability of the asset. This should be considered in the context of the centre providing essential retail and convenience based services for the local community; the importance of which has been further highlighted during the recent pandemic.

Summary

This letter of objection is provided as an overview of the impact and implications of the intended General Rate increase proposed by Inner West Council on the MarketPlace Leichardt shopping centre. The proposed single year increase of 59% is considered:

- excessive in its scale
- unusual as a single year increase
- unprecedented in terms of the application of an increase of this magnitude during the most significant and uncertain economic events in recent history
- unpredictable in terms of its impact on the centre and, ultimately, the businesses accommodated within the centre and their ability to service the local community.

MarketPlace has served the Inner West community proudly for the past 45 years and has become a social meeting place for the community, both young and old. The owners of MarketPlace Leichhardt Shopping Centre welcome the opportunity to discuss the issue of Rates Harmonisation in a face to face meeting with the desire to understand the proposal. We would like Inner West Council to justify its notification and reconsider its position on this matter. As a matter of course Local Government Super, (LIF Pty Ltd), will be exploring its options to taking action on a more formal level if required.



[REDACTED]
Sent: Sun, 17 Jan 2021 08:46:02 +1100
To: Inner West Council
Subject: RE: Thank you for completing Rates harmonisation feedback form

My Apologies. I am on **278 (two hundred and seventy eight square metres)** JB

From: Your Say Inner West [mailto:council@innerwest.nsw.gov.au]
Sent: Sunday, 17 January 2021 8:43 AM

[REDACTED]
Subject: Thank you for completing Rates harmonisation feedback form

Hi,

Thanks for completing the survey.

Your responses are listed below.

Overall, do you support the proposed new rates structure ?

No

(Optional) Comment about the proposed new rates structure (limit 200 words).

My sister- in-law in Croydon Park is in a detached property on 673 sq mts, I am in Dulwich Hill on 378 sq mts. why will my rates be \$387 MORE than hers??? I look forward to a reply. [REDACTED]
[REDACTED]

Do you support the proposed minimum residential rate of \$850?

Don't know

Do you support the proposed minimum business rate of \$820?

No

Which best describes you? Select all that apply

Residential rates payer

In which former Council area is your property located?

Marrickville Council

How did you hear about this engagement? Select all that apply

Flyer/letter to my home

Your email



Thanks again

Your Say Inner West

This email has been scanned by Symantec Email Security cloud service on behalf of Inner West Council.

INNER WEST COUNCIL

08 JAN 2021

Doc No

VED IN RECORDS

4 - 1 - 2021

Chief Executive Officer
Inner West Council

Dear [REDACTED];

Making the rates fairer across the Inner West.

In reply to your letter, No date, regarding the above matter, I would firstly like to say that rate paying Residents have been advised to reply on line with their comments and if they consider they are affected use the rates calculator on line, how do Residents do this if they have not got this facility, maybe some of the staff that work for the Inner West Council consider that all Residents have this facility.

Harmonising the rates system across the Inner West does not say that there will be any improvement in the maintenance areas and in addition there will not be an increase in our rates.

I consider that the Residents in this area live in the forgotten part of the Inner West Council, I cannot remember how long it is since we had a street sweeper to clean the gutters and because of no cleaning of the gutters when it rains all the rubbish and leaves get washed down the drains, which is against the environment regulations.

In addition I have been a rate paying Resident in the Inner West Council for over fifty years and there has not been any maintenance done to the footpaths in this street during that time and there are a number of areas that need repairing.

I sincerely hope that if Harmonising the rate system is agreed to, this area is given more consideration for maintenance.

Yours sincerely
[REDACTED]



PO Box 766 Marrickville NSW 1475
ABN 16 772 682 079

[REDACTED]
Acting General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

[REDACTED]
The Marrickville Precinct shoulders a lot of pressure and burden of the other precincts especially in comparison to the Leichhardt precinct and the Leichhardt shops. As the Business Chamber we feel this proposal is inequitable and unreasonable as this will result in Leichhardt businesses receiving a very substantial decrease in rates versus a substantial increase for Marrickville businesses.

This situation would be more acceptable if we felt that our rates were been fairly distributed and promises made by Council were being implemented. Examples of this lack of action include:

- For years, the council has been saying they are going to fix Alex Trevillion Plaza and to date nothing has been done.
- Our business owners have been complaining about the lack of parking, this puts pressure on the businesses and is a liability as prospective customers cannot access the various businesses. In this respect there has been a lack of communication from the council about the parking situation.
- Historically the business rates in Marrickville have subsidized the residential rates and now we are being asked to subsidize Leichhardt business too it will destroy the Marrickville business putting additional pressure on top of COVID.
- The LEP was supposed to be completed and to date it continues to get pushed back and delayed with no end date in sight. In contrast the LEP for Parramatta Road, which helps the Leichhardt businesses, is being pushed through. We view this as unfair to the many Marrickville businesses - the new Marrickville LEP is needed to increase density in the area to help businesses thrive.

Regards

[REDACTED]
[REDACTED]

Submission 5

[REDACTED]
Sent: Saturday, 6 February 2021 5:02 PM

To: Inner West Council <council@innerwest.nsw.gov.au>; My Rates
<myrates@innerwest.nsw.gov.au>

Subject: Submission on New Rate Structure

[REDACTED]

I am writing to you regarding the harmonisation of the residential and business rates for Inner West Council and to outline my issues and concerns in relation to the significant rate increase that will apply to my home and other homes within the Don Street and Reiby Street areas of Newtown.

