

### 1.0 AUTHORITY

- *Local Government Act 1989* sections 163 – 166

### 2.0 INTENT

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.

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 that is compliant with the *Local Government Act 1989* and *Local Government Act 2020*.

### 3.0 SCOPE

This policy applies to:

- The Community Infrastructure and Open Space Planning team
- The Project Delivery team
- The Revenue Management team
- Council

### 4.0 GOVERNANCE PRINCIPLES

Under the *Local Government Act 2020*, Council must give effect to the following overarching governance principles:

- Council decisions are to be made and actions taken in accordance with the relevant law;
- priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- the ongoing financial viability of the Council is to be ensured;
- the transparency of Council decisions, actions and information is to be ensured.

### 5.0 POLICY STATEMENT

#### 5.1 Scheme Initiation

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.

##### 5.1.1 Council Initiated

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.

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.

- Instigation report to Council (cl 5.2).
- Develop concept plans, cost estimates, draft apportionment (cl 5.2).
- Property owner information session (cl 5.2.4).
- Survey of property owners (other than for Public Health Drainage or High Risk Works schemes) (cl 5.1.3).
- Begin statutory process - Intention to Declare report to Council (cl 5.3).

### 5.1.2 Community Initiated

The special charge scheme process may be initiated by request of property owners that would be liable for a special charge.

Following a request from the community to initiate a special charge scheme, Shire Officers will request a strong demonstration of support for the works from other affected property owners by way of individual emails or letters addressed to the Shire.

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.  
Community Initiated - Pre-Scheme Process

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.

- Community requests for works (cl 5.1.2).
- Survey\* of property owners (cl 5.1.3).
- Instigation report to Council (cl 5.2).
- Develop concept plans, cost estimates, draft apportionment (cl 5.2).
- Property owner information session (cl 5.2.4).
- Begin statutory process - Intention to Declare report to Council (cl 5.3).

\* To move to the next stage, the survey must be completed by a majority of the property owners and 60% of survey respondents must be in favour of the scheme proposal. If the proposal does not achieve this level of support the proposal will not be reconsidered for a period of five years unless there are exceptional circumstances.

Property owners and the relevant Ward Councillors are advised of the survey results soon after the survey is completed, regardless of the result.

### 5.1.3 Pre-Statutory Process Consultation

The pre-scheme process (i.e. additional steps undertaken before the formal, statutory process begins) will provide the following for property owners:

- 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 on either Council or property owners. For Council Initiated schemes, 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.

### 5.2 Instigation

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.

**5.2.1** 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.

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.

If Council resolves to Instigate a special charge scheme Officers will develop and provide affected parties with:

- 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.

Should Council decide to not proceed with a special charge scheme then the property owners will be advised.

#### 5.2.2 Council Initiated

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).

#### 5.2.3 Community Initiated

Instigation reports for Community Initiated schemes will include the results of the property owner survey, the scope of proposed works, and indicative costs.

#### 5.2.4 Property Owner Information Session

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.

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 information presented at the information session will be placed on the Shire's website as soon as practicable following the session.

### 5.3 Intention to Declare

A report is prepared in which Council is invited to resolve an intention to declare a special charge scheme.

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. The report will also indicate the manner in which Council proposes to consider any submissions it receives under section 223 of the Act.

#### 5.3.1 Submissions

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.

In the case where no submissions have been lodged, Council may resolve to proceed to declare the special charge scheme.

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.

#### 5.3.2 Apportionment Principles

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.

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.

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.

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).

#### 5.3.3 Scope of Works

The scope of works is largely dependent on the local requirements 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.

### 5.3.4 Council Contribution

Council may contribute to the project costs of schemes as categorised below:

#### 50% Council contribution

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.

#### 35% Council contribution

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.

#### 0% Council contribution

Infrastructure that has little or no broader community benefit. Zero Council contribution is typically limited to Community Initiated special charge schemes which are subject to the support criteria outlined in clause 5.1.2. These schemes will usually trigger the right to object – see ‘Objection’ in Definitions.

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 or through some other funding source (such as state or commonwealth government monies).

The Council contribution applied by this policy must meet or exceed the contribution required to satisfy section 163(2A) of the Act, and would usually exceed the contribution calculated in accordance with the ministerial guidelines under section 163(2C). In order to demonstrate this has been achieved, the intention to declare report to Council should include an attachment showing the benefit ratio calculated in accordance with the ministerial guidelines.

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.

### 5.3.5 Affordability Measures

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 5.3.4 above) to improve the affordability of the special charges for all property owners in such schemes.

