



**MORNINGTON
PENINSULA**
Shire

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

This policy is to be used as a strategic and procedural tool to assist and guide the creation and implementation of all special charge schemes for infrastructure works.

This policy, together with referenced documents, covers contributory schemes for:

- Road construction (full or partial e.g. kerb and channel),
 - Footpath construction,
 - Drainage works,
 - Car park construction, and
 - Other infrastructure as identified.
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The Special Charge Schemes Policy for Infrastructure Works is provided in detail overleaf.

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

TYPE	Council Policy
PURPOSE	<p>Special charge schemes are used to partially or completely fund new infrastructure works where there is clear benefit to nearby properties that is above and beyond the benefit to the general community. The Shire has historically used special charge schemes to provide infrastructure that otherwise would not be built through rate revenue alone.</p> <p>This policy is to be used as a strategic and procedural tool to assist and guide the creation and implementation of all special charge schemes for infrastructure works projects in a fair, equitable and consistent manner.</p>
OBJECTIVES	<ul style="list-style-type: none"> • To implement the special charge scheme process in an effective manner that is fair to all. • To maximise opportunities for community participation and consultation. • To guide the financial contribution of Council. • To guide the efficient and effective use of Council resources. • To promote transparency, accountability and consistency in Council decision making. • To ensure compliance with the requirements of the Act.
SCOPE	<p>This policy, together with referenced documents, covers special charge schemes for:</p> <ul style="list-style-type: none"> • Road construction (full or partial e.g. kerb and channel), • Footpath construction, • Drainage works, • Car park construction, and • Other infrastructure as identified. <p>The statutory process for special charge schemes is set out in the Act and summarised in Figure 2 attached.</p>
DEFINITIONS	<p>The Act The <i>Local Government Act 1989</i></p> <p>Apportionment The method of distributing the special charges amongst persons liable to pay (usually the owner of the land that receives the special benefit, but can include a commercial tenant such as a business). It is calculated in a manner reasonable for all properties within a scheme. Apportionment does not include Council's contribution.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>DEFINITIONS (<i>cont'd</i>)</p>	<p>Benefit <i>The Macquarie Dictionary:</i> Anything that is for the good of a person or thing. To gain advantage; make improvement.</p> <p>Committee of Council Refers to section 223 of the Act, where a Committee of Council hears persons who wish to speak in support of their submissions.</p> <p>Council Mornington Peninsula Shire Council, being a body corporate constituted as a municipal Council under the Act.</p> <p>Councillor A person who holds the office of member of the Mornington Peninsula Shire Council.</p> <p>CPI Consumer Price Index. Australian Bureau of Statistics catalogue number 6401.0 – Consumer Price Index table 1, December quarter; Percentage change from corresponding quarter of previous year for the all groups CPI for Melbourne.</p> <p>Declaration Council considers a report to levy the relevant properties with a special charge. The report includes all the information from the intention to declare report, public submissions and Section 223 Committee report if applicable.</p> <p>Finalisation Following practical completion of works, all costs associated with the scheme are tallied and the special charge to each property is finalised.</p> <p>Infrastructure Strategy A strategic document, adopted by Council, to address the construction of capital works or provision of services of a particular type or class. For example: Unmade Roads Construction Strategy, Footpath Construction Strategy, etc.</p> <p>Initiation The preparatory step for the Shire in the development of a special charge scheme, where interest is identified by way of a request or an outcome of the relevant strategies.</p> <p>Instigation The step following initiation, where a Council report is prepared seeking endorsement for the preparation of a special charge scheme.</p>
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SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>DEFINITIONS (<i>cont'd</i>)</p>	<p>Intention to declare The first step in the statutory process (section 163(1A) of the Act), where Council considers a report which includes all relevant information on the proposed scheme.</p> <p>Objection Correspondence in writing, from a person liable for a special charge, which expressly objects to a scheme. The right to object applies only to special charge schemes that are not drainage schemes required for reasons of public health and where Council is recovering more than two thirds of the total scheme cost (section 163B of the Act). An objection may also contain elements of a submission (see Submission below). Please note: The right of objection is in addition to the right to make a submission. If a person is opposed to a scheme where the right to object does not apply, the person may make a submission stating their opposition.