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2017-18 BUDGET ESTIMATES BRIEF

General rates

ISSUE: What is the increase in general rates in 2017-18?

Key Points:

Commercial

- Commercial general rates on average overall will increase by around 6 per cent in 2017-18.
 - Some properties will experience an increase above or below the average per cent increase depending on changes in land values (Average Unimproved Values).
- The table below shows the marginal rates for commercial general rates in 2016-17 and 2017-18.

| 2016-17 | | 2017-18 | |
|------------------------|---------------|------------------------|---------------|
| AUV | Rating Factor | AUV | Rating Factor |
| 0 to \$150,000 | 2.8000% | 0 to \$150,000 | 2.97600% |
| \$150,001 to \$275,000 | 3.3000% | \$150,001 to \$275,000 | 3.4940% |
| \$275,001 to \$600,000 | 4.6600% | \$275,001 to \$600,000 | 4.9350% |
| \$600,001 + | 4.7700% | \$600,001 + | 4.9930% |
| Fixed charge | \$2,235 | Fixed charge | \$2,380 |

Residential

- On average overall, residential rates will increase by around 9 per cent in 2017-18. This includes the impact of the change in methodology for units.
- The impact on average residential general rates by district is shown in the table below.
 - The increase by district will vary depending on the change in AUVs that have occurred and also changes to the mix of houses to units.

| District | All | | | |
|----------------|-------------------|-------------------|--------------|------------|
| | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) |
| ACT | \$1,877 | \$2,054 | \$177 | 9% |
| Belconnen | \$1,708 | \$1,848 | \$140 | 8% |
| Gungahlin | \$1,509 | \$1,627 | \$118 | 8% |
| North Canberra | \$2,086 | \$2,344 | \$258 | 12% |
| South Canberra | \$2,715 | \$3,078 | \$363 | 13% |
| Tuggeranong | \$1,686 | \$1,817 | \$131 | 8% |
| Weston Creek | \$2,042 | \$2,186 | \$144 | 7% |
| Woden | \$2,234 | \$2,466 | \$232 | 10% |

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- The impact on average residential general rates by property type is shown in the tables below.
- On average, rates for houses will increase by around 7 per cent and rates for units will increase by around 19 per cent.
 - Increases for units are higher than houses due to the change in calculation methodology.
 - A rebate of \$100 per unit is applied in 2017-18 which will be removed in 2018-19.
- The increase for an individual property will vary as this depends on a range of factors, including the increase (or decrease) in AUV for houses, and the impact of the change in calculation methodology on units.

| | Houses | | | |
|----------------|-------------------|-------------------|--------------|------------|
| District | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) |
| ACT | \$2,136 | \$2,295 | \$159 | 7% |
| Belconnen | \$1,883 | \$2,006 | \$123 | 7% |
| Gungahlin | \$1,645 | \$1,756 | \$111 | 7% |
| North Canberra | \$2,997 | \$3,316 | \$319 | 11% |
| South Canberra | \$4,255 | \$4,669 | \$414 | 10% |
| Tuggeranong | \$1,785 | \$1,897 | \$112 | 6% |
| Weston Creek | \$2,136 | \$2,265 | \$129 | 6% |
| Woden | \$2,718 | \$2,921 | \$203 | 8% |

| | Units | | | |
|----------------|-------------------|-------------------|--------------|------------|
| District | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) |
| ACT | \$1,135 | \$1,352 | \$217 | 19% |
| Belconnen | \$1,091 | \$1,284 | \$193 | 18% |
| Gungahlin | \$1,040 | \$1,177 | \$137 | 13% |
| North Canberra | \$1,093 | \$1,286 | \$193 | 18% |
| South Canberra | \$1,302 | \$1,617 | \$315 | 24% |
| Tuggeranong | \$1,128 | \$1,353 | \$225 | 20% |
| Weston Creek | \$1,180 | \$1,433 | \$253 | 21% |
| Woden | \$1,220 | \$1,505 | \$285 | 23% |

- The 2016-17 and 2017-18 residential general rates marginal rating factors are shown in the table below.
 - The fixed charge for residential rates has not increased this year because of the change in methodology.

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| 2016-17 | | 2017-18 | |
|------------------------|---------------|------------------------|---------------|
| AUV | Rating Factor | AUV | Rating Factor |
| 0 to \$150,000 | 0.2746% | 0 to \$150,000 | 0.2960% |
| \$150,001 to \$300,000 | 0.3900% | \$150,001 to \$300,000 | 0.4088% |
| \$300,001 to \$450,000 | 0.4800% | \$300,001 to \$450,000 | 0.5130% |
| \$450,001 to \$600,000 | 0.5400% | \$450,001 to \$600,000 | 0.5603% |
| \$600,001 + | 0.5750% | \$600,001 + | 0.6013% |
| Fixed charge | \$765 | Fixed charge | \$765 |

General rates discount

- The Government will reduce the general rates early payment discount from 2 to 1 per cent from 1 July 2017.
- The discount applies to property owners who pay their general rates and Fire and Emergency Services Levy assessments in full by the first due date.
- The decrease reflects the current environment of low inflation and low interest rates.
- This will result in additional revenue of \$8.636 million over four years.

Residential General Rates Concessions

- General rates rebates will continue to be available to offset the cost of general rates for vulnerable households.
 - A pensioner rebate of up to \$700 is available in 2017-18. Pensioners in receipt of the rebate prior to 1997 will remain eligible for a 50 per cent rebate on their rates, capped at 2015-16 levels for amounts above \$700.
- A rates deferral scheme is available to eligible applicants to defer their rates payments. Deferment is available to:
 - Pensioners;
 - Special Disability Trusts;
 - property owners receiving unemployment or other benefits, or suffering substantial financial hardship; and
 - property owners aged 65 and over where:
 - : the combined income of all property owners is below \$89,300; and
 - : the unimproved value of the property is higher than the 80th percentile value \$442,000; and
 - : the owners must have at least 75 per cent equity in their home.

The impact of the change in methodology is dependent on:

- The AUV for the building; and
- The number of units.

Combinations of high / low AUV and high / low number of units will be impacted differently.

| Example | Current method - rates | | New method - rates | | AUV - block | # units | Avg AUV | Avg Change |
|---------|------------------------|-----------|--------------------|-----------|--------------|---------|-----------|------------|
| | Avg | Aggregate | Avg | Aggregate | | | | |
| 1 | \$852 | \$196,761 | \$943 | \$217,767 | \$7,300,000 | 231 | \$31,602 | 11% |
| 2 | \$1,345 | \$2,689 | \$1,470 | \$2,940 | \$386,000 | 2 | \$193,000 | 9% |
| 3 | \$1,102 | \$132,184 | \$1,453 | \$174,367 | \$14,520,000 | 120 | \$121,000 | 32% |
| 4 | \$1,298 | \$11,684 | \$1,704 | \$15,334 | \$1,630,000 | 9 | \$181,111 | 31% |

2016-17 General rates marginal rates

| AUV | Rating Factor |
|-----------------------|---------------|
| \$1 - \$150,000 | 0.2746% |
| \$150,001 - \$300,000 | 0.3900% |
| \$300,001 - \$450,000 | 0.4800% |
| \$450,001 - \$600,000 | 0.5400% |
| \$600,001 and over | 0.5750% |

Example 1:

- The low average AUV means that although the property has a high marginal rate under the new methodology, the increase is distributed across a high number of units. As a result, the average change is relatively low.

Example 2:

- The total AUV of the block is low. The individual units are currently assessed against the second marginal rate and will only be pushed into the third marginal rate under the new methodology. As a result, the change is relatively low.

Example 3:

- Under the current method, each unit is assessed against the lowest marginal rate. Under the new method, the high AUV of the block will be assessed against the highest marginal rate. This results in a significant increase in rates which will be shared amongst each unit. As a result, the average increase is relatively high.

Example 4:

- Under the current method, each unit is assessed against the second lowest marginal rate. Under the new method, the total AUV will be assessed against the highest marginal rate resulting in a high total increase in rates shared across a relatively low number of units.

Market value and change in rates

| Example | Location | Units | Avg mrkt value | AUV | | Estimated Avg rates | | Avg change |
|---------|------------|-------|----------------|-----------|--------------|---------------------|---------|------------|
| | | | | Avg | Total | Current | New | |
| 1 | Palmerston | 1 | \$410,000 | \$274,000 | \$274,000 | \$1,660 | \$1,660 | 0% |
| 2 | Braddon | 330 | \$575,000 | \$59,091 | \$19,500,000 | \$930 | \$1,100 | 18% |
| 3 | Dickson | 8 | \$500,000 | \$70,625 | \$565,000 | \$960 | \$1,055 | 10% |
| 4 | Belconnen | 2 | \$410,000 | \$240,000 | \$480,000 | \$1,530 | \$1,710 | 12% |



MINISTERIAL BRIEF

Chief Minister, Treasury and Economic
Development Directorate

SENSITIVE: CABINET

To: Treasurer

Tracking No.: CMTEDD2017/001634

From: Director Economic Analysis

Subject: 2017-18 residential general rates

Critical Date: NA for information

- UT *15/5/17*
- ED *.../.../...*

Purpose

To brief you on the proposed rating factors for 2017-18 residential rates and associated suburb impacts.

Recommendations

That you:

1. Note the new residential rating factors for 2017-18 which incorporate the new methodology of calculation for units;

Noted / Please Discuss

2. Note that the average increase for houses is 7.3 per cent, and 17.9 per cent for units;

Noted / Please Discuss

3. Note that the increase by unit varies significantly depending on the AUV, the change in AUV and the number of units in the development; and

Noted / Please Discuss

4. Note the information in Attachment A showing the impacts on average rates by suburb and type of property.

Noted / Please Discuss

Andrew Barr, MLA *Andrew Barr* *15/5/17*

Minister's Office Feedback

Issues

1. The new rating factors for residential general rates are shown in the table below. The rating factors have been set to achieve the agreed increase in rates revenue as well as the average increase of around 7 per cent for houses and around 20 per cent for units.
2. This has been a complex process which required careful balancing between thresholds. As a result the fixed charge component has remained the same and we propose that this be retained for 2018-19 while the implementation of the change of methodology for is units completed.
3. In the past the fixed rate has been set to account for around 40 per cent of total rates revenue, however to date, it has always been a significantly greater portion of the units rates bill than houses.
 - a. Under this model it will account for around 37 per cent on average, and for units it will decrease from accounting for 67 per cent of the bill on average to 53 per cent.

| Threshold | 2016-17 | 2017-18 |
|------------------------|---------|---------|
| Fixed charge | \$765 | \$765 |
| 0 to \$150,000 | 0.2746% | 0.2960% |
| \$150,001 to \$300,000 | 0.3900% | 0.4088% |
| \$300,001 to \$450,000 | 0.4800% | 0.5130% |
| \$450,001 to \$600,000 | 0.5400% | 0.5603% |
| \$600,001 and above | 0.5750% | 0.6013% |

4. Whilst a target of average increases has been broadly achieved, the increase for an individual property will vary as this depends on a range of factors, including the increase (or decrease) in AUV for houses, and the impact of the change in calculation methodology on units.
5. The average impact of these rates on houses and units in each suburb are shown in **Attachment A.**
6. Increases for units are higher than houses due to the change in calculation methodology for residential general rates for units. The rebate of \$100 per unit is factored into the charges.