My issues and concerns regarding the process and the new rate structure are outlined as follows:

- The Your Say survey has 3 questions, which do not enable the community to comprehensively comment and provide information on their concerns about the rate increases or provide suggestions for alternate ways to approach a rate increase or reduce costs (so a significant rate increase is not required).
- The increase of residential rates of up to 24% for home in the Don Street and Reiby Street areas is totally inappropriate when compared to the activities in the current economy where inflation is close to zero, interest rates are 2%, wage growth is stagnant and the unemployment rate is at over 6% .
- The setting of rates is a complex process. The information provided to the community was inadequate in explaining the methodology for setting the minimum residential rate of \$850 and the business rate of \$820 – in particular in explaining how the rate increases will improve or increase service delivery across the LGA.

It was difficult to understand the rationale for the rate structure and its implementation when applied to properties across the LGA. For example a property in Louisa Road Birchgrove will receive a rate reduction of 4.5% while the properties in Don/Reiby Streets will receive a rate rise of 24%. However both areas will continue to be subject to the same level of service provision.

A similar issue arises for the business rate – a large retail facility like Marrickville Metro will receive a 1% reduction in rates (a rate decrease from \$49,485 to \$49,031). This is completely inappropriate given the impact of a premises like Marrickville Metro has on the storm water system, local road network and the public domain. Given the revenue generated from this retail premises a rate reduction does not make sense.

- The community has not been provided with information on the expenditure of the Stronger Communities Fund and how these funds were used by the Council to assist in creating efficiencies and savings.
- Inner West Council has been in existence for nearly 5 years and many of the services and programs have not yet been harmonised - e.g. planning, graffiti removal . The harmonisation of these services and programs may result in savings and efficiencies. The implementation of a new rate should not occur until full harmonisation of services and programs is undertaken.

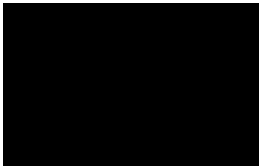
Suggested Way Forward

I recommend that residential rate increases over 5% should be delayed until further work is done on the following:

- The harmonisation of services and programs in order to identify savings and efficiencies.
- A review of the capital works program and maintenance program to reduce or streamline activities in order to find savings

Once this work is undertaken, this information would assist the Council and the community in determining an appropriate increase to our rates. Any rate increase should occur over a staged timeframe - say between a 5 -10 year period.

Thank you for considering my submission.



[REDACTED]
Sent: Wednesday, 3 February 2021 3:22 PM

[REDACTED]
Subject: IW Council Rates Harmonisation Proposal

Dear Counsellors and MPs,

As a resident of Lewisham NSW 2049, I oppose the Inner West Council rate harmonisation proposal because:

- it will produce big increases in rates for people in the less well off part of the LGA while decreasing them in wealthier areas
- it will not produce a fair way of charging for Council services
- there is no evidence that this will produce value for money generally or for individual ratepayers
- there is no proposal to improve services for those who would pay more or make Council more efficient to reduce rates
- rates in some areas have already gone up significantly since the new Council was formed – this proposal will make it worse
- it is based on the false suggestion that charging residents and businesses largely based on land values can produce fair charges for Council services
- Council produced an \$82 million surplus in 2020 that could be used to reduce rates.

The proposal should be dropped and a fairer system devised.

Could you please let me know your thoughts on the harmonisation proposal and how you will be using your official capacity to make sure it doesn't go ahead?

[REDACTED]

[REDACTED]
Sent: Sunday, 7 February 2021 4:13 PM

To: My Rates <myrates@innerwest.nsw.gov.au>

Cc: Inner West Council <council@innerwest.nsw.gov.au>

Subject: Submission - [REDACTED]

Please see attached submission for the 'Proposed changes to rates' on behalf of [REDACTED]
[REDACTED] and the tenants of Marrickville Metro Shopping Centre and Ashfield Mall.

We have detailed our specific concerns and supporting arguments in this letter which relate to the discriminatory rating policy proposed for the tenants at both centres.

As the proposal has a very real and immediate impact on the centre's businesses, we seek an immediate opportunity to meet with the project team leading the harmonisation policy for Inner West Council to discuss the matters raised herein.

[REDACTED]

[REDACTED]

[REDACTED]

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).


[REDACTED]

As newspaper reported yesterday, Inner West Council want to increase rates for Marrickville for more than 20%. If it's true, I strongly and categorically object. I am a retiree now and as per attached letter from my Super, my pension payment 'increased' in accordance with the latest CPI index, i.e. by -1% (yes, it's not a typo, minus 1 %). How Council can justify rate increase by more than 20%.





