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Submission: I fail to see why additional rate increases would be warranted due to population growth. Consider that many of the costs associated with population growth are addressed by developers, through provision of new infrastructure (e.g. subdivision roads) and developer contributions (sometimes in the form of revenue). Further, new housing owners will be pay rates (thereby increasing Council's overall revenue), and other levels of government often provide funding for large forms of new infrastructure.

I note, however, that population growth costs are not adequately funded when property owners build 'granny flats' on their properties and the owners don't pay additional rates to fund the associated increased demand for Council's services, etc - properties with granny flats should pay higher rates than those properties that don't have them - this would increase Council's revenue to fund new services and infrastructure.

Further, there is great inequity in the rating system, where apartment owners often pay considerably lower rates than homeowners (even though many apartments contain the same number of occupants as many homes) - apartments owners should pay higher rates than they do - this would increase Council's revenue to fund new services and infrastructure.