Signatory Name: Kathy Goth Phone: 50772
 Action Officer: David Ellis Phone: 54811

Attachments

| Attachment | Title |
|--------------|-----------------------------------|
| Attachment A | General rates increases by suburb |

SENSITIVE: BUDGET

Table 1: Changes in average residential rates by district and property type

| District | All | | | | Houses | | | | Units | | | |
|----------------|----------------------|----------------------|--------------|-------------|----------------------|----------------------|--------------|-------------|----------------------|----------------------|--------------|--------------|
| | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) | Av. Rates 2016-17 | Av. Rates 2017-18 | Change (\$) | Change (%) |
| ACT | \$1,900 | \$2,040 | \$140 | 8.2% | \$2,152 | \$2,310 | \$158 | 7.3% | \$1,156 | \$1,363 | \$207 | 17.9% |
| Belconnen | \$1,714 | \$1,835 | \$121 | 7.1% | \$1,883 | \$2,007 | \$124 | 6.6% | \$1,098 | \$1,283 | \$185 | 16.8% |
| Gungahlin | \$1,534 | \$1,636 | \$102 | 6.6% | \$1,641 | \$1,759 | \$118 | 7.2% | \$1,076 | \$1,201 | \$125 | 11.6% |
| North Canberra | \$2,124 | \$2,299 | \$175 | 8.2% | \$3,025 | \$3,351 | \$326 | 10.8% | \$1,100 | \$1,288 | \$188 | 17.1% |
| South Canberra | \$2,807 | \$3,091 | \$284 | 10.1% | \$4,333 | \$4,756 | \$423 | 9.8% | \$1,335 | \$1,645 | \$310 | 23.2% |
| Tuggeranong | \$1,685 | \$1,810 | \$125 | 7.4% | \$1,787 | \$1,898 | \$111 | 6.2% | \$1,132 | \$1,361 | \$229 | 20.2% |
| Weston Creek | \$2,034 | \$2,169 | \$135 | 6.6% | \$2,129 | \$2,265 | \$136 | 6.4% | \$1,187 | \$1,443 | \$256 | 21.6% |
| Woden | \$2,247 | \$2,435 | \$188 | 8.4% | \$2,721 | \$2,923 | \$202 | 7.4% | \$1,232 | \$1,505 | \$273 | 22.2% |

SENSITIVE BUDGET

Table 2: Changes in average rates by suburb and property type

| All properties | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Houses | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Units | 2016-17 | 2017-18 | Increase (\$) | Increase (%) |
|-----------------------|----------------|----------------|---------------|--------------|-----------------------|----------------|----------------|---------------|--------------|-----------------------|----------------|----------------|---------------|--------------|
| INNER NORTH | \$2,124 | \$2,299 | \$175 | 8.2% | INNER NORTH | \$3,025 | \$3,351 | \$326 | 10.8% | INNER NORTH | \$1,100 | \$1,288 | \$188 | 17.1% |
| AINSLIE | \$3,042 | \$3,363 | \$321 | 10.6% | AINSLIE | \$3,215 | \$3,523 | \$308 | 9.6% | AINSLIE | \$1,910 | \$2,321 | \$411 | 21.5% |
| BRADDON | \$1,291 | \$1,481 | \$190 | 14.7% | BRADDON | \$3,501 | \$4,184 | \$683 | 19.5% | BRADDON | \$1,065 | \$1,242 | \$177 | 16.6% |
| CAMPBELL | \$3,271 | \$3,719 | \$448 | 13.7% | CAMPBELL | \$3,906 | \$4,394 | \$488 | 12.5% | CAMPBELL | \$1,277 | \$1,610 | \$333 | 26.1% |
| CITY | \$922 | \$1,006 | \$84 | 9.1% | CITY | | | | | CITY | \$922 | \$1,006 | \$84 | 9.1% |
| DICKSON | \$2,153 | \$2,431 | \$278 | 12.9% | DICKSON | \$2,641 | \$2,986 | \$345 | 13.1% | DICKSON | \$1,131 | \$1,338 | \$207 | 18.3% |
| DOWNER | \$2,459 | \$2,684 | \$225 | 9.2% | DOWNER | \$2,605 | \$2,830 | \$225 | 8.6% | DOWNER | \$1,276 | \$1,535 | \$259 | 20.3% |
| HACKETT | \$2,488 | \$2,781 | \$293 | 11.8% | HACKETT | \$2,722 | \$3,041 | \$319 | 11.7% | HACKETT | \$1,208 | \$1,501 | \$293 | 24.3% |
| LYNEHAM | \$1,585 | \$1,782 | \$197 | 12.4% | LYNEHAM | \$2,418 | \$2,695 | \$277 | 11.5% | LYNEHAM | \$1,037 | \$1,210 | \$173 | 16.7% |
| O'CONNOR | \$2,803 | \$3,111 | \$308 | 11.0% | O'CONNOR | \$3,328 | \$3,644 | \$316 | 9.5% | O'CONNOR | \$1,349 | \$1,650 | \$301 | 22.3% |
| REID | \$2,876 | \$2,987 | \$111 | 3.9% | REID | \$4,469 | \$4,949 | \$480 | 10.7% | REID | \$1,250 | \$1,447 | \$197 | 15.8% |
| TURNER | \$1,718 | \$2,006 | \$288 | 16.8% | TURNER | \$4,556 | \$5,125 | \$569 | 12.5% | TURNER | \$1,142 | \$1,383 | \$241 | 21.1% |
| WATSON | \$1,788 | \$1,975 | \$187 | 10.5% | WATSON | \$2,299 | \$2,521 | \$222 | 9.7% | WATSON | \$1,017 | \$1,151 | \$134 | 13.2% |
| INNER SOUTH | \$2,807 | \$3,091 | \$284 | 10.1% | INNER SOUTH | \$4,333 | \$4,756 | \$423 | 9.8% | INNER SOUTH | \$1,335 | \$1,645 | \$310 | 23.2% |
| BARTON | \$1,531 | \$1,787 | \$256 | 16.7% | BARTON | \$5,375 | \$6,002 | \$627 | 11.7% | BARTON | \$1,231 | \$1,508 | \$277 | 22.5% |
| DEAKIN | \$3,637 | \$4,000 | \$363 | 10.0% | DEAKIN | \$4,259 | \$4,658 | \$399 | 9.4% | DEAKIN | \$1,389 | \$1,674 | \$285 | 20.5% |
| FORREST | \$4,416 | \$4,909 | \$493 | 11.2% | FORREST | \$8,787 | \$9,473 | \$686 | 7.8% | FORREST | \$1,718 | \$2,125 | \$407 | 23.7% |
| GRIFFITH | \$2,520 | \$2,865 | \$345 | 13.7% | GRIFFITH | \$4,656 | \$5,093 | \$437 | 9.4% | GRIFFITH | \$1,207 | \$1,497 | \$290 | 24.0% |
| KINGSTON | \$1,310 | \$1,595 | \$285 | 21.8% | KINGSTON | \$3,111 | \$3,520 | \$409 | 13.1% | KINGSTON | \$1,184 | \$1,466 | \$282 | 23.8% |
| NARRABUNDAH | \$2,501 | \$2,768 | \$267 | 10.7% | NARRABUNDAH | \$2,959 | \$3,226 | \$267 | 9.0% | NARRABUNDAH | \$1,193 | \$1,468 | \$275 | 23.1% |
| PIALLIGO | \$5,477 | \$5,717 | \$240 | 4.4% | PIALLIGO | \$5,477 | \$5,717 | \$240 | 4.4% | PIALLIGO | - | | | |
| RED HILL | \$4,617 | \$5,111 | \$494 | 10.7% | RED HILL | \$5,159 | \$5,686 | \$527 | 10.2% | RED HILL | \$2,120 | \$2,568 | \$448 | 21.1% |
| YARRALUMLA | \$3,984 | \$4,548 | \$564 | 14.2% | YARRALUMLA | \$4,685 | \$5,236 | \$551 | 11.8% | YARRALUMLA | \$2,276 | \$2,875 | \$599 | 26.3% |
| WODEN DISTRICT | \$2,247 | \$2,435 | \$188 | 8.4% | WODEN DISTRICT | \$2,721 | \$2,923 | \$202 | 7.4% | WODEN DISTRICT | \$1,232 | \$1,505 | \$273 | 22.2% |
| CHIFLEY | \$2,058 | \$2,285 | \$227 | 11.0% | CHIFLEY | \$2,478 | \$2,668 | \$190 | 7.7% | CHIFLEY | \$1,263 | \$1,562 | \$299 | 23.7% |
| CURTIN | \$2,558 | \$2,804 | \$246 | 9.6% | CURTIN | \$2,773 | \$3,019 | \$246 | 8.9% | CURTIN | \$1,233 | \$1,496 | \$263 | 21.3% |
| FARRER | \$2,478 | \$2,705 | \$227 | 9.2% | FARRER | \$2,622 | \$2,844 | \$222 | 8.5% | FARRER | \$1,295 | \$1,596 | \$301 | 23.2% |
| GARRAN | \$2,662 | \$2,842 | \$180 | 6.8% | GARRAN | \$3,380 | \$3,572 | \$192 | 5.7% | GARRAN | \$1,176 | \$1,382 | \$206 | 17.5% |

SENSITIVE: BUDGET

| All properties | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Houses | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Units | 2016-17 | 2017-18 | Increase (\$) | Increase (%) |
|---------------------------|----------------|----------------|---------------|--------------|---------------------------|----------------|----------------|---------------|--------------|---------------------------|----------------|----------------|---------------|--------------|
| HUGHES | \$2,635 | \$2,867 | \$232 | 8.8% | HUGHES | \$2,887 | \$3,116 | \$229 | 7.9% | HUGHES | \$1,260 | \$1,524 | \$264 | 21.0% |
| ISAACS | \$2,217 | \$2,429 | \$212 | 9.6% | ISAACS | \$2,459 | \$2,591 | \$132 | 5.4% | ISAACS | \$1,511 | \$1,959 | \$448 | 29.6% |
| LYONS | \$1,861 | \$2,048 | \$187 | 10.0% | LYONS | \$2,465 | \$2,643 | \$178 | 7.2% | LYONS | \$1,103 | \$1,308 | \$205 | 18.6% |
| MAWSON | \$1,872 | \$2,160 | \$288 | 15.4% | MAWSON | \$2,561 | \$2,746 | \$185 | 7.2% | MAWSON | \$1,259 | \$1,652 | \$393 | 31.2% |
| O'MALLEY | \$3,586 | \$3,994 | \$408 | 11.4% | O'MALLEY | \$4,132 | \$4,428 | \$296 | 7.2% | O'MALLEY | \$2,141 | \$2,844 | \$703 | 32.8% |
| PEARCE | \$2,168 | \$2,382 | \$214 | 9.9% | PEARCE | \$2,628 | \$2,798 | \$170 | 6.5% | PEARCE | \$1,223 | \$1,543 | \$320 | 26.2% |
| PHILLIP | \$1,202 | \$1,365 | \$163 | 13.6% | PHILLIP | \$1,782 | \$1,897 | \$115 | 6.5% | PHILLIP | \$1,126 | \$1,305 | \$179 | 15.9% |
| TORRENS | \$2,299 | \$2,483 | \$184 | 8.0% | TORRENS | \$2,409 | \$2,582 | \$173 | 7.2% | TORRENS | \$1,300 | \$1,599 | \$299 | 23.0% |
| WESTON DISTRICT | \$2,034 | \$2,169 | \$135 | 6.6% | WESTON DISTRICT | \$2,129 | \$2,265 | \$136 | 6.4% | WESTON DISTRICT | \$1,187 | \$1,443 | \$256 | 21.6% |
| CHAPMAN | \$2,623 | \$2,833 | \$210 | 8.0% | CHAPMAN | \$2,638 | \$2,846 | \$208 | 7.9% | CHAPMAN | \$1,704 | \$1,978 | \$274 | 16.1% |
| DUFFY | \$2,032 | \$2,152 | \$120 | 5.9% | DUFFY | \$2,133 | \$2,250 | \$117 | 5.5% | DUFFY | \$1,211 | \$1,442 | \$231 | 19.1% |
| FISHER | \$1,986 | \$2,103 | \$117 | 5.9% | FISHER | \$2,128 | \$2,242 | \$114 | 5.4% | FISHER | \$1,108 | \$1,249 | \$141 | 12.7% |
| HOLDER | \$1,922 | \$2,080 | \$158 | 8.2% | HOLDER | \$2,070 | \$2,199 | \$129 | 6.2% | HOLDER | \$1,186 | \$1,492 | \$306 | 25.8% |
| RIVETT | \$1,906 | \$2,031 | \$125 | 6.6% | RIVETT | \$1,951 | \$2,066 | \$115 | 5.9% | RIVETT | \$1,222 | \$1,505 | \$283 | 23.2% |
| STIRLING | \$1,929 | \$2,061 | \$132 | 6.8% | STIRLING | \$2,062 | \$2,167 | \$105 | 5.1% | STIRLING | \$1,155 | \$1,446 | \$291 | 25.2% |
| WARAMANGA | \$1,944 | \$2,079 | \$135 | 6.9% | WARAMANGA | \$2,050 | \$2,170 | \$120 | 5.9% | WARAMANGA | \$1,239 | \$1,482 | \$243 | 19.6% |
| WESTON | \$1,956 | \$2,104 | \$148 | 7.6% | WESTON | \$2,087 | \$2,211 | \$124 | 5.9% | WESTON | \$1,168 | \$1,471 | \$303 | 25.9% |
| BELCONNEN DISTRICT | \$1,714 | \$1,835 | \$121 | 7.1% | BELCONNEN DISTRICT | \$1,883 | \$2,007 | \$124 | 6.6% | BELCONNEN DISTRICT | \$1,098 | \$1,283 | \$185 | 16.8% |
| ARANDA | \$2,786 | \$3,025 | \$239 | 8.6% | ARANDA | \$2,874 | \$3,127 | \$253 | 8.8% | ARANDA | \$1,512 | \$1,786 | \$274 | 18.1% |
| BELCONNEN | \$1,085 | \$1,170 | \$85 | 7.8% | BELCONNEN | \$1,782 | \$1,845 | \$63 | 3.5% | BELCONNEN | \$971 | \$1,083 | \$112 | 11.5% |
| BRUCE | \$1,388 | \$1,581 | \$193 | 13.9% | BRUCE | \$2,429 | \$2,669 | \$240 | 9.9% | BRUCE | \$1,089 | \$1,274 | \$185 | 17.0% |
| CHARNWOOD | \$1,495 | \$1,587 | \$92 | 6.2% | CHARNWOOD | \$1,541 | \$1,622 | \$81 | 5.3% | CHARNWOOD | \$1,062 | \$1,258 | \$196 | 18.5% |
| COOK | \$2,018 | \$2,281 | \$263 | 13.0% | COOK | \$2,423 | \$2,625 | \$202 | 8.3% | COOK | \$1,270 | \$1,646 | \$376 | 29.6% |
| DUNLOP | \$1,515 | \$1,595 | \$80 | 5.3% | DUNLOP | \$1,539 | \$1,615 | \$76 | 4.9% | DUNLOP | \$1,112 | \$1,272 | \$160 | 14.4% |
| EVATT | \$1,722 | \$1,838 | \$116 | 6.7% | EVATT | \$1,752 | \$1,867 | \$115 | 6.6% | EVATT | \$1,107 | \$1,266 | \$159 | 14.4% |
| FLOREY | \$1,753 | \$1,893 | \$140 | 8.0% | FLOREY | \$1,865 | \$1,972 | \$107 | 5.7% | FLOREY | \$1,192 | \$1,495 | \$303 | 25.4% |
| FLYNN | \$1,748 | \$1,863 | \$115 | 6.6% | FLYNN | \$1,759 | \$1,873 | \$114 | 6.5% | FLYNN | \$1,229 | \$1,406 | \$177 | 14.4% |
| FRASER | \$1,761 | \$1,874 | \$113 | 6.4% | FRASER | \$1,793 | \$1,899 | \$106 | 5.9% | FRASER | \$1,177 | \$1,416 | \$239 | 20.3% |
| GIRALANG | \$1,812 | \$1,971 | \$159 | 8.8% | GIRALANG | \$1,858 | \$2,006 | \$148 | 8.0% | GIRALANG | \$1,226 | \$1,527 | \$301 | 24.6% |
| HAWKER | \$2,149 | \$2,389 | \$240 | 11.2% | HAWKER | \$2,621 | \$2,819 | \$198 | 7.6% | HAWKER | \$1,239 | \$1,565 | \$326 | 26.3% |
| HIGGINS | \$1,823 | \$1,923 | \$100 | 5.5% | HIGGINS | \$1,845 | \$1,938 | \$93 | 5.0% | HIGGINS | \$1,272 | \$1,529 | \$257 | 20.2% |

