

Author name: R. Smith

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Submission: Dear Sir/Madam, I agree with the terms and scope of the inquiry. I am hoping that a fairer system is the result of the inquiry. At the moment no one is a winner, not the ratepayer, council or the other levels of government. When a complying development is 60sqm and does not require any real scrutiny by the authorities, then my belief is that counting the cost by D/As is not the answer. Neither is the answer in rate able properties, when the complying development does not count as a separate entity, and therefore is not paying rates as a separate structure. Counting the sqm a property resides on?? does not seem fair when someone owns an older style californian bungalow with three bedrooms against a similar sized block of land with two, two bedroom homes. I look forward to the options put on the table, it is an interesting minefield. Good luck and thank you for allowing the average punter to put their two cents worth in. Rosalee