</p> <p>Property owner For the purposes of this policy, and unless stated otherwise, a reference to 'property owner' is a reference to the person(s) or entity (deceased estate, company, proprietor, business, etc) that is responsible for paying a special charge.</p> <p>Reasonable In the context of the Act and special charge schemes, 'reasonable' is effectively a legal test defined by caselaw.</p> <p>Shire officer A person who is appointed by the Chief Executive Officer to enable the functions of Council.</p> <p>Special benefit Applies to land rather than to a person. Special benefit occurs when land receives a benefit from the works that is over and above the benefit received by the general community. For example, members of the general community may use (and therefore generally benefit from) a road constructed by special charge scheme; however, the land adjacent the newly constructed road receives a <i>special benefit</i> due to the improved property access, drainage and property values, as those benefits do not apply to the broader community.</p> <p>Special charge scheme A special charge scheme is a funding method that allows the Shire to recover the whole or a part of the cost of infrastructure works from businesses or property owners who will gain a special benefit from the works. A special charge scheme shall be in accordance with the Special Rate and Special Charge provisions of the Act.</p>
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SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>DEFINITIONS (<i>cont'd</i>)</p>	<p>Special charge A monetary charge levied in relation to a parcel of land for the purposes of constructing a particular infrastructure project from which the land enjoys a special benefit.</p> <p>Submission Correspondence in writing, from any person, in response to Council's public notice of intention to declare a special charge (section 163A of the Act). The submission may be (completely, partially or a combination of) in favour of, neutral to, opposed to, or provide comment on any aspect of the special charge scheme proposal.</p> <p>VCAT The Victorian Civil and Administrative Tribunal – a tribunal that hears and decides civil and administrative legal cases in Victoria.</p>
<p>1. SCHEME INITIATION</p>	<p>A special charge scheme may be proposed by one of two streams, described below. The sequence of events for each stream is different, however they both contain the same consultation steps.</p>
<p>1.1 Council Initiated</p>	<p>The special charge scheme process may be initiated by Council on a recommendation flowing from the relevant infrastructure strategy. A special charge scheme may also be initiated by Council where the proposed works are not identified in an infrastructure strategy but are otherwise identified as a priority for construction.</p> <p>Council Initiated - Pre-Scheme Process</p> <p>For an explanation of each step, please see the clause reference in brackets at the end of each step that corresponds with a clause in this policy.</p> <ol style="list-style-type: none"> 1. Instigation report to Council (cl 2). 2. Develop concept plans, cost estimates, draft apportionment (cl 2). 3. Property owner information session (cl 2.1). 4. Survey of property owners (other than for Public Health Drainage or High Risk Works schemes) (cl 1.3). 5. Begin statutory process - Intention to Declare report to Council (cl 3).
<p>1.2 Community Initiated</p>	<p>The special charge scheme process may be initiated by request of members of the public, residents within the area, businesses, commercial property owners and/or other interested and affected parties.</p> <p>Following a request from the community to initiate a special charge scheme, Shire Officers will request a strong demonstration of support for the works by other affected parties within the area by way of individual emails or letters addressed to the Shire.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>1.2 Community Initiated (cont'd)</p>	<p>Where a scheme is Community Initiated and the total of special charges to be recovered is less than \$100,000, the Shire will consider from time to time whether the scheme is financially viable to proceed.</p> <p>Community Initiated - Pre-Scheme Process</p> <p>For an explanation of each step, please see the clause reference in brackets at the end of each step that corresponds with a clause in this policy.</p> <ol style="list-style-type: none"> 1. Community requests for works (cl 1.2). 2. Survey* of property owners (cl 1.3). 3. Instigation report to Council (cl 2). 4. Develop concept plans, cost estimates, draft apportionment (cl 2). 5. Property owner information session (cl 2.1). 6. Begin statutory process - Intention to Declare report to Council (cl 3). <p>* To move to the next stage, 60% of survey respondents must be in favour of the scheme proposal.</p>
