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Submission: We oppose any form of rate increase & especially the 41 percent Blue Mountains Council is seeking. As commercial rate payers we will lose tenants & businesses will be forced to close as is the case now since council did a joint development in a coles complex with more shops which has cause current vacancies in Katoomba CBD to be in excess of 20 percent shop vacancy. As well as the unfunded cultural centre in this new complex which is costing over a million dollars per annum. Council needs to be sacked & replaced by an administrator or amalgamated immediately to spare rate payers from further financial incompetence & stupidity.