

## **support of rates capping**

Local Government Rates Capping and Variation Framework Review  
Essential Services Commission  
Level 37, 2 Lonsdale Street  
Melbourne VIC 3000

I am a constituent of Monash Council and I support rates capping.

Each year in Monash the rates go up by 6%. Last year there was a re-evaluation on properties and rates went up by more than 6%.

The population in Monash is ageing. Many of the properties belong to elderly people no longer in the workforce. Even though the residents are not in a position to recoup the increased value of their property the rates still went up.

The Monash community is faced with another 6% rise this year and a grand plan to build a new library. The community was not consulted about the decision to build a new library. I have seen nothing to suggest the community wants this library.

Local government has to live within its means. It cannot continually fleece the community and sell off social capital to move forward with grand projects.

Monash Council has sold off the aged care and land, which the community wanted. Some staff lost jobs. Monash sold off the holiday care program which the community wanted. Again staff lost jobs. Still the Council wants to increase rates.

Recently \$37,000 was spent on a Greek lunch in Oakleigh. This is living beyond the means of the community. At the festival in Glen Waverley we had to buy our own lunch from local stall holders.

A basic rate levy indexed to the cost of living would be much more appropriate than the current system. Councils should have to live within this figure and apply for approval for extra funds needed. I would hope there were strict guidelines for the approval of any rate rises for special projects. A vote across the whole community would be an appropriate pre-requisite for approving an increase in rates.

At the same time the state government should guarantee no area will go without basic or needs based services.

Regards,

Gayle Nicholas