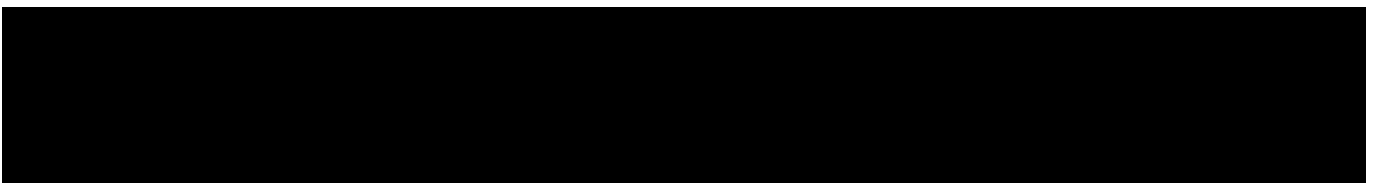
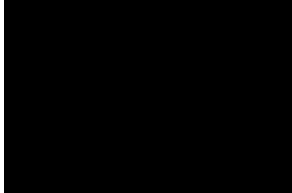
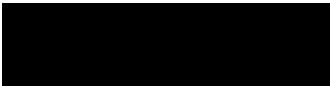
18 December 2020


Chief Financial Officer
Inner West Council
PO Box 14
Petersham, NSW, 2049

Re: Rates Harmonisation

We are in receipt of the letter from Council regarding the Rates harmonization arising from the council amalgamations, with respect to the estimated 2021/22 rates for MarketPlace Leichhardt, being \$318,373.00.

Can you please direct us to the correct and appropriate authority for this matter to adjudicated and mediated, prior to the issue being escalated to the Ombudsmans office.



[REDACTED]
Sent: Thursday, 14 January 2021 5:23 PM

To: Community Engagement <engagement@innerwest.nsw.gov.au>

Subject: RE: Clarification about Inner West Council's Rates Calculator

Hello,

1. I see, the rate shown online is only one part of the overall payment. The omission of the other parts is deceptive – people look at the bottom line; are they also changing? Further:
 - a. What does each part cover?
 - b. Why do we pay stormwater charges to council in addition to stormwater charges to Sydney water?
2. Why are rates continuing to rise well past inflation? There has been no justification of this.
 - a. Where is the efficiency dividend of the merger?

[REDACTED]

7th Feb 2021

Submission on “Making rates fairer across the Inner West”.

Although the comments below do not relate directly to the rates harmonization currently underway, they are important to consider for the future resilience of the Inner West residents and our infrastructure as climate change worsens.

High Level Changes

An excess of permeable surfaces and insufficient trees on private properties mean that active travel is not pleasant in many parts of the Inner West. If residents are not comfortable walking or getting on a bicycle, and choose to travel by car instead, our collective emissions rise. The use of private vehicles result in a cost to our society, whereas walking and cycling actually save money overall¹.

The urban heat island effect also results in higher cooling costs for residents in summer².

Finally, permeable surfaces and insufficient trees, and too few rainwater harvesting systems, impact stormwater run-off. This water is lost to us, and must either be transported away for treatment or diverted to the ocean³. (The Inner West Council’s rainwater tank workshops and rebate are a fantastic initiative, but further, revenue neutral incentives, would be welcome.)

Why not use the rates system to incentivise more private green space and rainwater systems? There could be a sliding scale component to the rates to reflect the proportion of non-permeable surfaces on a property, and the consequent impact on stormwater requirements and the urban heat island effect. This could either be introduced for all households, or immediately for new development and renovations and phased in for existing rate payers. This could be revenue neutral.

Trees on private properties are not given value that reflects the benefits they bring⁴.

Is the maximum amount of \$25 for stormwater management service charges allowed by the Office of Local Government sufficient to pay for this service⁵? Is it possible to request that this be increased in the current *Release of Exposure Draft Bill on local government rating reform*⁶?

If residents must pay for the currently externalised costs of large driveways and paved areas, they will be more likely to rethink these building works, which could lead to a reduction in the amount of concrete used within the Inner West and so further lower our collective emissions.

¹ <https://www.sciencedirect.com/science/article/abs/pii/S0921800918308097>

² <https://www.abc.net.au/news/science/2021-01-25/making-your-home-resilient-to-heatwaves-and-severe-storms/12880698?nw=0>

³ <https://watersource.awa.asn.au/environment/built-environment/rethinking-water-make-better-more-livable-western-sydney/>

⁴ <https://www.abc.net.au/news/2019-11-21/western-sydney-heatwave-alleviated-by-tree-cover/11721698>

⁵ <https://www.olg.nsw.gov.au/public/about-councils/laws-and-regulations/rates-charges-and-pensioner-concession/>

⁶ <https://www.olg.nsw.gov.au/council-circulars/20-42-release-of-exposure-draft-bill-on-local-government-rating-reform/>

[REDACTED]
Sent: Friday, 29 January 2021 9:51 AM
To: Inner West Council <council@innerwest.nsw.gov.au>
Subject: Proposed General Rates Increase

**PLEASE PASS ON THIS REPRESENTATION TO [REDACTED].
THANK YOU.**

[REDACTED]
Acting General Manager Newtown NSW 2042
Inner West Council 29 January 2021
E: council@innerwest.nsw.gov.au

Re: Proposed General Rates Increase under harmonisation

Dear [REDACTED]

My name is [REDACTED] I am a ratepayer to the Inner West Council (IWC) and live in [REDACTED], formerly part of the Marrickville LGA.

The purpose of this letter/email is to express my deep concern about the IWC's proposal to increase my general rates - I don't want that to happen.

I should add that I have already submitted feedback to your community engagement line on the IWC's proposal to 'make rates fairer across the Inner West'.

Why is the IWC increasing my rates by 23.82%?

