



# Revenue Policy and Statement 2016/2017

Part A

**THIS PAGE IS BLANK**

<b>Revenue Policy (with Fees and Charges)</b> .....	<b>1</b>
Introduction.....	1
<b>Revenue Policy Statement</b> .....	<b>3</b>
Introduction.....	3
Sources of Funds .....	3
<b>Rating Statement</b> .....	<b>5</b>
Rates and Charges 2016/2017.....	5
<i>Residential</i> .....	5
<i>Farmland</i> .....	5
<i>Business</i> .....	5
<i>Mining</i> .....	6
<i>Rate Pegging</i> .....	6
Valuations.....	6
Equity Consideration in Rate Structure.....	7
Conclusion and Councils Proposal.....	8
Rating Percentage Component and Mix.....	9
Special Rates .....	9
Rate Reductions for Eligible Pensioners .....	10
Postponement of Rates .....	10
Interest on Overdue Rates .....	10
Non-Rateability.....	10
Payment of Rates.....	10
Annual Charges (S501).....	11
<b>Statement of each Ordinary Rate and Special Rates to be levied</b> .....	<b>11</b>
Structure of the Rate .....	11
A. <i>Residential</i> .....	11
B. <i>Farmland</i> .....	11
C. <i>Business</i> .....	11
D. <i>Impact of the Proposal on Ratepayers</i> .....	12
E. <i>Koala Beach</i> .....	13
F. <i>Special Rate - Cobaki LEDA Manorstead (approved by IPART May 2016)</i> .....	14
G. <i>On Site Sewage Management Charge</i> .....	15
<b>Rates in the Dollar 2016/2017</b> .....	<b>16</b>
Allowable Increase to General Income of 1.80%.....	16
<b>Proposed Statement of Charges to be Levied</b> .....	<b>16</b>

# Table of Contents

<b>Water Supply Services .....</b>	<b>16</b>
Introduction.....	16
Water Access Charges (S501).....	17
<i>Residential Properties.....</i>	<i>17</i>
<i>Non-Residential Properties.....</i>	<i>17</i>
<i>Water Access Charge Estimated Yield.....</i>	<i>18</i>
Water Consumption Charge (S502) .....	18
<i>Residential Properties.....</i>	<i>19</i>
<i>Non-Residential Properties.....</i>	<i>19</i>
<i>Bulk Water Sales.....</i>	<i>20</i>
<i>Water Consumption Estimated Yield.....</i>	<i>20</i>
Haemodialysis Patient Rebate .....	20
Pensioner Rebate.....	20
<b>Sewerage Services .....</b>	<b>20</b>
Introduction.....	20
Sewerage Access Charge (S501) .....	21
<i>Residential Properties.....</i>	<i>21</i>
<i>Non-Residential Properties.....</i>	<i>21</i>
<i>Sewerage Access Charge Estimated Yield.....</i>	<i>23</i>
Pensioner Rebate.....	23
Sewer Usage Charge (S502) .....	23
<i>Sewerage Usage Charge Estimated Yield.....</i>	<i>24</i>
Special Sewerage Charges .....	25
Liquid Trade Waste Charges.....	25
<i>Liquid Trade Waste Charges Estimated Yield.....</i>	<i>25</i>
<b>Waste Management Activities.....</b>	<b>26</b>
<b>Interest on Investments Statement .....</b>	<b>31</b>
Introduction.....	31
Grants and Subsidies .....	31
Internally Restricted Funds Statement.....	31
<b>Statement of Revenue Policy/Charges for Works Carried Out On Private Land.....</b>	<b>32</b>
Private Works .....	32
<b>Loan Borrowing Statement .....</b>	<b>33</b>
Introduction.....	33
<b>Summary of the proposed changes to Rates and Annual Charges .....</b>	<b>34</b>

<b>Statement of Pricing Policy Principles - In Respect to Goods and Services.....</b>	<b>36</b>
Introduction.....	36
Fees and Charges Statement.....	36
Council Obligation .....	36
Categories of Pricing Policies Proposed in Respect of the Advertised Schedule of Fees .....	37
Set by Statute.....	38
Goods and Services Tax (GST) .....	38
GST Registration.....	38
Surcharge on Credit Card Payments.....	38
Interest on Overdue Rates .....	39
Interest on Overdue Sundry Debts .....	39
<b>Statement of Section 64 Developer Charges and Section 94 Contribution Plans....</b>	<b>40</b>
Section 64 Water and Sewerage Developer Charges .....	40
Section 94 Contribution Plans .....	40
Land Cost Indexation.....	41

**THIS PAGE IS BLANK**



## Revenue Policy (with Fees and Charges)

### Introduction

Integrated Planning and Reporting is a continuous process that provides a framework for the organisation to achieve effective and efficient resource utilisation. The Revenue Policy and Statement is a key component of the functionality of the Operational Plan and lists Council's Fees and Charges for 2016/2017, including all areas that support the generation of Council's income.

The revenue categories include:

- Rates
- Annual charges for services
- Fees for services
- Commonwealth and State Government grants
- Earnings from investments and entrepreneurial activities
- Borrowings
- Other revenues, including income from the sale of assets.

Tweed Shire Council exists to provide a wide range of services for the benefit of its local community. Council operates in a complex legislative, economic and social framework, to provide services and facilities in an efficient and effective manner. The following strategy is identified in the Community Strategic Plan:

*"1.2.3 Financial requirements and the community's capacity to pay will be taken into account when meeting the community's desired levels of service."*

It is an underlying component of this Revenue Policy and Statement.

Council has the autonomy to determine appropriate fees or charges to be levied for any goods or services provided in accordance with its agreed activities and functions, except where set by legislation.

The *Local Government Act 1993* encourages greater reliance on user charges and less reliance on rates. Council's Revenue Policy and Statement aims to balance these considerations with its community service obligations and in context of the objectives and strategies of the Community Strategic Plan.

The Revenue Policy and Statement for fees and charges identifies:

- Cost relating to a particular service or function of local government;
- Any revenue which may be earmarked for that service or function; and
- Options for recovering the cost of a service or function.

The provision of services must take account of a number of major characteristics of local government including:

- A large part of its revenue comes from ratepayers who understandably expect a certain level and quality of service for payment of rates;

- Local government policies, budgets and pricing are developed and set by representatives elected by the ratepayers;
- Local government receives grants from other spheres of government which often prescribe policies and pricing practices;
- Commonwealth and State legislation are prescriptive in certain areas in relation to the powers of local government; and
- A responsibility of allocating revenues in the most efficient and effective manner and in the long term interests of the community.

### **What services can be charged for?**

The following questions are addressed when considering the level of fees and charges covered in the Revenue Policy:

- Which groups (persons or entities) will benefit from the service?
- Can this target group be charged for the service?
- Should this target group be charged for the service?
- How will the target group be charged?
- Will the target group pay, or will other groups be forced to subsidise the provision of the service?

The traditional role of councils to provide physical and property based services has evolved into a far more complex one, which involves the provision of a wide range of physical, social, and recreational services and facilities.

It is within this context that the Revenue Policy and Statement is formulated to form part of the Operational Plan for the 2016/2017 Financial Year.

## Revenue Policy Statement

### Introduction

It is a requirement of Section 405(2) of the *Local Government Act 1993* to incorporate in Council's Operational Plan a Revenue Policy.

The objectives of Tweed Shire Council's Revenue Policy and Statement are;

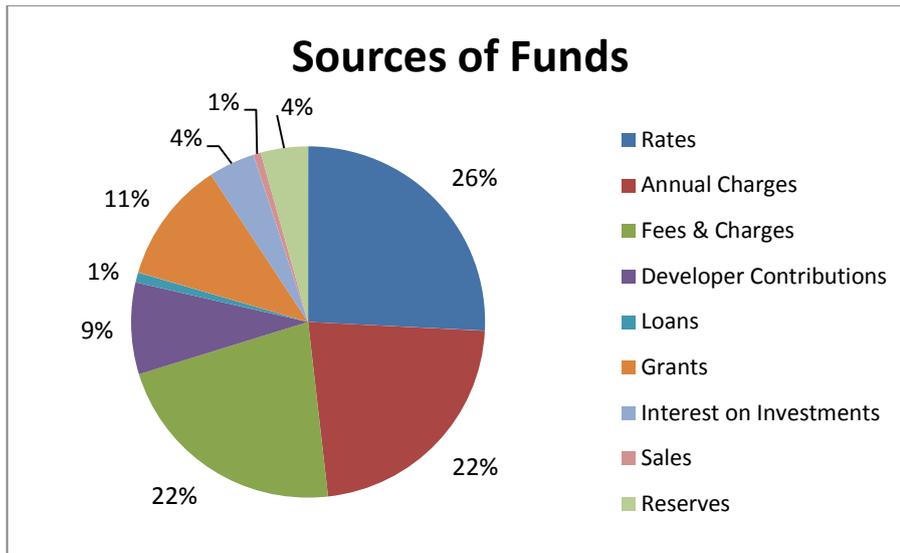
- i. To meet statutory requirements,
- ii. To establish the total revenue required by Council to fund its activities,
- iii. To identify the revenue sources available to Council.

### Sources of Funds

The following table details the recurrent and capital revenue sources available to Council. Column 2 details who has the authority to set the amount of revenue and Column 3 records Council's discretionary power if such powers exist.

1. Revenue Sources	2. Amount Set By (Authority)	3. Discretionary Policy Disclosed
<b>Recurrent</b>		
Rates	Local Government Act/Council	Revenue Policy and Statement
User Fees & Charges	Various Acts/Council	Revenue Policy and Statement
Interest on Investments	Local Government Act/Market Forces/Council	Investment Policy
Grants & Subsidies	Various Government Departments	N/A
Contributions/Donations/ Sponsorship	Local Government Act/Council	Revenue Policy and Statement
Entrepreneurial Activities	Local Government Act/Council	N/A
Leasing	Local Government Act/Council	Accounting Policies
Sale of Assets	Market Forces	Accounting Policies
<b>Capital</b>		
Borrowings	Local Government Act/Council	Accounting Policies
Grants & Subsidies	Various Government Departments	N/A
Contributions	Council	Section 94 Plan
Internally Restricted Funds	Council	Accounting Policies

The following Pie Chart details where Council proposes to obtain its income:



Critical to the development of the Revenue Policy and Statement is that the principles of efficiency, effectiveness and equity are demonstrated.

**Efficiency** generally means ensuring that resources are devoted to the most valuable ends as determined by Council, using as few resources as possible. It generally relates to the cost at which services and facilities desired by the community are delivered or provided - refer to Community Strategic Plan Strategy as follows:

*"1.3.2 Council will seek the best value in delivering services."*

**Effectiveness** relates to the satisfaction of stated objectives so that outcomes of decisions and the needs and demands of consumers are taken into consideration. Effectiveness is clearly demonstrated by service standards and meeting these to the satisfaction of the community - refer to Community Strategic Plan Strategy as follows:

*"1.2.2 Decisions made relating to the allocation of priorities will be in the long term interests of the community."*

**Equity** ensures that services are provided to those who need them, even though they may be unable to pay for the particular service - refer to Community Strategic Plan Strategy as follows:

*"1.2.3 Financial requirements and the community's capacity to pay will be taken into account when meeting the community's desired levels of service."*

This document provides pricing policies for rates, annual charges for services and fees for specific services provided by Council.

## Rating Statement

### Rates and Charges 2016/2017

Categories:

#### Residential

Section 516 of the *Local Government Act 1993* provides that land be categorised as residential if it is a parcel of rateable land valued as one assessment and:

- i. Its dominant use is for residential accommodation otherwise than as a hotel, motel, guest house, boarding house, lodging house or nursing home or any other form of residential accommodation prescribed by the regulations,
- ii. In the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent for residential purposes), or
- iii. It is rural residential land.

Council has determined those parcels of land as "residential" which conform to the above definition.

#### Farmland

Section 515 of the *Local Government Act 1993* provides that land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig farming, poultry farming, viticulture, orchards, beekeeping, horticulture, vegetable growing, the growing of crops of any kind, forestry, oyster farming, or fish farming, within the meaning of the Fisheries Act and Oyster Farms 1935, or any combination of those businesses or industries) which:

- i. Has a significant and substantial commercial purpose or character,
- ii. Is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).

Council has determined those parcels of land as "farmland" which conform to the above definition.

#### Business

Section 518 of the *Local Government Act 1993* provides that land is to be categorised as "business" if it cannot be categorised as farmland, residential or mining. Section 518 only applies to occupied land where a property is vacant land and cannot be categorised as Residential, Farmland or Mining it is generally categorised as it is zoned, however this is subject to conditions applied under the relevant sections of the *Local Government Act 1993*. For further information on categorisation please contact the Revenue Section of Tweed Shire Council.

## Mining

Section 517 of the *Local Government Act 1993* provides that land is to be categorised as "mining" if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.

Council has determined that there are no properties, which conform to the above definition.

## Rate Pegging

The NSW Government introduced rate pegging in 1987. Rate pegging limits the amount that Council can increase its rate revenue from one year to the next by a specific figure determined by the Independent Pricing and Regulatory Tribunal (IPART).

For 2016/2017, IPART has announced the limit by which Council's general income may be varied as 1.8 percent.

General income comprises income from ordinary rates and special rates. It does not include income from waste management service charges, water and sewerage service charges and other charges.

The Independent Pricing and Regulatory Tribunal (IPART) has approved a Special Rate Variation (an above pegging increase) for a Cobaki LEDA Manorstead Special Rate to fund the long term maintenance and management of environmental protection lands within LEDA's Cobaki development. The Special Rate Variation will raise an additional \$550,000 in rate income in 2016/17 and will be indexed with annual rate pegging in subsequent years. This equates to a 0.97% above rate pegging increase. The approved on-going Special Rate is to be levied solely on properties associated with the Cobaki subdivision and all funds raised from the special rate levy will be allocated to the management of the environmental protection land.

## **Valuations**

Rates are assessed on a rate in the dollar as a product of the land value supplied by the Valuer General. The *Valuation of Land Act 1916 (NSW)* requires Council to assess the rates on the most recent values provided by the Valuer General.

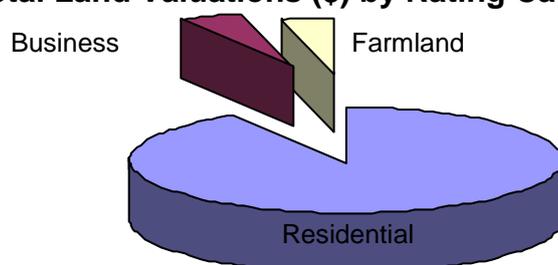
Council cannot make and levy a rate in respect of a parcel of land, unless Council has been furnished with a valuation of that land under the Valuation of Land Act. Council does not participate in the valuation of land for rating purposes. The Valuer General assesses all values independently of Council. Council has the right to appeal against any land valuation furnished by the Valuer General for Tweed Shire. Council received revised valuations as at 1 July 2014 and these revised values will be used to assess the 2016/2017 and 2017/2018 and possibly the 2018/2019 rates.

The total land value in the Tweed Shire Council area is \$9,554,611,920. The total rateable land as indicated in the Total Land Valuations (\$) by Rating Category table below has a total valuation of \$9,158,692,063. The total rateable land valuation is exclusive of non-rateable and valuation allowances properties which cannot be used for rating purposes.

An increase or decrease in valuations from one period to the next does not impact on the total value of rates levied by Council but the valuation change can have an impact on rates levied on individual properties within the Local Government Area.

The rateable valuation spread for the 2016/2017 rating year over the three rating categories is detailed below:

### Total Land Valuations (\$) by Rating Category



Rate Type	Number of Properties	Rateable Land Value
Residential	36,458	7,501,319,122
Business	1,785	801,912,741
Farmland	1,535	855,460,200
Total	39,778	9,158,692,063

### Equity Consideration in Rate Structure

The rating structure is Council's method of collecting local 'taxation' from property owners. The funds generated are used to carry out works and services provided within the general fund.

The *Local Government Act 1993* (LGA) sets out the methodology by which a council can collect its rate income. The Office of Local Government also publishes a Rating and Revenue Manual (see their website [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au), click on Local Government Publications) that is intended to be a guide for councils and it provides some interesting observations.

Contained in the LGA are the two allowable methods of rating:

#### 1. Ad valorem rating

Ad valorem (at value) rating is based on using the land value of the property, supplied to council by the Valuer General and is the form of rating that has traditionally been used by local government.

Within the LGA, there is also the ability to use differential levels of rating for various categories of property. This practice, by its nature either discounts or inflates the valuation dependent upon whether you are paying the highest rate in the dollar or the lowest.

As valuations apply to all rateable land, any argument for or against the use of valuations should be able to be applied to all rating categories and not quarantined to a particular category.

## **2. Base Amount**

This method allows the use of both a set amount (up to 50% of the rate assessment) as well as using valuations for the balance of the assessment.

This process does have the impact of reducing variations within rate categories as it effectively disregards up to 50% of the valuation and replaces it with a fixed amount.

A base amount allows Council to determine if there are some facets of its operations that every ratepayer should make a contribution towards and allows these to be charged for in a base amount or alternatively, if there are some activities that are common to a rates category that should be paid for by the group and almost anywhere in between.

This is the opposite of the use of valuations as a rating method. Base amounts equate rates to some general funds services delivered and not to valuations.

These two methods of rating offer any number of combinations and possibilities, what is important is arriving at a philosophy for rating that is clear, supportable and easy to administer.

Councils have had great difficulty in arriving at a rating policy that is fair, acceptable and transparent following the receipt of new valuations.

Importantly, it is the need for Council to look at why it rates as it does, why certain rating categories pay more or less than others and the overall income that Council gathers from each category. Council must determine its preferred rating method, ad valorem or base amounts and then clearly set out what rating process it is going to use for 2016/2017 is the right one for the Tweed Shire Council and by implication its ratepayers.

## **Conclusion and Councils Proposal**

Council's present rate structure is based on an ad valorem amount subject to a minimum amount. This system is used by approximately 65% of councils in NSW.

Whilst the Local Government Act makes provision for "base amounts", the overriding characteristic of Local Government rating is that the assessments that are produced will be primarily and predominately determined via the ad valorem method whereby the incidence of any rate burden is split differentially according to the value of the rateable property: see *Sutton v Blue Mountains CC (21977) 40 LGRA 51*.

The existing 2015/2016 structure provides for a minimum rate and ensures that everyone pays at least the minimum amount of \$990.00 for Residential and Farmland properties and \$1,088.35 for Business properties. The minimum rate was introduced as a means of ensuring that all ratepayers paid at least an amount sufficient to cover the average cost of providing the basic services. A base rate structure does not follow this concept and most properties now paying a "minimum" would pay less under a Base Rate structure.

Base rating methodology shifts the burden of paying rates from the higher and lower valued properties to the middle range of valued properties. The demographics of Tweed Shire properties suggest the lower valued properties are predominately units with a large quantity of investor ownership who have the ability to minimise the rate impact and also pensioners who receive a rate reduction.

Council's rating structure for the 2016/2017 rating period is proposed to continue with the ad valorem rating method subject to a minimum rate. It is proposed to increase the residential, farmland and business minimum rate by the 2016/17 allowable increase.

