

Funding the Future

Revenue Policy 2017 - 2018

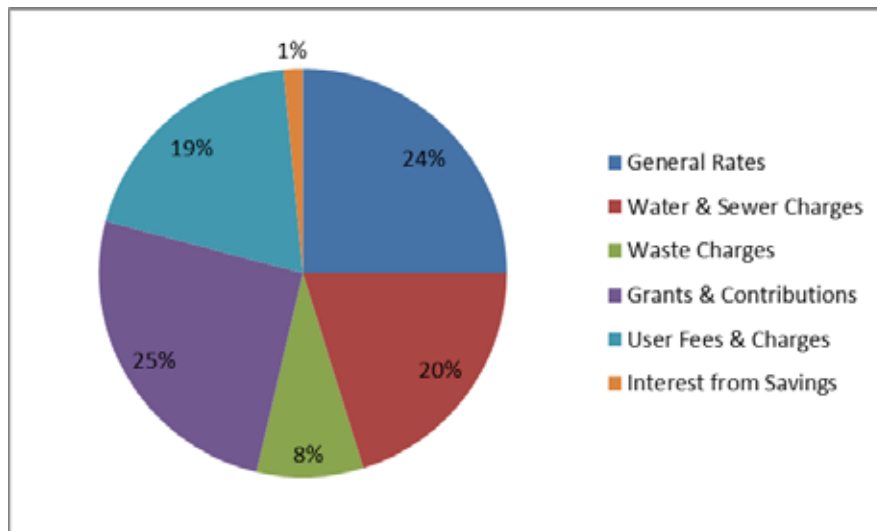
How we fund what we do – annual budget development framework

The annual budget for 2017 - 2018 has been developed in the framework of Council's adopted financial strategy, long-term financial plan and directions from the Asset and Financial Sustainability Review which are integrated in to the Resourcing Strategy.

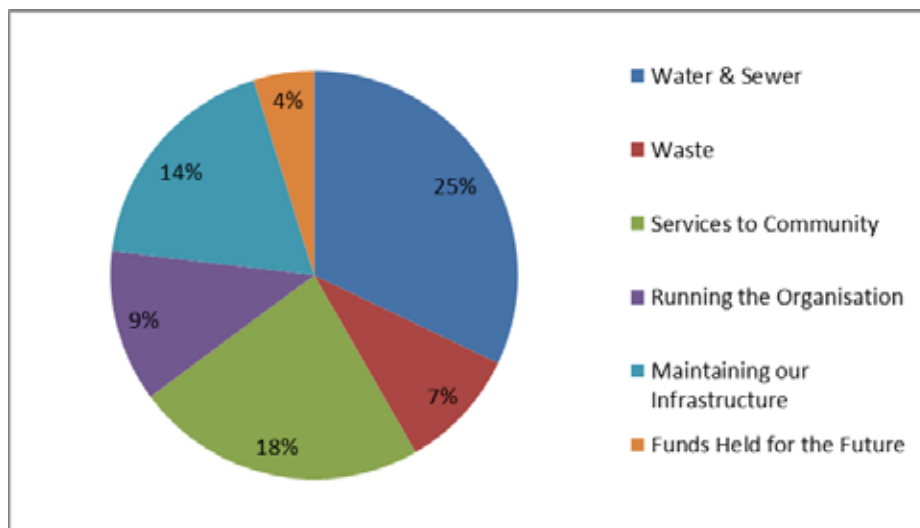
The main factors influencing 2017-2018 are:

- Decisions on service levels and asset standards
- Rising emergency services levies greater than CPI
- Rate pegging increase less than NSW award adjustments
- Ability to attract and retain professional/technical staff and contractors
- Reduction of annual revotes
- Utilisation of cash reserves
- Assignment of any surplus into asset renewal reserves

Sourcing our funds



Spending our funds



Key budget items

The Budget 2017-2018 has been developed in a new service based budgeting framework. It identifies the resource requirements to provide a set level of service.

Key factors which have informed the budget development include:

- Keeping Council's reliance on rating revenues to less than 50 percent of total revenues.
- IPART approved increase of 1.50 percent
- Water, Sewer and Waste Rates and Annual Charges are set to recover reasonable costs
- Exemption of Water, Sewer and Waste Annual Charges reviewed.