I have used the IWC rates calculator online.

It showed that the rates for my property - a terrace of about 120 years old - was \$943. 73 in fiscal year 2020/2021. If harmonisation goes through, IWC wants to increase that to \$1, 168. 54 in fiscal year 2021/2022. That represents an increase in my general rates of \$224. 81 in one year, a huge increase of 23.82%. I don't want that to happen.

For the current rate year, I paid all-up rates of \$1, 558. 82 on 19 August 2020 - that's a lot of money.

Fact Sheet:

I have read the fact sheet on these various issues, especially the table the IWC presents on the proposed changes in the former Marrickville Council LGA, page 4. If you look at the last column in that table, it tabulates the percentage (%) rate increases from 2020/2021 to 2021/2022. The range of increases is from 18.6% for the 'high' unimproved land value (\$1, 070, 000) to 19.7% for the 'low' unimproved land value (\$233, 272).

The NSW Valuer-General valued the land at my property at \$910, 000 as at 1 July 2019. That means that the value of my property is between what the IWC calls 'average' and 'high'.

The IWC wants to increase my general rates by a massive 24% in one year even though my property is significantly below the 'high value' of \$1, 070, 000. I find that massive increase unacceptable and inequitable.

Query: please advise how the IWC actually computed an increase of 24% in one year for my property when the high-end properties in Marrickville will only have an increase of 18.6%?

Sir, I look forward to receiving your answers to these matters. Thank you.



To: [Community Engagement](#)
Subject: Re: Clarification about Inner West Council's Rates Calculator
Date: Wednesday, 20 January 2021 1:40:11 PM

Thank you for your email , from this am I to gather that waste and storm water charges are not the same for all like habitats , that is are all houses in the council area charged the same , are all units charged the same .

Will the properties that have been charged a higher rate since the " amalgamation " be receiving a refund or credit for their overpayments .

regards [REDACTED] .

----- Original Message -----

From: "Community Engagement" <engagement@innerwest.nsw.gov.au>

To:

Sent: Thursday, 14 Jan, 2021 At 3:20 PM

Subject: Clarification about Inner West Council's Rates Calculator

Dear Community Member

You are receiving this email because you queried the figures generated by the Rates Calculator in your feedback on this project

<https://yoursay.innerwest.nsw.gov.au/my-rates>.

We have now added further information to the Rates Calculator to explain that the amounts shown relate to General Rates per annum only and do not include waste and stormwater charges or pensioner rebates.

You can find out about the charges and rebates which apply to your property/s by checking the rates notice you received in the first quarter of the financial year (issued in August 2020) or by contacting Council's Rates Information line on 02 9392 5859 8.30am - 4.30pm Monday to Friday or emailing myrates@innerwest.nsw.gov.au.

Please consider re-visiting the calculator here <https://www.innerwest.nsw.gov.au/live/information-for-residents/rates/rates-calculator> in light of this additional information. We apologies for any inconvenience this has caused and thank you for bringing this to our attention.

Best regards

The Engagement Team

This email has been scanned by Symantec Email Security cloud service on behalf of Inner West Council.

This email has been scanned by Symantec Email Security cloud service on behalf of Inner West Council.

Sent: Sunday, 7 February 2021 11:00 PM

Subject: Submission on New Rate Structure

I am writing to you regarding the harmonisation of the residential and business rates for Inner West Council and to outline my issues and concerns in relation to the significant rate increase that will apply to my home and other homes within the Don Street and Reiby Street areas of Newtown.

My issues and concerns regarding the process and the new rate structure relate to:

Consultation process:

- The Your Say survey has only 3 questions, which do not enable the community to comprehensively comment and provide information on their concerns about the rate increases, provide suggestions for alternate ways to approach a rate increase or reduce costs (so that a significant rate increase is not required).

- The Your Say survey questions seem inapt. ie asking respondents to say if they agree with the minimum household and business rates - when these rates are unlikely to apply to most respondents and there is no explanation as to how the proposed rating system works, and how these amounts are calculated.

- Poor notification process – many of the people contacted in the area were unaware of this change (either not notified or they overlooked the letter that was sent). Given the large increase proposed, Council should have sent a reminder of the impending 7 Feb 'your say' deadline.

Inequity:

- The increase of residential rates of up to 24% for homes in the Don Street and Reiby Street areas is poorly timed in the context of the current economy where inflation is close to zero, interest rates are 2%, wage growth is stagnant and the unemployment rate is at 7%.

- A similar issue arises for the business rate – a large retail facility like Marrickville Metro will receive a 1% reduction in rates (a rate decrease from \$49,485 to \$49,031). This is completely inappropriate given the impact of a premises like Marrickville Metro has on the storm water system, local road network and the public domain. Given the revenue generated from this retail premises a rate reduction does not make sense.
rationale

- It was difficult to understand the rationale for the rate structure and its implementation when applied to properties across the LGA. For example a property in Louisa Rd Birchgrove will receive a rate reduction of 4.5% while the properties in Don/Reiby Streets will receive a rate rise of 24%. However both areas will continue to be subject to the same level of service provision.

Level of service

- There is no evidence of any improvements to levels of service that could justify such an increase. The closure of the Petersham service centre, for example, has forced former Marrickville residents to travel to Leichhardt for any face to face services.