#### Average special charge

Within a special charge scheme, the average special charge per land parcel equals the total of property owner contributions divided by 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.

### Average special charge cap

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 \$35,000 as at the adoption of this policy.

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.

See Appendix 2 attached to this Policy for a worked example of an average special charge cap, and page 2 of Appendix 2 for how the cap affects the special charge to property owners.

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.

### Financial hardship

Property owners experiencing financial hardship are to be considered on a case by case basis in accordance with Council's Financial Hardship Policy. Applications for consideration of financial hardship may only be submitted after the property owner has received a notice requiring payment.

## 5.4 Declaration

### 5.4.1 Declaration Report to Council

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.

### 5.4.2 Levying the Special Charge

Should Council resolve to declare the special charge scheme, it must levy the special charge by sending a notice to those persons who are required to pay the special charge in accordance with section 163(4) of the Act. Notices levying the special charge should be sent to each person liable to pay the charge as soon as practicable following Council's declaration and must be sent within 12 months.

Council's resolution to declare a special charge must include:

- The wards, groups, 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 power to be exercised; 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; and
- That the declaration expires if the special rate or special charge is not levied to each person liable to pay it within 12 months after the day on which the declaration to which rate or charge relates is made.

As soon as practicable following Council's declaration the property database must be updated so that all new Land Information Certificates show the special charge levied on the land.

For clarity; the requirement to levy the special charge within 12 months of Council's declaration does not require that the works be delivered or notices requiring payment be sent within 12 months of the declaration.

### 5.4.3 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.

## 5.5 Implementation

### 5.5.1 Procurement

The construction of works for special charge schemes 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 construction dates, contact details for the contractor and the Shire Officer supervising the works.

### 5.5.2 Notice Requiring Payment

Notices requiring payment may be sent at different times from scheme to scheme depending on the scope and value of the project. For higher value projects with longer construction times, notices requiring payment will usually be sent to property owners soon after the commencement of construction. These notices are based on the estimated costs of the scheme and are subject to adjustment (see clause 5.6).

For lower value projects such as footpaths and smaller drainage projects, notices requiring payment will usually be sent to property owners after the works have been completed and the scheme has been finalised (see clause 5.6). These notices are based on the finalised costs of the scheme, which may be adjusted from the estimate provided to property owners earlier in the process, and would not normally be adjusted after they have been issued.

### 5.5.3 Instalment Plans

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%.



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.

| Special charge          | Maximum payment plan term |
|-------------------------|---------------------------|
| Up to \$5,000           | 4 years                   |
| \$5,000 up to \$15,000  | 7 years                   |
| \$15,000 up to \$25,000 | 12 years                  |
| \$25,000 and greater    | 15 years                  |

### 5.5.4 Discontinuance of a Declared Scheme

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.

Officers may recommend that Council discontinue a special charge scheme in circumstances where:

- 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).

### 5.6 Finalisation

Special charge schemes shall be reconciled upon practical completion of the contracted works for the scheme.

Once reconciled a report to Council shall include the following:

- 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.

Persons liable for a special charge will be liable for an increase of no more than 10% of the estimated special charge. Council will bear the balance of any variation in excess of 10% of the total scheme estimated cost apportioned to properties.

If a variation to a special charge results in a reduction of the estimated charge, Council will:

- 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).

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.

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.

### 6.0 HUMAN RIGHTS CHARTER COMPATIBILITY

This policy has been assessed as being compatible with *the Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

### 7.0 ASSOCIATED DOCUMENTS

- Unmade Roads Construction Strategy
- Pedestrian Access Strategy
- Local Integrated Drainage Strategy
- Unmade Car Park Construction Strategy
- Register of Public Roads Policy
- Register of Public Roads
- Asset Management Policy
- Road Management Plan
- Financial Hardship Policy - Rates

### 8.0 DEFINITIONS

|                             |  |
|-----------------------------|--|
| <b>The Act</b>              | The <i>Local Government Act 1989</i> . Although the <i>Local Government Act 1989</i> has now largely been replaced by the <i>Local Government Act 2020</i> , there are no new provisions for special charge schemes in the 2020 Act and the relevant provisions in the former are saved.   |
| <b>Apportionment</b>        | 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. |
| <b>Benefit</b>              | <i>The Macquarie Dictionary</i> : Anything that is for the good of a person or thing. To gain advantage; make improvement.   |
| <b>Committee of Council</b> | Refers to section 223 of the Act, where a Committee of Council hears persons who wish to speak in support of their submissions.  |
| <b>CPI</b>                  | 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.