<p>1.3 Pre-scheme Consultation</p>	<p>The pre-scheme process will provide the following for property owners:</p> <ul style="list-style-type: none"> • For all proposed schemes other than Public Health Drainage Schemes and High Risk Works Schemes, a survey of property owners to determine levels of support. The survey results are not binding. Council may choose to proceed without majority support if it considers there are compelling reasons relating to issues such as safety, health, public benefit, or amenity, • Information on the power of Council to declare a scheme, • Information on the reason for a special charge scheme to be undertaken and the opportunities for property owners and other stakeholders to contribute to the process before Council undertakes the statutory process, • An indicative cost estimate based on previous schemes, including options for payment, and • General information on special charge schemes and processes including possible timeframes.
<p>2. INSTIGATION</p>	<p>The Instigation step in a special charge scheme includes a report to Council that considers progressing with the scheme proposal. The content of the Instigation report will differ slightly between Council Initiated and Community Initiated schemes due to the differing pre-scheme processes.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>2. INSTIGATION <i>(cont'd)</i></p>	<p>From time to time, infrastructure works may be required to address issues that present an unacceptably high risk to either the general public or certain property owners. Examples of high risk issues include flooding, pooling stormwater, and slope instability (i.e. risk of landslide). Such issues would typically be addressed with improved drainage and road infrastructure that may still be appropriately funded by a special charge scheme.</p> <p>Officers may recommend that the proposed works be declared a Public Health Drainage Scheme or High Risk Works Scheme for the purposes of this policy.</p> <p>If Council resolves to Instigate a special charge scheme Officers will develop and provide affected parties with:</p> <ul style="list-style-type: none"> • Conceptual designs, • Scheme procedures and implementation processes, • Apportionment of costs to all included properties, • Estimated engineering and administration costs, and • Information on how to make a submission and/or objection. <p>Should Council decide to not proceed with a special charge scheme then the property owners will be advised.</p> <p>Council Initiated</p> <p>Instigation reports for Council Initiated schemes are guided by the relevant Infrastructure Strategy or a previous resolution of Council relating to infrastructure works. The report will usually include the scope of proposed works, indicative costs, Council's contribution and information regarding a Public Health Drainage or High Risk Works declaration (where applicable).</p> <p>Community Initiated</p> <p>Instigation reports for Community Initiated schemes will include the results of the property owner survey, the scope of proposed works, and indicative costs.</p>
<p>2.1 Property Owner Information Session</p>	<p>Property owners are invited to attend an informal information session to view concept plans, draft apportionment of costs and other detailed special charge scheme material. Information sessions should be held at a venue near to the proposed works.</p> <p>Shire officers from various teams are available to receive feedback, suggestions for changes, and to answer questions on any element of the proposed scheme. The detailed information presented at the information session will be placed on the Shire's website as soon as practicable following the session.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>3. INTENTION TO DECLARE</p>	<p>A report is prepared in which Council is invited to resolve an intention to declare a special charge scheme.</p> <p>Should Council resolve an intention to declare a special charge scheme, a public notice must be published and forwarded to persons who will be liable to pay the special charge in accordance with the requirements of the Act.</p> <p>The report will also indicate the manner in which Council proposes to deal with any submissions it receives under section 223 of the Act.</p> <p>Submissions</p> <p>Submissions received within the consultation period will be considered by Council. Submissions must be in writing, in response to a notice of intention to declare a special charge, and the submitter may request to be heard by a Committee of Council.</p> <p>In the case where no submissions have been lodged, Council may resolve to proceed to declare the special charge scheme.</p> <p>Submissions received after the closing date may not be accepted. Correspondence received after a report to a Section 223 Committee has been finalised will not be accepted as a submission for reporting or analysis purposes. This does not limit a person's normal right to correspond with councillors.</p>
