

**From:** Drum  
**To:** [LA Committee - PA](#)  
**Subject:** Public Submission on rates and taxes  
**Date:** Friday, 9 March 2018 5:43:48 PM

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Dear Committee Chair,

Thank you for giving we the public an opportunity to make our thoughts known on the matter of rates and taxes of Unit Title Dwellings.

I have signed my support for a Public Petition which has been by now received by the ACT Legislature.

The reason for signing on was simply that from the time that we (my spouse and myself) committed to purchase of a Unit Title the taxes and rates have been shown to have outstripped the cost of living bench mark by a rate that could only be described as exponential. While we whole heartedly support rate and tax support for the Services provided by those charges I can find no record of a corresponding increase to funding of the community services in the ACT which leaves us wondering where all the money is going.

The ACT Government (of both political persuasions) has long touted the benefits of closer more dense population cohorts (Unit living) only to find that in fact there is a large pent up demand for quality housing in apartment blocks. And the great benefit is an absolute ocean of stamp duty taxes on transfer and land taxes on rentals. But it seems that there now is no bounds to the way the rates are calculated and that this new cohort of self funded owner occupiers are in the cross-hairs of an imaginative calculation system designed to screw us for all we are worth.

In stead of counting in the economy of scale afforded by this housing type it has simply been turned into a milking cow for money. No one was warned of this 5 years ago when all the big developments of Unit Housing began to appear in Canberra. That is utterly immoral and doesn't pass the simplest of tests of Consumer Protection Law, let alone any calculable sense of equity in tax gathering.

May it please the Committee to accept this submission in support of the current petition and further to accept the request therein to re-work the system of calculation of rates and taxes so that there is an open and transparent equity across all title holders. It is my clear understanding that a house Title is calculated on Unimproved Capital Value but Units are being calculated on a capricious system of "Market Value" of a Unit.

This again fails to find a place in any Consumer Protection and is nothing more than a slight of hand cash grab from this cohort of citizens.

Dear Chair, please see that this gets changed. It is this very situation which harbours voter resentment and opens the door to scurrilous single issue parties which we as citizens we don't deserve.

John Drum

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