Lack of Transparency

- The setting of rates is a complex process. The information provided to the community was inadequate in explaining the methodology for setting the minimum residential rate of \$850 and the business rate of \$820 – in particular in explaining how the rate increases will improve or increase service delivery across the LGA.

Other issues

- The community has not been provided with information on the expenditure of the Stronger Communities Fund and how these funds were used by the Council to assist in creating efficiencies and savings.
- Inner West Council has been in existence for nearly 5 years and many of the services and programs have not yet been integrated - e.g. planning, graffiti removal . The integration of these services and programs may result in savings and efficiencies. The implementation of a new rate should not occur until full harmonisation of services and programs is undertaken.

Suggested Way Forward

I recommend that residential rate increases over 5% should be delayed until further work is done on the following:

- The harmonisation of services and programs in order to identify in savings and efficiencies.
- A review of the capital works program and maintenance program to reduce or stream line activities in order to find savings

Once this work is undertaken, this information would assist the Council and the community in determining an appropriate increase to our rates. Any rate increase should occur over a staged timeframe - say between a 5 -10 year period.

Thank you for considering my submission. I would be happy to discuss this with you further.





JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

INNER WEST COUNCIL

Doc No _____

Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049

10 FEB 2021RECEIVED IN
BUSINESS INFORMATION SERVICES

4 February 2021

I have been contacted by [REDACTED]
[REDACTED], in regards to the proposal to harmonise rates across the Inner West Council local government area.

I have enclosed [REDACTED]'s correspondence to my office and ask that you please respond, consider [REDACTED]'s views and include them as part of the formal consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED]'s concerns.

I look forward to your response.

Yours sincerely,

Jo Haylen MP
Member for Summer Hill

[REDACTED]

Sent: Friday, 15 January 2021 12:37 PM
To: ElectorateOffice SummerHill
[REDACTED]
Subject: Proposed local government rates increases

[REDACTED]

As I long term resident of Dulwich Hill with family and friends located in various suburbs of the previous Marrickville Ville Council area we are greatly disturbed by the proposed rate increases. Our understanding was a larger council merger would drive efficiencies and better service it now appears to be the opposite driving additional cost.

I would like to discuss this further to understand what your position is on this matte. As a fighter for local members issues we are keen to understand your parties position.

My family and friends have asked me to speak on their behalf and I would be happy to provide list of names should that be of interest.

[REDACTED]

[REDACTED]

Sent: Fri, 5 Feb 2021 19:59:35 +1100
To: "Inner West Council" <council@innerwest.nsw.gov.au>
Subject: Rates harmonisation

Dear Rates Department ,

I have completed and agreed with Rates Harmonisation , it does mention the minimum business rate of \$ 820 / proposed rate .

I am a business rate payer since 1987 , and the rate of this year has increased significantly ? .

Small business does not always generate huge turnover in terms of incomes, profit can be marginally small to nil thus cash flow is restricted due to many reasons especially the Allied health professionals in this current unexpected calamities , we are struggling to be alive and end up in selling up and be a non productive citizen thus non contributing to the society .

I am very much appreciated council consideration in this current atmosphere for giving us chance to be up and going again by giving us leniency of reducing the rate and time extension , as we have been a long term with good history of supportive citizen .

[REDACTED]



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL



Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049

4 February 2021

I have been contacted by [REDACTED]
in regards to the proposal to harmonise rates across the Inner West
Council local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly
and [REDACTED] is deeply concerned that the proposed increase is both unfair and
will cause [REDACTED] additional financial strain.

I have enclosed [REDACTED] correspondence to my office and ask that you
please respond, consider [REDACTED] views and include them as part of the formal
consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED]
[REDACTED] concerns.

I look forward to your response.

Yours sincerely,

Jo Haylen MP
Member for Summer Hill

[REDACTED]

Sent: Tuesday, 26 January 2021 3:19 PM
To: ElectorateOffice SummerHill
Subject: Proposed rate changes

Dear Politicians and Local Council Representatives, I am writing to you to express my concerns regarding the proposed rate changes in the Inner West.

The proposed changes are unfair and do not consider the socio-economics of the area. To expect us to pay the same as Balmain or Annandale is unfair. I could not afford to live in these areas and so paying the same rates is not equitable. Our land values are not equal to or better than these areas either. The Inner West Council has also in the last two years considerably increased rates with little or no improvement in services.

Please advocate on our behalf for fairness.

[REDACTED]

[REDACTED]

Sent: Tuesday, 26 January 2021 3:17 PM
To: Inner West Council <council@innerwest.nsw.gov.au>
Subject: Proposed rate changes

Dear Politicians and Local Council Representatives,

I am writing to you to express my concerns regarding the proposed rate changes in the Inner West. The proposed changes are unfair and do not consider the socio-economics of the area. To expect us to pay the same as Balmain or Annandale is unfair. I could not afford to live in these areas and so paying the same rates is not equitable. Our land values are not equal to or better than these areas either. The Inner West Council has also in the last two years considerably increased rates with little or no improvement in services.

Please advocate on our behalf for fairness.

[REDACTED]

[REDACTED]

Sent: Thu, 14 Jan 2021 13:30:38 +1100
To: Inner West Council
Subject: Re: Thank you for completing Rates harmonisation feedback form

I completed the rates harmonisation feedback form today.

