

SUBMISSION

Introduction.

As an 81 year old pensioner I am very concerned about the implication of the proposed new formula for domestic waterfront tenancies, especially following the Valuer General's forthcoming new land valuation.

I have lived in my house for 18 years and built the jetty (non shared) at the end of 1985. It is on the east side of the area which means it is a long jetty with only 0.2m depth at mean low tide. Use of the jetty has declined as I have aged.

Comparison with Council Rates.

Disregarding concessions a comparison with the Council Rates is as follows:-

Council Rates \$2868 Land Area 695.6 m² Value per m²=\$4.12

Department of Lands(jetty) Rates \$505 Land area 71.1m² Value per m²=\$7.10

Applying the Land value per m² to the council rates they would rise to \$4939 or an increase of \$2071 or 72.5% In other words the Lands Department is already applying a land rate per m² 72.5% higher than the Council rate.

The comparison becomes worse when considering what the Council and Land Department give in return. The Council provides many services including garbage collection, sewerage, roads, libraries etc. The Lands Department provides absolutely nothing. Even residential tenants expect their landlord to maintain the residence in good order. The Lands Department does nothing to maintain the water depth at the end of my jetty despite silting of the Bay which has taken place over the years. Maintenance of the jetty is the sole responsibility of the jetty owner with no depreciation allowed.

Application of Proposed Rental Formula

Applying the proposed new rating formula gives the following result:-

Current Valuer General land value \$480000/ Land area 695.6m² =690.05*50%
=345.02

* 6%=20.70*jetty area(71.1) = 1471.9 plus 10% 147.2= \$1691.1. In other words this represents a rise of 334%!! After the next Valuer-Generals valuation where land values could rise by 50% or more it could mean that my jetty rates outstrip my council rates. I find this prospect appalling.

Water Depth and Length of Jetties

There is a major distinction in the area on which I live between the jetties on the east side compared with those on the west. Those on the east side (like mine) are in shallow water requiring a long jetty whereas those on the west are in deep water with short jetties. The most desirable jetties are clearly those in deep water but under the present rating system these are favoured and those with long jetties penalised. The proposed new rating formula makes no allowance for variation in water depth. I strongly urge the Tribunal to take into account this variation in length of jetty and water depth and devise a revised formula which will not unjustly favour short deepwater jetties at the expense of long jetties in shallow water. The burden should be more equably shared.