<p>3.1 Apportionment Principles</p>	<p>The special charge apportioned to a land parcel is not intended to be a reflection of the special benefit that property receives, nor is it required to be tied to the level of special benefit. Each special charge scheme stands alone when considering the apportionment criteria and distribution method; what is considered a reasonable apportionment for one scheme may be unreasonable if applied to another scheme.</p> <p>The Act does not provide details on how costs are to be apportioned. It only requires that a property must receive a special benefit from the works for a special charge to be levied. It is therefore up to Council to determine an appropriate method of apportionment provided that the apportionment is reasonable.</p> <p>In determining the apportionment of costs for each property, Council may consider frontage, area, benefit, existing or potential access, town planning zoning, and any other criteria considered relevant and appropriate for a particular scheme.</p> <p>Council will declare a preferred method of apportionment when resolving an intention to declare a special charge scheme. To ensure the method is appropriate, the apportionment should generally be in line with previous determinations of the Victorian Civil and Administrative Tribunal (VCAT).</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>3.2 Scope of Works</p>	<p>The scope of works is largely dependent on the location of each scheme, but generally includes: all works, materials, charges, overheads and costs to construct the infrastructure including project management, design, traffic management, nature strip works, drainage works, kerb and channel, street furniture, landscaping services, lighting etc.</p>
<p>3.3 Council Contribution</p>	<p>Council may contribute to the project costs of schemes as categorised below:</p> <p>50% Council contribution</p> <p>Infrastructure that generally provides equivalent benefits for both the broader community and local properties. These schemes would be implemented on the basis of property owners contributing 50% of the total scheme cost.</p> <p>35% Council contribution</p> <p>Infrastructure that has some broader community benefit but predominately provides a benefit to properties within the scheme. These schemes would be implemented on the basis of property owners contributing 65% of the total scheme cost.</p> <p>0% Council contribution</p> <p>Infrastructure that has little or no broader community benefit. Zero Council contribution is typically limited to Community Initiated special charge schemes and is subject to the support criteria outlined in clause 1 <i>Initiation</i>. These schemes will usually trigger the right to object – see ‘Objection’ in <i>Definitions</i>.</p> <p>Please Note: Council’s contribution may be guided by the relevant infrastructure strategy and the broader community benefit. Should Council be required to contribute to the special charge scheme, the timing of the project will be dependent on sufficient funds being available in the Capital Works Program.</p> <p>Projects that provide the greatest community benefit are not funded via special charge schemes: such projects are typically fully funded in Council’s Capital Works Program (i.e. 100% Council contribution). If Council is not levying a special charge on property owners, by definition there is no special charge scheme and this policy does not apply.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>3.4 Affordability Measures</p>	<p>From time to time, there may be special charge scheme proposals where the special charge to property owners is unusually high. This may occur in schemes that include large Crown land parcels such as state or national parks (which cannot be charged – section 221 of the Act), or where construction costs are unusually high due to difficult terrain. Council will contribute an amount in addition to its normal contribution (in clause 3.3 above) to improve the affordability of the special charges for all property owners in such schemes.</p> <p>Average special charge</p> <p>Within a special charge scheme, the average special charge per land parcel <i>equals</i> the total of property owner contributions <i>divided by</i> the number of contributing land parcels. This means that the average special charge is influenced by only two factors: Council's contribution (if this is higher, property owner contributions are lower), and the number of land parcels amongst which the special charges are spread.</p> <p>Average special charge cap</p> <p>For Council Initiated special charge schemes in residential zones, a cap on the average special charge per parcel will be used to prevent unusually high costs being unfairly passed on to property owners. The average special charge cap is set at \$25,000 as at the adoption of this policy.</p> <p>The cap will be adjusted annually according to CPI with effect from 1 July each year. The cap will apply to a scheme at the time Council resolves an intention to declare, for example: if Council resolves an intention to declare a scheme on 1 May, and the scheme is then declared on 1 September, the average special charge cap that applies to the scheme is the cap as at 1 May.</p> <p>See Figure 3 attached to this Policy for a worked example of an average special charge cap, and Figure 4 for how the cap affects the special charge to property owners.</p> <p>Please note: The cap does not apply to an individual land parcel, nor to a property made up of multiple lots. Council acknowledges that some property owners will be apportioned a special charge that is higher than the average cap.</p> <p>Further affordability measures</p> <p>See clause 4.1 <i>Implementation Process</i> for financial hardship consideration and clause 4.2 <i>Instalment Plans</i> for further affordability measures.</p>
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SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

