

2021-2022 Rate Modelling

Scenario 8

Title: No Municipal Charge

Description: Redistribution of 9.9% revenue burden previously raised from the Municipal Charge to all other rating categories

Assumptions: Rating differentials remain unchanged - Note: rate in \$ (RID) will increase in all categories, which is relative to the base Removal of the fixed Municipal Charge
The effect of removing a fixed charge results in properties paying more for every \$ of CIV (ie. relatively higher valued properties will pay more and relatively lower valued properties will pay less) across all rating categories.

Scenario summary

<i>Rating Category</i>	2021-22 Budget CIV \$	2021-22 Budget Differential	Scenario Differential	2021-22 Budget rate in \$	Scenario rate in \$
Residential - Colac/Elliminyt (<i>base rate</i>)	\$2,100,348,000	100%	100%	0.003580	0.003974
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003378
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003974
Farm	\$2,244,344,000	75%	75%	0.002685	0.002980
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006556
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005563
	\$7,964,413,000				
Municipal Charge				\$195.00	\$0.00

Key impacts

1. Residential - Colac/Elliminyt, representing 37% of rateable properties, contribute a 1.1% decrease or -\$314k in level of rates and charges revenue (Colac Central region (most disadvantaged/vulnerable profile representing 28% of rateable properties): -1.0%; Elliminyt: -0.1%; other residential regions: no change).
2. The effect per assessment in Residential - Colac/Elliminyt varies by region due to relative property valuations (lowest CIV: 98% decrease or -\$195; highest CIV: 7% increase or +\$415). By region: Colac Central (median CIV \$320,000: -\$69, average CIV \$331,000: -\$65); Colac East (median CIV \$405,000: -\$36; average CIV \$371,000: -\$49); Colac West (median CIV \$440,000: -\$22; average CIV \$443,000: -\$20); Elliminyt (median CIV \$455,000: -\$16; average CIV \$449,000: -\$18).
3. Residential - Balance of Shire, representing 34% of rateable properties, contribute a 0.5% decrease or -\$151k in level of rates and charges revenue (Rural North: -0.3%; Rural South: -0.2%; other residential regions: no change).
4. The effect per assessment in Residential - Balance of Shire varies by region due to relative property valuations (lowest CIV: 73% decrease or -\$56; highest CIV: 9% increase or +\$1,103). By region: GOR-Otway region (median CIV \$550,000: -\$11, average CIV \$580,000: -\$1); Rural North (median CIV \$365,000: -\$73; average CIV \$381,000: -\$67); Rural South (median CIV \$385,000: -\$67; average CIV \$391,000: -\$63).
5. Holiday Rental, representing 4% of rateable properties, contribute a 0.1% decrease or -\$42k in level of revenue (GOR-Otway region). The GOR-Otway region rates and charges per assessment swing from the lowest CIV of \$60,000 (41% decrease or -\$171) to the highest CIV of \$3,000,000 (9% increase or +\$986).
6. Farm properties, which represent 18% of rateable properties, contribute 1.0% increase or +\$277k in level of rates and charges revenue (Rural North: +0.5%; Rural South: +0.4%; GOR-Otway region: +0.1%; other regions: no change).

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7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 35% decrease or -\$16; highest CIV: 11% increase or +\$5,482). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$195 benefit from removal of this fixed charge. By region: GOR-Otway region (median CIV \$625,000: -\$10, average CIV \$743,000: +\$66); Rural North (median CIV \$573,000: +\$15; average CIV \$854,000: +\$126); Rural South (median CIV \$660,000: +\$54; average CIV \$768,000: +\$90).

8. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 0.4% increase or +\$104k in level of rates and charges revenue (Colac Central: +0.3%; Colac West: +0.1%; other regions: no change).

9. The effect per assessment in Commercial-Industrial Colac/Elliminyt varies significantly by region due to relative property valuations (lowest CIV: 46% decrease or -\$175; highest CIV: 11% increase or +\$8,248). By region: Colac Central (median CIV \$325,000: +\$16, average CIV \$572,000: +\$176); Colac East (median CIV \$235,000: -\$42; average CIV \$406,000: +\$69); Colac West (median CIV \$483,000: +\$119; average CIV \$786,000: +\$316); Elliminyt (median CIV \$358,000: +\$37; average CIV \$364,000: +\$42).

