

[REDACTED]

From: Inquiry into the Retirement Housing Sector POV eSubmission Form
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Sent: Monday, 13 June 2016 9:35 AM
To: LSIC
Subject: New Submission to Inquiry into the Retirement Housing Sector

Inquiry Name: Inquiry into the Retirement Housing Sector

Mr Brian Burton
[REDACTED]

[REDACTED]

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SUBMISSION CONTENT:

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COUNCIL RATES

I have been a resident in [REDACTED] Retirement Village for over three years and am astonished that the rates in my small home is the same as my former much larger home which was on a much larger allotment, and in a prime seaside suburb of Geelong. This reason for this appears to be that my rate in the dollar is the same as my previous home and the valuation of my small home has not been fairly assessed or calculated according to the Valuer Generals Guidelines.

I am aware that our Geelong Council has received submissions from our Resident Committee Past Secretary regarding the application of a separate differential rate for Retirement Villages, and these submissions have been rejected without much substance as to why, excepting that this is a residential development and that is the rate for residential category. Council have chosen to ignore the Ministerial Guidelines for applying Retirement Village Rates and totally do not recognise the contribution Retirement Villages have, in providing many services within, which then relieves the Council of establishing additional infrastructure for the ageing population. I urge your enquiry to consider legislating both the differential rating system for Retirement Villages and also the Valuers Generals Guidelines in the valuations of such villages. the appointment of an industry based Ombudsman would be very welcomed as there are no avenues to pursue both the Rates issue and the Valuations issue.

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File1:

File2:

File3: