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Submission: Dear Sir or Madam, I write to express my very real concern regarding the proposal to amend the council rate charges to be based on the improved capital value (ICV) of the land. As it stands at the moment 2 families on the same value land pay the same rates, which is equitable and seemingly affordable. Certainly, there will be many people who will suffer financially if the proposal is recommended and implemented - pensioners who have owned their property for decades, those who are not high income earners, and those who have gone to a great deal of expense (and those who are carrying considerable debt) to improve their home. It is an unjust system where 2 neighbours are paying different rates, as one owner has maintained and improved their house and garden, and their neighbour is paying less because they have not invested in their property - therefore, one homeowner is subsidising the rates of their neighbour. I don't understand how this proposal in any way reflects the use of community and council services (rubbish, road, library etc) when all are charged on the ICV. It will certainly result with those on modest/limited income being forced out of their home. The only people who will not be effected necessarily are those high income earners who can easily afford the change.