

ITEM 9
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. G. CAPADOUCA WHICH APPEARED ON THE AGENDA FOR THE
JULY 13TH MEETING OF COUNCIL (ITEM 4ZZ)
1987 PROPERTY TAXES - 5807 HIGHFIELD DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE

1987 July 20
File: T5-6

RE: 1987 PROPERTY TAXES: 5807 HIGHFIELD DRIVE

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. G. Capadouca, 5807 Highfield Drive, Burnaby, B.C.

REPORT

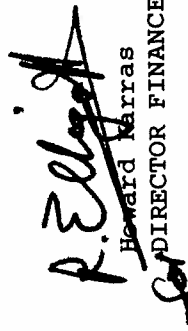
This report is presented in response to a letter from G. Capadouca which appeared on Council's agenda for 1987 July 13. The letter states that: "The homeowner is taxed unfairly compared to industrial property", and "The school tax is outrageous."

The 1987 gross property taxes for Mr. Capadouca's property for all rate setting bodies have increased by \$178.04 or 7.2% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$51.12, representing a 4.5% increase over 1986.

The attached table is an analysis of the 1987 tax increase on Mr. Capadouca's property. It shows that while there has been a modest increase in Mr. Capadouca's assessment in 1987 over 1986, 94% or \$167.68 of the increase results from an increase in the tax rate for all rate setting bodies. The municipal tax rate increase in 1987 over 1986 is 4.1%.

Keeping in mind that tax increases resulting from the School Board and other rate setting bodies (Greater Vancouver Regional District, Greater Vancouver Regional Hospital District, B.C. Transit, etc.) are beyond the control of the municipality, the major reasons for the general municipal taxes increase in 1987 include increased operating costs for the new Bonsor Recreation Centre, additional police and costs of policing, loan repayment for the local improvement program, property acquisition and recreation facilities, and increased costs generally related to inflation.

Regarding Mr. Capadouca's statement that the homeowner is taxed unfairly compared to industrial property, the municipal tax rate increase of 4.1% applied equally to all assessment classes for general municipal tax purposes in 1987 over 1986.


Howard Marras
Director Finance

RE:gw
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 5807 HIGHFIELD DRIVE

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987 Increase	Total 1987 < Decrease >
	\$	\$	\$	%	\$	%	\$
Assessed Value - Total	180,350	181,100	79,750	79,750	101,350	750	.4
Land							
Improvements	100,600	101,350				750	.7
General Municipal	1,130.76	1,181.88	4.90	4.1	46.22	4.1	4.5
School	1,090.11	1,199.52	4.96	4.4	104.45	9.6	10.0
Other Bodies	108.49	119.40	.50	.5	10.41	9.6	10.1
Water	44.10	48.50	-	-	4.40	10.0	10.0
Sewer	87.50	89.70	-	-	2.20	2.5	2.5
Local Improvements	-	-	-	-	-	-	-
Gross Taxes	2,460.96	2,639.00	10.36	.4	167.68	6.8	7.2
Grant	<380.00>	<380.00>	-	-	-	-	-
Net Taxes	2,080.96	2,259.00	10.36	.5	167.68	8.1	8.6

Finance Department
1987 July 20

ITEM 9
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27