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Submission: I have read Ashfield Council's IPART application and have the following comments. Firstly, I was unable to determine whether recent increases in land values (experienced across the inner west and used to calculate rates by Ashfield Council) were accounted for in Council's projected rates income or the estimated average residential/business rate increases over the next 5 years. If not, then income from rates is likely under estimated and average household rate increases underestimated. Secondly, the option pursued in this application (Option 3) was the least favourable option selected by respondents in the postcard preferences component of the community consultation (supported by only 14% of respondents) and was the first preference of only 16% of respondents in the telephone interview. Thus, a significant majority of residents indicated that they did not support a rate increase of this magnitude.