4. DECLARATION

Following the intention to declare, Council considers the written and verbal submissions that are before it. Reports to Council do not make any assumptions with regard to a property owner who has not made a submission. Council may resolve to:

- Abandon the proposed special charge scheme by not giving effect to the proposed declaration to levy the special charge and not proceeding with the works, or
- Abandon the proposed special charge scheme and prepare a new special charge scheme, due to the need to significantly modify the original scheme; or
- Proceed to declare the proposed special charge scheme, with or without variations to the original proposal.

All persons who have made a submission and all persons affected by the special charge scheme must be advised of Council's resolution and the reasons for the decision.

Should Council resolve to declare the special charge scheme, it must send a notice to those persons who are required to pay the special charge in accordance with section 163(4) of the Act. Council's resolution to declare a special charge must include:

- The wards, uses or areas for which the special rate or special charge is declared; and
- A description of the function to be performed or the power to be exercised; and
- The total cost of the performance of the function or the exercise of the power; and
- The total amount of the special rates and special charges to be levied; and
- The land in relation to which the special rate or special charge is declared; and
- The manner in which the special rate or special charge will be assessed and levied; and
- Details of the period for which the special rate or special charge remains in force.

Appeal

Persons liable to pay a special charge have the right to appeal to VCAT for review of Council's decision on merits or administrative grounds. Applications for a merits review must be limited to the grounds defined in section 185(2)(b) of the Act. All applications will be administered by VCAT and must be submitted within 30 days of the notice levying the special charge being issued. Applications for an administrative law review are made under section 185AA of the Act and should also be submitted within 30 days of the notice levying the special charge being issued.

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>4.1 Implementation Process</p>	<p>The construction of works for the special charge scheme must proceed in accordance with the Procurement Policy. Following the engagement of a contractor by Council, the community is to be advised that works will be undertaken, including details of the approximate timing of works, contact details for the contractor and the Shire Officer supervising the works.</p> <p>Notice Requiring Payment</p> <p>Following the decision of Council to proceed with the scheme and its implementation through the procurement process, a Notice Requiring Payment will be served on all contributors indicating all of the relevant details.</p> <p>The notice shall clearly indicate that this request for payment is based on the estimated total cost of the scheme.</p> <p>At the same time the property database should be updated so that all new Land Information Certificates show the potential for a further charge on the property after finalisation.</p> <p>Owners with a demonstrated and genuine financial hardship are to be considered on a case by case basis in accordance with Council's Financial Hardship Policy.</p>										
<p>4.2 Instalment Plans</p>	<p>Council shall allow all contributors to pay their special charge in quarterly instalments. Paying by instalments will accrue interest charged at Council's current borrowing rate plus 1%.</p> <p>The length of a special charge payment plan is determined by the value of the principal special charge according to the below table. The payment plan term begins when the first Notice Requiring Payment falls due.</p> <table border="1" data-bbox="597 1360 1430 1675"> <thead> <tr> <th style="text-align: center;">Special charge</th> <th style="text-align: center;">Maximum payment plan term</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to \$5,000</td> <td style="text-align: center;">4 years</td> </tr> <tr> <td style="text-align: center;">\$5,000 to \$15,000</td> <td style="text-align: center;">7 years</td> </tr> <tr> <td style="text-align: center;">\$15,000 to \$25,000</td> <td style="text-align: center;">12 years</td> </tr> <tr> <td style="text-align: center;">Greater than \$25,000</td> <td style="text-align: center;">15 years</td> </tr> </tbody> </table>	Special charge	Maximum payment plan term	Up to \$5,000	4 years	\$5,000 to \$15,000	7 years	\$15,000 to \$25,000	12 years	Greater than \$25,000	15 years
Special charge	Maximum payment plan term										
Up to \$5,000	4 years										
\$5,000 to \$15,000	7 years										
\$15,000 to \$25,000	12 years										
Greater than \$25,000	15 years										
<p>4.3 Discontinuance of a Declared Scheme</p>	<p>Once a special charge scheme has been declared, it may be discontinued only by a resolution of Council (under section 164 the Act). Council may exercise its discretion to discontinue a scheme in the absence of an officer report and recommendation.</p>										

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

<p>4.3 Discontinuance of a Declared Scheme (cont'd)</p>	<p>Officers may recommend that Council discontinue a special charge scheme in circumstances where:</p> <ul style="list-style-type: none"> • there are engineering concerns requiring additional funding that cannot be otherwise absorbed in Council's Capital Works Budget; • project conditions change such that sections or elements of the works are no longer required (i.e. due to construction by a developer or other party/authority); and • funding conditions change (i.e. grant monies are secured that negate the need for a special charge).
<p>5. FINALISATION</p>	<p>Special charge schemes shall be reconciled upon practical completion of the contracted works for the scheme.</p> <p>Once reconciled a report to Council shall include the following:</p> <ul style="list-style-type: none"> • that the works are complete and the costs are finalised, • that the final apportioned costs are presented for adoption by Council, and • where any variation has occurred between the estimate (at the time of the intention to declare) and the final apportioned cost, the detail of such variation. <p>Persons liable for a special charge will be liable for an increase of no more than 5% of the estimated special charge. Council will bear the balance of any variation in excess of 5% of the total scheme estimated cost apportioned to properties.</p> <p>If a variation to a special charge results in a reduction of the estimated charge, Council will:</p> <ul style="list-style-type: none"> • If the special charge has not been paid in full (i.e. is subject to a payment plan), reduce the balance of the charge owing, or • If the special charge has been paid in full, refund the variation to the current owners of the relevant land. In accordance with section 165 of the Act, Council does not have discretion to refund a special charge variation to any other person (including circumstances where a previous owner has paid the estimated special charge). <p>In any case where the special charge is varied by any amount, notice is required to be given to all affected parties pursuant to section 166 (2) of the Act.</p> <p>This clause applies to all schemes, whether an average special charge cap has been applied or not. A variation will not affect an average special charge cap.</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

