



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

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STANDING COMMITTEE ON PUBLIC ACCOUNTS  
Vicki Dunne MLA (Chair), Tara Cheyne MLA (Deputy Chair)  
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**Inquiry into commercial rates**

**Submission cover sheet**

Submission No: 023

Submitted by: Mr Peter Sarris

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The Chair of the Standing Committee on Public Accounts

Attn: Vickie Dunn MLA

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**Ref: Inquiry into Commercial Rates**

I welcome the review of the administration of Commercial Rates collected in the ACT.

I own a property adjacent the airport on Fairburn Avenue ( [REDACTED] Pialligo) that has seen a **3.5 times increase in rates from approx. \$13K per annum to over \$44K per annum over the past 2 years**. A major contributor for the increase was due to the re-classification from Residential to Commercial once I added by lease variation a Vet Hospital Use to the Permitted Use in 2017 (deemed a Commercial Use). This is despite the Vet hospital eventually occupying (if built) only approx. 10% of the site. The way the legislation is worded is if it is not 100% Residential or Rural then it must be Commercial. The remaining 90% of the land on the site is used for rural and the original residential cottage and various landscape/farming related yards. This hadn't mattered in dollar terms as much in the past as the rates charges were closer aligned between categories however Commercial Rates are now over 3 times Residential Rates and approx **30 times** that of Rural. I am clearly being unfairly penalised. Apportionment between categories is currently only permitted if the building or land is strata titled which is ridiculous if you own the whole parcel of land.

The same scenario would catch a build to rent apartment building with a coffee shop on the ground floor. The whole value of the land and rates assessment would be charged at the Commercial Rate despite 99% of the building being Residential. There is clearly a flaw and inequity in the legislation.

**I request that in any review that the committee consider apportionment be permitted between Classifications of Permitted Uses on the land without the need to Strata Title.**

I am happy to provide further detailed information if required.

Regards

*Peter Sarris*

Peter Sarris. - Director

Ziproperty Pty Ltd

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