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Date of submission: Friday, July 31, 2015

Submission: Concerns have been raised with the Narrabri council's proposal to increase rates by 15% over 3 years. This increase amounts to 32.8% over 6 years when the maximum annual increase allowed under NSW rate pegging of 3% is added on plus the compounding effect.

A rate increase of this size is not just extremely unfair but it is very cruel to those sections of the community whose incomes are determined by the laws of supply and demand and cannot pass their costs onto others.

The farming community are price takers who have to compete on international markets. Major increases in council rates have the potential to impact so severely that property values could hit a tipping point and crash.

If it wasn't for the rural welfare system in many country shires this would have already happened.

All levels of government have to realise that the present policy of annually increasing wages is unsustainable. High wages have forced many manufacturing industries in this country off shore to survive.

Every time there is an increase in costs another business disappears and the cost of all goods and services goes up. With agriculture every time there is an increase in costs it becomes more difficult to compete on international markets.

This wage indexation system has forced the costs of goods and services so high that governments are in trouble finding the money to govern.

All levels of government have got to realise that by international standards wage levels in this country are ridiculous. They cannot create prosperity by constantly increasing wages then increasing taxes to pay for it.

The present system is unsustainable and will eventually wreck the Australian economy unless the appropriate changes are made.

Yours Faithfully, Richard Busby