10. Commercial-Industrial - Balance of Shire, which represents 2% of rateable properties, contribute 0.2% increase or +\$44k in level of rates and charges revenue (GOR-Otway region).

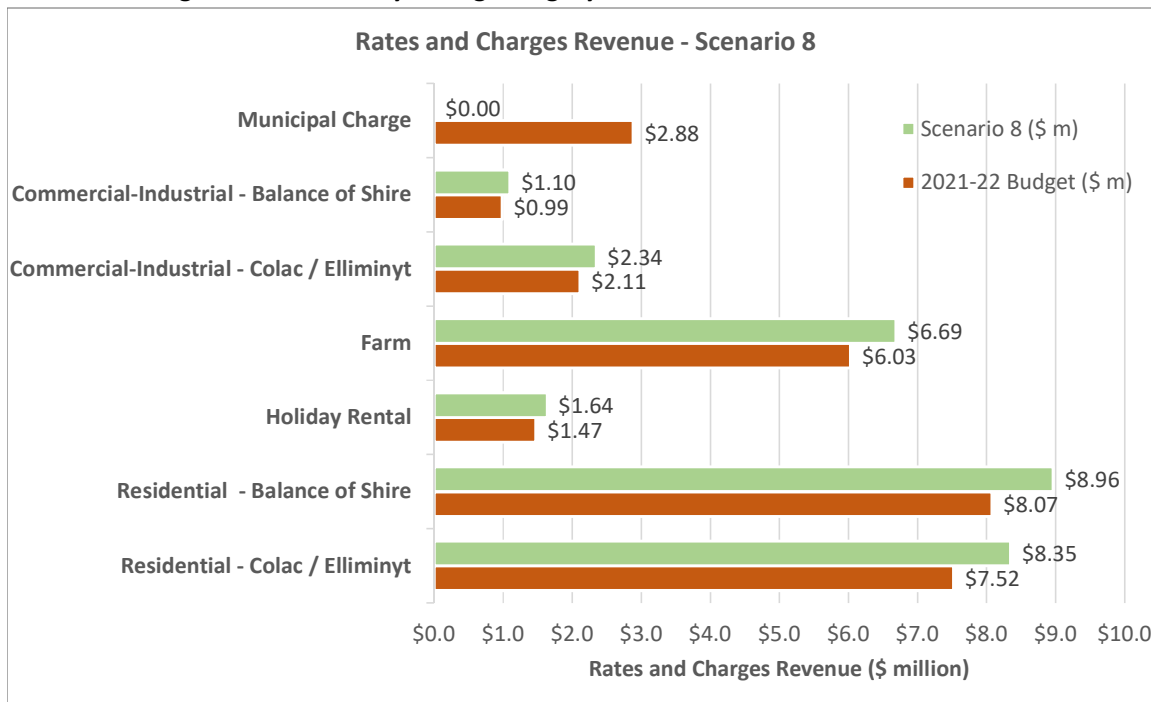
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies significantly by region due to relative property valuations (lowest CIV: 87% decrease or -\$192; highest CIV: 10% increase or +\$3,172). By region: GOR-Otway region (median CIV \$540,000: +\$103, average CIV \$789,000: +\$240); Colac West (median CIV \$433,000: +\$43; average CIV \$425,000: +\$40); Colac East (median CIV \$300,000: -\$30; average CIV \$321,000: -\$18); Rural North (median CIV \$195,000: -\$87; average CIV \$289,000: -\$35); Rural South (median CIV \$190,000: -\$90; average CIV \$376,000: +\$12).