### Rating Percentage Component and Mix

Since the introduction of farmland rating, Council has adopted a procedure of determining the rating mix by a system of reducing the rate in the dollar or ad valorem component of the residential and business rate in the dollar by a certain percentage to produce a rate in the dollar for farmland properties. This produced a result that complied with the *Local Government Act 1993*.

To clarify the situation, Council resolved in 2005 to set the percentage mix based on notional or rate yield. It was agreed the change produced a fairer or more equitable system. The percentage mix or how much each category pays can change dependent upon Council's attitude or circumstances both internal and external at any given point in time.

For example the economic environment may dictate a lower yield from farmland properties. Over the years Council has left the business and farmland yield at the same or lower than previous years. However in the 2006/2007 rating year Council increased the permissible income for the business category by 18.6% from the previous year's permissible income, as a result of the 7 Year Infrastructure Plan. The increased mix for business purposes is proposed for the 2016/2017 rating period.

Council's action for the 2016/2017 rating period is to increase the total permissible rating income from 2015/2016 by 1.8% and to apply the following:-

	Valuation Mix	Notional Yield Mix
Residential	81.07%	84.80%
Business	8.67%	9.15%
Farmland	9.24%	5.92%
Koala Special	<u>1.02%</u>	<u>0.13%</u>
	100.00%	100.00%

### Special Rates

In addition to the Ordinary Rates, the *Local Government Act 1993* makes provision for a Special Rate. Council may consider special rates if it proposes to finance a project that will benefit either the whole of the shire or part of the shire. A project may be comprised of works, services, facilities or activities.

A special rate can be levied on any rateable land which, in the Council's opinion, benefits or will benefit from the project in question; or contributes to the need for the project; or projects, or for similar projects in different parts of its area.

When setting special rates, it is important that Council is able to define with some precision how the project will affect land parcels. The rate must then be applied consistently to the effected properties. All land which benefits from the project must be rated the special rate.

A special rate may be made for, or towards meeting the cost of any existing or proposed project within any part or the whole of Council's area. The amount of the special rate is determined according to the assessment of the relationship between the estimated cost of the activity and the degree of benefit afforded to the ratepayer by providing the activity.

Like an ordinary rate, a special rate is based on the land value of rateable properties and may consist of an ad valorem rate (which may be subject to a minimum rate) or a base amount to which an ad valorem rate is added.

If the purpose of any income to be levied by a special rate is not for water supply, sewerage charges or waste management services, then the income raised will form part of Council's General Income. This income will need to form part of Council's permissible general income or require Ministerial approval if the income exceeds the permissible limit.

Council has utilised the special rate provisions of the act culminating in the issuing of several special rates; refer to the structure of rates.

### **Rate Reductions for Eligible Pensioners**

Council provides for rate reductions to eligible pensioners under section 575 of the *Local Government Act 1993*.

### **Postponement of Rates**

Where a property is used as a single dwelling but because of zoning or permitted use has a land value that reflects the potential use rather than the actual use, Council will provide a postponement of rates in accordance with Section 591 of the *Local Government Act 1993*.

### **Interest on Overdue Rates**

Interest accrues on a daily basis on rates and charges that remain unpaid after they become due and payable. Council will apply the maximum interest allowable under Section 566(3) of the *Local Government Act 1993* for the 2016/2017 rating year which will be advised by the Office of Local Government.

### **Non-Rateability**

Council deems land to be non-rateable strictly in accordance with Sections 555 and 556 of the *Local Government Act 1993*.

### **Payment of Rates**

Ratepayers may pay their rates in four payments being: 31 August, 30 November, 28 February and 31 May. Council is obliged to forward reminder notices one month in advance. Council is required to reduce rates for pensioners who hold the pensioner concession card. Those pensioners who are uncertain of their status should contact Council's Revenue section.

## Annual Charges (S501)

In addition to ordinary rates and special rates, Council may levy an annual charge for any of the following services:

- Water supply services;
- Sewerage services;
- Drainage services;
- Waste management services (excluding domestic waste services); and
- Any services prescribed by the regulations.

## Statement of each Ordinary Rate and Special Rates to be levied

On 7 December 2015 the Independent Pricing and Regulatory Tribunal (IPART) advised that Council could increase its general income as follows:

- 2016/2017 is 1.8% above that for 2015/2016

As noted above, Council has applied to IPART for a Special Rate Variation (an above pegging increase) for a Cobaki LEDA Manorstead Special Rate to fund the long term maintenance and management of environmental protection lands within LEDA's Cobaki development.

## Structure of the Rate

Section 497 of the *Local Government Act 1993* provides the method of the structure of the rate.

Council has considered the methods and has decided on the structure of the rates being an ad valorem rate subject to a minimum amount for all properties categorised.

### A. Residential

The categorisation determined for this ordinary rate has not changed from those previously applied.

### B. Farmland

Categorisation determined for this ordinary rate is as applied to previous years. Land is categorised as farmland if its main use is for commercial farming.

### C. Business

The *Local Government Act 1993* stipulates that in categorising land that any parcel of land that cannot be identified as residential, farmland or mining, be placed in the business category.

The following table provides a summary of the number of rateable properties within each of the rating categories, the rate in the dollar applicable to the category, and the number of properties within the category to be rated at the minimum amount for the 2015/2016 year.

This table is used to estimate the permissible rating revenue for 2016/2017 and to calculate the minimum rate:

2015/2016	No of Properties	Rate	Minimum \$	No. of Minimums	Yield 2015/2016
Residential**	36,458	0.5312	990.00	18,310	48,668,133.30
Business	1,785	0.6486	1,088.55	847	5,218,727.20
Farmland**	1,535	0.3701	990.00	190	3,083,844.70
Koala Beach *	499	0.0837			79,112.20
<b>TOTAL</b>	<b>39,778</b>			<b>19,347</b>	<b>57,049,817.40</b>

\* Koala Beach properties are already included in Residential category and are therefore not included in the total no. of properties in the above table.

\*\* Residential and Farmland categories include postponed property amounts within the yield.

The estimated permissible rating revenue for 2016/2017 is as follows:

Description	2016/2017 Rate Income Estimate \$
Permissible Rating Income from 2015/2016	57,049,817.40
Previous Years catch up / surplus adjustment	964.00
Income lost in previous years due to valuation objections	0.00
Approved Increase 1.8% on Permissible Rating Income	1,026,896.71
Sub Total Permissible Rating Income 2016/17	58,077,678.11
Special Rate Variation Increase	550,000.00
<b>Total Permissible Rating Income 2016/2017</b>	<b>58,627,678.11</b>

#### D. Impact of the Proposal on Ratepayers

The rate revenue to be generated will apply to each rateable assessment within the Shire and it will be levied as a rate in the dollar on the land value of the land subject to minimum rating.

The impact of the 1.8% increase for 2016/2017 on minimum rates for Ordinary Rates only upon Council ratepayers is as follow:

Item	2015/2016 \$	2016/2017 based on allowed Ordinary Rate increase 1.8%	\$ variation	% variation
Ordinary Rate				
Residential*	990.00	1,007.80	17.80	1.80%
Business*	1,088.35	1,107.90	19.55	1.80%
Farmland*	990.00	1,007.80	17.80	1.80%
Sewerage Charge	782.00	805.45	23.45	3.00%
Water Access Charge	158.50	166.45	7.95	5.02%
Domestic Waste Service Charge	185.10	190.60	5.50	2.97%
Domestic Waste Management Charge	62.40	64.30	1.90	3.04%
Waste Minimisation and Recycling Charge	67.80	69.80	2.00	2.95%
Landfill Management Charge	50.40	51.90	1.50	2.98%
<b>Total Residential (minimum rate)</b>	2,296.20	2,356.30	60.10	2.62%

### Council Opinion

By virtue of Section 495(2) of the *Local Government Act 1993*, the special rate is to be levied on such rateable land in Council's area as, in Council's "opinion":

- Benefits or will benefit from the works, services, facilities or activities; or
- Contributes or will contribute to the need for the works, services, facilities or activities; or
- Has or will have access to the works, services, facilities or activities.

Council is required to form a certain "opinion" as a necessary precondition to the making and levying of a special rate.

The opinion relates to the land that will benefit from, contribute to the need for, or have access to the particular works, services, facilities or activities the subject of the rate.

The opinion must correspond exactly with the "substance" and the "effect" of the rate, that is, all land rated must be identical to the land which will benefit from, contribute to the need for, or have access to the particular works, services, facilities or activities the subject of the rate. Thus, the rates must not be levied on any land that will not, in Council's reasonable opinion, benefit from, contribute to the need for, or have access to those works, services, facilities or activities.

#### E. Koala Beach

The *Local Government Act, 1993* states a Council may make a Special Rate for or towards meeting the cost of any works, services, and facilities provided or undertaken or proposed to be undertaken by Council within the whole or any part of the Council's area.

The Local Environmental Study for Koala Beach identified a number of environmental values for the property, including areas of significant koala habitat.

As a result, Council agreed to the rezoning of land for urban development subject to the protection of those values. That area has now been developed in accordance with those requirements. To the benefit of those who have subsequently purchased residential allotments, the responsibilities for the protection of the environmental values at Koala Beach does not cease with the completion of construction. There is an ongoing financial requirement to be met by the residents of Koala Beach as part of the responsibility for the release of urban land at Koala Beach in the first place.

This special rate provides for that activity.

The amount collected from the residents of Koala Beach Estate annually is for the intrinsic value of the koalas and their environmental habitat and is expended for regulatory, educational and some specialised maintenance functions.

In February 1995 the rezoning of the Koala Beach site was gazetted, setting aside approximately 89 hectares of a 360-hectare site for urban development (915 dwellings). Approximately 248 hectares of the site was zoned Habitat Protection.