### **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.

### **Finalisation**

Following practical completion of works, all costs associated with the scheme are tallied and the special charge to each property is finalised.

### **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, Pedestrian Access Strategy, etc.

### **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.

### **Instigation**

The step following initiation, where a Council report is prepared seeking endorsement for the preparation of a special charge scheme.

### **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.

### **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.

### **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.

### **Reasonable**

In the context of the Act and special charge schemes, 'reasonable' is effectively a legal test defined by caselaw.

### **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 *special benefit* due to the improved property access, drainage and property values, as those benefits do not apply to the broader community.

### 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.

## 9.0 POLICY SPONSOR

The Manager – Strategic and Infrastructure Planning is responsible for overseeing the application and review of the Infrastructure Works Special Charge Schemes Policy.

## 10.0 DOCUMENT CONTROLS

Council will review the Infrastructure Works Special Charge Schemes Policy within four years or earlier as required.

### 10.1 Document Version Table

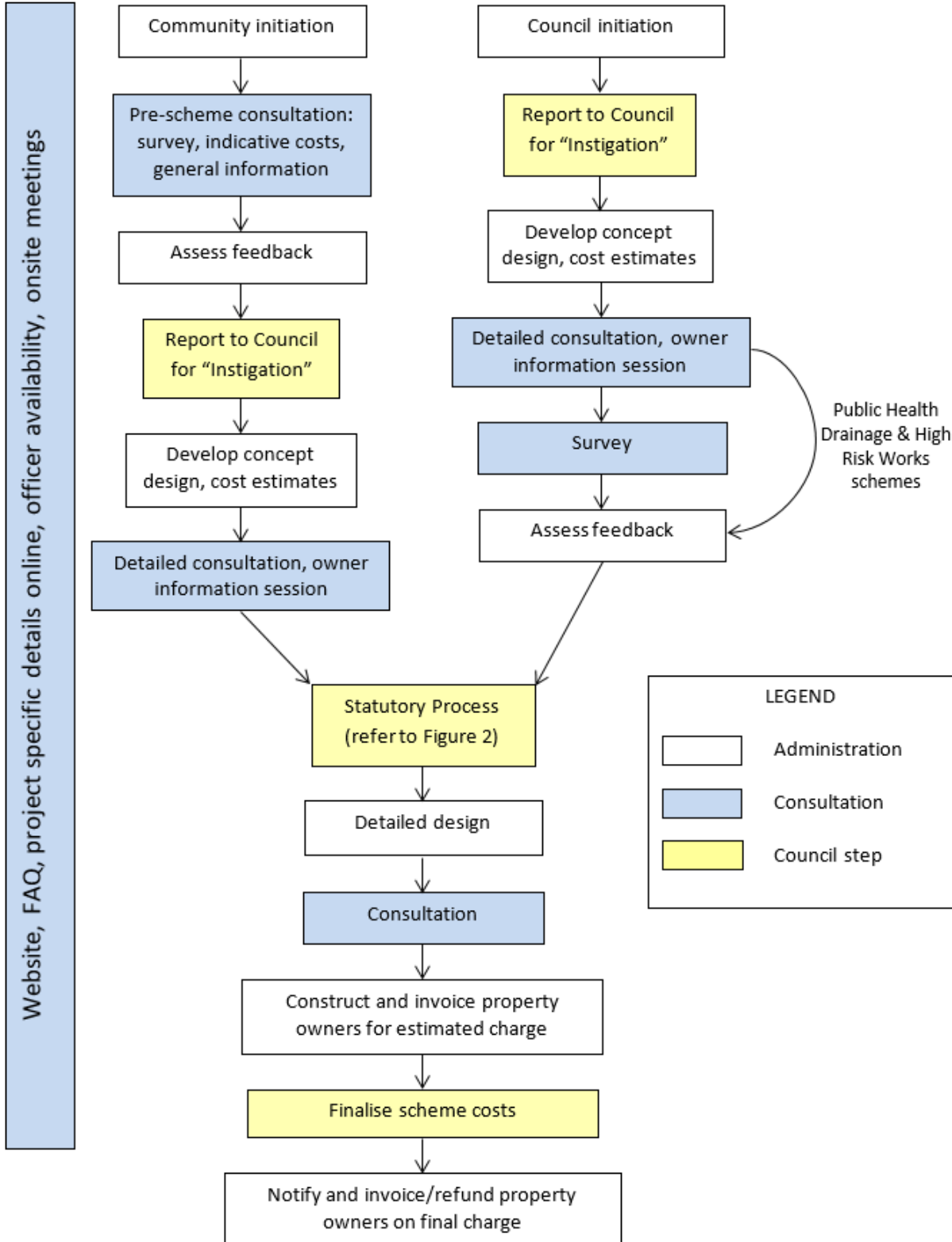
| Document Version Control |         |                      |              |             |
|--------------------------|---------|----------------------|--------------|-------------|
| Version                  | Section | Revision Description | Date Revised | Approved by |
|                          |         |                      |              |             |
|                          |         |                      |              |             |

### Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Shire department, the change to an existing policy or document referred to in this policy, and minor updates to legislation and the like which does not have a material impact. However, any change or update which materially alters the document must be by resolution of Council.