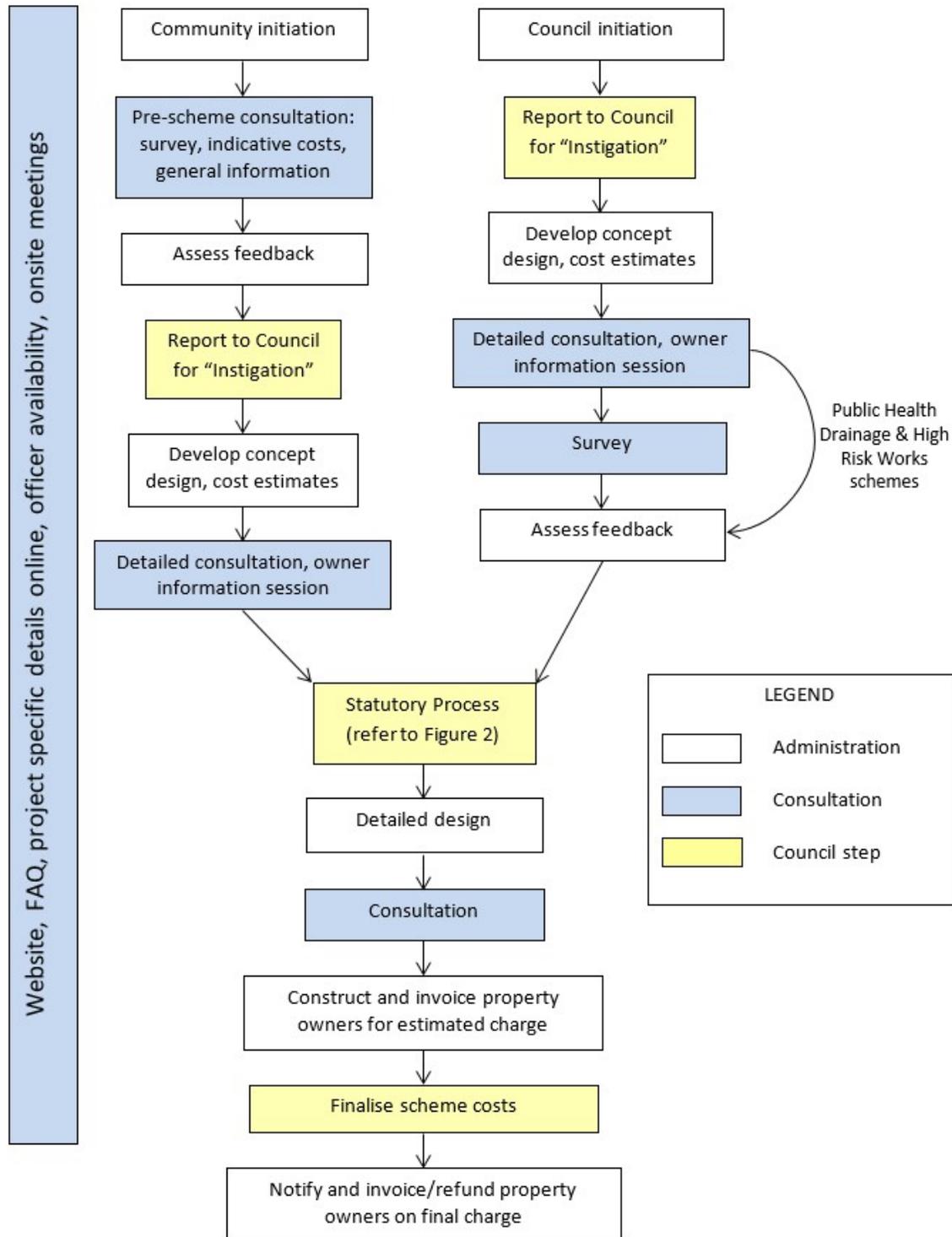
PROCEDURE	<p>Figure 1: Consultation process flow chart</p> <p>Figure 2: Statutory process flow chart</p>
RESPONSIBILITY	<p>Executive Manager Infrastructure Strategy</p> <ul style="list-style-type: none"> • Ensuring the policy and procedures are implemented and maintained. • Reporting to Council requests for the implementation of Contributory Schemes for infrastructure works. • Determining the program of special charge schemes and ensuring the overall integrity and purpose of the policy is maintained. • Supervising the operation of the policy and procedures
RELATED POLICIES / STRATEGIES / PLANS	<ul style="list-style-type: none"> • Unmade Roads Construction Strategy • Footpath Construction Strategy • Local Integrated Drainage Strategy • Register of Public Roads • Asset Management Policy • Road Management Plan • Financial Hardship Policy
RELATED LEGISLATION	<p><i>Local Government Act 1989</i>, particularly (but not limited to) sections:</p> <ul style="list-style-type: none"> • 163. Special rate and special charge • 163A. Submissions concerning special rates and charges • 163B. Objection Process relating to certain special rates and charges • 164. Discontinuance of the works and projects for a special rate or special charge • 165. Receipt of excess money • 166. Variation of special rate or special charge • 185. Application to VCAT • 185AA. Application for declaration • 223. Right to make submission
ADOPTED	<p>Ordinary Council Meeting - 27 February 2018</p>