An Environmental Study, Fauna Impact Statement and Koala Management Plan highlighted a number of management issues, which resulted from the urban development of the site. The proximity of over 900 dwellings adjacent to an area with demonstrated high conservation value clearly had the potential to significantly compromise the long-term ecological integrity of the adjoining natural areas.

Therefore it is to the benefit of the wider community that Tweed Shire Council allocates Human and Financial Resources to the community Koala Management Committee for the purpose of maintaining and managing environmentally significant areas of the Koala Beach site.

Maps are available identifying the special rate area for Koala Beach.

Allowable Increase 1.8%

Description	No. of Properties	Rate	Revenue \$
Koala Beach	499	0.0851	80,463.28

F. Special Rate - Cobaki LEDA Manorstead (approved by IPART May 2016)

The Independent Pricing and Regulatory Tribunal (IPART) has approved a Special Rate Variation (SRV) that Council had prepared, with input from LEDA Manorstead Pty Ltd, to fund the long term maintenance and management of environmental protection lands within LEDA's Cobaki development. The Special Rate Variation will raise an additional \$550,000 in 2016/17 and will be indexed with annual rate pegging in subsequent years. This equates to a 0.97% above rate pegging increase. The approved on-going Special Rate is to be levied solely on properties associated with the Cobaki subdivision and all funds raised from the special rate levy will be allocated to the management of the environmental protection land.

The special rate will be applicable for the 2016/2017 rating year and will be calculated via a rate-in-the dollar methodology.

---

### G. On Site Sewage Management Charge

Since July 2008 households with an On-Site Sewage Management System have been charged an annual management fee. This is required to issue the necessary approvals to operate and to ensure basic operational standards for on site management systems are maintained.

Council's strategy to improve the management of on-site sewage systems (OSMS) is to protect the community by inspecting and monitoring the health and environmental risks of these systems on an annual basis.

The 2016/2017 annual fee will be \$41.00 which will yield \$212,175.00 for the purpose of this strategy.

<b>No.</b>	<b>Amount</b>	<b>Yield</b>
5175	\$41.00	\$212,175.00

## Rates in the Dollar 2016/2017

### Allowable Increase to General Income of 1.80%

#### Categories

- Residential Rate 0.5607 cents in the dollar  
Minimum \$1,007.80
- Business Rate 0.5959 cents in the dollar  
Minimum \$1,107.90
- Farmland Rate 0.3625 cents in the dollar  
Minimum \$1,007.80

#### Special Rates

- Koala Beach 0.0851 cents in the dollar
- Cobaki / LEDA 1.9031 cents in the dollar

### Proposed Statement of Charges to be Levied

In accordance with Sections 495, 501 and 502 of the *Local Government Act 1993, as amended*, Council proposes to make and levy the following charges.

### Water Supply Services

#### Introduction

With the increasing demands on the limited water resources for this country, the Council of Australian Government (COAG) developed a "*Strategic Framework for Water Reform*", agreed to by all Australian governments, which requires compliance under National Competition Policy.

Council complies with the NSW DPI Water's Best Practice pricing guidelines. The following key requirements are met by Council:

- Council reviews its Water Pricing Policy on an annual basis.
- Access charges are independent of land value.
- A minimum of 75% of income is received from volumetric charges for residential assessments to send a strong water conservation signal.
- Include a step-price increase of at least 50% for high consumption for residential consumers that exceed usage of 300kL per year.
- Customers are charged for consumption at a minimum of 4 monthly intervals. Unpaid accounts are subject to interest charges calculated from the due date.

Special charges may be levied.

## Water Access Charges (\$501)

The water access charge is included on Council's general rates notice. The water access charges applying from 1 July 2016 are as follows-

### Residential Properties

Residential properties including vacant land, rated to water, attract water access charges in accordance with the *Local Government Act 1993*, as shown in Table 1.

**Table 1. Water Access Charges**

Description	2013/2014	2014/2015	2015/2016	2016/2017
<b>Water Access Charge (\$501)</b>	\$138.00	\$148.00	\$158.50	\$166.45

It is proposed that the residential access charge will continue to rise as shown in Table 1 to cater for increased regulatory compliance impacts, growth and the associated increases in operational costs.

### Non-Residential Properties

This includes properties which are categorised as Farmland for General Rate purposes.

The minimum non-residential water access charge shall be equivalent to the residential water access charge.

The non-residential water access charge (WAC) for properties with a larger than 20mm water service shall be calculated as shown below:

$$\text{Non-residential WAC (\$)} = \text{Residential WAC (\$)} \times R \times CF$$

Where:

R = Meter Ratio being the ratio of the water meter cross sectional area to that of a 20mm water meter's cross sectional area (see Table 2).

CF = Consumption Factor for the previous 12 months as displayed in Table 2 (The Consumption Factor has been introduced to acknowledge that the size of the water meter does not always reflect the volume of water used, e.g. firefighting requirements may necessitate a larger water meter to be installed).

**Table 2. Consumption Factors**

Meter size (mm)	20	25	32	40	50	80	100	150	200	250	300
Meter Ratio (R)	1	1.56	2.56	4.0	6.25	16.0	25.0	56.25	100	156.25	225
Consumption Range (kL)	Consumption Factor (CF)										
0 - 290	1.000	0.640	0.391	0.250	0.160	0.063	0.040	0.018	0.010	0.006	0.004
291 - 454	1.000	1.000	0.610	0.391	0.250	0.980	0.063	0.028	0.016	0.010	0.007
455 - 743	1.000	1.000	1.000	0.640	0.410	0.160	0.102	0.046	0.026	0.016	0.011
744 - 1,160	1.000	1.000	1.000	1.000	0.640	0.250	0.160	0.071	0.040	0.026	0.018
1,161 - 1,814	1.000	1.000	1.000	1.000	1.000	0.391	0.250	0.111	0.063	0.040	0.028
1,815 - 4,640	1.000	1.000	1.000	1.000	1.000	1.000	0.640	0.284	0.160	0.102	0.071
4,641 - 7,250	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.444	0.250	0.160
7,251 - 16,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.563	0.360
16,315 - 29,000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.640
29,001 - 45,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.694
Over 45,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000

**Water Access Charge Estimated Yield**

The estimated yield from water access charges is determined in accordance with Table 3.

**Table 3: Water Access Charge Estimated Yield**

Meter Size	Number of Properties	Charge (\$)	Revenue (\$)
20 mm	35121	166.45	5,845,890.45
25 mm	179	259.66	46,479.14
32 mm	1	426.11	426.11
40 mm	225	665.80	149,805.00
50 mm	122	1,040.31	126,917.82
80 mm		2,663.20	
100 mm	59	4,161.25	245,513.75
150 mm		9,362.81	
200 mm		16,645.00	
250 mm		26,007.81	
300 mm		37,451.25	
Total estimated yield			6,415,032.27

The estimated yield for 2016/2017 is \$6,415,032.27

**Water Consumption Charge (\$502)**

The NSW DPI Water's Best Practice Pricing Guidelines requires Council to adopt appropriate water consumption charges that reflect the user pays principle.

Water reading and billing occurs quarterly for most properties. For detailed information please refer to council website: [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au) and navigate to: My Property : My Water and Wastewater :: Billing and Charges : Quarterly Water Billing FAQ.pdf.

Council has identified and nominated high water users and these properties are read and billed monthly.

## Residential Properties

A consumption charge of \$2.85/kL applies to the consumption of all residential and multi-residential properties for each kilolitre (kL) of water used during the quarter (Table 4), up to and including the step threshold.

Where a quarterly billing period occurs across financial years the consumption charge is prorated. This means that customers are charged at the rate that applied for the year that the consumption occurs.

### *Residential High Consumption Charge*

For residential properties the high consumption charge will apply if water consumption exceeds an average of 0.8219kL per day for the billing period. This daily quantity is derived from 300kL per annum divided by 365 days per annum. The quantity is per rateable property e.g. a strata duplex gets 2 x 0.8219kL threshold.

A high consumption charge of \$4.25/kL applies to the consumption of all residential and multi-residential properties for each kilolitre (kL) of water used during the quarter, above the step threshold. Refer to Table 4. The high consumption charge is 150% of the consumption charge (rounded).

**Table 4: Water Consumption Charges**

Description	2013/2014 (\$/kL)	2014/2015 (\$/kL)	2015/2016 (\$/KL)	2016/2017 (\$/kL)
<b>Consumption Charge (S502)</b>	\$2.25	\$2.45	\$2.70	\$2.85
<b>High Consumption Charge</b>	\$3.40	\$3.70	\$4.05	\$4.25

## Non-Residential Properties

A flat consumption charge of \$2.85/kL applies to the consumption of all non-residential properties.

### Non-residential high consumption (In Lieu of Section 64 Developer Charges)

A Non-residential High Consumption Charge of \$5.20/kL applies from 1 July 2016 as follows.

This charge provides an opportunity for the proponents of non-residential developments to reduce their upfront establishment costs. Where a proponent of a non-residential development, with the consent of the property owner, elects to do so and it is approved by Council or where required by Council, a high water consumption charge of \$5.20/kL applies to any consumption of water by the non-residential property, above the Equivalent Tenement (ET) Entitlement, in lieu of Section 64 Developer Charges.

No additional ET entitlement will accrue to the property through the payment of the high consumption charge.

This charge is not available to the subdivision of land or the initial development on the property. The charge is only available to subsequent development after the initial development on the property has paid the Section 64 Developer Charges levied.

The high water consumption charge is calculated annually by amortizing the Section 64 Developer Charge for water (\$13,386 per ET) over 40 years (fixed) with a cost of capital of 5% (variable) and a forecast escalation of developer charges of 2.5% (variable) applied and divided by 230kL/y. Adding this to the current consumption charge (\$2.85/kL) and rounding up to the nearest 5 cents results in a high consumption charge of \$5.20/kL. The figure of 230kL/y is the NSW Water Directorate's estimate of the annual water consumption per ET.

