

13 Delungra Road  
Launceston 7250  
28<sup>th</sup> December 2017

The Manager  
Tas Gov. Economic Regulator  
Level 3  
21 Murray Street  
Hobart

Please find enclosed copy of letter to the premier self explanatory, I submit it to you for consideration of water and sewerage charges, on 1 / 4 and 4/ 4 Albert St., Youngtown, Launceston, which are excessive. The units are very tiny.

The water and sewerage charges per unit are equivalent to 11.5 weeks net rent out of 52 weeks, this is out of my income which is superannuation which the units rent provide. This is in comparison to a large property which is graduated down to only 3.5 weeks net rent being required to pay the water and sewerage charges annually. You can see the necessity of AAV rating which is equitable to all properties and which calculates the rates on each property accurately and takes into account capacity to pay.

The water and sewerage charges have gone up 77 per cent since 2008 whereas on the larger properties with greater capacity to pay the water and sewerage charges are unbelievably reduced, considerably.

A request is made for you to switch to AAV rating, or reduce the rate on tiny 1 bedroom units as the situation is impossible..

Yours faithfully,



R.B.Manson, retiree and pensioner

13 Delungra Road  
Launceston 7250  
28<sup>th</sup> December 2017

PERSONAL  
Mr. Will Hodgman,  
Premier  
c/o Government House  
Hobart

RE TASWATER AND CHARGES - OPINION

The present charges are based on the flat rating system, so much a connection, whereas in the past the charges were based on an equitable system of rating, that is, the A.A.V. system, fair to all having regard to capacity to pay. The present system charges the maximum to the cheaper properties and gives a reduction to the expensive properties the owners of which have greater capacity to pay. If the A.A.V. system was adopted you could collect up to 100% more. It is a slow parliamentary swindle!!

Already the rates for water and sewage have increased 77% on the smaller cheaper properties since 2008 whereas more expensive properties have received an unbelievable reduction. Its crazy!! The smaller properties one bedroom units as an investment will not earn the additional charges in rent. The highest charges are charged on the poorer owners such as pensioners who hold the properties for superannuation. The pensioners discount is irrelevant.

You need to change the 2008 ACT urgently.

Don't give this to Mr. Peter Gutwein to reply to as he can't weight it up fairly and he cannot cope with it.

With future increases the situation on small properties becomes impossible.

I am an expert and you ignore the situation.

Yours faithfully,



R.B. Manson