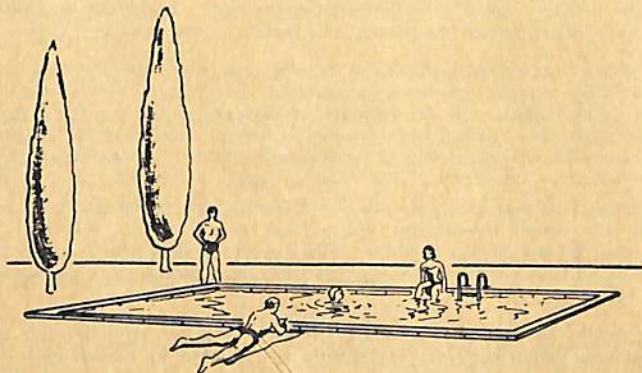


CITY OF RINGWOOD



Ringwood Council's
Annual Report
to the Ratepayers

December, 1961



CITY OF RINGWOOD

"The legitimate object of government is to do for a community whatever they need to have done, but cannot do at all, or cannot do so well, for themselves in their separate and individual capacities," so spoke Abraham Lincoln many years ago.

This also applies to Local Government, but to a lesser degree, because the Council's powers and functions are not as broad as either the State or Federal Government, and the Council within the limitations of the Local Government Act, carries out those works which it is authorised to do and for which it has the necessary finance, be it from its general revenue—which is made up of rates, sanitary and garbage charges, rent from Council properties and Health Act and building registration fees, supervision on Country Roads Board and Private Streets, etc., or by means of loan money which is raised for specific purposes. Some items of permanent works, such as purchase of land for future recreation reserves, large drainage schemes, construction of Government roads—which are for the benefit of the present and future citizens of Ringwood—should not be charged against the ratepayers in one particular year, but should be spread over a period of ten years or more. These items are financed through loan money and only a proportion of the cost of the particular items are charged the ratepayers each year by way of redemption of loans.

Naturally, there are many works which the Council is desirous of carrying into effect to add to the amenity of its citizens, but it is limited as to its works programme by the amount of money at its disposal.

Each year, the Council, prior to deciding on the amount of the rate in the £ which is to be struck to raise the rate revenue required, considers all the items which have been referred to the Estimates for consideration.

The Estimate is the Council's programme of Receipts and Expenditure which it anticipates it will receive and have available for expenditure on sundry works during the current year.

Obviously, the Council is not able — financially — to carry out all the work referred to the Estimates, so it must "prune" the Estimates accordingly. It decides on the work which it considers will be of the greatest importance and benefit to the community.

The Council then accordingly adopts the Estimate and proceeds to "strike" the rate in the £ necessary to bring in such rate revenue required.

When the Council deals with its Estimate, it budgets to carry out the year's operations with neither a surplus or a deficit, but because the actual cost of some items of expenditure was less than estimated, and also items of income were greater than anticipated, there remained at 30th September last — the end of the financial year — a surplus of £2,700.

It is extremely unlikely that, in any year, because of the many and varied activities of the Council, the actual transactions will adhere strictly to the Estimate. As the name implies, it is after all merely an Estimate, any surplus or deficit is brought forward at the commencement of each year and shown as either a sum available or sum required, whichever the case may be.

Prior to striking the rate, the Council must give notice by advertisement of its intention to do so and advise that a copy of the Estimate is available for inspection.

Hereunder is shown how the revenue from all sources was spent last year:—

PUBLIC WORKS AND SERVICES	£56,980 — 28.3%	Road and Footpath Construction and Maintenance, Drainage, Channel Cleansing, Street Lighting, Building Inspections, Council Proportion of C.R.B. Works and Private Street Construction.
COUNCIL PROPERTIES	£44,900 — 22.3%	Parks and Gardens, Town Hall, Baths, Pound, etc., Land Purchase, Plant Repairs and Replacement, New Buildings Construction.
ADMINISTRATION	£42,715 — 21.3%	This includes Administration of Sanitary and Garbage Services, £32,000; Private Street Construction Works, £100,000; and other Loan Works, £30,600; Mayoral Allowance, Audit Fees, Printing and Stationery, Legal, Valuation and Election Expenses.
DEBT SERVICES	£17,913 8.9%	Repayment of Principal and Interest on Loans.
GRANTS AND CONTRIBUTIONS	£13,162 6.5%	Metropolitan Fire Brigades Board, Staff Superannuation, Sundry.
HEALTH	£10,737 5.4%	General Health Conservation, Emergency Home Help, Immunisation and Infant Welfare.
EXPENDITURE FROM RESERVES	£7,850 3.9%	Land Purchases, Plant Replacement, Long Service Leave.
MISCELLANEOUS EXPENDITURE	£6,919 3.4%	Payroll Tax, Insurance, Abandoned Charges, etc.