Budget statement

Council's budget has an impact on the local economy. Council is the second largest employer in the Shire. While only a quarter of Council staff are directly funded by rates, the balance of staff either secure State and Federal grants for service contracts or capital projects, provide services for a fee such as child care or development applications, or collect charges following regulatory work for example to protect public health, buildings or the environment. Much of the balance of annual expenditure of Council remains in the Shire or region through the engagement of contractors for services, materials or projects with the rest being paid to state or national suppliers under state contracts.

Charging philosophy

In accordance with S.404 (1) of the Local Government Act 1993, Council provides the following details of its revenue policy which includes the basis upon which the rates and charges will be made.

Rates and charges represent the process where Council recovers the cost of providing its services for land within the Shire boundaries. In general, Council follows a user-pays philosophy towards the provision of services.

In the case of water, sewer and garbage services, price increases reflect the cost of providing these services. With ordinary land rates, the rate increases must remain below the limits set by the Minister for Local Government, unless the Minister approves a special variation to general income.

The rates and charges levied by the Council are a debt that is applied to the land and this debt becomes the responsibility of the current owner of the land. Any arrears that may not have been discharged by previous owners can also become the responsibility of the current owner.

The rates and charges set out in this revenue policy are designed to provide the net source of funds after allowing for loans, contributions and government grants for the programs and initiatives identified in this 2017-2018 Operational Plan. The detailed outline of the income and expenditure of the Council is set out in the 2017-2018 Budget (Attachment 1). A detailed listing of Fees and Charges is provided in Attachment 2.

Goods and Services Tax (GST)

Ordinary rates, special rates, water charges, sewage charges, stormwater charges and waste management charges are exempt from GST because of a determination by the Federal

Treasurer. The majority of Council fees as advertised in the schedule of fees accompanying the Operational Plan are subject to GST and accordingly the charges reflect a 10% GST component.

Statement of Revenue Policy

Ordinary rates

Ordinary rates are applied to properties based on independent valuations supplied to the Council on all rateable properties within the Shire boundaries by the Land and Property Information NSW. The valuations used in the 2017-2018 rating period have a base date of 1 July 2015.

Structure of the ordinary rate

The rating provisions of the *Local Government Act 1993* allow Councils to base their ordinary rates either on a system of minimum rates or base rates. Bega Valley Shire Council has chosen to employ the system of base rates as a means of levying rates on all properties throughout the Shire. In accordance with S.497 of the *Local Government Act 1993* the structure of the Ordinary Rate must comprise:

- A base amount (i.e. fixed charge required by statute to be no more than 50 percent of the total amount of the rate)
- An ad-valorem component (i.e. a rate levied on the unimproved land value).

Ordinary base rate

Council has chosen to apply a system of base amounts to overcome community concerns over the inequity of the rate burden of a rate levied solely on land values. The uniform base charge reflects that some of the benefits derived by ratepayers from the provision of Council works and services are shared equally by the community.

The philosophy behind the base charges is that the base amount should apply to all properties and the total income from the charge should approximate the general administration costs of the Council, together with the cost of common services available to each property within the Council area.

Ad valorem rate

Council has adopted a system of ad valorem rates that will apply to each property valuation to develop a variable charge on each rate notice. The ad valorem charge is multiplied by the land valuation supplied by the Land and Property Information NSW to determine the ad valorem charge.

Whilst Council has chosen to apply a system of base rates, the overriding characteristic of NSW local government rating is that the rate assessment will be primarily and predominantly determined via the ad valorem method. The ad valorem amount of the rate is to be levied on the unimproved land value of all rateable land within each rating category on the rates notice.

Local Government Cost Index (LGCI) increase

The LGCI in 2017-2018 has been set by IPART as 1.50 percent

Rating model 2017-2018

The table below (Table 1) sets out the scenario for the General Rates for 2017-2018.

