

**From:** Penny Gibson  
**To:** [LA Committee - PA](#)  
**Subject:** Methodology for determining rates and land tax in strata title residences  
**Date:** Friday, 2 March 2018 5:25:16 PM

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I would like to submit my concern regarding the exponential increases in rates and particularly land taxes on strata title developments.

I own a unit in Hackett - a small old 1 bedroom unit ideal for lower income tenants. In the last five years the annual expenditure on rates and land tax has gone from \$1820 per year to \$4228 per year or from \$35 per week to \$81 per week. I need to recoup this from the tenants but the ability to lift rents at this lower end of the market is limited so I have made a loss on this unit for several years despite not being heavily over mortgaged.

The land tax in particular has skyrocketed from \$197 a quarter to \$626 per quarter. This is more than for a modern unit in Lyneham (Axis apartments ) which are \$420 per quarter for a one bedroom unit. This is substantially less, but a modern apartment can command a much higher rent to cover this.

These high costs only add to the chronic shortage of low cost accommodation as landlords try to cover their costs and increase the rents.

People who have bought apartments in the few years before these enormous increase have been caught both ways - paid full stamp duty before any reductions and now are paying high land taxes as well.

I would like a rethink on how these fees are calculated with consideration for the type of unit and the ability of the units to recoup these cost in extra rent.

Yours sincerely  
Penny Gibson

Sent from my iPad