The Council, having "struck" a rate of 4½d. in the £ for the current year, can expect a total rate revenue of £160,246, whilst the revenue from all sources will be £255,315.

The main items of expenditure are—

Road and Footpath Maintenance and Drainage	£41 600
Construction — new footpaths	5,000
Channel Cleansing	7,000
Council proportion C.R.B. Works, etc.	3,800
Street Lighting — including provision for 120 new lights	5,600
Health Act Expenses	3,200
Infant Welfare Expenses	3,700
Parks, Gardens and Reserves	16,800
Plant and Equipment Reserve Fund	6,600
Maintenance — Civic Buildings	2,000
Plant Maintenance, Insurance and Registration	8,200
Purchase of New Plant	4,000
Loans — Redemption and Interest	22,000
Contribution to Metropolitan Fire Brigade	6,500
Salaries	36,000
Insurances	3,200
Printing, Stationery, Advertising, Postage, Telephones, etc.	4,500

RE-VALUATION

The re-valuation of the Municipality was carried out by Mr. E. T. Miles, the Valuer appointed by the Council for this purpose, and the unimproved valuations placed on the properties throughout the Municipality are those on which the rates are based for this year. Your rate notice shows the amount which the Valuer considers is a fair and reasonable valuation of your property. Prior to this year, a re-valuation of the Municipality had not taken place since 1955/6, and as a result of this, the previous valuations were unrealistic as compared with today's valuations.

The Valuer, prior to making his valuation and return, must make a statutory declaration to make such valuation and return, impartially and truly according to the best of his judgment. One of the important functions of a Valuer is to ensure that valuations throughout the Municipality are consistent.

The responsibility of a Valuer in carrying out his duties in this respect, is a most important one.

Following the re-valuation, the total U.C.V. of the Municipality was increased from £3,777,450 to £8,315,452, and as a result, the Council was able to reduce the rate in the £ on the U.C.V.—on which your rates are based—from 9½d. to 4½d. in the £, making a total rate revenue this year of £160,246 as against £155,419 for last year. The outcome of the re-valuation and the reduction in the rate is that, in some cases, rates will be increased, and in other cases, they will be decreased.

SANITARY CHARGE

The contract for the removal of nightsoil from tenements within the Municipality expired on 30th September last, and the Council accordingly invited tenders by advertisement to enable the service to be continued. After considering the tenders submitted the Council accepted that of A. E. Kinman Hygiene Contracting Co. Pty. Ltd., who had carried out this service most efficiently for a number of years.

The Contractor must now transport the nightsoil to the Melbourne and Metropolitan Board of Works disposal plant which is situate corner Springvale and Burwood Roads, East Burwood, whereas previously, the nightsoil had only to be transported to the depot, corner Heatherdale and Canterbury Roads, Ringwood. The extra distance to travel, plus higher wages and other expenses which the Contractor is responsible for, forced him to increase his previous tender by 8/8d. per pan per year. In addition, the Melbourne and Metropolitan Board of Works increased its charge for the disposal of nightsoil at its depot, and cleansing of sanitary pans to 10/- per pan per annum. The previous charge was 3/- and this had last been fixed in 1923 — almost 40 years ago. In view of these increased charges, the Council had no alternative but to increase the Sanitary Charge to £6/4/- or 2/4½ per week for this essential service.

GARBAGE REMOVAL CHARGE

The contract for the removal of garbage also expired on 30th September last, and after considering tenders received, the Council accepted the tender of A. E. Kinman Hygiene Contracting Co. Pty. Ltd. In this case also, the tender was increased, and, in addition, other allied expenses have been incurred by the Council in the disposal of garbage at the newly established tip.

The Council must also provide labour at the tip, and erect fencing to prevent unauthorised dumping of rubbish, and a bulldozer, etc., to ensure the garbage is adequately covered. These extra costs resulted in the garbage charge being increased from £1/17/- to £2/6/6 per year. The cost to the ratepayers for the removal of three cubic feet of garbage each week is less than 11d. per week.