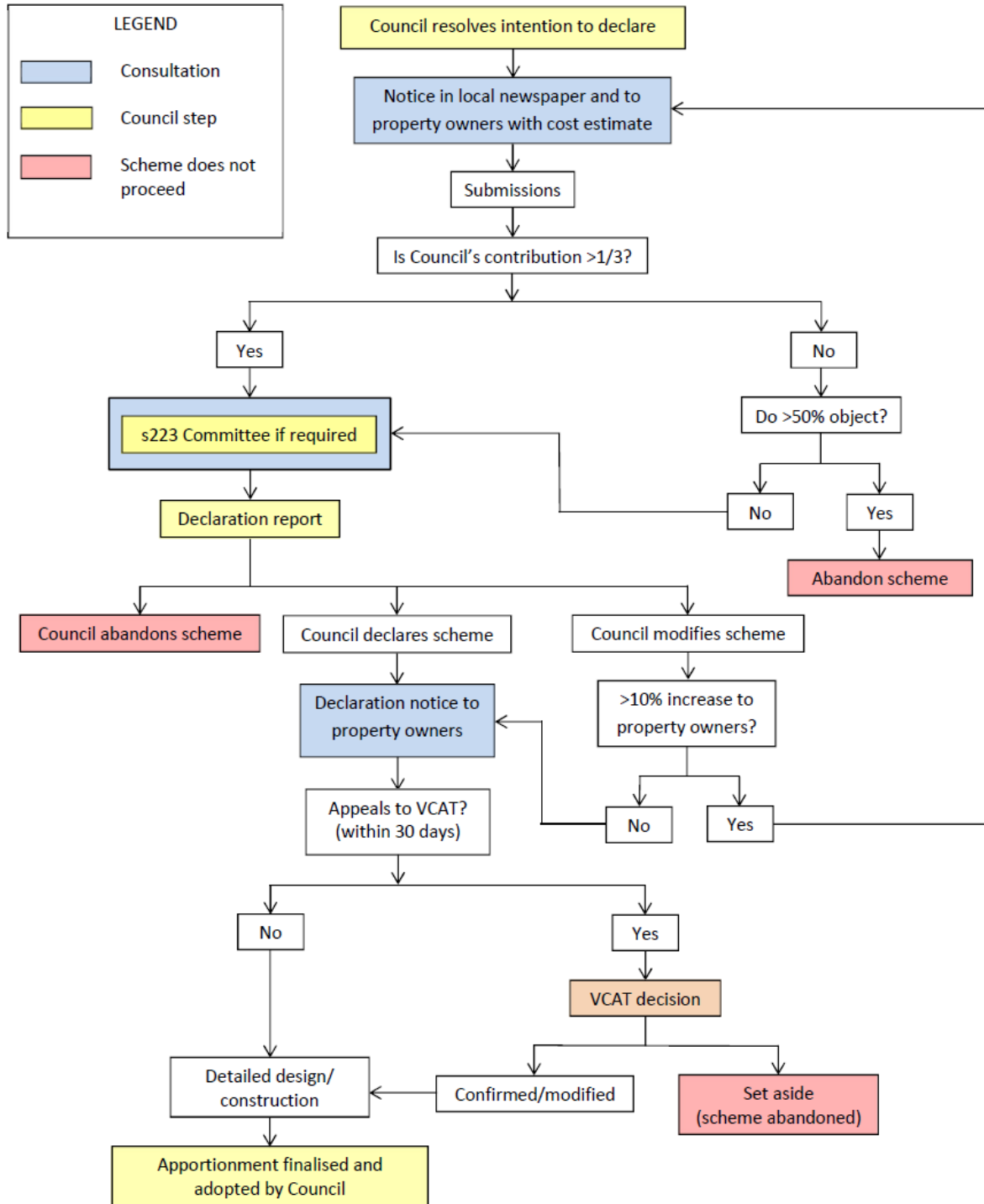


### Appendix 1 Consultation Process Flow Chart





### Appendix 1 Statutory Process Flow Chart





### Appendix 2 – Average Special Charge Cap Worked Example

#### Bradshaw Street, Miramar - Road Construction Special Charge Scheme

| Element                      | Notes                  | Total or value  |
|------------------------------|------------------------|-----------------|
| Total cost of Scheme         |                        | \$1,300,000 (A) |
| Council Contribution         | 35% of total cost (A)  | \$455,000 (B)   |
| Property Owner Contributions | 65% of total cost (A)  | \$845,000 (C)   |
| Number of parcels in Scheme  | excluding Crown land   | 20 (D)          |
| Average special charge       | \$845,000 (C) ÷ 20 (D) | \$42,250        |

Table 1

The average special charge for land parcels in the Bradshaw Street Scheme is \$42,250, which is above the average special charge cap of \$35,000. The Council contribution is now adjusted so that the average special charge is reduced to \$35,000:

| Element   | Notes   | Total or Value  |
|---|---|-----------------|
| Total cost of Scheme                                    |   | \$1,300,000 (A) |
| Average special charge                                  | capped  | \$35,000 (E)    |
| Number of parcels in Scheme                             | excluding Crown land                                  | 20 (D)          |
| Property Owner Contributions                            | 20 (D) x \$35,000 (E)                                 | \$700,000 (F)   |
| Council Contribution                                    | 35% of total cost (A)                                 | \$455,000 (B)   |
| Affordability measure – additional Council contribution | \$1,300,000 (A)<br>- \$700,000 (F)<br>- \$455,000 (B) | \$145,000 (G)   |
| Total Council contribution                              | \$455,000 (B) + \$145,000 (G)                         | \$600,000       |

Table 2

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



### Appendix 2 – Average Special Charge Cap Worked Example

The following tables should be read in conjunction with the tables 1 and 2 on the preceding page.

#### Bradshaw Street, Miramar - Road Construction Special Charge Scheme

##### Initial Apportionment

Refer to table 1, Appendix 2

|                                |                 |
|--------------------------------|-----------------|
| Total works =                  | \$1,300,000 (A) |
| Council Contribution =         | \$455,000 (B)   |
| Property owner contributions = | \$845,000 (C)   |
| Average Special Charge =       | \$42,250        |

| Ref No       | Address                              | Frontage (metres) | Sideage (metres) | (detailed calculations) | Estimated Special Charge |
|--------------|--------------------------------------|-------------------|------------------|-------------------------|--------------------------|