I have more comments:

- 1) There is no room for an individual opinion. This means your survey is too/very limited and will only tell you a narrow and limited by you set of information, not a range of opinions.
 - 2) you only supply rates figures and state this. However this is misleading in the overall picture presented on the survey. Ratepayers will be paying significantly more than the sums mentioned in the feedback form.
 - 3) Calling the changes “harmonisation” is insulting and disingenuous.
- [REDACTED]

On 14 Jan 2021, at 9:44 am, Your Say Inner West <council@innerwest.nsw.gov.au> wrote:

Hi,

Thanks for completing the survey.

Your responses are listed below.

Overall, do you support the proposed new rates structure ?

No

(Optional) Comment about the proposed new rates structure (limit 200 words).

This is unfair. There is a huge difference in income in inner west suburbs. This proposal means poorer residents rates will rise and match rates of those with higher incomes. Moreover this inner west council already neglects the environment of my suburb, with weeds so out of control that heritage pavements look like lawns. Never a problem with earlier council. Please consider a fairer arrangement for rates.

Do you support the proposed minimum residential rate of \$850?

No

(Optional) Comment about the minimum residential rate (limit 200 words).

Is this for a year or a quarter?

Do you support the proposed minimum business rate of \$820?

Don't know

Which best describes you? Select all that apply

Residential rates payer

In which former Council area is your property located?

Marrickville Council

How did you hear about this engagement? Select all that apply

Flyer/letter to my home

Your email

[REDACTED]

Thanks again

Your Say Inner West

This email has been scanned by Symantec Email Security cloud service on behalf of Inner West Council.



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049



4 February 2021

I have been contacted by [REDACTED] in regards to the proposal to harmonise rates across the Inner West Council local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly and that this will cause additional financial strain that may impact [REDACTED] housing security.

I have enclosed [REDACTED] correspondence to my office and ask that you please respond, consider [REDACTED] views and include them as part of the formal consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED] concerns.

I look forward to your response.

Yours sincerely,

Jo Haylen MP
Member for Summer Hill

[REDACTED]

Sent: Tuesday, 12 January 2021 3:47 PM
To: ElectorateOffice SummerHill
Subject: Proposed increase in Inner West Council rates by 24%

[REDACTED]

As a Marrickville resident I was horrified to find out that my proposed rates for 20/21 are to go up by 24%. This is entirely unfair, and as a retiree I may not be able to afford to live in my own home. Is it possible for this unfair redistribution of rates to be dropped and a fairer system devised.

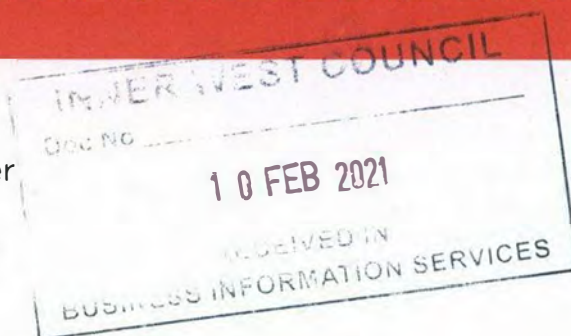
[REDACTED]



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

[REDACTED]
Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049



2 February 2021

[REDACTED]
I have been contacted by [REDACTED]
[REDACTED], in regards to the proposal to harmonise rates
across the Inner West Council local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly
and [REDACTED] is deeply concerned that the proposed increase is both unfair and
will cause [REDACTED] additional financial strain.

[REDACTED] explains that [REDACTED] does not have regular access to the
internet and is concerned that [REDACTED] objections to the plan will not be
considered. [REDACTED] has subsequently asked me to write to you to ensure [REDACTED]
views are considered as part of the consultation on the proposal.

I ask that you please consider [REDACTED] views and include
them as part of the formal consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED]
[REDACTED] concerns.

I look forward to your response.

Yours sincerely,

Jo Haylen MP
Member for Summer Hill



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

[REDACTED]
Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049



4 February 2021

[REDACTED]
I have been contacted by [REDACTED],
[REDACTED] in regards to the proposal to harmonise rates across the Inner
West Council local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly
and that this will cause additional financial strain.

I have enclosed [REDACTED] correspondence to my office and ask that
you please respond, consider [REDACTED] views and include them as part of the
formal consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED]
[REDACTED] concerns.

I look forward to your response.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jo Haylen'.

Jo Haylen MP
Member for Summer Hill

[REDACTED]

[REDACTED]:

Sent:

[REDACTED]

Thursday, 21 January 2021 9:20 AM

[REDACTED]

[REDACTED]

Thank you for taking the time to respond to my email.

I do appreciate the push to harmonize rates is driven by the State Government.

However, I do not see the need to penalise lower socioeconomic communities while rewarding the more affluent communities in our council areas with decreases in rates .

Its good that the government has conceded to support a 4 year phasing in period.

Council's commitment to not increase the overall rates burden on property owners is a commendable principle but may be misguided in the current economic environment.

It's now time to work on the best model that will achieve a fairer implementation.

With COVID 19 impacting so many of our local businesses and residents it's not the time to be hitting the most vulnerable.

Many of the residents are renters that will be impacted by higher rental costs because landlords will have to pass on the rate rises.

The arts and entertainment industry is strongest in the Marrickville LGA and has been impacted more than any other sector by COVID 19 in the Councils coverage.

