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Submission: I am totally opposed to the proposed 41 percent rate increase by Blue Mountains City Council. Because of their financial ineptitude & cant run to a cashflow budget council believe to be entitled to this monstrous increase in rates. It will cause commercial rate payers out of business as well as putting pressure on all households making this region one of the most expensive in the state. IPART needs to reject any rate increase so council gets the message they need to live within their means instead of trying to rob rate payers blind & believing they are something special & that commercial rules dont apply. David Morris