The Sanitary and Garbage charges levied in this Municipality compare very favourably with those levied in neighbouring Municipalities.

The contracts for both sanitary and garbage services are for three years.

PRIVATE STREET CONSTRUCTION

Last year the Council entered into contracts for construction of private streets in excess of a quarter of a million pounds.

Construction work has either been completed or is nearing completion on:—

New Street,
Byron Street and Group,
Derwent Street and Group,
Bondi Street,
Evelyn Road,
Balfour Avenue and Group,
Strathallyn Road,
Mirabel Avenue and Group,
Heathmont Road footpaths,
Sunbeam Avenue footpaths,
Highton/Morinda group.

The work in the Alvena Crescent Group (Herman, Stoda and Coleman Streets, Royal Avenue, Alvena Crescent and part Campbell Street), is proceeding at a rapid pace.

The Council recently approved the plans submitted by the City Engineer for the construction of—

Junction Street,
Hobart Street, Wildwood Grove,
Notlen Street,

and authorised the City Engineer to prepare plans for the construction of Reilly Street and part of Maidstone Street, and it is anticipated that notices will be served on the owners of properties in these streets in the New Year, and tenders called for the construction of same, after the requirements of the Local Government Act have been complied with.

It must be remembered that the number of private streets constructed is dependent on the amount of finance the Council is permitted, and is able, to borrow. At the present time, every effort is being made by the Council to raise the money which it has been authorised to borrow.

NEW WORKS

Apart from Private Street Construction permission has been given to borrow £85,000 for other Permanent Works including Drainage, Road Construction, Purchase of Land, Improvements to places of Public Resort and Recreation, etc., and the Country Roads Board has approved provision of £68,163 for works on Government Roads within the Municipality.

SEWERAGE

The Melbourne and Metropolitan Board of Works plan for the sewerage of the central portion of Ringwood is proceeding according to schedule, and the Board hopes that the reticulation of this part of Ringwood will commence sometime in 1962.

The programme for sewerage works within the Municipality is as follows:

The sewerage system for Ringwood will gravitate to a pumping station near the corner of Canterbury Road and Heatherdale Road. The initial stage of the Ringwood Scheme provides for construction of Outfall Sewer, Rising Main, Pumping Station, Main Sewer Section 1 to Mullum Creek; Heatherdale Road Branch Section 1; Ringwood South Branch Section 1.

The second stage of the Scheme will provide for extension of the Ringwood Main and the Ringwood South Main and construction of the branch sewer serving densely populated areas.

The Council's representative on the Melbourne and Metropolitan Board of Works—Cr. R. O. Spencer—has made enquiries from the Board as to the progress of the work and he has been advised—

"That construction of sewerage mains required for the initial stages of the sewerage of Ringwood are well in hand. Work has started on the Ringwood Outfall Sewer along Canterbury Road and the Ringwood Main Sewer beneath Whitehorse Road, and it is anticipated that, subject to the approval of the Sewerage Committee, work will commence on the remainder of the main sewer and pumping station during winter 1962.

"Construction of reticulation sewers to serve the central portion of Ringwood, generally between Heatherdale Road and Ringwood Station, both north and south of Whitehorse Road, within limits dictated by the fall of the land surface, is expected to commence during the financial year 1962/63, provided that sufficient loan funds are available to carry out the work. This initial development will permit the sewerage of approximately 1,000 allotments within the City of Ringwood. The actual extent of the area to be reticulated cannot be closely defined at the present time."

STREET LIGHTING

The Council recently concluded an agreement with the State Electricity Commission of Victoria whereby the Commission will carry out a major improvement in the standard of public lighting in residential streets. In future, any new lights installed by the Commission at the request of the Council, will be of 2/20 watt fluorescent lamps instead of the existing 100 watt incandescent lamp. The 2/20 watt has an average light output practically 60% greater than the 100 watt lamp.

The conversion of the existing 100 watt lamps will be carried out by the Commission over the next five years.

As this Municipality has over 800 100 watt lamps, the conversion will be equivalent in light output to the erection of over 450 additional 100 watt lamps.

PLANNING SCHEME

Much publicity has been given to the recently announced plans for a big drive-in regional shopping centre at Ringwood.