Other businesses in the area will be forced to raise prices to cover increased rate costs. That will jeopardise jobs and employment in those commercial / industrial areas.

As I said in my original email, property prices are expected to continue to increase over the coming years and provide increased revenue to councils based on current land value formulas.

Perhaps the council should trade off future increases by not passing on increases in LGA where they propose to reduce the rates and apply only CPI + 0.5% over 10 years.

That would be more equitable and produce a similar outcome over time in terms of harmonisation.

It would also provide a larger pool of funds for council can contribute more fully to the economic recovery or even health needs so desperately required by its citizens.

Kind regards

[REDACTED]



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049



4 February 2021

I have been contacted by [REDACTED], in regards to the proposal to [REDACTED] local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly and he expresses frustration at the [REDACTED] given what he perceives to be a diminishing of services.

I have enclosed [REDACTED]' correspondence to my office and ask that you please respond, [REDACTED]'s views and include them as part of the formal consultation for the proposal.

[REDACTED] so written to the Minister for Local Government directly to raise [REDACTED] concerns.

I look forward to your response.

Yours sincerely,

Jo Haylen MP
Member for Summer Hill

[REDACTED]

Sent: Saturday, 23 January 2021 11:51 PM
To: ElectorateOffice SummerHill
Subject: Raising of Council Rates

[REDACTED]

It's come to my attention that InnerWest Council is planning on raising the Rates. Many people are against any such raise, in the past 3 years they have raised them by 17%, now they want to raise in another 20%. There is no thought on how people are supposed to live/survive?!

Council spends money like its going out of fashion. They built a pool (Enmore) with a budget blow out costing millions, then turn around within a very short period of time and build it, again, with yet another budget blow out, no thought seems to go into these ideas. They hire people for fluffy jobs, up until now I didn't know there was such a thing as a bicycle officer, but there is. Councils amalgamated only to get bigger and fatter, now they want to raise rates on the cash cow which are the residents. The idea of milking one suburb to supplement another doesn't sit well. So one group ie: Marrickville council residents will pay more to make it fair, as though we don't pay enough already. Council is too busy spending money on speed humps, trees and not much else. The roads are some of the worst in NSW, footpaths are not much better. How about public money spent on things that people use. Our services use to include our grass verge being cut regularly, the last time mine was cut it grew to almost 1 metre. Some elderly people I know are considering selling because of this. If the aim of this exercise is to attack the elderly, then they've done a fantastic job.

You represent us, the people. Can you please look into this, as there are many that are unaware that this price hike is happening, and will be shocked when it happens. Life is hard already, we certainly don't need to have price hikes in a time people are losing their jobs, business closing etc.

[REDACTED]



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

Acting General Manager
Inner West Council
PO Box 14
Petersham NSW 2049



4 February 2021

I have been contacted by [REDACTED]
in regards to the proposal to harmonise rates across the Inner West
Council local government area.

[REDACTED] notes that the proposal will see [REDACTED] annual rates increase significantly
and that this will cause additional financial strain.

I have enclosed [REDACTED]' correspondence to my office and ask that you
please respond, consider [REDACTED] views and include them as part of the formal
consultation for the proposal.

I have also written to the Minister for Local Government directly to raise [REDACTED]
[REDACTED] concerns.

I look forward to your response.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jo Haylen'.

Jo Haylen MP
Member for Summer Hill

[REDACTED]

Sent: Saturday, 9 January 2021 7:52 PM
To: ElectorateOffice SummerHill
Subject: Inner West Council rates proposal

[REDACTED]

I'm emailing to express my concern regarding the Inner West Council rates restructure.

For me the key issue is equity. Why should people who live in a less valuable and less wealthy area of the council pay higher rates than those who live in much more valuable properties and have a higher average income? There appears to be no trade off in increased services. The Council is not running at a loss so there's no need to increase rates. In any case weren't rates increased after the amalgamation? The whole point of amalgamation was to use economies of scale to increase efficiencies and reduce the rate burden. This initiative is unnecessary and unfair.

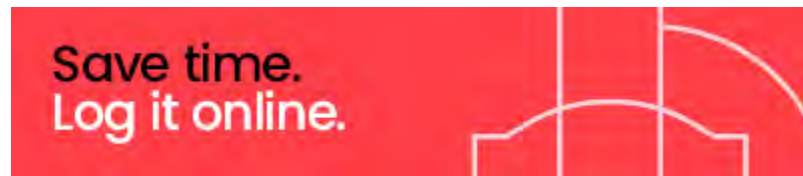
[REDACTED]

[REDACTED]
Sent: Wed, 27 Jan 2021 18:59:57 +1100
[REDACTED]

Subject: Fw: Thank you for completing Rates harmonisation feedback form



Council acknowledges the Traditional Custodians of these lands, the Gadigal-Wangal people of the Eora Nation.



[REDACTED]

Subject: FW: Thank you for completing Rates harmonisation feedback form

[REDACTED]

We're contacting you to voice our disapproval to the proposed Inner West rates 'harmonisation'. We have included our response to the survey below but also wanted to register with you our absolute objection to this proposal.

[REDACTED]

From: Your Say Inner West <council@innerwest.nsw.gov.au>

Sent: Wednesday, 27 January 2021 10:59 AM

Subject: Thank you for completing Rates harmonisation feedback form

Hi,
Thanks for completing the survey.
Your responses are listed below.