### Bulk Water Sales

Bulk water sales from standpipes for use within the Shire (local use) shall be charged at the Residential Properties High Consumption Charge rate. For bulk water sales from standpipes for use outside the Shire (external use); bulk water sales shall be charged at \$8.50/kL in 2016/2017, being twice the Residential Properties High Consumption Charge.

### Water Consumption Estimated Yield

The estimated yield from water consumption charges for 2016/2017 is \$21,050,000.00.

### **Haemodialysis Patient Rebate**

Council shall credit the water consumption charge equivalent to 100 kilolitres (kL) annually to residents producing written evidence from an appropriate Health Service that they regularly undertake home haemodialysis.

### **Pensioner Rebate**

In accordance with the *Local Government Act, 1993, as amended*, Section 575, eligible pensioners can have a rebate of up to a maximum of \$87.50 per year applied to their combined water access and consumption accounts. A maximum of 50% of the water access charge can have the rebate applied, therefore any residual rebate will be deducted from the consumption charges.

The pensioner rebate must be applied against the rate assessment or water consumption account in the name of the ratepayer and not the Body Corporate or a Company, except where it is allowed by special agreement.

## **Sewerage Services**

### **Introduction**

With the increasing demands on the limited water resources for this country, the Council of Australian Government (COAG) developed a "*Strategic Framework for Water Reform*", agreed to by all Australian governments, which requires compliance under National Competition Policy.

Council complies with the NSW DPI Water's Best Practice pricing guidelines. The following key requirements are met by Council:

- Council reviews its Sewerage Pricing Policy on an annual basis.
- Access charges are independent of land value

Council charges an annual access charge for all properties.

Sewerage usage charges are applicable to non-residential and non-strata multi-residential properties, there is no volume threshold for sewerage usage.

Liquid Trade Waste charges are applicable to non-residential properties that discharge non-domestic quality wastewater to the sewerage system.

Sewerage usage charges and Liquid Trade Waste charges are billed quarterly, except for identified and nominated high volume users where monthly billing is applied.

Sewerage usage and Liquid Trade Waste usage charges are prorated. This means that both are charged at the rate that applies in the year that usage occurs. The sewerage usage volume is calculated from water meter readings.

Council has previously resolved that public hospitals shall have their combined sewer usage and liquid trade waste charges discounted by 50%.

Unpaid accounts are subject to interest charges calculated from the due date.

Special charges may be levied.

### **Sewerage Access Charge (S501)**

The sewerage access charge is included on Council's general rates notice. The charges applying from 1 July 2016 are as follows.

#### Residential Properties

Residential properties including vacant land, rated to sewer, attract sewer access charges in accordance with the *Local Government Act 1993*, as shown in Table 5.

**Table 5. Sewerage Access Charges**

Description	2013/2014	2014/2015	2015/2016	2016/2017
<b>Sewerage Access Charge (S501)</b>	\$691.00	\$732.00	\$782.00	\$805.45

The residential access charge will apply as shown in the table 5 to cater for increased regulatory compliance impacts, growth and the associated increases in operational costs.

#### Non-Residential Properties

The minimum non-residential sewerage access charge shall be equivalent to the residential sewerage access charge.

The non-residential sewerage access charge (SAC) for properties with a larger than 20mm water service shall be calculated in the same way as the water access charge:

$$\text{Non-residential SAC (\$)} = \text{Residential SAC (\$)} \times R \times CF$$

Where:

R = Meter Ratio being the ratio of the water meter cross sectional area to that of a 20mm water meter's cross sectional area (See Table 6)

CF = Consumption Factor for the previous 12 months as displayed in Table 6 (The Consumption Factor has been introduced to acknowledge that the size of the water meter does not always reflect the volume of water used, e.g. firefighting requirements may necessitate a larger water meter to be installed).

**Table 6. Consumption Factors**

Meter size (mm)	20	25	32	40	50	80	100	150	200	250	300
Meter Ratio (R)	1	1.56	2.56	4.0	6.25	16.0	25.0	56.25	100	156.25	225
Consumption Range (kL)	Consumption Factor (CF)										
0 - 290	1.000	0.640	0.391	0.250	0.160	0.063	0.040	0.018	0.010	0.006	0.004
291 - 454	1.000	1.000	0.610	0.391	0.250	0.980	0.063	0.028	0.016	0.010	0.007
455 - 743	1.000	1.000	1.000	0.640	0.410	0.160	0.102	0.046	0.026	0.016	0.011
744 - 1,160	1.000	1.000	1.000	1.000	0.640	0.250	0.160	0.071	0.040	0.026	0.018
1,161 - 1,814	1.000	1.000	1.000	1.000	1.000	0.391	0.250	0.111	0.063	0.040	0.028
1,815 - 4,640	1.000	1.000	1.000	1.000	1.000	1.000	0.640	0.284	0.160	0.102	0.071
4,641 - 7,250	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.444	0.250	0.160	0.111
7,251 - 16,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.563	0.360	0.250
16,315 - 29,000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.640	0.444
29,001 - 45,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.694
Over 45,314	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000

For properties with more than one water meter, the property Sewerage Access Charge is based on the sum of the individual charges for each water meter.

For each water meter the charge is determined by: consumption factor (CF) x the meter size ratio (R) x the residential access charge (SAC) x the Sewerage discharge factor.

The charges for all water meters are then summed. If this total is less than the Residential Access Charge then the actual charge becomes the Residential Access Charge.

Note: The sewerage discharge factor can be different for each water meter and can be zero.

Note: The NSW DPI Water’s Pricing Policy:

- Does not reference properties with multiple meters specifically so Council has determined the above procedure.
- Refers to the **Non Residential Access Charge** as the meter size ratio x the access charge for a property with a 20 mm water meter. It then applies the Sewerage discharge factor to determine the charge. The application of the **Consumption Factor** is a Council policy.

## Sewerage Access Charge Estimated Yield

The estimated yield from sewer access charges is determined in accordance with Table 7.

**Table 7: Sewerage Access Charge Estimated Yield**

Meter Size	Number of Properties	Charge (\$)	Revenue (\$)
20 mm	33,538	805.45	27,013,182.10
25 mm	171	1,256.50	214,861.50
32 mm	1	2,061.95	2,061.95
40 mm	193	3,221.80	621,807.40
50 mm	109	5,034.06	548,712.54
80 mm		12,887.20	
100 mm	56	20,136.25	1,127,630.00
150 mm		45,306.56	
200 mm		80,545.00	
250 mm		125,851.56	
300 mm		181,226.25	
Total estimated yield			29,528,255.49

The estimated yield for 2016/2017 is \$29,528,255.49

### **Pensioner Rebate**

In accordance with the *Local Government Act, 1993, as amended*, Section 575, eligible pensioners can have their sewerage access charge reduced by 50% up to a maximum of \$87.50 per year. The pensioner rebate must be applied against the rate assessment of the ratepayer and not the Body Corporate or a Company, except where it is allowed by special agreement. Based on the current sewerage access charge, eligible pensioners will receive a rebate of \$87.50 applied on their rate notice.

### **Sewer Usage Charge (\$502)**

The NSW DPI Water's Best Practice Pricing Guidelines requires Council to adopt appropriate sewerage usage charges that reflect the user pays principle.

The sewerage usage charge is applied to all non-residential and non strata multi-residential properties. It is based on the metered water consumption and a sewer discharge factor applicable to the assessment.

$$\text{Sewer Usage Charge (\$)} = Q \times \text{SDF} \times \text{CR}$$

Where:

- Q = metered water consumption in kL
- SDF \* = sewer discharge factor
- = percentage of the metered water consumption that is deemed to be discharged to the sewerage system
- CR = sewer usage charge rate in \$/kL as shown in Table 8

\* As Outlined in Council's Policy: "Discharge of Liquid Trade Waste to the Sewerage System". SDF will apply to some properties that do not discharge liquid trade waste to the sewerage system but discharge higher volumes.

*Non-residential high consumption*

A high consumption charge of \$3.45/kL applies to the consumption of all non-residential properties for each kilolitre (kL) of sewage discharged, above the lot entitlement.

**Table 8. Sewerage Usage Charge Rate**

Description	2013/2014 (\$/kL)	2014/2015 (\$/kL)	2015/2016 (\$/KL)	2016/2017 (\$/kL)
<b>Sewerage Usage Charge (S502)</b>	\$1.30	\$1.40	\$1.50	\$1.60

**Non-Residential High Sewerage Usage Charge (In Lieu of Section 64 Developer Charges)**

A Non-residential High Sewerage Usage Charge of \$3.45/kL applies from 1 July 2016 as follows.

This charge provides an opportunity for the proponents of non-residential developments to reduce their upfront establishment costs. Where a proponent of a non-residential development, with the consent of the property owner, elects to do so and it is approved by Council or where required by Council, a high water sewerage usage charge of \$3.45/kL applies to any sewerage usage by the non-residential property, above the Equivalent Tenement (ET) Entitlement, in lieu of Section 64 Developer Charges.

No additional ET entitlement will accrue to the property through the payment of the high sewerage usage charge.

This charge is not available to the subdivision of land or the initial development on the property. The charge is only available to subsequent development after the initial development on the property has paid the Section 64 Developer Charges levied.

The high water sewerage usage charge is calculated annually by amortizing the Section 64 Developer Charge for sewerage (\$6,431 per ET) over 40 years (fixed) with a cost of capital of 5% (variable) and a forecast escalation of developer charges of 2.5% (variable) applied and divided by 140kL/y. Adding this to the current consumption charge (\$1.60/kL) and rounding up to the nearest 5 cents results in a high consumption charge of \$3.45/kL. The figure of 140kL/y is the NSW Water Directorate's estimate of the annual sewerage usage volume per ET.