SENSITIVE: BUDGET

| All properties | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Houses | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Units | 2016-17 | 2017-18 | Increase (\$) | Increase (%) |
|-----------------------------|----------------|----------------|---------------|--------------|-----------------------------|----------------|----------------|---------------|--------------|-----------------------------|----------------|----------------|---------------|--------------|
| HOLT | \$1,452 | \$1,556 | \$104 | 7.2% | HOLT | \$1,627 | \$1,703 | \$76 | 4.7% | HOLT | \$1,032 | \$1,204 | \$172 | 16.7% |
| KALEEN | \$1,969 | \$2,119 | \$150 | 7.6% | KALEEN | \$2,004 | \$2,156 | \$152 | 7.6% | KALEEN | \$1,186 | \$1,359 | \$173 | 14.6% |
| LATHAM | \$1,669 | \$1,769 | \$100 | 6.0% | LATHAM | \$1,703 | \$1,797 | \$94 | 5.5% | LATHAM | \$1,154 | \$1,357 | \$203 | 17.6% |
| MACGREGOR | \$1,486 | \$1,585 | \$99 | 6.7% | MACGREGOR | \$1,519 | \$1,608 | \$89 | 5.9% | MACGREGOR | \$1,094 | \$1,321 | \$227 | 20.7% |
| MACQUARIE | \$1,931 | \$2,107 | \$176 | 9.1% | MACQUARIE | \$2,227 | \$2,403 | \$176 | 7.9% | MACQUARIE | \$1,143 | \$1,317 | \$174 | 15.2% |
| MCKELLAR | \$1,868 | \$1,998 | \$130 | 7.0% | MCKELLAR | \$1,902 | \$2,021 | \$119 | 6.3% | MCKELLAR | \$1,252 | \$1,592 | \$340 | 27.2% |
| MELBA | \$1,808 | \$1,956 | \$148 | 8.2% | MELBA | \$1,891 | \$2,025 | \$134 | 7.1% | MELBA | \$1,195 | \$1,456 | \$261 | 21.8% |
| PAGE | \$1,747 | \$1,919 | \$172 | 9.8% | PAGE | \$1,981 | \$2,120 | \$139 | 7.0% | PAGE | \$1,203 | \$1,478 | \$275 | 22.9% |
| SCULLIN | \$1,701 | \$1,821 | \$120 | 7.1% | SCULLIN | \$1,822 | \$1,911 | \$89 | 4.9% | SCULLIN | \$1,158 | \$1,424 | \$266 | 23.0% |
| SPENCE | \$1,720 | \$1,811 | \$91 | 5.3% | SPENCE | \$1,737 | \$1,824 | \$87 | 5.0% | SPENCE | \$1,256 | \$1,439 | \$183 | 14.6% |
| WEETANGERA | \$2,544 | \$2,779 | \$235 | 9.2% | WEETANGERA | \$2,680 | \$2,912 | \$232 | 8.7% | WEETANGERA | \$1,421 | \$1,730 | \$309 | 21.7% |
| TUGGERANONG DISTRICT | \$1,685 | \$1,810 | \$125 | 7.4% | TUGGERANONG DISTRICT | \$1,787 | \$1,898 | \$111 | 6.2% | TUGGERANONG DISTRICT | \$1,132 | \$1,361 | \$229 | 20.2% |
| BANKS | \$1,577 | \$1,672 | \$95 | 6.0% | BANKS | \$1,653 | \$1,721 | \$68 | 4.1% | BANKS | \$1,230 | \$1,453 | \$223 | 18.1% |
| BONYTHON | \$1,491 | \$1,658 | \$167 | 11.2% | BONYTHON | \$1,750 | \$1,854 | \$104 | 5.9% | BONYTHON | \$1,135 | \$1,388 | \$253 | 22.3% |
| CALWELL | \$1,692 | \$1,812 | \$120 | 7.1% | CALWELL | \$1,802 | \$1,906 | \$104 | 5.8% | CALWELL | \$1,078 | \$1,293 | \$215 | 19.9% |
| CHISHOLM | \$1,759 | \$1,868 | \$109 | 6.2% | CHISHOLM | \$1,779 | \$1,881 | \$102 | 5.7% | CHISHOLM | \$1,186 | \$1,492 | \$306 | 25.8% |
| CONDER | \$1,599 | \$1,714 | \$115 | 7.2% | CONDER | \$1,685 | \$1,790 | \$105 | 6.2% | CONDER | \$1,131 | \$1,300 | \$169 | 14.9% |
| FADDEN | \$1,984 | \$2,154 | \$170 | 8.6% | FADDEN | \$2,015 | \$2,171 | \$156 | 7.7% | FADDEN | \$1,387 | \$1,821 | \$434 | 31.3% |
| GILMORE | \$1,748 | \$1,870 | \$122 | 7.0% | GILMORE | \$1,788 | \$1,905 | \$117 | 6.5% | GILMORE | \$1,216 | \$1,405 | \$189 | 15.5% |
| GORDON | \$1,548 | \$1,674 | \$126 | 8.1% | GORDON | \$1,699 | \$1,815 | \$116 | 6.8% | GORDON | \$1,081 | \$1,241 | \$160 | 14.8% |
| GOWRIE | \$1,718 | \$1,853 | \$135 | 7.9% | GOWRIE | \$1,736 | \$1,864 | \$128 | 7.4% | GOWRIE | \$1,257 | \$1,570 | \$313 | 24.9% |
| GREENWAY | \$1,208 | \$1,385 | \$177 | 14.7% | GREENWAY | \$1,640 | \$1,789 | \$149 | 9.1% | GREENWAY | \$1,119 | \$1,330 | \$211 | 18.9% |
| ISABELLA PLAINS | \$1,539 | \$1,677 | \$138 | 9.0% | ISABELLA PLAINS | \$1,686 | \$1,793 | \$107 | 6.3% | ISABELLA PLAINS | \$1,092 | \$1,329 | \$237 | 21.7% |
| KAMBAH | \$1,766 | \$1,917 | \$151 | 8.6% | KAMBAH | \$1,831 | \$1,970 | \$139 | 7.6% | KAMBAH | \$1,151 | \$1,429 | \$278 | 24.2% |
| MACARTHUR | \$1,882 | \$2,032 | \$150 | 8.0% | MACARTHUR | \$1,905 | \$2,052 | \$147 | 7.7% | MACARTHUR | \$1,192 | \$1,414 | \$222 | 18.6% |
| MONASH | \$1,695 | \$1,848 | \$153 | 9.0% | MONASH | \$1,862 | \$1,991 | \$129 | 6.9% | MONASH | \$1,121 | \$1,360 | \$239 | 21.3% |
| OXLEY | \$1,753 | \$1,924 | \$171 | 9.8% | OXLEY | \$1,878 | \$2,012 | \$134 | 7.1% | OXLEY | \$1,169 | \$1,514 | \$345 | 29.5% |
| RICHARDSON | \$1,640 | \$1,753 | \$113 | 6.9% | RICHARDSON | \$1,663 | \$1,775 | \$112 | 6.7% | RICHARDSON | \$1,110 | \$1,244 | \$134 | 12.1% |
| THARWA | \$1,571 | \$1,668 | \$97 | 6.2% | THARWA | \$1,571 | \$1,668 | \$97 | 6.2% | THARWA | | | | |
| THEODORE | \$1,595 | \$1,717 | \$122 | 7.6% | THEODORE | \$1,678 | \$1,778 | \$100 | 6.0% | THEODORE | \$1,091 | \$1,341 | \$250 | 22.9% |
| WANNIASSA | \$1,844 | \$1,921 | \$77 | 4.2% | WANNIASSA | \$1,894 | \$1,959 | \$65 | 3.4% | WANNIASSA | \$1,197 | \$1,443 | \$246 | 20.6% |

