



TUGGERANONG COMMUNITY COUNCIL

Submission to the ACT Government 2026–27 Budget Consultation

The Tuggeranong Community Council (TCC) is the peak voluntary community body representing residents, businesses and community groups across Tuggeranong Valley. We appreciate the opportunity to provide input into the 2026–27 ACT Budget.

Many of the issues raised in our previous submissions remain unresolved. Tuggeranong continues to experience infrastructure decline, inequitable taxation settings and service gaps that directly affect cost of living, safety and quality of life for residents.

This submission focuses on three key areas:

1. Cost of Living Restraint and Tax Equity
2. Repair and Maintenance of Tuggeranong Infrastructure
3. Investment in Local Centres and Community Amenity

1. Cost of Living Restraint and Tax Equity

a. Rates and Levies

With continuing cost-of-living pressures, restraint in rates and government levies remains critical. Tuggeranong households are already facing rising utility, insurance and grocery costs. Budget settings should prioritise stability and predictability in household charges.

b. Removal of Land Tax on Long-Term Residential Rentals

The TCC strongly recommends removal of land tax on residential dwellings that are rented as long-term primary residences (greater than three months).

Current arrangements result in inequity between owner-occupiers and renters. While land tax is technically levied on landlords, it is widely passed on to tenants through higher rents. As a result:

- Owner-occupiers pay general rates only.
- Renters effectively contribute through both rates (embedded in rent) and land tax passed through by landlords.

This creates a structural inequity where renters make a double contribution compared with owner-occupiers.

A more equitable system would:

- Remove land tax on long-term residential rental properties.
- Retain land tax on commercial leases.
- Retain land tax on short-term residential accommodation (e.g. Airbnb-style properties).

Such a reform would provide direct cost-of-living relief to renters, support housing affordability, and recognise long-term rental housing as essential social infrastructure rather than a commercial luxury.

Given Tuggeranong has a significant proportion of renters in both established suburbs and group centres, this reform would have tangible local benefit.

2. Repair and Maintenance of Tuggeranong Infrastructure

Tuggeranong residents consistently report visible decline in basic infrastructure. Investment in maintenance is not discretionary — it is core government responsibility.

Priority areas include:

a. Paths and Active Travel Infrastructure

- Repair of cracked, uneven and unsafe footpaths.
- Separation of cycling and pedestrian paths around Lake Tuggeranong to safely accommodate bikes, e-bikes, scooters and mobility aids.
- Improved lighting on paths, at bus stops and in underpasses to improve safety.

b. Parks and Sports Ovals

- Improved mowing and horticulture standards.
- Better management of grass clippings and runoff into Lake Tuggeranong.
- Upgrade of changerooms and amenities at local playing fields (e.g. Calwell, Chisholm, Gordon, Gowrie).

c. Roads

- Timely resurfacing and pothole repairs across suburban streets.
- Safety upgrades to arterial roads and group centre access points.

Maintenance funding should be transparently allocated across districts to ensure Tuggeranong receives its fair share.

3. Investment in Neighbourhood Shopping Precincts

Local group centres such as Erindale, Calwell, Kambah, Lanyon, Monash and Chisholm are essential community hubs. They require:

- Public realm upgrades.
- Improved lighting and safety measures.
- Accessible parking and pedestrian safety improvements.
- Streetscape renewal and amenity upgrades.

These centres support small businesses and reduce transport pressure by enabling residents to shop locally. Strategic investment here delivers economic and social return.

The cumulative effect of land tax on rental properties also impacts local businesses indirectly by reducing disposable income among tenants. Addressing tax inequity would support local economic resilience.

Additional Continuing Priorities

The TCC reiterates previously identified priorities that remain unresolved:

- Continued funding to improve water quality in Lake Tuggeranong.
- Investment in youth services, including consideration of a centrally located youth facility.
- Increased police resources to meet population needs.
- Improved public transport frequency and connectivity from Tuggeranong suburbs.
- Investment in indoor sports facilities and upgrades to Tuggeranong Skate Park.

These matters have been consistently raised in previous TCC submissions (2023–24 and 2025 Budget responses) and remain current priorities for our community.

Conclusion

Tuggeranong residents value their green environment, community facilities and local identity. However, there is a growing perception that infrastructure maintenance and investment have not kept pace with need.

The 2026–27 Budget provides an opportunity to:

- Deliver genuine cost-of-living relief for renters.
- Restore equity in land taxation settings.
- Renew aging infrastructure.
- Strengthen local centres.
- Reinvest in Tuggeranong’s long-term liveability.
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The Tuggeranong Community Council welcomes further discussion with Government and would be pleased to provide additional detail if required.

Submitted on behalf of the Tuggeranong Community Council Inc



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