

**From:** Andrew  
**To:** [LA Committee - PA](#)  
**Subject:** Reverse the ACT Strata Rates Calculation  
**Date:** Friday, 16 March 2018 3:37:14 PM

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To whom it may concern

I am an owner of one investment property in the ACT as well as one residential property in which I with my family reside.

Our residential property which we have owned since 1999, has seen our general rates increase on average at approximately 13% (65% over 5 years) as well as seeing the Fire and Emergency Levy increase 180% over the same period, while our Unimproved Land Value has increased just over 4% per annum (21.1% over the last 5 years). This in itself is bad enough, but pales into insignificance with respect to the following....

Our Investment Property has seen our general rates increase from \$1,619 in 2016/17 to \$2,132 equating to an annual increase of **31.6%**, in addition to our Land Tax increasing from \$2,035 in 2016/17 to \$3,265 in 2017/18 an annual increase of **60%**. This is blatant price gouging with individuals such as myself, having little or no opportunity to challenge these phenomenal increase, something that I suspect has never been seen before or will not again in the future (except possibly by this current Labor Government).

In addition, I cannot recoup these increases through rent increases as I am only allowed to increase my rent in accordance with CPI which according to my very recent rent increase was 3.4%. This puts a further burden on myself and my family especially as I have recently gone to self-employment and my wife works for the Community Services sector.

We purchased the investment property off the plan and paid considerable stamp duty in the process and to now get slammed by these outrageous rates and land tax increases, with no obvious return in services, means we seriously need to consider what we do with our investment property, which we purchased to help give our children a helping hand when they wanted to enter the property market themselves.

I would like to commend Gary Petherbridge and others on their efforts thus far in bringing this matter to the Public Accounts Committee and ask that you, reverse these outrageous increases, so that we can support not only those who wish to rent properties in the ACT, but also our children in the years to come. I would also like to see an open transparent explanation of the revenue collected in terms of the fixed amount per dwelling and the rates and taxes on Unimproved Value of the Land (not market value) and how this money is used (the services provided), because the state of the territory has declined significantly over the year since self-government but particularly in the past 10 or so years.

Regards

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