Table 1

Rates with 1.50 percent increase (income split base rate 40 percent / ad valorem 60 percent)

Category	Ad- valorem Amount ¢ in dollar	Base Rate \$	Base Rate %	Number of Assessments	Rate Yield \$	Rate Yield %
Residential	0.003877	\$480.10	45.11%	17,654	\$18,794,725	81.52%
Farmland	0.00396	\$480.10	24.14%	981	\$1,951,181	8.46%
Business	0.0074289	\$480.10	17.80%	857	\$2,311,198	10.02%
Mining	0.0074289	\$480.10	0.00%	0	\$0	0.00%
Total					\$23,057,104	100.00%

Rateable land categories

Categorisation of all rateable land in the Council area has been undertaken in accordance with the requirements of Chapter 15 of the *Local Government Act 1993*.

Council has used the following categories of rateable land:

Farmland

Land used genuinely for primary production. The dominant use of the land must be for the business or industry of grazing, dairying, the growing of crops etc. The activities must have a significant and commercial purpose or character and be engaged in for the purpose of profit on a continuous or repetitive basis. Rural residential land will not be categorised as farmland.

Residential

The *Local Government Act 1993* identifies this land as property used for residential accommodation, or in the case of vacant land, property zoned for residential use under an environmental planning instrument (hotels, motels, guesthouses, boarding houses or nursing homes) are specifically excluded from this category. This category also includes rural residential land.

Mining

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.

Business

The *Local Government Act 1993* identifies property within this category as land, which cannot be categorised in any of the other categories of farmland, residential or mining.

Valuations

Council will be using valuations with a base date of 1 July 2016 for rating purposes in 2017-2018. All property owners in the Council area will have been provided with a valuation of their property from the Land and Property Management Authority (LPMA). The valuations are based upon the land value only of the property.

Any appeal against the property valuation should be lodged with LMPA, Valuation Objections – Customer Service PO Box 143, Bathurst, NSW 2795 or by phone on 1800 110 038. Online objection lodgement is also available at www.lpi.nsw.gov.au

Pension rebates – general rates

In accordance with Section 575(3)(a) of the *Local Government Act 1993* Council provides a rate reduction of 50 percent of the amount of the rate levy, provided the maximum rebate for combined rate and domestic waste management charges does not exceed \$250 to eligible pensioners. Of this rate reduction, the NSW Government reimburses 55 percent.

The estimated pension rebate for general and waste in 2017 - 2018 is \$978,000.

Interest on overdue general rates

In accordance with Section 566 of the *Local Government Act 1993* Council charges interest on all rates and charges that remain unpaid after they become due and payable. Rates and charges become payable one month after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments. Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment.

Interest will be calculated on a daily basis using the simple interest method. The rate of interest is the maximum rate as prescribed by the Minister and published in the Government Gazette. The Division of Local Government has set the 2017-2018 interest rate at 8 per cent.

Statement of charges

In accordance with Section 501(1) of the *Local Government Act 1993* Council proposes to make and levy an annual charge for the following services:

- Water supply services
- Sewage services
- Waste management services (other than domestic waste management services)
- Liquid trade waste
- Urban stormwater
- On-site sewer management

Exempt Land

Land that is exempt from all land rates and where indicated water and sewer access charges are listed in this section. The Local Government Act 1993 – Sections 555 to 557 state that the following exemptions must be applied:

Crown Land (general rates, water and sewer access charges)

Crown Land that is not being land held under a lease for private purposes. This category also included state forests which comprise of approximately 30 per cent of the Shire land.

National parks (general rates, water and sewer access charges)

Land within a national park, historic site, nature reserve, and state game reserve or conservation reserve whether or not the land is affected by a lease, licence, occupancy or use.

Conservations Agreements (general rates only not water and sewer)

Land that is a subject of a conservation agreement, any rate levied on that whole parcel of land is to be reduced by the percentage of the land in which the conservation agreement covers.

Churches or places of public worship (general rates, water and sewer access charges)

Churches or places of public worship, minister's residence, places used for religious teaching or training, and official head or assistance official head of any religious body in the State or in any diocese within the state.

Schools (general rates, water and sewer access charges)

Land that belongs to and is occupied and used in connection with a school, school playground or residence occupied by a teacher, employee or caretaker of the school, as defined by the Education Act 1990.

