

ITEM	4
MANAGER'S REPORT NO.	55
COUNCIL MEETING	Aug. 15/77

Re: LETTER FROM MISS RUTH Y. S. CHAN WHICH APPEARED ON THE AGENDA
FOR THE AUGUST 2, 1977 MEETING OF COUNCIL (ITEM 4c)
REFUND ON 1976 PROPERTY TAXES

Appearing on the agenda for the August 2, 1977 meeting of Council was a letter from Miss Ruth Y. S. Chan requesting a refund on the 1976 property taxes.

Following is a report from the Municipal Treasurer regarding the subject matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Miss Ruth Y. S. Chan.

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5 August 1977

File: A73-1

TO: MUNICIPAL MANAGER
FROM: MUNICIPAL TREASURER
RE: CORRESPONDENCE - RUTH Y.S. CHAN

Appearing on the Council agenda of 2 August 1977 was a letter from Miss Ruth Y.S. Chan requesting a refund on 1976 property taxes. Unfortunately, a refund cannot be given because the Municipal Act does not make a provision for it.

Taxes are levied on an authenticated assessment roll. If an inequity in assessment occurred in 1976 it was the duty of the owner to appeal to the 1976 Court of Revision. Miss Chan, however, was not the owner at the time the Court was held (February 1976). She was not the owner until 26 April 1976 and therefore had no right of appeal for that year.

There were 1,200 assessments lowered in the 1977 Court of Revision in circumstances similar to those of Miss Chan. A report on this matter was filed with Council on 12 April 1977, copy attached.

RECOMMENDATION

1. THAT a copy of this report be forwarded to Miss Ruth Y.S. Chan.

B. S. M. J.
MUNICIPAL TREASURER

HBK:gw
Attach.

ITEM
MANAGER'S REPORT NO. 24
COUNCIL MEETING Apr. 12/77

Re: APPARENT 22% REDUCTION IN ASSESSMENTS TO CONDOMINIUMS IN BURNABY

On February 28, 1977 Council requested a report on the apparent 22% reduction in assessments to condominiums in Burnaby. Following is a report from the Municipal Treasurer on this matter.

This is for the information of Council.

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ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING Aug. 15/77

5 April 1977

File: A73-1

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL TREASURER

RE: COUNCIL ENQUIRIES - 28 FEBRUARY 1977 AND APPARENT 22% REDUCTION IN ASSESSMENTS - CONDOMINIUMS - BURNABY

I am advised by the Regional Assessor that the 1977 Court of Revision did indeed make a downward revision in the assessments of highrise condominiums only. This type of condominium appeared on the assessment rolls for the first time in 1976, at which time few sales had taken place. The Assessor placed a value on the apartments which later proved to be too high. There were 800 appeals at the 1977 Court of Revision.

There were 1,200 strata parcels in all affected by the decision of the Court to lower the improvement assessments thereon by an average of \$5,000 each, or a total of approximately \$6,000,000. At the 1976 general purposes mill rate this represents a reduction in taxes of \$78,192. School and other rates would be affected proportionately.

B. D. H. W. J.
MUNICIPAL TREASURER

BM:gw