SENSITIVE: BUDGET

| All properties | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Houses | 2016-17 | 2017-18 | Increase (\$) | Increase (%) | Units | 2016-17 | 2017-18 | Increase (\$) | Increase (%) |
|----------------------------------|----------------|----------------|---------------|--------------|----------------------------------|----------------|----------------|---------------|--------------|----------------------------------|----------------|----------------|---------------|--------------|
| GUNGAHLIN - HALL DISTRICT | \$1,534 | \$1,636 | \$102 | 6.6% | GUNGAHLIN - HALL DISTRICT | \$1,641 | \$1,759 | \$118 | 7.2% | GUNGAHLIN - HALL DISTRICT | \$1,076 | \$1,201 | \$125 | 11.6% |
| AMAROO | \$1,621 | \$1,751 | \$130 | 8.0% | AMAROO | \$1,690 | \$1,792 | \$102 | 6.0% | AMAROO | \$1,242 | \$1,523 | \$281 | 22.6% |
| BONNER | \$1,396 | \$1,510 | \$114 | 8.2% | BONNER | \$1,423 | \$1,535 | \$112 | 7.9% | BONNER | \$1,027 | \$1,186 | \$159 | 15.5% |
| CASEY | \$1,443 | \$1,542 | \$99 | 6.9% | CASEY | \$1,519 | \$1,637 | \$118 | 7.8% | CASEY | \$998 | \$1,097 | \$99 | 9.9% |
| CRACE | \$1,610 | \$1,677 | \$67 | 4.2% | CRACE | \$1,627 | \$1,744 | \$117 | 7.2% | CRACE | \$939 | \$998 | \$59 | 6.3% |
| FORDE | \$1,613 | \$1,764 | \$151 | 9.4% | FORDE | \$1,706 | \$1,863 | \$157 | 9.2% | FORDE | \$1,083 | \$1,240 | \$157 | 14.5% |
| FRANKLIN | \$1,352 | \$1,425 | \$73 | 5.4% | FRANKLIN | \$1,689 | \$1,796 | \$107 | 6.3% | FRANKLIN | \$878 | \$899 | \$21 | 2.4% |
| GUNGAHLIN | \$1,470 | \$1,564 | \$94 | 6.4% | GUNGAHLIN | \$1,663 | \$1,756 | \$93 | 5.6% | GUNGAHLIN | \$1,022 | \$1,115 | \$93 | 9.1% |
| HALL | \$3,046 | \$3,225 | \$179 | 5.9% | HALL | \$3,250 | \$3,458 | \$208 | 6.4% | HALL | \$1,019 | \$1,127 | \$108 | 10.6% |
| HARRISON | \$1,430 | \$1,509 | \$79 | 5.5% | HARRISON | \$1,668 | \$1,770 | \$102 | 6.1% | HARRISON | \$934 | \$968 | \$34 | 3.6% |
| JACKA | \$1,253 | \$1,353 | \$100 | 8.0% | JACKA | \$1,464 | \$1,562 | \$98 | 6.7% | JACKA | \$981 | \$1,072 | \$91 | 9.3% |
| NGUNNAWAL | \$1,478 | \$1,570 | \$92 | 6.2% | NGUNNAWAL | \$1,564 | \$1,635 | \$71 | 4.5% | NGUNNAWAL | \$1,083 | \$1,262 | \$179 | 16.5% |
| NICHOLLS | \$1,816 | \$2,031 | \$215 | 11.8% | NICHOLLS | \$1,948 | \$2,133 | \$185 | 9.5% | NICHOLLS | \$1,259 | \$1,605 | \$346 | 27.5% |
| PALMERSTON | \$1,563 | \$1,738 | \$175 | 11.2% | PALMERSTON | \$1,693 | \$1,788 | \$95 | 5.6% | PALMERSTON | \$1,284 | \$1,632 | \$348 | 27.1% |

SENSITIVE: BUDGET

Table 3: Total Residential AUV increase by suburb

| Total | 2016-17 | 2017-18 | Increase (%) | Av. Rates increase ¹ (%) | Average house | 2016-17 | 2017-18 | Increase (%) | Suburb Av. Rates increase ¹ (%) |
|-----------------------|-----------------------|-----------------------|--------------|-------------------------------------|-----------------------|----------------|----------------|--------------|--|
| ACT | 46,804,657,908 | 49,039,231,202 | 4.8% | 8.2% | ACT | 371,777 | 386,395 | 3.9% | 7.3% |
| INNER NORTH | 7,060,432,051 | 7,495,071,614 | 6.2% | 8.2% | INNER NORTH | 546,457 | 580,720 | 6.3% | 10.8% |
| AINSLIE | 1,046,894,338 | 1,097,637,400 | 4.8% | 10.6% | AINSLIE | 583,063 | 612,375 | 5.0% | 9.6% |
| BRADDON | 434,168,441 | 489,741,413 | 12.8% | 14.7% | BRADDON | 633,619 | 723,315 | 14.2% | 19.5% |
| CAMPBELL | 770,733,912 | 834,875,246 | 8.3% | 13.7% | CAMPBELL | 705,890 | 759,478 | 7.6% | 12.5% |
| CITY | 101,846,485 | 104,047,357 | 2.2% | 9.1% | CITY | | | | |
| DICKSON | 359,942,791 | 392,213,449 | 9.0% | 12.9% | DICKSON | 478,399 | 520,247 | 8.7% | 13.1% |
| DOWNER | 636,409,716 | 665,033,659 | 4.5% | 9.2% | DOWNER | 472,151 | 492,234 | 4.3% | 8.6% |
| HACKETT | 531,293,432 | 569,987,057 | 7.3% | 11.8% | HACKETT | 493,373 | 529,281 | 7.3% | 11.7% |
| LYNEHAM | 553,296,495 | 585,709,490 | 5.9% | 12.4% | LYNEHAM | 434,981 | 466,404 | 7.2% | 11.5% |
| O'CONNOR | 1,100,404,894 | 1,151,884,396 | 4.7% | 11.0% | O'CONNOR | 604,416 | 634,129 | 4.9% | 9.5% |
| REID | 323,264,430 | 344,301,326 | 6.5% | 3.9% | REID | 804,707 | 852,257 | 5.9% | 10.7% |
| TURNER | 497,483,681 | 519,123,497 | 4.3% | 16.8% | TURNER | 820,122 | 881,487 | 7.5% | 12.5% |
| WATSON | 704,693,436 | 740,517,324 | 5.1% | 10.5% | WATSON | 409,023 | 432,609 | 5.8% | 9.7% |
| INNER SOUTH | 5,966,533,149 | 6,256,492,201 | 4.9% | 10.1% | INNER SOUTH | 778,859 | 818,337 | 5.1% | 9.8% |
| BARTON | 179,545,695 | 194,771,899 | 8.5% | 16.7% | BARTON | 962,294 | 1,027,389 | 6.8% | 11.7% |
| DEAKIN | 793,129,603 | 829,066,274 | 4.5% | 10.0% | DEAKIN | 768,003 | 803,494 | 4.6% | 9.4% |
| FORREST | 608,092,835 | 626,299,933 | 3.0% | 11.2% | FORREST | 1,557,151 | 1,604,521 | 3.0% | 7.8% |
| GRIFFITH | 975,330,090 | 1,013,409,177 | 3.9% | 13.7% | GRIFFITH | 837,779 | 876,199 | 4.6% | 9.4% |
| KINGSTON | 453,960,847 | 474,498,196 | 4.5% | 21.8% | KINGSTON | 563,583 | 606,314 | 7.6% | 13.1% |
| NARRABUNDAH | 1,074,856,593 | 1,123,855,097 | 4.6% | 10.7% | NARRABUNDAH | 535,813 | 560,428 | 4.6% | 9.0% |
| PIALLIGO | 5,880,000 | 5,880,000 | 0.0% | 4.4% | PIALLIGO | 980,000 | 980,000 | 0.0% | 4.4% |
| RED HILL | 899,240,852 | 948,189,232 | 5.4% | 10.7% | RED HILL | 923,518 | 974,517 | 5.5% | 10.2% |
| YARRALUMLA | 976,496,634 | 1,040,522,393 | 6.6% | 14.2% | YARRALUMLA | 842,358 | 899,911 | 6.8% | 11.8% |
| WODEN DISTRICT | 5,435,327,345 | 5,621,727,718 | 3.4% | 8.4% | WODEN DISTRICT | 490,636 | 506,050 | 3.1% | 7.4% |
| CHIFLEY | 382,769,049 | 397,326,834 | 3.8% | 11.0% | CHIFLEY | 445,539 | 461,542 | 3.6% | 7.7% |

¹ See Table 2 above.

SENSITIVE: BUDGET

| Total | 2016-17 | 2017-18 | Increase (%) | Av. Rates increase ¹ (%) | Average house | 2016-17 | 2017-18 | Increase (%) | Suburb Av. Rates increase ¹ (%) |
|---------------------------|-----------------------|-----------------------|--------------|-------------------------------------|---------------------------|----------------|----------------|--------------|--|
| CURTIN | 964,481,722 | 1,006,293,998 | 4.3% | 9.6% | CURTIN | 502,470 | 524,988 | 4.5% | 8.9% |
| FARRER | 524,574,829 | 549,648,117 | 4.8% | 9.2% | FARRER | 471,457 | 491,301 | 4.2% | 8.5% |
| GARRAN | 562,701,258 | 572,439,583 | 1.7% | 6.8% | GARRAN | 612,991 | 620,430 | 1.2% | 5.7% |
| HUGHES | 531,370,347 | 551,124,902 | 3.7% | 8.8% | HUGHES | 521,680 | 540,502 | 3.6% | 7.9% |
| ISAACS | 389,104,674 | 392,940,462 | 1.0% | 9.6% | ISAACS | 441,549 | 446,642 | 1.2% | 5.4% |
| LYONS | 405,307,841 | 416,486,729 | 2.8% | 10.0% | LYONS | 444,272 | 457,565 | 3.0% | 7.2% |
| MAWSON | 433,587,245 | 459,287,180 | 5.9% | 15.4% | MAWSON | 462,515 | 476,334 | 3.0% | 7.2% |
| O'MALLEY | 269,747,560 | 275,711,888 | 2.2% | 11.4% | O'MALLEY | 745,597 | 765,217 | 2.6% | 7.2% |
| PEARCE | 390,890,871 | 397,991,445 | 1.8% | 9.9% | PEARCE | 474,994 | 484,987 | 2.1% | 6.5% |
| PHILLIP | 227,052,918 | 237,863,154 | 4.8% | 13.6% | PHILLIP | 296,246 | 308,307 | 4.1% | 6.5% |
| TORRENS | 353,739,031 | 364,613,426 | 3.1% | 8.0% | TORRENS | 431,771 | 445,480 | 3.2% | 7.2% |
| WESTON DISTRICT | 3,161,663,301 | 3,245,815,827 | 2.7% | 6.6% | WESTON DISTRICT | 376,830 | 385,141 | 2.2% | 6.4% |
| CHAPMAN | 455,999,075 | 472,759,730 | 3.7% | 8.0% | CHAPMAN | 474,955 | 492,403 | 3.7% | 7.9% |
| DUFFY | 443,699,489 | 451,966,987 | 1.9% | 5.9% | DUFFY | 376,762 | 382,782 | 1.6% | 5.5% |
| FISHER | 414,006,992 | 420,284,929 | 1.5% | 5.9% | FISHER | 376,061 | 381,567 | 1.5% | 5.4% |
| HOLDER | 368,091,679 | 376,728,831 | 2.3% | 8.2% | HOLDER | 364,204 | 373,347 | 2.5% | 6.2% |
| RIVETT | 414,961,329 | 424,441,173 | 2.3% | 6.6% | RIVETT | 339,227 | 347,196 | 2.3% | 5.9% |
| STIRLING | 253,861,529 | 259,357,409 | 2.2% | 6.8% | STIRLING | 362,173 | 366,794 | 1.3% | 5.1% |
| WARAMANGA | 348,714,023 | 355,609,156 | 2.0% | 6.9% | WARAMANGA | 359,678 | 367,402 | 2.1% | 5.9% |
| WESTON | 462,329,185 | 484,667,612 | 4.8% | 7.6% | WESTON | 367,661 | 375,611 | 2.2% | 5.9% |
| BELCONNEN DISTRICT | 10,267,122,667 | 10,617,052,059 | 3.4% | 7.1% | BELCONNEN DISTRICT | 320,408 | 331,569 | 3.5% | 6.6% |
| ARANDA | 451,341,473 | 473,511,125 | 4.9% | 8.6% | ARANDA | 522,146 | 544,835 | 4.3% | 8.8% |
| BELCONNEN | 338,110,709 | 343,642,298 | 1.6% | 7.8% | BELCONNEN | 296,332 | 296,544 | 0.1% | 3.5% |
| BRUCE | 475,368,958 | 492,398,207 | 3.6% | 13.9% | BRUCE | 432,229 | 457,296 | 5.8% | 9.9% |
| CHARNWOOD | 284,770,958 | 293,742,269 | 3.2% | 6.2% | CHARNWOOD | 243,371 | 250,960 | 3.1% | 5.3% |
| COOK | 443,228,619 | 458,968,221 | 3.6% | 13.0% | COOK | 433,811 | 452,574 | 4.3% | 8.3% |
| DUNLOP | 594,420,739 | 611,474,479 | 2.9% | 5.3% | DUNLOP | 242,440 | 248,977 | 2.7% | 4.9% |
| EVATT | 581,410,111 | 605,272,113 | 4.1% | 6.7% | EVATT | 294,390 | 306,397 | 4.1% | 6.6% |
| FLOREY | 556,843,863 | 569,508,959 | 2.3% | 8.0% | FLOREY | 320,067 | 328,022 | 2.5% | 5.7% |
| FLYNN | 366,692,488 | 380,700,244 | 3.8% | 6.6% | FLYNN | 297,128 | 308,548 | 3.8% | 6.5% |
| FRASER | 222,182,867 | 228,777,738 | 3.0% | 6.4% | FRASER | 304,270 | 313,465 | 3.0% | 5.9% |