Aboriginal Land Council (general rates only not water and sewer)

Land that is culturally sensitive vested in the New South Wales Aboriginal Land Council or a Local Aboriginal Land Council under Section 43 of Aboriginal Land Rights Act 1983 exempts Local Aboriginal Land Councils from the payment of rates and charges to Local Government Authorities and water supply authorities on certain types of lands.

The types of lands which may be exempt from rates include:

- Land listed in Schedule 1 of the Aboriginal Land Rights Regulation 2002
- Land that is not being used for a commercial or residential purpose (vacant land); and
- Land not being used for a residential purpose and declared by the Local Aboriginal Land Council to be of cultural or spiritual significance

If land is either listed in Schedule 1 or is vacant land, it is automatically exempt from rate exemptions.

To obtain a rates exemption for land not being used for a residential purpose but is declared by the Local Aboriginal Land Council to be of cultural or spiritual significance (this could include land being used for a commercial purpose such as a cultural centre or museum), the Minister must approve the resolution and list the land in Schedule 1 of the Aboriginal Land Rights Regulation.

Land below a high water mark (general rates only not water and sewer)

Land that is below high water mark and is used for any aquaculture relating to the cultivation of oysters (*Detailed in the Fisheries Management Act 1994*).

Public places (general rates only not water and sewer)

Land that is a public place.

Public cemetery (general rates only not water and sewer)

Land used for a public cemetery and vested in the Crown, a public body or trustees.

Public library (general rates only not water and sewer)

Land used solely for a free public library and vested in the Crown, a public body or trustees.

Area Health Service (general rates only not water and sewer)

Land that is vested in an area health service.

Land that maybe exempted from water and sewer access charges are listed in this section. The Local Government Act 1993 – Sections 558 state that the following exemptions maybe applied:

Council is currently reviewing these exemptions.

Government Departments, Council or Emergency Service (water and sewer access charges)

Land that belongs to and is occupied and used in connection with an emergency service or Government department, Council or an emergency service or Government department or Council office or residence provided that it is not commercially leased. This includes Police Stations and residences, Ambulances Stations and residences, Fire Stations and Government Offices.

Public Hospital (water and sewer access charges)

Land that belongs to a public hospital.

Non-profit community organisations (water and sewer access charges)

Council elects that upon application by registered non-profit community organisations and sporting ovals controlled by non-profit community organisations, Council will waiver all water access charges. The organisations will be assessed by Council on the following criteria:

- Must be a registered non-profit community organisation.
- Property has to be owned by and used for the purpose defined in its charter (unless the tenant can demonstrate that they have taken on the burden of ownership as part of the tenancy agreement)
- Must be solely operated and/or managed by volunteers.
- Must be open to all members of the public (or all members of the public that fall into specified sections of the community as recognised in its charter for example people with disabilities)

In relation to aged care facilities:

- They must fall into the categories of either high level care (nursing home) or low level care (hostel) accommodation.
- The exemption does not extend to self-care units for people that are living independently, as you would in your own home, in a retirement village or aged care complex.
- Where the self-care units are part of an ageing in place facility, Council will negotiate the level of exemption with the organisation based on the proportion of residents in the self-care section of the facility.

Definitions: Hostel Care is now known as 'low-level care', and refers to accommodation services such as meals, laundry and room cleaning, as well as additional help with personal care, and nursing care if required. 'Hostel care' is low-level care provided in an aged care

home. Nursing home is the previous name for aged care homes that provide high-level care, including accommodation services such as meals, laundry and room cleaning, and personal care. Medical needs are managed by nursing staff.

Water Services

Water access charges

The access charge is calculated using a volume formula that is dependent upon the square of the size of the meter connection. The access charge is shown on the annual rate notice and it is independent of the level of water consumption during the year.

The base access charge is related to the cost of providing access to a 20 millimetre water connection. Access charges for larger water connections are based on increments of the base charge according to the volumetric factor shown in the table below.

The access charge is designed to cover some of the costs incurred by Council in providing infrastructure such as reservoirs, pump stations and reticulation systems. Because of the fixed nature of the costs incurred by Council in operating the infrastructure, the access charge applies to all properties able to connect to the system regardless of whether or not a connection is in place.

All properties falling within the defined water supply boundaries are subject to compulsory water access charges. For land that is exempt from water access charges, see the section under general rates.

