

Submission No. 57 - Roger Neil Smith and Diana Ruth Smith - received
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From: Roger Neil Smith and Diana Ruth Smith
To: [LA Committee - PA](#)
Subject: Inquiry into the methodology for determining rates and land tax for strata residences
Date: Friday, 23 March 2018 2:35:30 PM

This is a submission into the Inquiry into the methodology for determining rates and land tax for strata residences, via the submission tool provided by haveyoursay.net.au. I have agreed to provide the following:

Name	Roger Neil Smith and Diana Ruth Smith
Email Address	[REDACTED]
Phone Number	[REDACTED]
Address	Unit [REDACTED] Canberra, ACT 2601
Do you own a strata residence?	Yes
Do you live in a strata residence?	Yes
Should the changes to the methodology for determining rates and land tax for strata residences be reversed?	Yes, they should be reversed
How has this change affected you?	The change has resulted in an increase by 117% in the valuation based charge proportion of my annual rates in 2017/18, with other charges and levies either remaining the same or increasing at the same rate applying territory wide. This is an outrageous and unprecedented money grab applying to all apartment owners without any reasonable rationale or consultation. As a retired person my pension increases annually by CPI which this year has been only 2.9% A local government increase in cost of living of this proportion on retirees, and young families and single persons, who are the main residents of apartments such as ours is unconscionable.
Do you have any other comments on this	The apartment block in which my apartment is located has 190 apartments. This sort of increase applied to all apartment owners in this building alone is enormous. We have had no change in services over the last 8 years since inception. It seems to comprise one truck collection of compacted garbage in two hoppers three times a

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week and a weekly recycling collection also in large hoppers collected from within the building. We maintain our own gardens and surrounds including street and footpath cleaning as part of the precinct maintenance at our own cost. I should add that we have never seen a street sweeper around this New Acton precinct and we have a precinct contractor picking up waste papers and other throw-away rubbish. This compares with considerably higher costs to the territory for servicing 190 individual suburban residences.

We have our own fully maintained underground parking with no Government costs for on or off-street parking.

All of our building and services costs are covered within the body corporate fees paid by owners.

I am Chair of the Owners Corporation for this building UP3488.

Our Executive Committee has unanimously condemned this decision by the ACT Government and joined with the Owners Corporation Network in its petition of protest forwarded to the ACT Assembly. We endorse fully that petition and the rationale and reasons for objection listed in it.