**Sewerage Usage Charge Estimated Yield**

The estimated yield from sewerage usage charges is determined in accordance with Table 9.

**Table 9. Sewerage Usage Charge Estimated Yield**

Description	Number of Properties	Charge Rate (\$/kL)	Revenue (\$)
<b>Sewerage Usage Charge</b>	1675	\$1.60/kL	\$2,400,000

The estimated yield for 2016/2017 is \$2,400,000.

## Special Sewerage Charges

In accordance with the *Local Government Act, 1993, as amended*, Section 495 and Section 565, Council can charge additional annual payments or an upfront capital contribution for the provision of sewerage to areas previously not serviced.

## Liquid Trade Waste Charges

The NSW DPI Water's Best Practice Pricing Guidelines require Council to adopt appropriate liquid trade waste charges which reflect the additional loading and associated costs that can be placed on the sewerage system by non-residential customers.

Liquid trade waste charges are levied in accordance with Council's adopted policy: "Discharge of Liquid Trade Waste to the Sewerage System". This policy was implemented to manage and control discharge to the public sewerage system and to recover Council's additional costs in the transportation, treatment and disposal of liquid trade waste. Copies of the policy are available on Council's website.

Liquid Trade Waste Charges include:

- Annual trade waste fees
- Trade waste usage charges
- Non-compliance trade waste usage charges
- Excess mass charges
- Non-compliance excess mass charges

These charges are dependent on the waste Classification, charging Category and actual discharge performance.

Council's policy "Discharge of Liquid Trade Waste to the Sewerage System" outlines how and when these charges are applied.

Discharges of Liquid Trade Waste with an origin outside of the Shire area will be charged at three times the rates. Rates are listed in council's Fees and Charges.

### Liquid Trade Waste Charges Estimated Yield

The estimated yield from sewer usage charges is determined in accordance with Table 11.

**Table 11. Liquid Trade Waste Charges Estimated Yield**

Description	Number of Properties	Charge (\$)	Revenue (\$)
Liquid Trade Waste Charges	325	Based on Category	\$575,000

The estimated yield for 2016/2017 is \$575,000.

## Waste Management Activities

### Introduction

The management of the Shire's waste is a high priority issue with the primary focus being to facilitate and minimise a reduction in the amount of waste being disposed of to landfill and to manage the landfill using best practice methods.

Following an extensive period of consultation, the 2014 Integrated Waste Strategy was adopted by Council. This included a number of prioritised programs focussed around the key areas of organics collection and processing, developing new infrastructure, cleaning up the streets through the provision of cost effective services, continuing to investigate and develop methodologies for resource recovery and continuing to participate on a regional level through collaboration to develop waste processing, treatment and disposal solutions.

A key initiative of the 2014 Integrated Waste Strategy is the adoption of a weekly green waste collection service including household organics to all urban residents with the residual waste and recycling bins to be collected fortnightly on an alternating cycle. Council will need to provide for the processing of the organic waste and this will occur in a purpose built organics processing infrastructure due to be completed by the introduction of the new collection service.

In addition to the household collection systems provided council also offer a number of other opportunities to divert waste from landfill. It is currently free to drop off metals, e-waste, chemicals, fluorescent bulbs and tubes, batteries and recyclables. Lower disposal charges are offered for those products that can be reprocessed such as greenwaste, concrete, bricks and tiles in order to encourage source separation.

The Integrated Waste Strategy places a strong focus on continuing to develop opportunities to divert waste from disposal.

The Stotts Creek Resource Recovery facility also has landfill gas capture fitted to ensure that the gas generated when Council do dispose of waste at the site are managed to minimise the impact of landfilling.

### Domestic Waste Management Charge

The Domestic Waste Management Charge is an annual charge, which by virtue of Section 496 of the *Local Government Act 1993* all councils must levy in respect of all rateable land within their areas for which the waste collection services are available.

### Domestic Waste Management (DWM) Service

The Domestic Waste Management charge, unlike other fees and charges, has very specific requirements prescribed by Section 504 of the Local Government Act. They are:

- i. A Council must not apply income from its ordinary rate towards the cost of providing Domestic Waste Management services,
- ii. Income to be applied by Council towards the cost of providing Domestic Waste Management services must be obtained from the making and levying of a charge,
- iii. Income obtained from charges for Domestic Waste Management must be calculated so as to not exceed the reasonable cost to the Council of providing those services.

The effect of these requirements is that Council cannot subsidise Domestic Waste Management services and any revenue raised will be put toward and used only to provide Domestic Waste Management services.

All costs that can be reliably measured and reasonably associated with providing Council's Domestic Waste Management service have been included in Council's Domestic Waste Management charge and are detailed as part of this Plan.

Annual charge for domestic waste management (DWM) services is made for each parcel of rateable land for which services are available. The DWM charge is based on the cost of providing the service, and all revenue applicable to DWM services is restricted to the DWM activity and accounted for separately.

In accordance with Section 496 of the Local Government Act 1993 Council levies an annual charge for the provision of domestic waste management services on the following basis:

- Rateable Land - Management,
- Properties with MGB Services,
- Recycling per MGB Service,
- Household waste processing.

As noted above a weekly green waste service will be introduced in 2017 to residential rated property in the urban footprint. This service will become part of the standard suite of waste services with the cost incorporated into the Domestic Waste Management charge.

#### **Other legislation and strategies**

In 2009 the NSW State Government introduced a Waste and Environment Levy, aimed at increasing the price of disposing waste to landfill in an effort to promote recycling. In 2015/2016 the levy is approximately \$76.70 per tonne of waste sent to landfill. The levy will increase by CPI each year making the rate approximately \$78 per tonne in 2016/17.

The NSW Waste Avoidance and Resource Recovery (WARR) Act was reviewed in 2015 with the identified diversion target for household sourced waste lifted from 66% to 70% by 2021. This target is the guiding principle for Council to adopt improved resource recovery and recycling initiatives for domestic waste, and was the precursor for developing The Tweed Shire Council Integrated Waste Strategy 2014.

The Domestic Waste Management Charge is partly determined by reviewing financial commitments for domestic waste in future years.

An amount of \$65.50 is charged to each rateable property to be placed in reserve for the financial provisions as follows:

1. Land rehabilitation @ 50%	\$5,000,000 over 20 years
2. Roadwork's relating to garbage collection @ 50%	\$1,000,000 over 15 years
3. Acquisition of land for future garbage depots @ 50%	\$2,000,000 over 20 years
3a. Acquisition of land for future garbage depots @ 50%	\$1,000,000 over 10 years
4. Financial Assurance @ 50%	\$5,000,000 over 20 years
5. Provision of Landfill Environmental Management @ 50%	\$4,000,000 over 20 years
6. Implement waste disposal technology @ 100%	\$2,500,000 over 20 years
7. Provision for Management Plan @ 50%	\$400,000 over 10 years
8. Provision for EIS @ 50%	\$1,000,000 over 10 years

The major costs in the Domestic Waste Management Charge along with the above financial provisions also include pensioner rebates and administration overheads. These costs are then divided by the number of domestic properties within the areas for which the garbage service is available to calculate the Domestic Waste Management component of the annual garbage charge.

### **Domestic Waste Service Charge**

In December 2009 Council replaced the divided bin with a dedicated 140L bin for garbage collected weekly. The Domestic Waste Service Charge is raised to cover costs associated with the removal and collection of domestic garbage. These costs include payments to the contractor for collection of garbage, landfill management expenses, and the bi-annual clean up, and are estimated to total \$6,439,234 (net of income) in 2016/2017. The charge is calculated by dividing this cost by the number of domestic garbage services within the designated area.

In 2016/2017 the Domestic Waste Service Charge for the standard 140L garbage bin will be \$190.60 per annum per service.

### **Waste and Environment Levy**

Due to the interim transport of domestic wastes to an alternative facility, it is not anticipated that Council will collect, nor remit, any Waste and Environment Levy in 2016/2017.

### **Domestic Waste Service Charge - Alternate 80L garbage bin**

A smaller 80L garbage bin is available to those residents who have low waste generation, generally for single or dual occupancy dwellings. In 2016/2017 the Domestic Waste Service Charge for the 80L garbage bin is \$160.00 per annum per service.

### **Domestic Waste Service Charge - Alternate 240L garbage bin**

A larger 240L garbage bin is available to those residents who have high waste generation rates, generally larger families and high occupancy dwellings. In 2016/2017 the Domestic Waste Service Charge for the 240L garbage bin is \$229.80 per annum per service.

### **Domestic Waste Service Charge – Multi Unit Development**

In 2016/2017 Council will be introducing a standard suite of Domestic Waste Service Charges to deal with the majority of Multi Unit Development based on the minimum levels of waste services that are expected to be provided for in the planning stage of a Development Approval. The Multi Unit Development charge will be based around the provision of three separate levels of waste service resourcing and reflects the cost of providing the service. This is made up of the following 'per property' service charges which entitle the property to a waste and recycling service up to the quantity listed.

	2016/17
Up to 80 litres waste and 40 litres recycling per week per rateable property	\$180.00 per annum per rateable property
Up to 80 litres waste and 120 litres recycling per week per rateable property	\$227.00 per annum per rateable property
Up to 120 litres of waste and 120 litres of recycling per week per rateable property	\$238.00 per annum per rateable property

There are a limited number of Multi Unit properties that are not able to be provided with the standard types of waste services that are provided by Council and these properties will be provided with those waste services that can be provided with the cost recovered as per the adopted fees and charges.