SENSITIVE: BUDGET

| Total | 2016-17 | 2017-18 | Increase (%) | Av. Rates increase ¹ (%) | Average house | 2016-17 | 2017-18 | Increase (%) | Suburb Av. Rates increase ¹ (%) |
|-----------------------------|----------------------|----------------------|--------------|-------------------------------------|-----------------------------|----------------|----------------|--------------|--|
| GIRALANG | 386,029,295 | 404,682,238 | 4.8% | 8.8% | GIRALANG | 319,835 | 335,766 | 5.0% | 8.0% |
| HAWKER | 434,979,863 | 448,134,968 | 3.0% | 11.2% | HAWKER | 470,662 | 486,972 | 3.5% | 7.6% |
| HIGGINS | 368,742,698 | 374,847,382 | 1.7% | 5.5% | HIGGINS | 316,952 | 322,331 | 1.7% | 5.0% |
| HOLT | 458,817,163 | 467,107,415 | 1.8% | 7.2% | HOLT | 264,975 | 270,333 | 2.0% | 4.7% |
| KALEEN | 914,232,765 | 956,120,152 | 4.6% | 7.6% | KALEEN | 350,296 | 364,877 | 4.2% | 7.6% |
| LATHAM | 391,944,220 | 403,280,654 | 2.9% | 6.0% | LATHAM | 284,048 | 292,197 | 2.9% | 5.5% |
| MACGREGOR | 591,196,671 | 615,651,582 | 4.1% | 6.7% | MACGREGOR | 237,290 | 246,880 | 4.0% | 5.9% |
| MACQUARIE | 358,775,844 | 373,192,650 | 4.0% | 9.1% | MACQUARIE | 395,411 | 411,517 | 4.1% | 7.9% |
| MCKELLAR | 323,389,310 | 332,656,498 | 2.9% | 7.0% | MCKELLAR | 327,567 | 337,271 | 3.0% | 6.3% |
| MELBA | 372,542,190 | 387,532,465 | 4.0% | 8.2% | MELBA | 323,498 | 336,997 | 4.2% | 7.1% |
| PAGE | 323,066,116 | 336,753,745 | 4.2% | 9.8% | PAGE | 344,496 | 357,052 | 3.6% | 7.0% |
| SCULLIN | 328,448,883 | 333,710,977 | 1.6% | 7.1% | SCULLIN | 311,245 | 316,274 | 1.6% | 4.9% |
| SPENCE | 273,483,754 | 279,052,404 | 2.0% | 5.3% | SPENCE | 290,598 | 296,665 | 2.1% | 5.0% |
| WEETANGERA | 427,103,110 | 446,333,276 | 4.5% | 9.2% | WEETANGERA | 484,874 | 505,992 | 4.4% | 8.7% |
| TUGGERANONG DISTRICT | 8,774,715,726 | 9,088,532,522 | 3.6% | 7.4% | TUGGERANONG DISTRICT | 301,482 | 312,006 | 3.5% | 6.2% |
| BANKS | 459,930,563 | 465,720,800 | 1.3% | 6.0% | BANKS | 270,515 | 273,240 | 1.0% | 4.1% |
| BONYTHON | 332,560,872 | 341,381,350 | 2.7% | 11.2% | BONYTHON | 294,361 | 304,062 | 3.3% | 5.9% |
| CALWELL | 584,040,308 | 601,902,727 | 3.1% | 7.1% | CALWELL | 305,156 | 313,612 | 2.8% | 5.8% |
| CHISHOLM | 559,647,106 | 576,514,705 | 3.0% | 6.2% | CHISHOLM | 301,246 | 309,649 | 2.8% | 5.7% |
| CONDER | 444,827,675 | 461,331,766 | 3.7% | 7.2% | CONDER | 277,944 | 288,629 | 3.8% | 6.2% |
| FADDEN | 378,611,002 | 394,443,658 | 4.2% | 8.6% | FADDEN | 352,108 | 367,274 | 4.3% | 7.7% |
| GILMORE | 287,681,048 | 298,464,658 | 3.7% | 7.0% | GILMORE | 303,034 | 314,520 | 3.8% | 6.5% |
| GORDON | 683,977,407 | 712,269,888 | 4.1% | 8.1% | GORDON | 281,113 | 293,816 | 4.5% | 6.8% |
| GOWRIE | 326,269,585 | 342,426,635 | 5.0% | 7.9% | GOWRIE | 291,149 | 305,735 | 5.0% | 7.4% |
| GREENWAY | 129,621,943 | 134,620,422 | 3.9% | 14.7% | GREENWAY | 267,948 | 289,605 | 8.1% | 9.1% |
| ISABELLA PLAINS | 374,513,263 | 394,213,594 | 5.3% | 9.0% | ISABELLA PLAINS | 279,392 | 290,749 | 4.1% | 6.3% |
| KAMBAH | 1,738,802,183 | 1,830,333,232 | 5.3% | 8.6% | KAMBAH | 311,556 | 326,854 | 4.9% | 7.6% |
| MACARTHUR | 161,846,133 | 169,584,874 | 4.8% | 8.0% | MACARTHUR | 328,636 | 344,325 | 4.8% | 7.7% |
| MONASH | 540,848,441 | 560,551,759 | 3.6% | 9.0% | MONASH | 319,430 | 331,701 | 3.8% | 6.9% |
| OXLEY | 188,430,813 | 195,667,778 | 3.8% | 9.8% | OXLEY | 323,442 | 336,708 | 4.1% | 7.1% |
| RICHARDSON | 311,125,230 | 325,218,973 | 4.5% | 6.9% | RICHARDSON | 274,197 | 286,780 | 4.6% | 6.7% |

SENSITIVE: BUDGET

| Total | 2016-17 | 2017-18 | Increase (%) | Av. Rates increase ¹ (%) | Average house | 2016-17 | 2017-18 | Increase (%) | Suburb Av. Rates increase ¹ (%) |
|----------------------------------|----------------------|----------------------|--------------|-------------------------------------|----------------------------------|----------------|----------------|--------------|--|
| THARWA | 3,981,329 | 4,140,000 | 4.0% | 6.2% | THARWA | 248,833 | 258,750 | 4.0% | 6.2% |
| THEODORE | 352,857,783 | 365,794,629 | 3.7% | 7.6% | THEODORE | 277,130 | 287,066 | 3.6% | 6.0% |
| WANNIASSA | 915,143,042 | 913,951,074 | -0.1% | 4.2% | WANNIASSA | 326,095 | 325,133 | -0.3% | 3.4% |
| GUNGAHLIN - HALL DISTRICT | 5,751,311,182 | 6,088,718,354 | 5.9% | 6.6% | GUNGAHLIN - HALL DISTRICT | 266,692 | 279,049 | 4.6% | 7.2% |
| AMAROO | 502,643,126 | 518,600,323 | 3.2% | 8.0% | AMAROO | 278,523 | 288,347 | 3.5% | 6.0% |
| BONNER | 449,038,401 | 485,917,439 | 8.2% | 8.2% | BONNER | 211,022 | 228,917 | 8.5% | 7.9% |
| CASEY | 448,348,673 | 500,838,896 | 11.7% | 6.9% | CASEY | 236,873 | 253,382 | 7.0% | 7.8% |
| CRACE | 380,207,784 | 406,163,612 | 6.8% | 4.2% | CRACE | 259,699 | 273,068 | 5.1% | 7.2% |
| FORDE | 368,331,323 | 395,871,980 | 7.5% | 9.4% | FORDE | 282,003 | 303,160 | 7.5% | 9.2% |
| FRANKLIN | 408,053,915 | 440,792,300 | 8.0% | 5.4% | FRANKLIN | 275,570 | 287,215 | 4.2% | 6.3% |
| GUNGAHLIN | 451,015,776 | 466,250,749 | 3.4% | 6.4% | GUNGAHLIN | 272,977 | 281,428 | 3.1% | 5.6% |
| HALL | 52,694,962 | 55,005,988 | 4.4% | 5.9% | HALL | 592,078 | 600,911 | 1.5% | 6.4% |
| HARRISON | 513,119,511 | 539,868,524 | 5.2% | 5.5% | HARRISON | 273,781 | 283,977 | 3.7% | 6.1% |
| JACKA | 29,295,626 | 33,147,306 | 13.1% | 8.0% | JACKA | 223,642 | 236,385 | 5.7% | 6.7% |
| NGUNNAWAL | 900,805,429 | 943,693,660 | 4.8% | 6.2% | NGUNNAWAL | 246,139 | 250,864 | 1.9% | 4.5% |
| NICHOLLS | 718,232,256 | 761,236,350 | 6.0% | 11.8% | NICHOLLS | 335,242 | 357,769 | 6.7% | 9.5% |
| PALMERSTON | 529,524,400 | 541,331,227 | 2.2% | 11.2% | PALMERSTON | 280,211 | 288,223 | 2.9% | 5.6% |



MINISTERIAL BRIEF

Chief Minister, Treasury and Economic Development Directorate

SENSITIVE: CABINET

To: Treasurer

Tracking No.: CMTEDD2017/1813

CC:

From: Executive Director Economic and Financial Analysis

Subject: General rates suburb analysis

Critical Date: 5 June

Critical Reason: In advance of 2017-18 Budget.

- UT *[Signature]* 29.5.17

Purpose

To brief you on 2017-18 average residential rates by suburb and type of property. This brief replaces our earlier brief (CMTEDD2017/1634).

Recommendations

That you:

1. Note the updated information, in Attachment A, on average rates by suburb for houses and units.

[Signature] / Please Discuss

2. Note the average rates numbers shown for 2016-17 in this year's analysis differ slightly from those used in the analysis at the time of the 2016-17 Budget as a result of using updated data.

[Signature] / Please Discuss

Andrew Barr, MLA *[Signature]* 31.5.17

Minister's Office Feedback

SENSITIVE: CABINET

Background

1. We have updated the calculation of average general rates by suburb, for all properties, and for houses and units separately, as shown at Attachment A.
2. An earlier brief (CMTEDD2017/1634) provided similar information, however the average rates were calculated on a database of properties for each of the respective years that excluded new properties as at the start of that period.
 - a. This was the practice of previous years, and was done in this way to ensure that the average rates figures for 2016 were consistently presented – that is, the same figures were used for the 2017-18 Budget as had been used at the time of the 2016-17 Budget.
 - b. Also this approach ensured the averaging was over properties that had been in the rates database for the full 12 months so as not to skew the averages with new property impacts.

Issues

3. The updated figures in this brief recalculate the average rates paid in 2016-17 based on the full general rates dataset at 1 July 2016 (including new properties) now that it is known.
4. For many suburbs, this change has made little difference. However, changes in the composition of properties in certain suburbs between periods can produce different results. This is particularly the case this year, due to the new methodology applying for units.
 - a. For example, the inclusion of several new unit developments in a suburb can significantly affect the change in the average general rates for both units and for all properties in that suburb.
5. The new approach still ensures there is no difference in the number of properties over which averages are taken. Only properties in the database over the 12 months are included.
 - a. The increase in average rates for all properties, and by sector, aligns better with the actual announced increases (recognising there will always be variation by suburb).
6. This approach to calculating averages does not impact on any leaseholder's actual rates bill nor the total amount of revenue expected to be collected.

Financial Implications

7. Nil.

Consultation

Internal

8. Nil.

Cross Directorate

9. Nil

External

10. Nil.

Benefits/Sensitivities

11. The average rates results for 2016-17 differs from that released at the time of the 2016-17 Budget, because it reflects the updated database of properties as at 1 July 2016. We have included a footnote to explain this, however some commentators may pick up the difference and seek further explanation.

Media Implications

12. Attachment A is the intended list of average rates by suburb to be released to the media at the time of the 2017-18 Budget.

