

Local Government Rating System Review

Submission

Dear Panel Members, I [REDACTED] would like to thank you for the opportunity to participate in submitting my review of current rating system.

I am currently a member of Concerned People of the Commonwealth of Australia Community whom are working on the framework of the future to provide each and all the Australian People an alternative to current way of life which includes at a minimum;

1. Changing systems of Governance from Federal, state, councils to Self Governing Communities and Societies.
2. Changing system of work, business and services including corporations where they will not have any power granted to them but to people.
3. Changes the health and education systems and many more and sets out a proper human development as primary way of life providing greater freedom, comprehension, accountability and responsibility to each and all the people.

Naturally the future we are planning won't have rates system, nor a debt based system.

Now back on track with this submission, we would like to provide another pathway to ease the burden that many people find with taxes but also rates system and its associated costs or charges.

Instead of a yearly and quarterly rate we propose that a more honouring model be created to take pressure off all the people homes and smaller businesses indefinitely;

We propose a flat rate be applied of 0.5% over a 5 year period based on actual value of land instead of made up inflationary figure such as CIV, can be applied and is further calculated to be applied to any loan taken out such as home loan, business loan over the course of the loan.

Note no interest can be charged on rate being applied with the loan.

Rates can be charged based on following scenarios;

1. **On all international corporations whether they manage or own land or premises on land. *These international Corporations pay normal rate with no discount or rate is increased to 1% of value and calculated over a 1 – 5 year period.***
2. **When people buy a house or land the loan taken out bares the cost of rates added over course of the loan. In effect as loan is paid so is the rate! Bank pays the rate.**
Note: People whom own more than 2 houses pay normal rate or 1% of land price.

3. **People whom own their own home or land containing business pay a total of 1% over 5 year period.**
4. **Australian Businesses or Corporations whom buy other businesses, land and or houses be split up based on average net profit.**

NOTE: Note if bank loan is taken out then the costed rate is charged onto the loan at 0.5%

Net profit under \$100,000 pay 0.5% on Land value over a 3 year period

Net profit over \$100,000 pay 1% on land value over a 3 year period.

5. **The Corporation/s whom manage and take ownership of establishment of new towns, communities, housing or industrial development land releases pay 3% rate for cost of each allotment or parcel of land.**

Advantages to Rate payers

Removes the quarterly and yearly burden of rates and transfers to Land value rate paid with no interest as part of their loan.

For those whom don't have any loans they receive a bonus of once of payment of 1% of land value covered for 5 years

Advantages for Councils

More consistent flow of money with no real need for debt recovery additional burdens but they will have to budget better and be fully accountable to their communities and to the state.

Thankyou in advance



On behalf of Concerned People of Commonwealth of Australia Community.