### **Waste Minimisation and Recycling Charge**

The Recycling Charge is raised to cover the costs associated with the recycling of domestic recyclables within the Shire. In December 2009 Council replaced the current divided bin with a dedicated bin for recyclables collected fortnightly.

The costs relate to the collection of recyclables, promotion and education initiatives, the employment of an Education Officer and provision for future recycling projects. With the introduction of the multi bin system there are now dedicated low emission vehicles servicing the recycling bins. This assists in improving the quantity and quality of the recyclables collected for reprocessing. The estimated yield from the recycling charge is \$2,554,959. The recycling charge in 2016/2017 will be \$69.80 per annum per service.

Additional recycling bins are available to domestic properties at a charge of \$69.80 per annum per additional bin (pro rata) and 360L bins are available for \$105.70.

### **Total Domestic Waste Management Charge**

The total domestic garbage charge will therefore be \$325.90 per annum per service made up as follows:

	<b>2016/2017</b>
Domestic Waste Management Charge	\$65.50
Domestic Waste Service Charge	\$190.60
Recycling Charge	\$69.80

This is an increase of \$20.00 on the 2015/2016 charge or 6%.

### **Green Organics Collection Charge**

Council at its meeting of 12 January 2005 resolved to implement a garden waste collection service and that the fee be set at \$35.00 for the 2005/2006 rating year and that this fee be gradually increased to the full cost recovery. The fee applicable for 2016/2017 is set at \$62.50 per green bin per annum (pro rata). Additional bins are available at the same charge.

### **Landfill Management Charge**

In accordance with Section 501A of the *Local Government Act 1993*, Council levies a Landfill Management Charge. The purpose of the charge is to partially assist with the cost of the provision of funds for the establishment of future landfills, the cost of current landfill operations and the remediation of past, current and future landfills to help minimise the environmental impact of landfills and also be ecologically sustainable.

The charge is levied on all rateable properties within the boundary of the Tweed Shire and is estimated to yield approximately \$2,050,050.

Description	No of Properties	Charge \$	Revenue \$
Landfill Management Charge	39,500	51.90	2,050,050

**Overall Domestic Waste Management (DWM) Services**

Type of service	Services	Charge \$	Revenue \$
Domestic Waste Management charge	36,008	65.50	2,358,524
Domestic Waste Services charge	36,008	190.60	6,863,125
Waste Min and recycling charge	36,604	69.80	2,554,959
Green organics collection charge	16,479	62.50	1,029,937
Landfill Management charge	39,500	51.90	2,050,050

---

## Interest on Investments Statement

### Introduction

Council has adopted an Investment Policy that provides the framework by which Council maximises its revenue from interest on investments. Surplus funds are only invested in authorised institutions regulated by the Australian Prudential Regulation Authority (APRA) and in accordance with Council's powers of investment under section 625(2) of the *Local Government Act 1993*. Council is not permitted to engage in speculative investments including the equities market.

Funds invested represent:

- i. Revenue raised in the current financial period to be expended in the current period
- ii. Funds held to maintain Council's liquidity
- iii. Funds internally restricted for future use
- iv. Unexpended loan funds
- v. Funds externally restricted for future use (funds held by Council with a legal obligation to use for the purpose for which they were received).

### Grants and Subsidies

Council attempts to maximise its grant and subsidy income. Grants and subsidies should be seen as a supplement to operational income even though grants such as the NSW Grants Commission Financial Assistance Grant are paid annually. The raising of grant and subsidy revenue is however, to a large extent, out of the control of Council.

Various grants and subsidies that are made available to Local Government require additional funding by Council. Such grants and subsidies shall only be considered where they are consistent with organisational objectives as detailed in the Community Strategic Plan.

### Internally Restricted Funds Statement

Council has by resolution set aside funds for specific purposes. These are called internally restricted funds and are for longer term funding requirements mainly of a capital nature.

The setting aside of funds for internally restricted purposes allows Council to smooth the impact of one-off major capital projects or expenditure that would otherwise have a significant impact on Council's finances. Details of these funds form part of the Budget papers in this Plan.

## Statement of Revenue Policy/Charges for Works Carried Out On Private Land

### Private Works

*"The Council may by agreement with the owner or occupier of any private land carry out on the land any kind of work that may lawfully be carried out on the land" (S.67(1)).*

Section 67(2) prohibits a Council from carrying out private works unless it has first fixed a rate after considering the actual cost and current market rates.

Council's charges for works on private land, is as follows:

*"Council carries out work for external parties on private land. In performing this work Council is generating additional income and/or acting in a community service role. Income from these works will cover all incremental direct costs and overheads and where appropriate add a profit element. The profit element of pricing varies with the relevant organisations taking into account the considerations of service to the community and general market competitiveness."*

These private works include:

- Road contribution,
- Drainage contribution,
- Water, sewerage and drainage connection.

Council has a cost recovery strategy in regard to private works. Applicable rates are included in the "Fees and Charges Schedule".

## Loan Borrowing Statement

### Introduction

For many years Council has maintained a borrowing program to finance annual bridges, drainage construction and asset management works. With an extensive list of future works of this type still to be undertaken, Council expects to continue borrowing for this purpose.

The proposed external borrowing for 2016/2017 is included in Tweed Shire Council's 2016/2017 Budget.

These borrowings will be secured by the usual method of a mortgage over Council's income. Competitive quotations will be obtained from major banks with the aim of securing an interest rate below the indicative local government rate.

New borrowing must have regard to:

- Self funding ability
- Interest rates
- Current debt level
- Alternative finance options
- Long-term debt

Renewal and new loans along with the purpose of the loans are detailed in the Tweed Shire Council's 2016/2017 Budget.

## Summary of the proposed changes to Rates and Annual Charges

### Approved allowable increase of 1.8% for Ordinary Rates

Rate	Category	Ad-Valorem Amount 1.8%	Charge \$	Minimum Rate \$	Yield \$
Ordinary	Residential	0.5607		1,007.80	49,544,982.06
Ordinary	Business	0.5959		1,107.90	5,312,752.47
Ordinary	Farmland	0.3625		1,007.80	3,139,406.01
Special	Sewerage				
	20mm		805.45		27,013,182.10
	25mm		1,256.60		214,861.50
	32mm		2,061.95		2,061.95
	40mm		3,221.80		621,807.40
	50mm		5,034.06		548,712.54
	100mm		20,136.25		1,127,630.00
	Water				
	20mm		166.45		5,845,890.45
	25mm		259.66		46,479.14
	32mm		426.11		426.11
	40mm		665.80		149,805.00
	50mm		1,040.31		126,917.82
Special	100mm		3,962.50		245,513.75
Special	Koala Beach	0.0851			80,463.28
Charge	Water Volumetric Charge		2.85-4.25/kL		21,050,000.00
Charge	Sewer Usage Charge		1.60/kL		2,400,000.00
Charge	Trade Waste Usage Charge		Upon Category		575,000.00
Charge	On Site Sewage Management Fee		41.00		212,175.00
Charge	Domestic Waste Management Charge		64.30		2,315,314.00
Charge	Domestic Waste Management Service Charge		190.60		6,863,125.00
Charge	Waste Minimisation and Recycling Charge		69.80		2,554,959.00
Charge	Green Organics Collection Charge		62.50		1,029,937.00
Charge	Landfill Management Charge		51.90		2,050,050.00

### Additional above pegging rate increase requested from IPART

Rate	Category	Ad-Valorem Amount	Charge \$	Minimum Rate \$	Yield \$
Special	Cobaki LEDA	1.9031			550,000.00

**Comparison of rate increases**

<b>Year</b>	<b>Allowable Increase for General Fund</b>	<b>Tweed Shire Council Adopted Change</b>	<b>Variation</b>
1977	12.0%	12.0%	Nil
1978	9.5%	9.5%	Nil
1979	8.0%	8.0%	Nil
1980	10.0%	10.0%	Nil
1981	12.5%	10.2%	-2.3%
1982	12.0%	10.0%	-2.0%
1983	11.0%	11.0%	Nil
1984	8.0%	8.0%	Nil
1985	8.0%	8.0%	Nil
1986	8.0%	8.0%	Nil
1987	7.0%	7.0%	Nil
1988	6.5%	6.5%	Nil
1989	6.5%	6.5%	Nil
1990	7.3%	5.9%	-1.4%
1991	6.7%	6.7%	Nil
1992	0.0%	0.0%	Nil
1993	2.6%	2.6%	Nil
1994	3.5%	13.5%	+10.0%
1994-95	0.0%	1.9%	+1.9%
1995-96	2.2%	9.7%	+7.5%
1996-97	2.7%	10.5%	+7.8%
1997-98	3.1%	8.1%	+5.0%
1998-99	1.7%	7.9%	+6.2%
1999-2000	2.4%	2.4%	Nil
2000-01	2.7%	2.7%	Nil
2001-02	2.8%	2.8%	Nil
2002-03	3.3%	3.3%	Nil
2003-04	3.6%	3.6%	Nil
2004-05	3.5%	7.48%	+3.98%
2005-06	3.5%	3.5%	Nil
2006-07	3.6%	7.6%	+4.0%
2007-08	3.4%	8.0%	+4.6%
2008-09	3.2%	9.5%	+6.3%
2009-10	3.5%	9.5%	+6.0%
2010-11	2.6%	8.5%	+5.9%
2011-12	2.8%	7.5%	+4.7%
2012-13	3.5%	7.9%	+4.4%
2013-14	3.4%	3.4%	Nil
2014-15	2.3%	2.3%	Nil
2015-16	2.4%	2.4%	Nil
2016-17	1.8%	*2.77%	*+0.97%

*\*Special Rate Variation - Cobaki Leda Manorstead approved*

## Statement of Pricing Policy Principles - In Respect to Goods and Services

### Introduction

Council may charge and recover fees for any service it provides. This is exclusive of annual charges for services provided on an annual basis.