Signatory Name: Karen Doran

Phone: 70337

Action Officer: Kathy Goth

Phone: 50772

Attachments

| Attachment | Title |
|--------------|---|
| Attachment A | General rates by suburb, all properties, houses and units |

SENSITIVE: BUDGET

Table 1: Changes in average residential rates by district and property type

| District | All | | | | Houses | | | | Units | | | |
|----------------|----------------------|----------------------|--------------|-------------|----------------------|----------------------|--------------|-------------|----------------------|----------------------|--------------|-------------|
| | Av. Rates 2016-17 | Av. Rates 2017-18 | Change \$ | Change % | Av. Rates 2016-17 | Av. Rates 2017-18 | Change \$ | Change % | Av. Rates 2016-17 | Av. Rates 2017-18 | Change \$ | Change % |
| ACT | \$1,877 | \$2,054 | \$177 | 9% | \$2,136 | \$2,295 | \$159 | 7% | \$1,135 | \$1,352 | \$217 | 19% |
| Belconnen | \$1,708 | \$1,848 | \$140 | 8% | \$1,883 | \$2,006 | \$123 | 7% | \$1,091 | \$1,284 | \$193 | 18% |
| Gungahlin | \$1,509 | \$1,627 | \$118 | 8% | \$1,645 | \$1,756 | \$111 | 7% | \$1,040 | \$1,177 | \$137 | 13% |
| North Canberra | \$2,086 | \$2,344 | \$258 | 12% | \$2,997 | \$3,316 | \$319 | 11% | \$1,093 | \$1,286 | \$193 | 18% |
| South Canberra | \$2,715 | \$3,078 | \$363 | 13% | \$4,255 | \$4,669 | \$414 | 10% | \$1,302 | \$1,617 | \$315 | 24% |
| Tuggeranong | \$1,686 | \$1,817 | \$131 | 8% | \$1,785 | \$1,897 | \$112 | 6% | \$1,128 | \$1,353 | \$225 | 20% |
| Weston Creek | \$2,042 | \$2,186 | \$144 | 7% | \$2,136 | \$2,265 | \$129 | 6% | \$1,180 | \$1,433 | \$253 | 21% |
| Woden | \$2,234 | \$2,466 | \$232 | 10% | \$2,718 | \$2,921 | \$203 | 8% | \$1,220 | \$1,505 | \$285 | 23% |

Source: ACT Government, Chief Minister's, Treasury and Economic Development Directorate.

Note: The methodology for the calculation of the change in average rates between years has been updated and now relies on a single, and most up to date, dataset. Average rates for the previous year have been revised to account for new properties added between 2016 and 2017. The revised methodology is a more accurate description of actual rates liabilities in both years.

SENSITIVE: BUDGET

Table 2: Changes in average rates by suburb and property type

| All properties | 2016-17 | 2017-18 | Change \$ | Change % | Houses | 2016-17 | 2017-18 | Change \$ | Change % | Units | 2016-17 | 2017-18 | Change \$ | Change % |
|-----------------------------|----------------|----------------|--------------|------------|-----------------------------|----------------|----------------|--------------|------------|-----------------------------|----------------|----------------|--------------|------------|
| ACT | \$1,877 | \$2,054 | \$177 | 9% | ACT | \$2,136 | \$2,295 | \$159 | 7% | ACT | \$1,135 | \$1,352 | \$217 | 19% |
| INNER NORTH | \$2,086 | \$2,344 | \$258 | 12% | INNER NORTH | \$2,997 | \$3,316 | \$319 | 11% | INNER NORTH | \$1,093 | \$1,286 | \$193 | 18% |
| AINSLIE | \$3,095 | \$3,417 | \$322 | 10% | AINSLIE | \$3,215 | \$3,523 | \$308 | 10% | AINSLIE | \$1,910 | \$2,321 | \$411 | 22% |
| BRADDON | \$1,313 | \$1,531 | \$218 | 17% | BRADDON | \$3,480 | \$3,887 | \$407 | 12% | BRADDON | \$1,056 | \$1,242 | \$186 | 18% |
| CAMPBELL | \$3,282 | \$3,724 | \$442 | 14% | CAMPBELL | \$3,651 | \$4,126 | \$475 | 13% | CAMPBELL | \$1,235 | \$1,540 | \$305 | 25% |
| CITY | \$922 | \$1,006 | \$84 | 9% | CITY | | | | | CITY | \$922 | \$1,006 | \$84 | 9% |
| DICKSON | \$2,208 | \$2,515 | \$307 | 14% | DICKSON | \$2,637 | \$2,986 | \$349 | 13% | DICKSON | \$1,131 | \$1,349 | \$218 | 19% |
| DOWNER | \$2,464 | \$2,690 | \$226 | 9% | DOWNER | \$2,606 | \$2,830 | \$224 | 9% | DOWNER | \$1,288 | \$1,540 | \$252 | 20% |
| HACKETT | \$2,478 | \$2,792 | \$314 | 13% | HACKETT | \$2,722 | \$3,041 | \$319 | 12% | HACKETT | \$1,200 | \$1,501 | \$301 | 25% |
| LYNEHAM | \$1,615 | \$1,830 | \$215 | 13% | LYNEHAM | \$2,421 | \$2,695 | \$274 | 11% | LYNEHAM | \$1,029 | \$1,206 | \$177 | 17% |
| O'CONNOR | \$2,776 | \$3,083 | \$307 | 11% | O'CONNOR | \$3,328 | \$3,644 | \$316 | 10% | O'CONNOR | \$1,328 | \$1,615 | \$287 | 22% |
| REID | \$2,900 | \$3,271 | \$371 | 13% | REID | \$4,469 | \$4,949 | \$480 | 11% | REID | \$1,182 | \$1,447 | \$265 | 22% |
| TURNER | \$1,818 | \$2,111 | \$293 | 16% | TURNER | \$4,491 | \$5,056 | \$565 | 13% | TURNER | \$1,138 | \$1,373 | \$235 | 21% |
| WATSON | \$1,800 | \$1,989 | \$189 | 11% | WATSON | \$2,299 | \$2,522 | \$223 | 10% | WATSON | \$1,021 | \$1,158 | \$137 | 13% |
| INNER SOUTH | \$2,715 | \$3,078 | \$363 | 13% | INNER SOUTH | \$4,255 | \$4,669 | \$414 | 10% | INNER SOUTH | \$1,302 | \$1,617 | \$315 | 24% |
| BARTON | \$1,474 | \$1,809 | \$335 | 23% | BARTON | \$5,375 | \$6,002 | \$627 | 12% | BARTON | \$1,193 | \$1,508 | \$315 | 26% |
| DEAKIN | \$3,683 | \$4,056 | \$373 | 10% | DEAKIN | \$4,263 | \$4,659 | \$396 | 9% | DEAKIN | \$1,390 | \$1,674 | \$284 | 20% |
| FORREST | \$4,460 | \$4,970 | \$510 | 11% | FORREST | \$8,737 | \$9,411 | \$674 | 8% | FORREST | \$1,731 | \$2,139 | \$408 | 24% |
| GRIFFITH | \$2,457 | \$2,787 | \$330 | 13% | GRIFFITH | \$4,656 | \$5,091 | \$435 | 9% | GRIFFITH | \$1,176 | \$1,446 | \$270 | 23% |
| KINGSTON | \$1,295 | \$1,585 | \$290 | 22% | KINGSTON | \$3,151 | \$3,520 | \$369 | 12% | KINGSTON | \$1,155 | \$1,439 | \$284 | 25% |
| NARRABUNDAH | \$2,532 | \$2,802 | \$270 | 11% | NARRABUNDAH | \$2,959 | \$3,226 | \$267 | 9% | NARRABUNDAH | \$1,193 | \$1,468 | \$275 | 23% |
| PIALLIGO | \$5,477 | \$5,717 | \$240 | 4% | PIALLIGO | \$5,477 | \$5,717 | \$240 | 4% | PIALLIGO | | | | |
| RED HILL | \$4,634 | \$5,136 | \$502 | 11% | RED HILL | \$4,666 | \$5,141 | \$475 | 10% | RED HILL | \$2,082 | \$2,549 | \$467 | 22% |
| YARRALUMLA | \$4,004 | \$4,569 | \$565 | 14% | YARRALUMLA | \$4,682 | \$5,236 | \$554 | 12% | YARRALUMLA | \$2,277 | \$2,875 | \$598 | 26% |
| WODEN DISTRICT | \$2,234 | \$2,466 | \$232 | 10% | WODEN DISTRICT | \$2,718 | \$2,921 | \$203 | 8% | WODEN DISTRICT | \$1,220 | \$1,505 | \$285 | 23% |
| CHIFLEY | \$2,049 | \$2,280 | \$231 | 11% | CHIFLEY | \$2,473 | \$2,668 | \$195 | 8% | CHIFLEY | \$1,265 | \$1,564 | \$299 | 24% |
| CURTIN | \$2,547 | \$2,795 | \$248 | 10% | CURTIN | \$2,770 | \$3,017 | \$247 | 9% | CURTIN | \$1,228 | \$1,488 | \$260 | 21% |
| FARRER | \$2,499 | \$2,727 | \$228 | 9% | FARRER | \$2,623 | \$2,843 | \$220 | 8% | FARRER | \$1,301 | \$1,596 | \$295 | 23% |
| GARRAN | \$2,642 | \$2,834 | \$192 | 7% | GARRAN | \$3,382 | \$3,572 | \$190 | 6% | GARRAN | \$1,189 | \$1,392 | \$203 | 17% |
| HUGHES | \$2,665 | \$2,905 | \$240 | 9% | HUGHES | \$2,885 | \$3,121 | \$236 | 8% | HUGHES | \$1,267 | \$1,524 | \$257 | 20% |
| ISAACS | \$2,219 | \$2,431 | \$212 | 10% | ISAACS | \$2,459 | \$2,591 | \$132 | 5% | ISAACS | \$1,510 | \$1,959 | \$449 | 30% |
| LYONS | \$1,967 | \$2,161 | \$194 | 10% | LYONS | \$2,463 | \$2,643 | \$180 | 7% | LYONS | \$1,105 | \$1,308 | \$203 | 18% |
| MAWSON | \$1,883 | \$2,183 | \$300 | 16% | MAWSON | \$2,552 | \$2,746 | \$194 | 8% | MAWSON | \$1,262 | \$1,652 | \$390 | 31% |
| O'MALLEY | \$3,586 | \$3,994 | \$408 | 11% | O'MALLEY | \$4,132 | \$4,428 | \$296 | 7% | O'MALLEY | \$2,141 | \$2,844 | \$703 | 33% |
| PEARCE | \$2,178 | \$2,396 | \$218 | 10% | PEARCE | \$2,630 | \$2,798 | \$168 | 6% | PEARCE | \$1,227 | \$1,546 | \$319 | 26% |
| PHILLIP | \$1,319 | \$1,525 | \$206 | 16% | PHILLIP | \$1,678 | \$1,789 | \$111 | 7% | PHILLIP | \$1,089 | \$1,305 | \$216 | 20% |
| TORRENS | \$2,305 | \$2,494 | \$189 | 8% | TORRENS | \$2,408 | \$2,584 | \$176 | 7% | TORRENS | \$1,300 | \$1,599 | \$299 | 23% |
| WESTON DISTRICT | \$2,042 | \$2,186 | \$144 | 7% | WESTON DISTRICT | \$2,136 | \$2,265 | \$129 | 6% | WESTON DISTRICT | \$1,180 | \$1,433 | \$253 | 21% |
| CHAPMAN | \$2,577 | \$2,782 | \$205 | 8% | CHAPMAN | \$2,637 | \$2,848 | \$211 | 8% | CHAPMAN | \$1,247 | \$1,365 | \$118 | 10% |
| DUFFY | \$2,029 | \$2,162 | \$133 | 7% | DUFFY | \$2,133 | \$2,250 | \$117 | 6% | DUFFY | \$1,191 | \$1,442 | \$251 | 21% |
| FISHER | \$1,998 | \$2,115 | \$117 | 6% | FISHER | \$2,128 | \$2,242 | \$114 | 5% | FISHER | \$1,112 | \$1,249 | \$137 | 12% |
| HOLDER | \$1,924 | \$2,082 | \$158 | 8% | HOLDER | \$2,070 | \$2,199 | \$129 | 6% | HOLDER | \$1,186 | \$1,492 | \$306 | 26% |
| RIVETT | \$1,913 | \$2,038 | \$125 | 7% | RIVETT | \$1,951 | \$2,065 | \$114 | 6% | RIVETT | \$1,222 | \$1,505 | \$283 | 23% |
| STIRLING | \$1,954 | \$2,087 | \$133 | 7% | STIRLING | \$2,062 | \$2,167 | \$105 | 5% | STIRLING | \$1,155 | \$1,446 | \$291 | 25% |
| WARAMANGA | \$2,008 | \$2,146 | \$138 | 7% | WARAMANGA | \$2,050 | \$2,170 | \$120 | 6% | WARAMANGA | \$1,239 | \$1,482 | \$243 | 20% |
| WESTON | \$1,992 | \$2,142 | \$150 | 8% | WESTON | \$2,088 | \$2,212 | \$124 | 6% | WESTON | \$1,172 | \$1,471 | \$299 | 26% |
| BELCONNEN DISTRICT | \$1,708 | \$1,848 | \$140 | 8% | BELCONNEN DISTRICT | \$1,883 | \$2,006 | \$123 | 7% | BELCONNEN DISTRICT | \$1,091 | \$1,284 | \$193 | 18% |
| ARANDA | \$2,758 | \$3,014 | \$256 | 9% | ARANDA | \$2,874 | \$3,127 | \$253 | 9% | ARANDA | \$1,471 | \$1,777 | \$306 | 21% |
| BELCONNEN | \$1,117 | \$1,225 | \$108 | 10% | BELCONNEN | \$1,727 | \$1,787 | \$60 | 4% | BELCONNEN | \$971 | \$1,083 | \$112 | 12% |
| BRUCE | \$1,394 | \$1,586 | \$192 | 14% | BRUCE | \$2,428 | \$2,626 | \$198 | 8% | BRUCE | \$1,084 | \$1,273 | \$189 | 17% |
| CHARNWOOD | \$1,496 | \$1,589 | \$93 | 6% | CHARNWOOD | \$1,541 | \$1,622 | \$81 | 5% | CHARNWOOD | \$1,062 | \$1,258 | \$196 | 19% |
| COOK | \$2,036 | \$2,295 | \$259 | 13% | COOK | \$2,423 | \$2,625 | \$202 | 8% | COOK | \$1,270 | \$1,646 | \$376 | 30% |
| DUNLOP | \$1,519 | \$1,601 | \$82 | 5% | DUNLOP | \$1,540 | \$1,615 | \$75 | 5% | DUNLOP | \$1,105 | \$1,272 | \$167 | 15% |
| EVATT | \$1,721 | \$1,837 | \$116 | 7% | EVATT | \$1,752 | \$1,867 | \$115 | 7% | EVATT | \$1,113 | \$1,266 | \$153 | 14% |
| FLOREY | \$1,760 | \$1,900 | \$140 | 8% | FLOREY | \$1,865 | \$1,972 | \$107 | 6% | FLOREY | \$1,192 | \$1,495 | \$303 | 25% |
| FLYNN | \$1,746 | \$1,861 | \$115 | 7% | FLYNN | \$1,759 | \$1,873 | \$114 | 7% | FLYNN | \$1,224 | \$1,390 | \$166 | 14% |
| FRASER | \$1,759 | \$1,872 | \$113 | 6% | FRASER | \$1,793 | \$1,899 | \$106 | 6% | FRASER | \$1,186 | \$1,418 | \$232 | 20% |
| GIRALANG | \$1,813 | \$1,972 | \$159 | 9% | GIRALANG | \$1,858 | \$2,007 | \$149 | 8% | GIRALANG | \$1,226 | \$1,527 | \$301 | 25% |
| HAWKER | \$2,153 | \$2,389 | \$236 | 11% | HAWKER | \$2,620 | \$2,819 | \$199 | 8% | HAWKER | \$1,238 | \$1,565 | \$327 | 26% |
| HIGGINS | \$1,839 | \$1,938 | \$99 | 5% | HIGGINS | \$1,845 | \$1,938 | \$93 | 5% | HIGGINS | \$1,255 | \$1,496 | \$241 | 19% |
| HOLT | \$1,456 | \$1,560 | \$104 | 7% | HOLT | \$1,626 | \$1,703 | \$77 | 5% | HOLT | \$1,032 | \$1,204 | \$172 | 17% |
| KALEEN | \$1,983 | \$2,137 | \$154 | 8% | KALEEN | \$2,004 | \$2,156 | \$152 | 8% | KALEEN | \$1,193 | \$1,376 | \$183 | 15% |
| LATHAM | \$1,670 | \$1,771 | \$101 | 6% | LATHAM | \$1,703 | \$1,797 | \$94 | 6% | LATHAM | \$1,157 | \$1,357 | \$200 | 17% |
| MACGREGOR | \$1,485 | \$1,586 | \$101 | 7% | MACGREGOR | \$1,519 | \$1,609 | \$90 | 6% | MACGREGOR | \$1,093 | \$1,321 | \$228 | 21% |
| MACQUARIE | \$1,968 | \$2,135 | \$167 | 9% | MACQUARIE | \$2,239 | \$2,402 | \$163 | 7% | MACQUARIE | \$1,149 | \$1,324 | \$175 | 15% |
| MCKELLAR | \$1,873 | \$2,003 | \$130 | 7% | MCKELLAR | \$1,902 | \$2,021 | \$119 | 6% | MCKELLAR | \$1,253 | \$1,592 | \$339 | 27% |
| MELBA | \$1,818 | \$1,970 | \$152 | 8% | MELBA | \$1,888 | \$2,025 | \$137 | 7% | MELBA | \$1,197 | \$1,456 | \$259 | 22% |
| PAGE | \$1,740 | \$1,923 | \$183 | 11% | PAGE | \$1,980 | \$2,120 | \$140 | 7% | PAGE | \$1,196 | \$1,470 | \$274 | 23% |
| SCULLIN | \$1,721 | \$1,842 | \$121 | 7% | SCULLIN | \$1,822 | \$1,911 | \$89 | 5% | SCULLIN | \$1,160 | \$1,424 | \$264 | 23% |
| SPENCE | \$1,732 | \$1,823 | \$91 | 5% | SPENCE | \$1,738 | \$1,824 | \$86 | 5% | SPENCE | \$1,219 | \$1,394 | \$175 | 14% |
| WEETANGERA | \$2,535 | \$2,777 | \$242 | 10% | WEETANGERA | \$2,678 | \$2,914 | \$236 | 9% | WEETANGERA | \$1,428 | \$1,720 | \$292 | 20% |
| TUGGERANONG DISTRICT | \$1,686 | \$1,817 | \$131 | 8% | TUGGERANONG DISTRICT | \$1,785 | \$1,897 | \$112 | 6% | TUGGERANONG DISTRICT | \$1,128 | \$1,353 | \$225 | 20% |
| BANKS | \$1,578 | \$1,673 | \$95 | 6% | BANKS | \$1,653 | \$1,721 | \$68 | 4% | BANKS | \$1,230 | \$1,453 | \$223 | 18% |
| BONYTHON | \$1,505 | \$1,672 | \$167 | 11% | BONYTHON | \$1,750 | \$1,854 | \$104 | 6% | BONYTHON | \$1,135 | \$1,388 | \$253 | 22% |
| CALWELL | \$1,704 | \$1,825 | \$121 | 7% | CALWELL | \$1,802 | \$1,906 | \$104 | 6% | CALWELL | \$1,078 | \$1,293 | \$215 | 20% |
| CHISHOLM | \$1,761 | \$1,870 | \$109 | 6% | CHISHOLM | \$1,779 | \$1,881 | \$102 | 6% | CHISHOLM | \$1,186 | \$1,492 | \$306 | 26% |

