

**Submission
No 22**

INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING

Organisation: Nambucca Shire Council

Date received: 18/02/2014

Enquiries to: Mr Michael Coulter

Our Ref : SF657

18 February 2014

The Hon Paul Green MLC
Chair
Legislative Council Select Committee on Social, Public & Affordable Housing
EMAIL: socialissues@parliament.nsw.gov.au

Dear Sir

INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING—REQUEST THAT THE NSW GRANTS COMMISSION ACCEPT THE PROPORTION OF RESIDENTS LIVING IN RESIDENTIAL PARKS AS A REVENUE DISABILITY FACTOR WHEN ALLOCATING FINANCIAL ASSISTANCE GRANTS TO COUNCILS

Nambucca Shire Council has noted with interest the Inquiry into Social, Public and Affordable Housing including its Terms of Reference to investigate the role of residential parks; the maintenance and capital improvement costs and delivery requirements and any other related matter.

The Nambucca Local Government Area (LGA) has a population of 19,500 persons. With 543 permanent caravan residences, the LGA has one of the highest proportions of residential park living of any LGA in New South Wales. Permanent caravan residences comprise about 6% of all dwellings compared to a State average of 1%.

Because caravan parks are subject to a business rate, the rate revenue for a dwelling in a caravan park is on average only 30% of the minimum residential rate.

The financial implication of this for Council is that for the 543 caravan park residences, Council receives a rate income of \$87,247. However, the same 543 residences, if charged only the minimum residential rate would have generated a rate income of \$302,940.

Nambucca Shire Council believes that the NSW Grants Commission should include this fact as a revenue disability factor in the allocation of the financial assistance grants.

It does not seem reasonable that councils doing the "heavy lifting" in terms of providing alternative and affordable housing do not have this real revenue disability considered in their financial assistance grants.

Thank you for the opportunity to comment.

Yours faithfully

**MICHAEL COULTER
GENERAL MANAGER**

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