The following points will be of interest:

The Council has obtained bank finance to acquire necessary properties, and has prepared a Planning Scheme. The Planning Scheme was placed on exhibition on the 26th October, 1961, to allow residents and shopkeepers to study it and to give anyone directly affected by the proposals the opportunity to object if they wished to do so. It may be inspected at the Town Hall during office hours. Objections must be in writing, and no objection will be disallowed until the person making it has been heard by the Council. The Scheme will have to be approved by the Minister for Local Government, Mr. Porter, who will also consider reports from the Town & Country Planning Board and the Melbourne and Metropolitan Board of Works.

The proposed new shopping centre will cover about 15 acres, including eight acres of vacant land now owned by the Council behind the Town Hall and the main Ringwood Shopping Centre.

It will have frontages to Maroondah Highway, Warrandyte Road, Ringwood Street and Civic Place, and will require Council acquisition of a number of old shops fronting the Highway and some houses and properties in Adelaide Street, Ringwood Street and Warrandyte Road.

The English, Scottish and Australian Bank has agreed to make finance available for buying these properties.

The Council obtained expert advice on the feasibility of a regional shopping centre from Mr. George J. Connor, Economic, Planning and Development Consultant.

After careful study he recommended the centre, and said it would consolidate Ringwood as the major regional shopping centre in the eastern suburbs of Melbourne. Mr. Connor envisaged at least 200,000 sq. ft. of commercial space, including a major department store, a junior department store, a food supermarket and 30 to 35 smaller shops and offices.

Parking would be provided for 1,200 cars.

Mr. Connor pointed out that if Ringwood did not consolidate itself in this way as the main eastern shopping centre, another large centre, with adequate parking, could be established elsewhere in the future, to the detriment of Ringwood, and also said that Ringwood is the natural geographical and transport centre of one of Melbourne's most rapidly expanding and attractive outer suburban regions. It is surrounded by fast growing municipalities, such as Nunawading, Doncaster and Templestowe, Croydon, Lilydale and Fern Tree Gully. The population within a five-mile radius of Ringwood is now 125,000 people and increasing by more than 10,000 people per year.

The shopping centre will be built at no extra cost to the ratepayers.

After the Minister has approved the planning scheme, the Council will obtain the properties necessary to make up the required area, and will then sell the area by tender or public auction for development by private enterprise in accordance with the planning scheme.

Already a number of large firms and developers have expressed interest in the project, but the Council has no understanding either implied or implicit, with any person or firm.

The successful purchaser will have to build a shopping centre that will meet the Council's requirements, including the ratio of parking to shopping space.

There will be approximately five acres of parking and access roads for every acre occupied by buildings.

The Council engaged the architects, Messrs. Tompkins, Shaw and Evans to prepare sketch plans of a shopping centre which would be suitable for the site, and they are satisfied that the Ringwood centre would be an attractive proposition both physically and economically.

The Council has also had the services of two qualified valuers — Messrs. McGee and O'Callaghan, and Mr. Alan Carter — to value the properties which will be acquired. The owners can be assured of receiving fair compensation.

The Council is convinced that the proposed centre is the best possible way of ensuring the future of Ringwood, as until now the shopping centre had grown piecemeal as the district had become more populated, and as a result it lacks the bigger shops which are so necessary today to make a shopping centre complete. It also seriously lacks parking facilities, and if not remedied this handicap could eventually drive trade elsewhere.

The proposed regional centre will be the second biggest of its kind in Victoria, next to Chadstone.

This is the first time in Australia that a Municipal Council has taken the initiative to redevelop a major shopping district along modern and progressive lines.

FIRE HAZARDS

At this time of the year, when everything is tinder dry, ratepayers are invited to use

every endeavour to see that land which they own or are responsible for is kept clean and does not constitute a fire hazard. Permits for controlled burning may be obtained at the Town Hall provided that the time of proposed burning is not an "Acute Fire Danger Period".

FLY CONTROL

Flies breed in filth and decaying matter. Ratepayers can prevent flies breeding by following this "drill".

Always wrap garbage in newspaper before placing in garbage can.

Be sure your garbage can is in sound condition and has a tight-fitting lid.

Always wash your garbage can thoroughly each time it is emptied.

Don't let your incinerator become an open garbage can. Always burn each charge of waste material completely.

Store manure in a covered container. Do not pile it in heaps.