SENSITIVE: BUDGET

| All properties | 2016-17 | 2017-18 | Change \$ | Change % | Houses | 2016-17 | 2017-18 | Change \$ | Change % | Units | 2016-17 | 2017-18 | Change \$ | Change % |
|----------------------------------|----------------|----------------|--------------|-----------|----------------------------------|----------------|----------------|--------------|-----------|----------------------------------|----------------|----------------|--------------|------------|
| CONDER | \$1,604 | \$1,720 | \$116 | 7% | CONDER | \$1,685 | \$1,790 | \$105 | 6% | CONDER | \$1,131 | \$1,300 | \$169 | 15% |
| FADDEN | \$1,984 | \$2,152 | \$168 | 9% | FADDEN | \$2,017 | \$2,171 | \$154 | 8% | FADDEN | \$1,381 | \$1,800 | \$419 | 30% |
| GILMORE | \$1,745 | \$1,867 | \$122 | 7% | GILMORE | \$1,787 | \$1,905 | \$118 | 7% | GILMORE | \$1,211 | \$1,393 | \$182 | 15% |
| GORDON | \$1,556 | \$1,682 | \$126 | 8% | GORDON | \$1,691 | \$1,806 | \$115 | 7% | GORDON | \$1,081 | \$1,241 | \$160 | 15% |
| GOWRIE | \$1,718 | \$1,853 | \$135 | 8% | GOWRIE | \$1,736 | \$1,864 | \$128 | 7% | GOWRIE | \$1,257 | \$1,570 | \$313 | 25% |
| GREENWAY | \$1,209 | \$1,403 | \$194 | 16% | GREENWAY | \$1,640 | \$1,789 | \$149 | 9% | GREENWAY | \$1,093 | \$1,290 | \$197 | 18% |
| ISABELLA PLAINS | \$1,556 | \$1,695 | \$139 | 9% | ISABELLA PLAINS | \$1,686 | \$1,793 | \$107 | 6% | ISABELLA PLAINS | \$1,092 | \$1,329 | \$237 | 22% |
| KAMBAH | \$1,779 | \$1,932 | \$153 | 9% | KAMBAH | \$1,831 | \$1,970 | \$139 | 8% | KAMBAH | \$1,153 | \$1,429 | \$276 | 24% |
| MACARTHUR | \$1,882 | \$2,032 | \$150 | 8% | MACARTHUR | \$1,905 | \$2,052 | \$147 | 8% | MACARTHUR | \$1,192 | \$1,414 | \$222 | 19% |
| MONASH | \$1,699 | \$1,852 | \$153 | 9% | MONASH | \$1,863 | \$1,991 | \$128 | 7% | MONASH | \$1,121 | \$1,360 | \$239 | 21% |
| OXLEY | \$1,753 | \$1,924 | \$171 | 10% | OXLEY | \$1,878 | \$2,012 | \$134 | 7% | OXLEY | \$1,169 | \$1,514 | \$345 | 30% |
| RICHARDSON | \$1,640 | \$1,753 | \$113 | 7% | RICHARDSON | \$1,663 | \$1,775 | \$112 | 7% | RICHARDSON | \$1,110 | \$1,244 | \$134 | 12% |
| THARWA | \$1,572 | \$1,668 | \$96 | 6% | THARWA | \$1,572 | \$1,668 | \$96 | 6% | THARWA | | | | |
| THEODORE | \$1,603 | \$1,725 | \$122 | 8% | THEODORE | \$1,677 | \$1,777 | \$100 | 6% | THEODORE | \$1,091 | \$1,341 | \$250 | 23% |
| WANNIASSA | \$1,857 | \$1,938 | \$81 | 4% | WANNIASSA | \$1,894 | \$1,959 | \$65 | 3% | WANNIASSA | \$1,195 | \$1,437 | \$242 | 20% |
| GUNGAHLIN - HALL DISTRICT | \$1,509 | \$1,627 | \$118 | 8% | GUNGAHLIN - HALL DISTRICT | \$1,645 | \$1,756 | \$111 | 7% | GUNGAHLIN - HALL DISTRICT | \$1,040 | \$1,177 | \$137 | 13% |
| AMAROO | \$1,626 | \$1,755 | \$129 | 8% | AMAROO | \$1,690 | \$1,792 | \$102 | 6% | AMAROO | \$1,240 | \$1,517 | \$277 | 22% |
| BONNER | \$1,394 | \$1,511 | \$117 | 8% | BONNER | \$1,422 | \$1,535 | \$113 | 8% | BONNER | \$1,027 | \$1,186 | \$159 | 16% |
| CASEY | \$1,434 | \$1,541 | \$107 | 8% | CASEY | \$1,528 | \$1,637 | \$109 | 7% | CASEY | \$1,009 | \$1,102 | \$93 | 9% |
| CRACE | \$1,543 | \$1,651 | \$108 | 7% | CRACE | \$1,627 | \$1,744 | \$117 | 7% | CRACE | \$911 | \$953 | \$42 | 5% |
| FORDE | \$1,606 | \$1,762 | \$156 | 10% | FORDE | \$1,707 | \$1,863 | \$156 | 9% | FORDE | \$1,088 | \$1,242 | \$154 | 14% |
| FRANKLIN | \$1,346 | \$1,419 | \$73 | 5% | FRANKLIN | \$1,685 | \$1,796 | \$111 | 7% | FRANKLIN | \$883 | \$906 | \$23 | 3% |
| GUNGAHLIN | \$1,477 | \$1,571 | \$94 | 6% | GUNGAHLIN | \$1,663 | \$1,756 | \$93 | 6% | GUNGAHLIN | \$1,023 | \$1,116 | \$93 | 9% |
| HALL | \$3,046 | \$3,225 | \$179 | 6% | HALL | \$3,271 | \$3,458 | \$187 | 6% | HALL | \$1,019 | \$1,127 | \$108 | 11% |
| HARRISON | \$1,373 | \$1,444 | \$71 | 5% | HARRISON | \$1,660 | \$1,761 | \$101 | 6% | HARRISON | \$914 | \$939 | \$25 | 3% |
| JACKA | \$1,212 | \$1,313 | \$101 | 8% | JACKA | \$1,464 | \$1,562 | \$98 | 7% | JACKA | \$964 | \$1,065 | \$101 | 11% |
| NGUNNAWAL | \$1,480 | \$1,575 | \$95 | 6% | NGUNNAWAL | \$1,547 | \$1,622 | \$75 | 5% | NGUNNAWAL | \$1,083 | \$1,262 | \$179 | 17% |
| NICHOLLS | \$1,820 | \$2,035 | \$215 | 12% | NICHOLLS | \$1,948 | \$2,133 | \$185 | 10% | NICHOLLS | \$1,259 | \$1,605 | \$346 | 28% |
| PALMERSTON | \$1,577 | \$1,752 | \$175 | 11% | PALMERSTON | \$1,693 | \$1,788 | \$95 | 6% | PALMERSTON | \$1,284 | \$1,632 | \$348 | 27% |

Source: ACT Government, Chief Minister's, Treasury and Economic Development Directorate.

