

Evergreen Retirement Village,  
Unit 33,  
11 McGregor Road,  
Pakenham. VIC 3810

Wednesday 15<sup>th</sup> April, 2015.

Cardinia Shire Council,  
PO Box 7,  
Pakenham. VIC 3810

Attention: Mr Garry McQuillan,  
Chief Executive Officer.

SUBJECT: SUBMISSION FOR BUDGET 2015-2016 – REQUEST FOR REVIEW OF  
MUNICIPAL RATES – EVERGREEN RETIREMENT VILLAGE  
PAKENHAM – INTRODUCTION OF DIFFERENTIAL RATING SYSTEM

Dear Mr McQuillan,

As representative of the Executive Committee for the Evergreen Retirement Village, 11 McGregor Road, Pakenham and on behalf of the residents, we hereby present our submission requesting that the Municipal Council Rating structure for our village be reviewed when setting the Cardinia Shire Council Budget for the period 2015-2016 and beyond.

You will have on record that we have in conjunction with all the other Retirement Villages under the jurisdiction of the Cardinia Shire Council, have presented submissions dating back for the past (6) Budget Years requesting that a differential rating system be introduced to correct the inequity in the current rating system.

Over this period of time I had arranged meeting with yourself and staff in the presence of representatives from the various retirement villages. The previous Member for Bass Mr Ken Ross MP also attended and fully supported our cause.

As a result of the negative responses that we have received from the Cardinia Shire Council on the previous year submissions, this matter has now been taken up with State Government and the R.R.V.V. (Residents Retirement Villages Victoria Association).

In September, 2014 a "Rates Justice Campaign" was launched through the R.R.V.V. in conjunction with all the Retirement Villages in Victoria.

In September, 2014 petitions from Victorian Retirement Villages with 10,000 signatures were submitted to the Minister for Local Government Naterlie Hutchins MP via the R.R.V.V. requesting the legislative Assembly of Victoria introduce the following:

- (A) Introduce legislation amending section 161 of the local Government Act that will make it obligatory for Councils to consider and decide upon any request by the owner of Retirement Village land (as defined in the Retirement Villages Act), that a fair Differential Rate be applied in relation to the Village or land.
- (B) Introduce into the guidelines by the Minister under section 161 (2A) of the Local Government Act, guidelines to be applied specifically in relation to the retirement village land with reference to facilities and services such as referred to in the petition, and any other relevant matters.
- (C) Introduce into section 161 a right of appeal to VCAT if any request as referred to in paragraph (A) is refused or not decided upon within (60) days of such request, and relation to any amount of differential rate decided upon.

I would also like to advise that the current sitting Member for Bass Mr Brian Paynter MP has been fully updated in regards to our previous submissions to the Cardinia Shire Council and all the submission information sent to the Minister for Local Government Naterlie Hutchins MP.

I would like to emphasize that this submission is for a change to the Base Rate of the Rates Formula for rates charged to units within the confines designated "Retirement Villages" and not a request for relief to Pensioners within the Shire of Cardinia. "The Pensioners Discount has nothing to do with this petition as the pension is allowed by Government and is fully reimbursed back to Council".

For your information there are a considerable number of Councils that have already recognized there was an abnormality in applying rates to Retirement Villages and have introduced a differential rating system for Retirement Villages.

Retirement Villages under your jurisdiction are applying for is a differential rate to give a reduction in rates of "20%".

Retirement Villages are here to stay and in the Shire of Cardinia there are currently (6) under your jurisdiction and plans for a further (1) on McGregor Road.

The Council has an excellent opportunity to recognise this fact and put in place a rating structure that will support the residents of these retirement villages.

Could I please have your confirmation back to my email address [jocli@bigpond.com](mailto:jocli@bigpond.com) that this submission with form part of your budget process for 2015-2016 and the final decision on our submission.

Yours sincerely



C.G. PERKINS

"ON BEHALF OF THE RESIDENTS"

EVERGREEN RETIREMENT VILLAGE – PAKENHAM

EMAIL: [jocli@bigpond.com](mailto:jocli@bigpond.com)