2021-2022 Rate Modelling

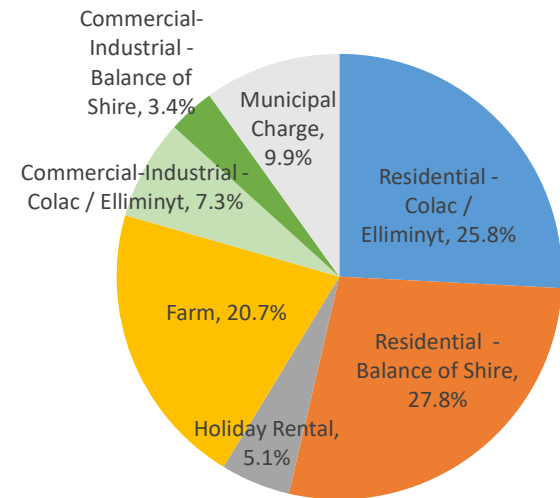
Comparison of 2021-22 structure with scenario

Rating Category	2021-22 Budget rates and charges income	Scenario rates and charges income	Rates and charges income (2021-22 Budget)	Scenario Income	% Shift in burden
	\$	(\$)	%	(%)	
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$8,345,995	25.8%	28.7%	2.9%
Residential - Balance of Shire	\$8,074,780	\$8,962,610	27.8%	30.8%	3.0%
Holiday Rental	\$1,473,743	\$1,635,782	5.1%	5.6%	0.6%
Farm	\$6,026,064	\$6,688,636	20.7%	23.0%	2.3%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,344,722	7.3%	8.1%	0.8%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,095,275	3.4%	3.8%	0.4%
	\$26,193,065	\$29,073,020			
Municipal Charge	\$2,879,955	\$0	9.9%	0.0%	-9.9%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

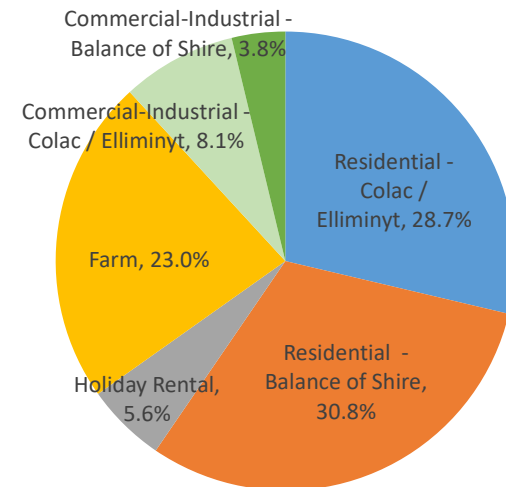
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue

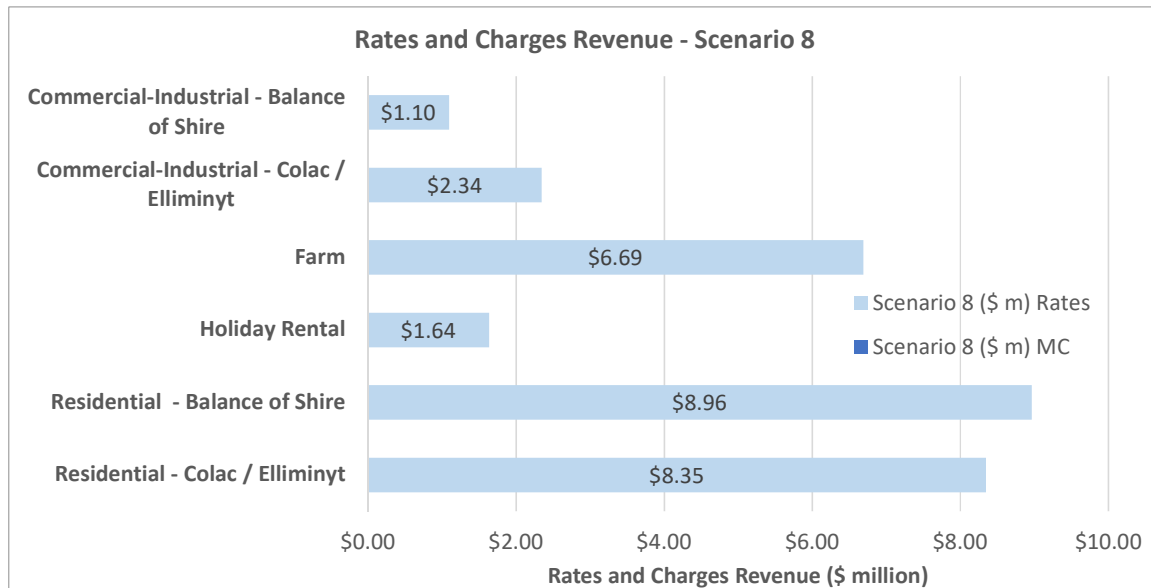
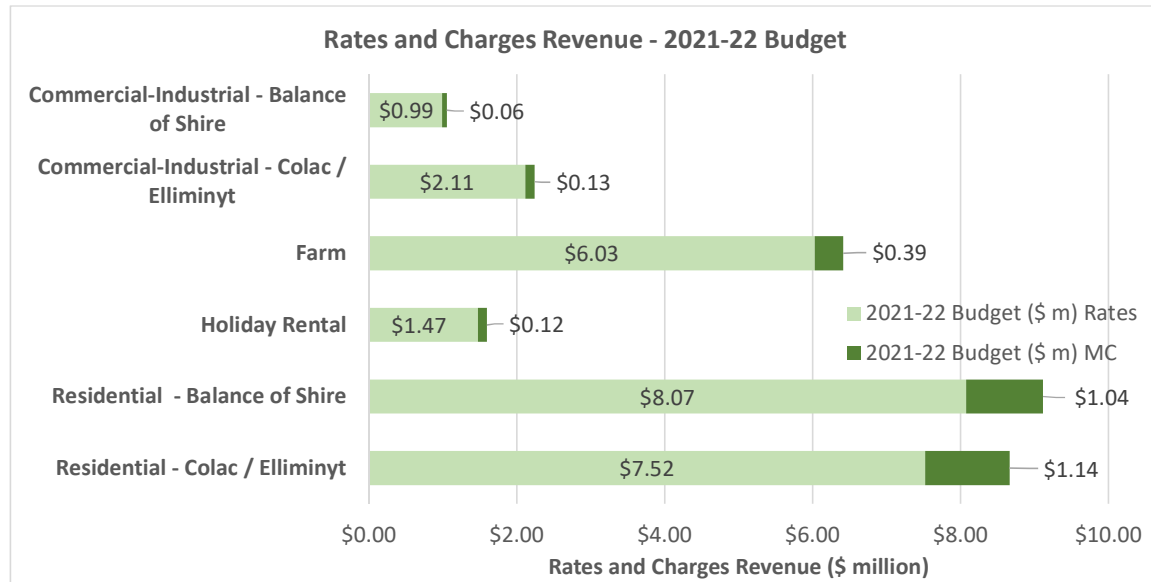