Sprinkle manure lightly on your garden so it will dry out quickly.

Compost heaps should be constructed so as to promote rapid decomposition.

Remove manure from stables and battery poultry laying cages daily.

Keep poultry pens clean and allow fowls to run in an enclosed yard.

Keep grease traps clean.

Protect lavatory pans from flies.

FINALLY have all doors, windows and chimneys in your home screened with fly wire and when necessary use a recognised domestic fly spray.

DOG NUISANCE

Due to continued trouble which the citizens of Ringwood were experiencing with wandering and uncontrolled dogs, the Council prepared Regulations specifying shopping areas within the Municipality, whereby the owner of any dog which is not under the effective control of some person by means of a chain, cord or leash, shall be liable to prosecution for permitting such dog to be found in any such shopping area.

The Council's Dog Registration Officer and The Lost Dog's Home make periodic drives and collect stray and wandering dogs which are impounded. As a result owners are inconvenienced and become upset when this happens. Ratepayers are therefore invited to assist by instructing their children to see that they are not followed by the household pets when going to school.

Alsatian dogs and greyhounds when not on the premises of the owner shall be muzzled to prevent the dog from causing injury by biting or be under the effective control of a person by means of a proper leash. The owner of such dog shall be liable to a penalty of up to twenty pounds (£20) for failure to observe this provision of the Dog Act.

CONCLUSION

Did you know—

That the Council pays for all street lighting in the Municipality?

There are over 800 lights in the City, each of which cost £5/8/- per year to operate and maintain?

Owners or occupiers of houses or buildings are required by law to affix the street number in a conspicuous place on either the front gate or fence post, or letter box on the front building line of the property, such numbers to be a minimum of 2" in height? There is a penalty of up to £2 for failure to do so? Why not assist the tradespeople and your friends to find your home easily?

The Council gives assistance in the home in case of emergency or sickness by making available skilled women? Enquiries can be made by contacting the Supervisor, Emergency Home Help Service.

Scholarships of £25 are made available to each of these schools to assist students who would otherwise be unable to proceed to higher education?

Ringwood High School;

Ringwood Technical School;

Norwood High School.

Rubbish dumpers are severely dealt with? Council has prosecuted a number of offenders who have dumped rubbish on vacant land and private streets to the disgust and annoyance of people resident in the streets? Help us to help you by notifying details regarding dumpers.

Vandalism to trees, buildings on reserves and equipment costs YOU — the ratepayers — money each year? This money could be better spent on productive works — not replacement and repairs.

Your co-operation in all matters pertaining to Local Government is sought by the Council. Help the Council to make Ringwood a better place for its citizens.

REMEMBER

The Council is at your service within the limits of its resources.

The various Departments and Officers of the Council are available, and anxious, to assist you in your civic and communal problems. Make use of them at the appropriate times. If in doubt on any matter, telephone WU 6616 for friendly service.

YOU can complete the chain of co-operation in many ways—

Continue to beautify your premises.

Keep dogs out of shopping areas—unless on leash.

Keep your premises clean and tidy.

Destroy rats and vermin.

Prevent trees and hedges from overhanging footpaths.

Display conspicuous house numbers.

Use off-street parking areas where possible and comply with all parking notices.

Assist the Council in the prevention of damage by vandals by reporting any case which comes to your notice.

Report any breakdown of Sanitary or Garbage Service, so that the Contractors may be notified immediately.

If you have a Municipal problem regarding which you have been unable to obtain satisfaction through the normal channels, write to the Town Clerk, who will place the matter before the Council.

Make suggestions which you feel are of value, AND IN ALL WAYS TAKE AN ACTIVE INTEREST IN THE LOCAL GOVERNMENT OF YOUR COMMUNITY.



YOUR COUNCIL REPRESENTATIVES

Mayor: Cr. D. J. Baxter, J.P. (North Ward).

North Ward—

Cr. D. J. Baxter, J.P.

Cr. B. J. Hubbard, J.P.

Cr. R. O. Spencer J.P.

South Ward—

Cr. B. G. Clarke

Cr. M. D. Deuter

Cr. A. G. Lavis, J.P.

East Ward—

Cr. R. C. Horman, J.P.

Cr. E. J. Penny

Cr. Peter Vergers, J.P.

Authorised by the Council of the City of Ringwood.

F. P. DWERRYHOUSE, Town Clerk and Treasurer.