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

REVIEW	This policy shall be reviewed five years from the date of Council adoption or six months prior to the date on which the relevant provisions of a replacement Local Government Act come into effect, whichever occurs first.
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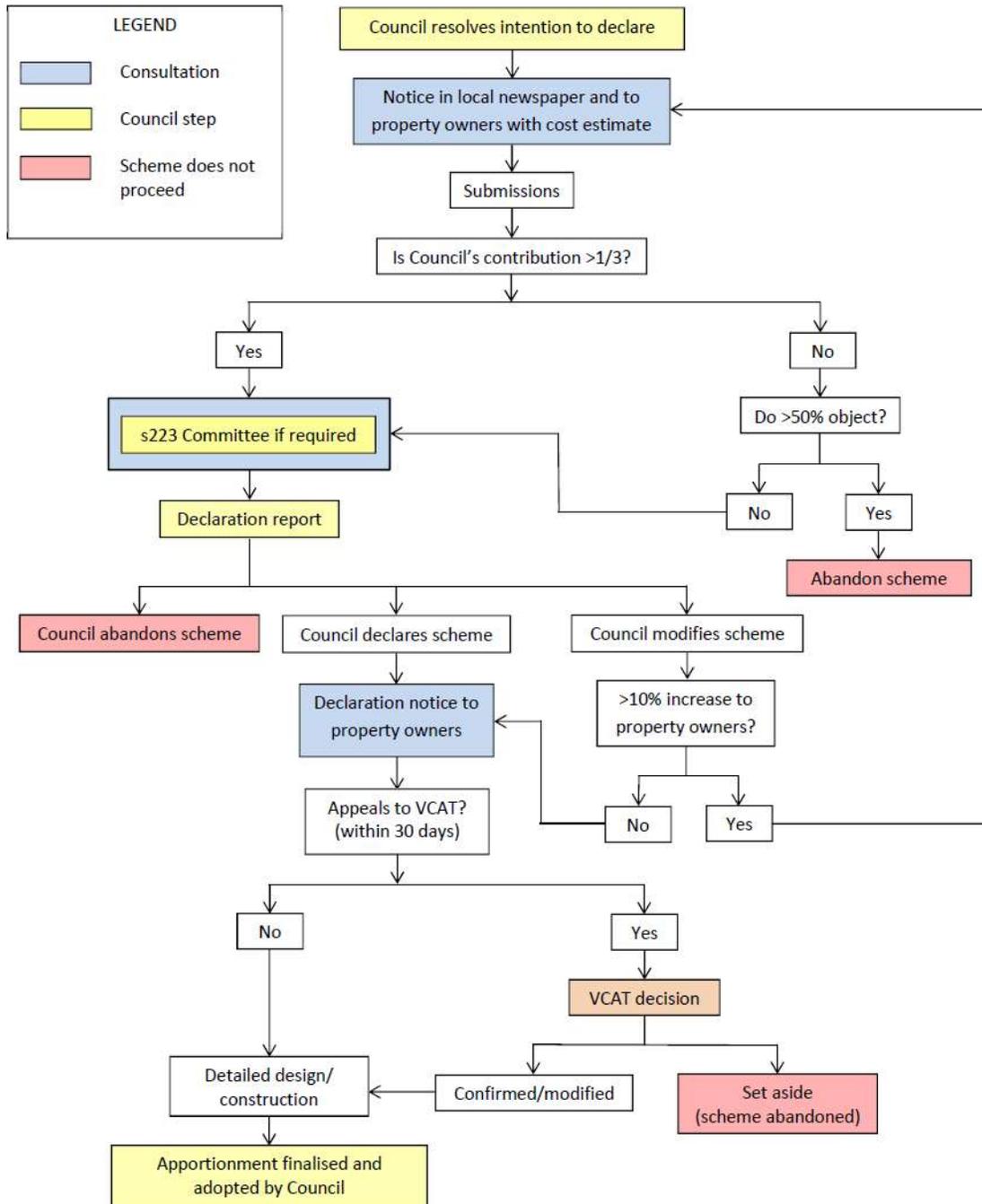
SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