The Pricing Policy is made up of a number of principles that are used by Council in determining the level of revenue to be raised from a particular revenue source. These principles are not mutually exclusive; several may be used in determining the appropriate amount.

### Fees and Charges Statement

In accordance with Section 608 of the *Local Government Act 1993*, Council proposes a range of fees and charges as contained in the 2016/2017 Fees and Charges schedule appended to this document. Generally, these fees are intended to cover the following contingencies:

- Supply of a service, product or commodity
- Giving information
- Providing a service in connection with the Council's regulatory functions, including receiving an application for approval, granting an approval, making an inspection and issuing a certificate

Section 501(1) of the *Local Government Act 1993* permits a council to make and levy an annual charge for the following services provided on an annual basis:

- Water supply services,
- Sewerage services,
- Drainage services,
- Waste management services (other than domestic waste management services)
- Any services prescribed by the regulations.

### Council Obligation

In accordance with Section 532 of the *Local Government Act 1993* a council must not make a charge until it has considered submissions on the Operational Plan. It is the responsibility of Council to be fully aware of the pricing policy for the fees and charges and the need to consider each and every fee and charge.

Section 403(3) requires the following particulars for each charge:

- The amount of rate per unit (eg. Kilolitres, tonne) of the charge
- The differing amounts for the charge, if relevant
- The minimum amount or amounts of the charge, if relevant
- The estimated yield of the charge

A detailed schedule of fees forms part of the Operational Plan.

Section 539 states that in determining the amount of the charge for a service the council may have regard to the following criteria:

- The purpose for which the service is provided,
- The nature, extent and frequency of the service,
- The cost of providing the service,
- The categorisation for rating purposes of the land to which the service is provided,
- The nature and use of premises to which the service is provided,
- The area of land to which the service is provided,
- In the case of water supply - the quantity of water supplied.

The application of these proposed fees and charges will reduce the level of cross subsidisation, inherent in service provision, required to be funded by general rates.

The following factors have been taken into account in determining the fees proposed:

- The cost of providing the service,
- The importance of the service to the community,
- The price fixed by the relevant industry body,
- Any factors specified in the Local Government Regulations,

The fees set for a wide range of goods and services are based on recovery of operating costs, contributing to the cost of replacement of the assets utilised.

### **Categories of Pricing Policies Proposed in Respect of the Advertised Schedule of Fees**

- A. The price for this good/service is set to make a significant contribution towards the cost of providing the service. The remainder of the costs are met from general purpose income.
- B. The price charged for this good/service is a statutory charge set by government regulation.
- C. The price for this service is set to make a minimal contribution to the annual operating and maintenance costs of the facility. The remainder of the costs are met from general purpose income.
- D. The price for this service is set to make a contribution towards the cost of replacing the infrastructure assets utilised in the provision of the service.
- E. The price for this good/service is based on the full cost of providing the service.
- F. The price for this good/service is set by reference to prices charged for similar goods/services provided by like councils.

Where additional costs are incurred in the course of providing a service for which a fee is charged, the fee determined by Council will be varied upon resolution of Council to recover such additional cost.

## **Set by Statute**

Prices are set to apply to State and Commonwealth Government legislation. In an event of a new or amended statutory / regulatory fee being legislated subsequent to the adoption or printing of this document, Council has the right to apply these new charges without further notice.

**Conditions of grant funding** are a category of pricing, which restricts the level of fees, which can be recovered for the service. Grant funding provided by the State and Commonwealth Governments frequently establishes fee structures for the charging of services for which Council is the sponsor organisation of the particular service.

## **Goods and Services Tax (GST)**

Many Local Government services are exempt from GST. Any services provided by Council that are subject to GST have had their prices adjusted in the attached Fees and Charges document.

In the event that the GST status of a particular good and service changes after the preparation of this document or during the 2016/2017 financial year, then the price of the good or service will be adjusted accordingly to reflect the correct GST status. If a fee that is shown as being subject to GST is subsequently proven not to be subject to GST then that fee will be amended by reducing the GST to nil. Conversely if Council is advised that a fee which is shown as being not subject to GST becomes subject to GST then the fee will be increased but only to the extent of the GST.

The following schedule of fees and charges has been prepared using the best available information in relation to the GST impact on the fees and charges at the time of publication.

## **GST Registration**

One of the requirements of the Federal Government's New Tax System is that enterprises be registered for GST and hold an Australian Business Number (ABN). Tweed Shire Council is registered for GST.

The ABN of Council is 90 178 732 496

## **Surcharge on Credit Card Payments**

Council offers its customers the ability to make payments by credit card for the various Council services and functions, including the payment of rates, water consumption and debtors.

Council introduced surcharging from 1 November 2008 and has increased its client's ability to pay by credit card. The surcharge for the 2016/2017 rating year will be 0.70% and is inclusive of GST. Council has also introduced B-Pay which is the most cost effective method of payment for clients and Council. Internet gateways have also been introduced for payment options.

**Interest on Overdue Rates**

Interest accrues on a daily basis on rates and charges that remain unpaid after they become due and payable. Council will apply the maximum interest allowable under Section 566(3) of the Local Government Act 1993 for the 2016/2017 rating year which will be advised by the Office of Local Government.

**Interest on Overdue Sundry Debts**

Sundry Debts greater than 30 days may incur interest charges at the same rate, which is applicable to overdue rates. In 2016/2017 this rate will be advised by the Office of Local Government.

## Statement of Section 64 Developer Charges and Section 94 Contribution Plans

### Section 64 Water and Sewerage Developer Charges

Section 64 of the *Local Government Act 1993* enables Council to levy a Developer Charge towards the provision of water and sewerage infrastructure services, which are required as a consequence of land development. The levying of this charge is in addition to any other requirement, which Council may impose in granting development consent.

The Section 64 Developer Charges for water and sewerage have been prepared for 2016/2017 financial year based upon NSW Office of Water guidelines requiring a Long Term Financial Plan for Water and Sewerage and Development Servicing Plans. Council implemented Development Servicing Plans from 1 July 2005.

#### Note

Council is presently reviewing its Development Servicing Plans for Water Supply and Sewerage Services. The review may result in changes to the Section 64 Developer Charges for both Water and Sewerage as presently included in Tweed Shire Council's Fees and Charges.

It is anticipated the revision of the Development Servicing Plans and preparation of new draft Development Servicing Plans will be complete by the end of the first quarter of the new financial year. There after the draft plans are to be audited by an auditor approved by NSW DPI Water and then placed on public exhibition for at least 30 days prior to being presented to Council for adoption or otherwise.

Due to the revision of the Development Servicing Plans it is probable that the Revenue Policy and Tweed Shire Council's Fees and Charges will be amended during the 2016/2017 financial year to reflect the revised Development Servicing Plans.

### Section 94 Contribution Plans

Section 94 of the *NSW Environmental Planning and Assessment Act* enables Council to levy contributions for public amenities and services required as a consequence of development. Council may only seek contributions, where there is a valid Section 94 Contribution Plan in place and the decision whether to prepare a plan is part of a corporate wide strategy of infrastructure funding.

The power to levy a contribution relies on there being a clear link between the developments being levied and the need for the public amenities or service for which the levy is required.

The contributions can only be made towards:

- Capital costs including land acquisition costs;
- Public facilities which the Council has responsibility to provide; and
- Public facilities, which are needed as a consequence of or to facilitate new development.

Council does regularly monitor its Section 94 Contribution Plans and whenever necessary amend the plans to ensure that they provide the needs of the new development and that the contribution rates are appropriate. The regular monitoring and periodic review of the plans is part of Council's enterprise risk management procedures and it helps reduce the uncertainties associated with anticipated development.

### Land Cost Indexation

In accordance with clause 31(2) of the *Environmental Planning and Assessment Regulation 2000*, in 2008/2009 Council introduced the Tweed Shire Council Land Cost Index. The Index is calculated by taking all the land sales data for the Shire in a given year and then calculating the median price and comparing the percentage movement from one year to the next.

Section 94 Plans contain clauses which allow for annual indexation of indexation of infrastructure contribution rates in accordance with the provisions of Regulation 32 of the *Environmental Planning and Assessment Regulation 2000*. On each 1 July any land purchase component of contribution rates in each Section 94 Plan will be adjusted with reference to the clause in the Plan and the Tweed Shire Council Land Cost index and applied to outstanding development contributions in accordance with consent conditions.

Indexes for the years from 2002/2003 to 2015/2016 are as follows:

#### Tweed Shire Council Land Cost Index

Index Date 30 June	Financial Year	Median sale price	Index	%change
2003	2002/2003	205,000	100	
2004	2003/2004	280,000	136.59	36.59%
2005	2004/2005	302,000	147.32	7.86%
2006	2005/2006	336,000	163.9	11.26%
2007	2006/2007	368,000	179.51	9.52%
2008	2007/2008	405,000	197.56	10.05%
2009	2008/2009	399,000	194.63	-1.48%
2010	2009/2010	400,000	195.12	0.25%
2011	2010/2011	395,000	192.68	-1.25%
2012	2011/2012	380,000	185.37	-3.80%
*As at 30 March 2013	2012/2013	362,000	176.59	-4.74%
*As at 30 March 2014	2013/2014	370,000	180.488	2.21%
*As at 30 March 2015	2014/2015	379,000	184.878	2.43%
*As at 30 March 2016	2015/2016	425,000	207.317	12.14%

\* *Index will be effective from the following 1 July.*

This information may be used to periodically adjust specific land valuations in Council's contributions documents pending formal revaluation.



Customer Service | 1300 292 872 | (02) 6670 2400

[tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)  
[www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au)

Fax (02) 6670 2429  
PO Box 816  
Murwillumbah NSW 2484