Water usage charges

The water usage charge for 2017-2018 is set at \$2.86 per kilolitre.

The water consumption charges are designed to meet the fixed and variable operating costs related to the provision of water supply.

The water charges for the 2017-2018 financial year are set out in the following table.

Particulars	Volume factor	Access charge	Charge per KI
20mm Water Connection	1	\$215.00	\$2.86
25mm Water Connection	1.56	\$335.40	\$2.86
32mm Water Connection	2.56	\$550.40	\$2.86
40mm Water Connection	4	\$860.00	\$2.86
50mm Water Connection	6.25	\$1,343.75	\$2.86
65mm Water Connection	10.56	\$2,270.40	\$2.86
80mm Water Connection	16	\$3,440.00	\$2.86
100mm Water Connection	25	\$5,375.00	\$2.86
150mm Water Connection	56.25	\$12,093.76	\$2.86
200mm Water Connection	100	\$21,500.00	\$2.86
Strata Title Units (per unit)	1	\$215.00	\$2.86
Unconnected properties which are able to connect (i.e. vacant land)	1	\$215.00	\$2.86

Total Income

The total estimated income yield in 2017-2018 from water charges derived is \$10,856,915 comprising of:

\$3,406,220 from access charge and \$7,450,695 from usage charge.

Council elects to deem exempt the following:

Home dialysis and home care medical patients - subject to certification by a medical practitioner, in the case of registered patients using home dialysis machines or other medical treatments, Council elects water consumed in excess of a four-monthly allowance of 70 kilolitres is charged at the adopted per kilolitre rate.

Dedicated fire services meter

Where a property has an approved dedicated fire services meter, there will be no water and sewer access charge. If usage occurs outside of emergency use, this exemption will be forfeited.

Water charges – pension rebate

In accordance with S.575 (3)(b) of the Local Government Act 1993 Council provides a reduction of 50 per cent of water supply charges levied up to a maximum of \$87.50 for each individual charge. Of this reduction, the NSW Government reimburses 55 per cent.

The estimated amount of the pension rebate in 2017-2018 is \$276,000.

Interest on overdue water charges

In accordance with Section 566 of the *Local Government Act 1993* Council charges interest on all rates and charges that remain unpaid after they become due and payable. Rates and charges become payable one month after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments. Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment.

Interest will be calculated on a daily basis using the simple interest method. The rate of interest is the maximum rate as prescribed by the Minister and published in the Government Gazette at 8 per cent.

Sewage services

Residential charges

The residential sewage charge is based on a series of flat charges for all residential properties connected to Council's sewage service network as set out below:

- A flat charge for all residential or farmland properties of \$1,181 (other than strata and non-strata units);
- A flat charge for all residential strata title units of \$1,181
- A flat charge for all residential non-strata title units of \$1,181 for each unit;
- A flat charge of \$591.50 for all properties those are able to connect to the Council's sewage service network and remain unconnected.

Non-residential charges

Non-residential sewer charges are calculated using a formula prescribed by the NSW Department of Water Best Practises guidelines.

The formula is:

Access = Base Access Charge x Volume Factor x Discharge Factor
Consumption = Consumption Rate x Discharge Factor

Non-Residential properties discharge factor

Discharger	Factor
B&B	75
Bakery	95
Boarding House or Hostel	90
Butcher	95
Café/Bistro/Cakes/Patisserie	95
Car Detailing	95
Car Wash - hand wash only	75
Car Wash (robo, clean & go, gervi type)	95
Caravan Park	75
Charcoal Chicken	95
Chicken/Poultry Shop	95
Churches	95
Club (e.g. bowling, golf, racing)	50
Club (e.g. RSL, Surf Club)	95
Commercial Swimming Pool	85
Community Properties (halls)	95
Community Properties (reserves, sporting facilities, etc.)	51
Concrete Batching Plant	10
Craft/Stonemason	95
Day Care Centre's / Pre-schools	95
Delicatessen, mixed business	95
Dental Surgery	95
Depot (bus, courier, truck, taxi, fuel)	95
Factory/Industry/Warehouse	95
Food Processing	90
Fresh Fish Shop	95
Funeral parlor	95
General Retail / Services	95
Government Department	95
Hairdresser / Beauty Salon	95
Hospital	95
Hotel	100
Joinery	95
Laundry	95
Marina	90
Mechanical Workshop	95
Mechanical Workshop w/ Car Yard	85
Medical Practice (incl. physio, herbal medicine, etc.)	95
Motel	90
Multi-premise Commercial (strata plan, dual occupancy)	95