| 1            | 4G Mitchell Way (side boundary)      |                   | 30               |                         | \$31,661                 |
| 2            | 14 Bradshaw Street                   | 19                |                  |                         | \$41,144                 |
| 3            | 28 Bradshaw Street                   | 22                |                  |                         | \$44,305                 |
| 4            | 356A Bradshaw Street                 | 50                |                  |                         | \$73,806                 |
| ...          |                                      |                   |                  |                         |                          |
| 5-20         | (all 16 other land parcels combined) | 300               |                  |                         | \$654,085                |
| <b>Total</b> |                                      |                   |                  |                         | <b>\$845,000 (C)</b>     |

#### Bradshaw Street, Miramar - Road Construction Special Charge Scheme

##### Average Cap Apportionment

Refer to table 2, Appendix 2

|                                |                 |
|--------------------------------|-----------------|
| Total works =                  | \$1,300,000 (A) |
| Council Contribution =         | \$455,000 (B)   |
| Affordability measure =        | \$145,000 (G)   |
| Property owner contributions = | \$700,000 (F)   |
| Average Special Charge =       | \$35,000 (E)    |

| Ref No       | Address                              | Frontage (metres) | Sideage (metres) | (detailed calculations) | Estimated Special Charge |
|--------------|--------------------------------------|-------------------|------------------|-------------------------|--------------------------|
| 1            | 4G Mitchell Way (side boundary)      |                   | 30               |                         | \$26,228                 |
| 2            | 14 Bradshaw Street                   | 19                |                  |                         | \$34,084                 |
| 3            | 28 Bradshaw Street                   | 22                |                  |                         | \$36,702                 |
| 4            | 356A Bradshaw Street                 | 50                |                  |                         | \$61,141                 |
| ...          |                                      |                   |                  |                         |                          |
| 5-20         | (all 16 other land parcels combined) | 300               |                  |                         | \$541,845                |
| <b>Total</b> |                                      |                   |                  |                         | <b>\$700,000 (F)</b>     |