

Gregory Wallin



25 February 2015

Independent Pricing & Regulatory Tribunal  
PO Box K35  
Haymarket Post Shop, NSW, 1240

Dear Sir or Madam,

**RE: Ashfield Municipal Council Special rate Variation**

I strongly object to any rate variation special or otherwise that is being proposed by the Ashfield Municipal Council.

The Council has failed to include the impact of significant increase in land values that will lead to automatic increase in rate revenue for the council. Land valuations have doubled in some instances and will continue to increase above the rate of inflation in the medium term. The council now seeks to increase rates on top of any increase in land value variations by a further 9.3%. The increase in land valuations are assured under the current economic climate and are far in excess of any additional rate increase to be imposed with regard to the Councils own operations.

I request that Independent Pricing & Regulatory Tribunal reject the Ashfield Municipal Councils application for a special or any other rate variation until such times that the cumulative revenue increases have matched annual CPI increase.

Please keep me informed in writing about any decisions made regarding the above.

Yours sincerely,



Gregory Wallin