Nursery	70
Nursing Home	90
Office Building	95
Optical Service	95
Panel Beating/Spray Painting	95
Printer	95
Radiator Repairer	90
Restaurant (including cafes, canteens, bistros)	95
Schools (Primary)	95
Schools (Secondary)	95
Schools (TAFE, University, etc.)	95
Seafood Processing	90
Self-Storage	90
Service Station	90
Shopping Centre	85
Supermarket	95
Take Away Food	95
Veterinary Practice, Kennels or Animal wash	80
Wreckers	90

*** Council reserves the right to charge the relevant discharge factor in individual circumstances Discharge Factors

Volume factor

Meter size	Factor	Availability charge per year
20mm	1	\$1,181.00
25mm	1.56	\$1,842.36
32mm	2.56	\$3,023.36
40mm	4	\$4,724.00
50mm	6.25	\$7,381.25
65mm	10.56	\$12,431.75
80mm	16	\$18,896.00
100mm	25	\$29,525.00
150mm	56.25	\$66,431.25
200mm	100	\$118,100.00

Total income

The total estimated income yield in 2017-2018 from sewer charges is \$16,927,000, comprising \$15,631,000 from the residential charge, and \$1,296,000 from the non-residential charge.

Charges for sewer usage (by meter measurement) will be charged at the standard usage charge of \$4.35 per kilolitre.

Sewer charges – pension rebate

In accordance with S.575 (3)(b) of the *Local Government Act 1993* Council provides a reduction of 50 per cent of the residential sewage charge levied up to a maximum of \$87.50 for each individual charge. Of this reduction, the NSW Government reimburses 55 per cent.

The estimated amount of the pension rebate in 2017-2018 is \$239,000.

Interest on overdue sewer charges

In accordance with Section 566 of the Local Government Act 1993 Council charges interest on all rates and charges that remain unpaid after they become due and payable. Rates and charges become payable one month after the date of service of the rates notice unless a person elects to pay the rates and charges by instalments. Where a person elects to pay by instalments, rates and charges become payable on the due date of the instalment.

Interest will be calculated on a daily basis using the simple interest method. The rate of interest is the maximum rate as prescribed by the Minister and published in the Government Gazette and is set at 8 per cent.

Small town sewer schemes special rate

Council has constructed sewer schemes in the Wallaga Lake area, Cobargo, Wolumla, Candelo and Kalaru.

The introduction of these schemes has been assisted by special subsidies from the NSW State Government provided under the Small Country Towns Water, Sewer and Drainage Scheme but the cost to Council is still significant.

Note that the special contributions outlined below only pertain to premises already connected to the pressure sewer system as part of the Bega Valley Sewage Program. The property owners of all new residential premises to be connected to pressure sewer systems will be required to pay Section 64 charges and other on-premises costs required to allow connection. The property owners of all new non-residential premises to be connected to pressure sewer systems will be required to pay connection charges, Section 64 charges and other on-premises costs required to allow connection. Where such non-residential properties are assessed by Council as being larger than 20 Equivalent Tenements (20 ET), the pumping systems shall be constructed by and remain the operational responsibility of the property owner. Where such non-residential properties are assessed by Council as being smaller than 20 ET, the pumping systems shall be constructed by and remain the operational responsibility of Council.

Special residential capital contribution

Council has a capital contribution of \$100.00 per year on all residential properties that were sewered under the small towns' sewer schemes. The charges were introduced by a special charge over a period of 10 years.

Special non-residential sewer contribution

Council has a capital contribution by way of a special contribution over a period of 10 years on all small non-residential properties that were sewered under the small towns sewer schemes. The following table sets out the capital contributions for smaller commercial properties.