Note: The methodology for the calculation of the change in average rates between years has been updated and now relies on a single, and most up to date, dataset. Average rates for the previous year have been revised to account for new properties added between 2016 and 2017. The revised methodology is a more accurate description of actual rates liabilities in both years.

Distribution of general rates increases for residential units in 2017-18

| Change | Number of units | Per cent of units (%) | Number of blocks of units¹ | Per cent of blocks (%) |
|---------------|------------------------|------------------------------|--|-------------------------------|
| -15% to -10% | 57 | 0 | 4 | 0 |
| -10% to -5% | 1,169 | 3 | 16 | 0 |
| -5% to 0% | 3,064 | 7 | 64 | 2 |
| 0% to 5% | 4,106 | 9 | 360 | 11 |
| 5% to 10% | 4,582 | 10 | 381 | 11 |
| 10% to 15% | 4,979 | 11 | 333 | 10 |
| 15% to 20% | 6,143 | 13 | 478 | 14 |
| 20% to 25% | 7,179 | 16 | 658 | 20 |
| 25% to 30% | 7,815 | 17 | 601 | 18 |
| 30% to 35% | 5,704 | 12 | 354 | 11 |
| 35% to 40% | 813 | 2 | 60 | 2 |
| 40% to 45% | 73 | 0 | 7 | 0 |
| 45% to 50% | 0 | 0 | 0 | 0 |
| 50% to 55% | 6 | 0 | 0 | 0 |
| 55% to 60% | 106 | 0 | 6 | 0 |

Note 1: A block has been represented by the highest increased unit in contains. For example, there are six blocks with units with increases of 55 percent and above. The six units with increases between 50 and 55 per cent are in blocks with higher increases.

The six blocks with greater than 55 per cent increases are in Mawson (Section 40) and had a significant unimproved value (UV) increase from 2015 to 2016. Five of the seven blocks with increases from 40 to 45 per cent had significant UV increases in the last three years.

Note: The distribution is based on the Average Unimproved Values (AUVs) of properties in the residential rates database used to calculate rating factors for the 2017-18 Budget. New units have entered the sector since then, and some premises by have exited the sector.

6 September 2017 CT Article: ACT unit owners face 31 per cent rate hike over two years, on top of existing annual seven per cent rises

<http://www.canberratimes.com.au/act-news/act-unit-owners-face-31-per-cent-rate-hike-over-two-years-on-top-of-existing-annual-seven-per-cent-rises-20170905-gyazaa.html>

Extract from CT article:

"Despite the change in rates for unit owners, some 32,783 units - or 72 per cent of all apartments in Canberra - remain in the lowest marginal rating category, below the \$150,000 threshold.

Government figures show a further 11,032 units fall into the \$150,001 to \$300,000 bracket; 1433 fall into the \$300,001 to \$450,000 bracket; 485 are in the \$450,001 to \$600,000 bracket and 533 units are in the top, \$600,001 and above ratings category."

Treasury response:

The above figures are based on the AUVs of individual units, not the AUV of the total block. Following the change in calculation method, where rates for units are based on the total value of the land rather than the individual land value of the unit, most units have their rates partially assessed against the top marginal rate. Under the previous methodology, the general rates charges for units were significantly less than houses with similar market values and rental returns. The change will establish greater equity in general rates liabilities between houses and units.

Despite the change in rates for unit owners, 72 per cent of units pay rates below \$1,500 whereas only 5 per cent of houses pay below this amount. In addition, 96 per cent of units pay less than the average rates paid by houses of \$2,295.

Additional information

The actual rates charges paid by units are still significantly lower than houses.

The average rates for a unit are \$1,352 per annum, whereas the average rates for a stand alone house is \$2,295.

How many units in the ACT are in multi-unit dwellings on blocks with a residential average unimproved value (AUV) in each of the following categories, in 2016-17 and 2017-18:

This information refers to the AUV of the total block and does not provide information on the amount of rates that any individual unit holder will pay. As is clear from the tables below, a majority of units were on blocks with AUVs in the top marginal ratings threshold both before and after the change in ratings methodology.

Furthermore, falling into the higher AUV category does not necessarily mean a higher general rates bill in the same way that it does for a standalone property. This is because a unit only pays a proportion of the rates bill that applies to a block.

Analysis of the rates database shows 41.6 per cent of units pay rates amounts that are in line with the lowest rating AUV threshold and 49 per cent pay in line with the second lowest AUV threshold. In other words over 90 per cent of units pay rates equivalent to the two lowest AUV thresholds. By comparison, only 34 per cent of houses pay rates within the two lowest AUV thresholds.

Table 1

| AUV threshold | No. units by block AUV | |
|-----------------------|------------------------|---------|
| | 2016-17 | 2017-18 |
| \$1 - \$150,000 | 2 | 15 |
| \$150,001 - \$300,000 | 369 | 305 |
| \$300,001 - \$450,000 | 1,085 | 1,151 |
| \$450,001 - \$600,000 | 870 | 873 |
| \$600,001 - and above | 41,709 | 43,942 |

Table 2: Percentages

| AUV threshold | No. units by block AUV | |
|-----------------------|------------------------|---------|
| | 2016-17 | 2017-18 |
| \$1 - \$150,000 | 0.0% | 0.0% |
| \$150,001 - \$300,000 | 0.8% | 0.7% |
| \$300,001 - \$450,000 | 2.5% | 2.5% |
| \$450,001 - \$600,000 | 2.0% | 1.9% |
| \$600,001 - and above | 94.7% | 94.9% |

Note: The data provided above are from January 2016 and January 2017, as available for the respective budgets.

Table 3: Number and per cent of units' general rate bills by AUV threshold equivalent 2017-18

| <u>AUV equivalent thresholds</u> | Maximum General Rates charge 2017-18 | Number units | Per cent units |
|----------------------------------|--|-----------------|-------------------|
| \$1 - \$150,000 | \$1,209 | 19,263 | 41.62% |
| \$150,001 - \$300,000 | \$1,822 | 22,703 | 49.05% |
| \$300,001 - \$450,000 | \$2,592 | 3,091 | 6.68% |
| \$450,001 - \$600,000 | \$3,432 | 866 | 1.87% |
| \$600,001 - and above | - | 363 | 0.78% |

In regards to the amount of rates paid most units pay less than the average rates for a stand-alone house in 2017-18 of \$2,295 as shown in the tables 4 and 5 below.

Table 4: Residential rates for units in 2016-17 and 2017-18:

| Rates charge | 2016-17 | 2017-18 |
|----------------------|---------|---------|
| \$500-\$1,000 | 14,756 | 10,381 |
| \$1,000-\$1,500 | 25,929 | 22,596 |
| \$1,500-\$2,000 | 2,147 | 10,042 |
| \$2,000-\$2,500 | 755 | 1,454 |
| \$2,501 and above | 890 | 1,813 |

Table 5: Percentages

| Rates charge | 2016-17 | 2017-18 |
|----------------------|---------|---------|
| \$500-\$1,000 | 33% | 22% |
| \$1,000-\$1,500 | 58% | 49% |
| \$1,500-\$2,000 | 5% | 22% |
| \$2,000-\$2,500 | 2% | 3% |
| \$2,501 and above | 2% | 4% |

Request:

One thing that would be useful to have as part of this is just a straight breakdown of how many residential properties across the ACT fall into each of the ratings factor categories, so we can get a better sense of where the bulk of homeowners actually sit. Given the conversation we just had about the slight complexities of this with units, it might be useful to present units and freestanding homes separately for this.

Response:

| AUV threshold for rating factor | Houses | | Units | |
|---------------------------------|--------|-------|--------|-------|
| 1 - 150,000 | 857 | 0.8% | 15 | 0.0% |
| 150,001 - 300,000 | 36,952 | 33.2% | 305 | 0.7% |
| 300,001 - 450,000 | 47,730 | 42.8% | 1,151 | 2.5% |
| 450,001 - 600,000 | 15,324 | 13.7% | 873 | 1.9% |
| 600,001 - and above | 10,589 | 9.5% | 43,942 | 94.9% |

Note: this table provides the number of units that are in blocks with the relevant AUV and are thus partially assessed at the relevant marginal rate.

Questions:

Residential general rates went up 12% from 2016-2017 to 2017-18 in the latest budget.

1. How much of that increase is attributed to the change in the way rates are calculated for multi unit dwellings?

The increase in residential general rates revenue reflects an increase of around 7 per cent on average for all residential properties houses, as well as adjustments for new property growth. Increases for units are higher than the average increase of 7 per cent in 2017-18 and 2018-19 due to the impact of the change in calculation methodology. This change adds around \$150 on average in 2017-18 and \$115 on average in 2018-19.

2. How much of the further 10.5% increase in residential general rates from 2017-18 to 2018-19 is attributed to the change in calculation method for multi-unit dwellings?

See above.

3. Why was this change made?

The level of increase in residential rates has been significantly higher for houses than units over the first stage of tax reform. The progressive nature of the general rates system has resulted in lower increases for properties with lower AUV's (average unapproved values). Houses typically have higher AUVs than units – despite often having similar market values.

The change in calculation method for units will establish greater equity in general rates paid between houses and units.

4. Does it form part of the government's wider tax reform agenda?

Yes. General rates are a fair, efficient and sustainable source of revenue. As a city state, rates is an important source of revenue required to fund a wide range of services that are delivered by State and local Governments in other jurisdictions.

In other Australian jurisdictions, general rates are levied by local councils to pay only for municipal services including local roads, libraries, parks and gardens, and rubbish collection. In the ACT, they are also required to help fund a range of services which are usually provided by state governments, including: schools; hospitals and community health; policing, emergency services and the justice system; disability and community services; and environmental regulation.

5. Under the change in calculation, what percentage of the total residential general rates revenue will come from multi-unit dwellings in 2017-18?

Around 20 per cent of the total residential general rates revenue is estimated to come from units in 2017-18.

6. What was that percentage before this change for 2016-17?

Around 17 per cent for 2016-17.

7. What does the government expect that percentage figure to be in 2018-19 (when the transition is completed)?

This information is not available at this stage.

8. Can the government provide the number of units ACT-wide that fall under each marginal rate under the new calculation?

| Threshold | Marginal rates % | No. of units* |
|------------------------|------------------|---------------|
| 0 to \$150,000 | 0.2960 | 32,783 |
| \$150,001 to \$300,000 | 0.4088 | 11,032 |
| \$300,001 to \$450,000 | 0.5130 | 1,433 |
| \$450,001 to \$600,000 | 0.5603 | 485 |
| \$600,001 and above | 0.6013 | 553 |

*this data is based on the AUV of the unit rather than the block and was subsequently amended