



**TRIM (C/15/5634) Council Rates Capping - Submission No 3 from Adrian Jackson**

**Adrian Jackson** to: [localgovernment@esc.vic.gov.au](mailto:localgovernment@esc.vic.gov.au)

27/04/2015 07:09 PM

History: This message has been replied to.

ESC,

I have owned a vacant bush block in Golden Plains Shire at Enfield Vic for over 25 years. When I bought the block it was part of Buninyong Shire Council before council amalgamations. There were many problem with the former shire council as septic tank were permitted but later this was disallowed until a sewage pipe from Ballarat 20km long was laid. This meant no house could be built for a few years and we has to contribute to the cost of the pipe. As I was leaving the army at that time I had to cancel my plan to build a rental house or holiday house on the block and I had to converted part of my house in Middle Park to a B&B to earn an income.

Later Golden Plains Shire rated my block as having a house in it and when I said there was no house in the block they said "but we saw it from the road". My machinery shed is 150 metres of the road and I said that rather than making a false observation from the road you should check my permit for the 40 foot X 20 foot shed. A pretty unprofession approach I thought .

Last year the MAV who was headed by a Golden Plain Shire councillor got councils to contribute to a fighting fund for advertising to oppose a federal government planned funding cut. This money was only partly refunded to councils after the election as some has been spent on the failed advertising campaign. The MAV and councils should keep out of federal politics and not waste our rates.

As the block is vacant land (no house) my rate is double the site value of a similar block with a house. This is unreasonable as other that a rates notice and the community newsletter they send me I ask for nothing from this shire. I understand the farmers with huge tracts of land are treated very generously by comparison.

Residential blocks should be charged a rate that is the same (cents in the dollar) of the site value for all residential properties except were there is a house the capital improvement is added as usual. If there is a house it would usually be occupied with the occupants then use council service which I don't as I live in Melbourne.

Regards, Adrian Jackson

Non resident owner of 120 Grevillea Dve, Enfield Vic 3352.