Figure 1 – Consultation Process Flow Chart



SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

Figure 2 – Statutory Process Flow Chart



SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

Figure 3 – Average Special Charge Cap Worked Example

Fake Street, Springfield Road Construction Special Charge Scheme

Element	Notes	Total or value
Total cost of Scheme		\$925,000 (A)
Council Contribution	35% of total cost (A)	\$323,750 (B)
Property Owner Contributions	65% of total cost (A)	\$601,250 (C)
Number of parcels in Scheme	excluding Crown land	20 (D)
Average special charge	$\$601,250 (C) \div 20 (D)$	\$30,063

Table 1

The average special charge for land parcels in the Fake Street Scheme is \$30,063, which is above the average special charge cap of \$25,000. The Council contribution is now adjusted so that the average special charge is reduced to \$25,000:

Element	Notes	Total or Value
Total cost of Scheme		\$925,000 (A)
Average special charge	capped	\$25,000 (E)
Number of parcels in Scheme	excluding Crown land	20 (D)
Property Owner Contributions	$20 (D) \times \$25,000 (E)$	\$500,000 (F)
Council Contribution	35% of total cost (A)	\$323,750 (B)
Affordability measure – additional Council contribution	$\$925,000 (A)$ $- \$500,000 (F)$ $- \$323,750 (B)$	\$101,250 (G)
Total Council contribution	$\$323,750 (B) + \$101,250 (G)$	\$425,000

Table 2

Note: the bracketed letters “(A), (B), etc.” denote same values for ease of reference.

SPECIAL CHARGE SCHEMES POLICY FOR INFRASTRUCTURE WORKS

Figure 4 – Average Special Charge Cap Worked Example
Individual Special Charge Examples

The following tables should be read in conjunction with the tables in Figure 3 on the preceding page.

Fake Street, Springfield Road Construction Special Charge Scheme Initial Apportionment

Refer to table 1, Figure 3

Total works =	\$925,000 (A)
Council Contribution =	\$323,750 (B)
Property owner contributions =	\$601,250 (C)
Average Special Charge =	\$30,062

Ref No	Address	Frontage (metres)	Sideage (metres)	(detailed calculations)	Estimated Special Charge
1	2 Evergreen Tce (side boundary)		30		\$22,528
2	121 Fake Street	19			\$29,275
3	122 Fake Street	22			\$31,524
4	123 Fake Street	50			\$52,516
...					
5-20	(all 16 other land parcels combined)	300			\$465,406
Total					\$601,250 (C)

Fake Street, Springfield Road Construction Special Charge Scheme Average Cap Apportionment

Refer to table 2, Figure 3

Total works =	\$925,000 (A)
Council Contribution =	\$323,750 (B)
Affordability measure =	\$101,250 (G)
Property owner contributions =	\$500,000 (F)
Average Special Charge =	\$25,000 (E)

Ref No	Address	Frontage (metres)	Sideage (metres)	(detailed calculations)	Estimated Special Charge
1	2 Evergreen Tce (side boundary)		30		\$18,734
2	121 Fake Street	19			\$24,345
3	122 Fake Street	22			\$26,216
4	123 Fake Street	50			\$43,672
...					
5-20	(all 16 other land parcels combined)	300			\$387,032
Total					\$500,000 (F)