Particulars	Factor	Total Capital Contribution
20mm Water Connection	1	\$1,000.00
25mm Water Connection	1.56	\$1,560.00
32mm Water Connection	2.56	\$2,560.00
50mm Water Connection	6.25	\$6,250.00
Unconnected	1	\$1,000.00
Strata Title Units (per unit)	1	\$1,000.00

Larger non-residential properties do not pay a capital contribution but are responsible for all onsite works required to deliver sewage to Council's system. This applies to non-residential

properties that are assessed to place greater than 20 equivalent domestic tenement loadings onto the sewer system. Council will contribute to the onsite works in accordance with Procedure 2.3.1 (k) adopted by Council on 22 March 2007.

Liquid trade waste

Liquid trade waste usage charges commenced during the 2013-2014 financial year.

Non-residential liquid trade waste fees and charges are designed to recover the costs for transporting and treating liquid trade wastes discharged to Council's sewage systems by industrial, commercial or other non-residential customers. Liquid trade wastes can exert a greater demand on sewage systems than domestic sewage and if uncontrolled, can pose significant problems to public health, worker safety, the sewage system and the environment.

Non-residential liquid trade waste dischargers are divided into three categories for appropriate management and charging purposes:

Category 1: liquid trade waste dischargers requiring nil or minimum pre-treatment

Category 2: liquid trade waste dischargers with prescribed pre-treatment

Category 3: large or industrial liquid trade waste dischargers

Examples for each category are provided in Council's Liquid Trade Waste Policy 2.3.1(j).

Liquid trade waste usage charge

To recover the additional cost of transporting and treating liquid trade waste from Category 2 Dischargers. It is calculated by multiplying the total water consumption (from the water meter reading) by the sewage discharge factor (in the sewer industry classification table above) by a liquid trade waste discharge factor (in Appendix G of the Liquid Trade Waste Management Guidelines, 2005 Department of Water and Energy) by one dollar and twenty cents (\$1.25) per kilolitre.

Band	Discharge factor
1	0%
2	0%
3	10%
4	20%
5	30%
6	50%
7	60%
8	80%
9	90%
2S	N/A

Category 2 Dischargers that have not installed or maintained appropriate pre-treatment facilities and not complied with a notice to install or maintain pre-treatment facilities may incur a penalty charge of nine times the usage charge.

The non-residential liquid trade waste usage charge for Category 2 Dischargers will be charged quarterly on their Water and Sewer notice.

Liquid Trade Waste Excess Mass Charge: to recover additional costs of accepting and treating substances of particularly high concentration. This is applied to Category 3 Dischargers in lieu

of the liquid trade waste usage charge for those substances discharged in excess of the deemed concentrations specified in Council's Liquid Trade Waste Policy 2.3.1(j).

Liquid Trade Waste Non-compliance Excess Mass Charge: applies to Category 3 Dischargers for substances discharged in excess of the concentrations specified in Council's conditions of approval.

Waste management charges

Sections 496 and 504 the *Local Government Act 1993* provide that the domestic waste management services of the Council must be financed by specific annual charges made and levied for that purpose alone. The Act prevents Council from applying ordinary rate income towards meeting the cost of domestic waste management services, nor can it use waste charge income for non-waste related functions.

The term 'domestic waste management service' relates to the services that comprise the periodic collection of waste, generated on domestic premises, from individual parcels of rateable land and the services associated with recycling activities provided to these properties.

The functions of domestic waste management services carried out by Council include, but are not limited, to the following:

- Collection of domestic waste
- Disposal and treatment of domestic waste
- Recycling and waste minimisation activities associated with domestic waste collection and disposal.

Domestic Waste	Charge
Domestic Waste Management	\$402.50
Domestic Garden Organics	\$55.50
Waste Service Availability Charge	\$81.50
Additional General Waste Bin (140 Lt)	\$209.50
Additional Recycling Bin (240 Lt)	\$77.23

Commercial Waste	Charge
Commercial Waste Management	\$557.50
Commercial Organics	\$55.50
Additional General Waste Bin (240 Lt)	\$232.00
Additional Recycling Bin (240 Lt)	\$191.60

Domestic waste management charge

An annual domestic waste management charge of \$402.50 that meets the costs of the once-weekly 140-litre domestic waste collection and once-fortnightly 240 litre recycling service and the associated waste disposal or treatment.