Overall, do you support the proposed new rates structure ?

No

(Optional) Comment about the proposed new rates structure (limit 200 words).

I oppose the Inner West rate harmonisation proposal because not only is there no evidence that this will produce value for money generally or for individual rate payers, but if the Council has a 2020 surplus of \$82 million this should be used to reduce rates in the areas that are currently 'overpaying'. Additionally, our rates have already risen 17% since 2016 and we have not seen any improvement to the services Council provides. We have lived here and paid rates for 27 years and have greatly contributed to our neighbourhood - keeping it cleaner & safer, knowing & assisting our neighbours and supporting our local businesses - this must be saving the Council money. So now for our support and commitment we are being punished. We are recent retirees and an increase of \$390 pa will greatly affect us, particularly in these Covid times!

Do you support the proposed minimum residential rate of \$850?

No

(Optional) Comment about the minimum residential rate (limit 200 words).

It's hard to comment on the proposed minimum residential rate when you don't specify what the current minimum rate is.

Do you support the proposed minimum business rate of \$820?

Don't know

(Optional) Comment about the minimum business rate (limit 200 words).

It's hard to comment on the proposed minimum business rate when you don't specify what the current minimum rate is.

Which best describes you? Select all that apply

Residential rates payer

In which former Council area is your property located?

Marrickville Council

How did you hear about this engagement? Select all that apply

Flyer/letter to my home

Direct email from Council

Your email



[REDACTED]

Sent: Sun, 7 Feb 2021 16:42:20 +1100

[REDACTED]

Subject: Objection to 'rate harmonisation' in the Inner West Council area

Re: Objection to 'rate harmonisation' in the Inner West Council area

As resident owners of a house in the former Marrickville Council LGA, we are writing to object strongly to the 'rate harmonisation' scheme proposed by Council.

The name of the scheme is a ridiculous euphemism and the rate rises to be imposed on residential property owners in the former Marrickville LGA are outrageous.

The rates on our Stanmore property stand to rise by 23.8%, for which there is absolutely no justification.

Briefly:

- There appear to be no additional Council services in our area to justify the rise.
- It would appear that Marrickville LGA residential rate-payers will be subsidising benefits enjoyed by people in the former Leichhardt and Ashfield LGAs, whose rates are being *lowered*.
- Residential rate-payers also appear to be subsidising the lowering of rates for commercial properties, which are a huge drain on local services.
- If there have to be rate rises then it is totally inappropriate for them to be increased in one huge jump.
- Why is Council 'harmonising' rates when services in the IWC have not (yet) been harmonised?

In sum:

No rate-payers in the IWC, including ourselves, should suffer a rate-rise of nearly 25%. If and when a full 'harmonisation' of services in IWC has been implemented, and if it is found that increases in rates are justified, then the increases should be introduced in stages.

[REDACTED]

Sent: Sun, 7 Feb 2021 12:11:08 +1100
To: "Inner West Council" <council@innerwest.nsw.gov.au>
Subject: Re: Thank you for completing Rates harmonisation feedback form

In checking rates ananlysis.

Figures shown for current 20/21 as \$1,400.04.

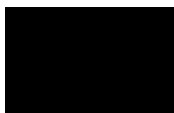
Actual is around \$2,015....three payments of over \$500 per quarter has been made...one more due.

This \$2,000 rates figure has been paid for the last few years.

Showing for 21/22 is \$1,733.55.

There is a big discrepancy of 30% to actual paid for Current figure of 20/21rates.

So, on current figures for 21/22...there should be appx \$282 decrease in rates, unless this figure is incorrect.



On Saturday, 6 February 2021, Your Say Inner West <council@innerwest.nsw.gov.au> wrote:

Hi,

Thanks for completing the survey.

Your responses are listed below.

Overall, do you support the proposed new rates structure ?

No

(Optional) Comment about the proposed new rates structure (limit 200 words).

Keep as previous 3 Council areas..... Properties are rated and rates paid against Valuer Generals determinations.

Do you support the proposed minimum residential rate of \$850?

No

(Optional) Comment about the minimum residential rate (limit 200 words).

Means paying \$1200 more per annum

Do you support the proposed minimum business rate of \$820?

Don't know

Which best describes you? Select all that apply

Residential rates payer

In which former Council area is your property located?

Marrickville Council

How did you hear about this engagement? Select all that apply

Other (please specify) - 2203 Facebook page.

Your email

[REDACTED]

Thanks again

Your Say Inner West

Sent: Sat, 6 Feb 2021 19:58:11 +1100
To: "Inner West Council" <council@innerwest.nsw.gov.au>
Subject: Making rates fairer?????

I see no need to increase council rates as in reality land value has not gone up.
I looked at the "[yoursay.innerwest.nsw.gov.au/my rates](https://yoursay.innerwest.nsw.gov.au/my-rates)"
And it said I would be paying \$1306.16 a year.
Is this correct????
This is less than last year which was \$1702.78.
However on the same site it lists that my charges for 2020/21 were \$1099.29?????
I have in fact been charged and paying \$1702.78 for 2020/21????
Could you please verify what charges I will be paying for this coming year?
I will definite be against any increase in this time of the COVID19 virus.
I am retired on very limited funds.

