

Submission No. 74 - Mr Julian Rzechowicz - received 13/04/2018 - authorised for publication 16/05/2018

From: Julian Rzechowicz
To: LACommitteePA@parliament.act.gov.au
Subject: Inquiry into the methodology for determining rates and land tax for strata residences
Date: Wednesday, 21 March 2018 8:52:27 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	Julian Rzechowicz
mail Address	[REDACTED]
phone Number	[REDACTED]
address	[REDACTED] Lyons, ACT 2606
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?	With these higher costs it will take longer to repay my mortgage and encourage me to look at more suburban living outside Canberra. With such extreme increases for 65m2 it is just unreasonable.
do you have any other comments on this issue?	Canberra has an urban sprawl problem. People are moving further and further from the central districts and as a result the cost of providing essential services rises too. We have a mediocre bus service, crowded streets filled with people who want to drive and poorer quality support services. What should be happening is the the local government rewards people for increased population density. The more people that live closer together, the less it costs the government to provide services. I live in a complex with over 130 units, this is on land that would otherwise contain 4 to 6 houses. By living all in a single place we enable busses to run fuller and more frequently,

we get better routes because there are people there to catch them. This reduces the number of empty busses, reduces congestion on the road and lowers the cost of providing more general services to a large number of people.

This huge rate rise has made me question whether the ACT government is trying to make this city greener and more sustainable; it feels more like they are encouraging people to move to regular houses as the relative land tax difference between the 65m² in my apartment and a full size house seems abusive.