In the serviced areas, each service entitles the user to a once weekly kerbside collection service from one (1) 140- litre mobile garbage bin and a once fortnightly kerbside collection service from one (1) 240-litre mobile garbage bin on the specified collection day. Collections will only be conducted from the Council supplied mobile garbage bin.

Each residential dwelling on a serviced residential rate assessment will be charged one Domestic Waste Management Charge.

If further capacity is required, residents can request a second service, which will attract an additional charge of \$209.50 per annum.

Domestic garden organics charge

An annual domestic organics collection charge of \$55.50 meets the costs of the monthly 240-litre domestic garden organics collection service and the associated transport and processing.

Each service entitles the user to a monthly kerbside domestic garden organics collection service from one (1) 240-litre mobile garbage bin on the specified collection day.

Any property within the Service Area not receiving the Domestic Waste Service will be charged a Waste Service Availability Charge of \$81.50.

Total income

The estimated total income from domestic waste management charges for 2017-2018 is \$7,606,010.

Pension rebate

In accordance with Section 575(3)(a) of the Local Government Act 1993 Council provides a reduction of 50 per cent of the domestic waste management charge provided the maximum rebate for combined rate and domestic waste management services does not exceed \$250.00.

The estimated pension rebate for rates and waste in 2017-2018 is \$291,000.

Commercial waste charge

An annual commercial waste charge of \$557.50 meets the costs of the once-weekly 240-litre domestic waste collection and once-fortnightly 240 litre recycling service and the associated waste disposal or treatment.

In the serviced areas, each service entitles the user to a once weekly kerbside collection service from one (1) 240-litre mobile garbage bin (being general waste and recycling) on the specified collection day. Collections will only be conducted from the Council supplied mobile garbage bin.

If further capacity is required, residents can request a second service, which will attract an additional charge of \$232.00 per annum.

Commercial multi-unit accommodation (CMUA) including motels, nursing homes, retirement villages etc. are charged one Commercial Waste Management charge per rate assessment by default. It is up to the ratepayer to request additional services or indeed to reduce their current services.

Total income

The estimated total rate income for commercial waste management charges in 2017-2018 is \$1,206,402.

On-site sewer management

As provided in Section 608 of the Local Government Act 1993, Council charges an annual charge for the administration of the Shire's existing On-Site Sewer Management network. Council will continue to charge one charge for all existing On-Site Sewer Management processes. Council no longer levy an inspection charge for existing On-Site Sewer Management inspections.

Land Use	Charge
Low Risk (10Yrs Cycle)	\$36
High Risk (3Yr Cycle)	\$63
Critical Risk (1Yr Cycle)	\$141

Total estimates income for On-Site Sewer Management in 2017-2018 is \$240,000.

Urban stormwater charge

As provided in Section 496A of the Local Government Act 1993, Council introduced a stormwater charge in 2007 - 2008. A further review of charges for commercial properties was undertaken in 2008 - 2009. The charge applies to all developed lots that benefit from Council's stormwater system whether built or natural with expenditure of the funds collected recorded and reported annually.

The funds are used to improve the performance of Council's stormwater management services by upgrading and providing infrastructure to:

- Reduce stormwater inundation on private property
- Improve stormwater quality discharge points into waterways
- Implement methods of stormwater harvest and reuse on public land.

The State Government caps the charges for all properties and the proposed charges are either at or below the cap levels. The proposed charges remain unchanged.

The charges for chargeable lots in 2017-2018 are:

Land Use	Charge
Residential	\$25
Residential Strata	\$12.5
Commercial (up to 1,200 square metres)	\$25
Commercial (in excess of 1,200 but not exceeding 3,000 square metres)	\$100
Commercial (in excess of 3,000 square metres)	\$200
Commercial Strata	\$5

Total estimates income for Urban Stormwater Management Charge in 2017-2018 is \$285,000.

Statement of borrowings

Under the *Local Government Act 1993*, Council is required to include details of proposed borrowings in the financial period covered by this revenue policy.

At this stage Council proposes to borrow in 2017-18 the following:

- \$3,100k for Merimbula by-pass construction
- \$1,200k for Merimbula airport upgrade works