Scenario 8 - Rates and Charges Revenue



2021-2022 Rate Modelling

Charts showing shift in burden by Rates & Municipal Charge Revenue



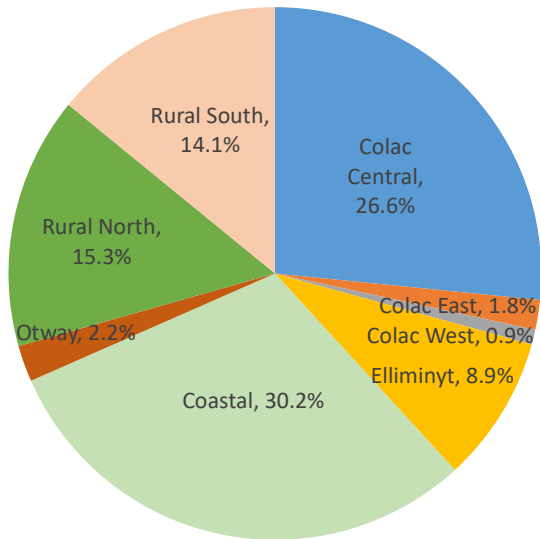
2021-2022 Rate Modelling

Effect on properties

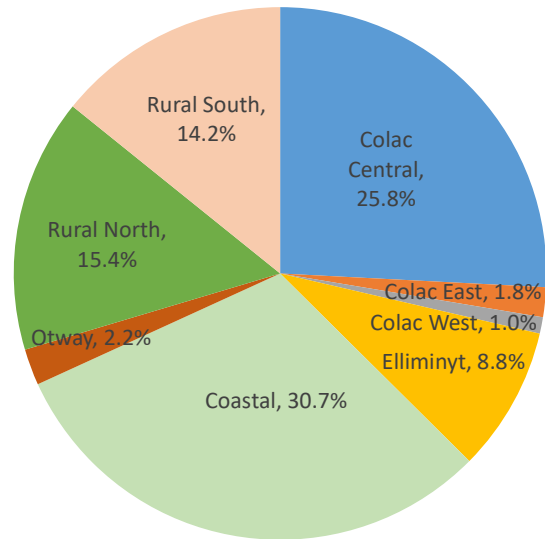
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,331	\$1,480	\$1,426	\$199	\$4	\$5,744	\$6,159
Residential - Balance of Shire	\$1,625	\$1,587	\$1,706	\$1,678	\$76	\$20	\$12,002	\$13,105
Holiday Rental	\$2,370	\$2,414	\$2,580	\$2,647	\$410	\$238	\$10,935	\$11,921
Farm	\$1,823	\$1,863	\$2,259	\$2,357	\$46	\$30	\$51,828	\$57,310
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,033	\$3,405	\$3,563	\$378	\$203	\$76,986	\$85,234
Commercial-Industrial - Balance of Shire	\$1,974	\$1,975	\$3,203	\$3,339	\$220	\$28	\$30,818	\$33,990

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 8
Level of Revenue by Geographical Area



2021-2022 Rate Modelling

Sample Properties (General rates and Municipal Charge only - ie: excluding Waste Mgt Charge)								
Rating category	Assessment No	Address	Description	2021-22 Budget CIV \$	2021-22 Budget Rates and charges \$	Scenario Rates and charges \$	Scenario Change \$	Scenario Change %
Residential - Colac/Elliminyt	2223	9 White Ave Colac	House	\$290,000	\$1,233	\$1,152	-\$81	-6.56%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,464	\$49	2.03%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$2,000	\$3	0.15%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$15,801	\$1,370	9.50%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,993	\$2	0.12%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,884	\$190	5.14%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,927	\$590	8.05%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,265	\$29	1.31%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$2,056	\$204	11.00%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,012	\$4	0.21%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,984	\$1,686	9.74%

2021-2022 Rate Modelling

Scenario 9

Title: **Municipal Charge (\$98.40 or 5% of Rates and Charges Revenue)**

Description: Redistribution of 4.9% revenue burden previously raised from the Municipal Charge to all other rating categories

Assumptions: Rating differentials remain unchanged - Note: rate in \$ (RID) will increase in all categories, which is relative to the base Fixed Municipal Charge reduced to \$98.40 (represents 5% of total rates and charges)
The effect of reducing a fixed charge results in properties paying more for every \$ of CIV (ie. relatively higher valued properties will pay more and relatively lower valued properties will pay less) across all rating categories.

Scenario summary

<i>Rating Category</i>	2021-22 Budget CIV \$	2021-22 Budget Differential	Scenario Differential	2021-22 Budget rate in \$	Scenario rate in \$
Residential - Colac/Elliminyt (<i>base rate</i>)	\$2,100,348,000	100%	100%	0.003580	0.003775
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003209
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003775
Farm	\$2,244,344,000	75%	75%	0.002685	0.002831
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006229
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005285
	\$7,964,413,000				
Municipal Charge				\$195.00	\$98.40

Key impacts

1. Residential - Colac/Elliminyt, representing 37% of rateable properties, contribute a 1.1% decrease or -\$155k in level of rates and charges revenue (Colac Central region (most disadvantaged/vulnerable profile \ representing 28% of rateable properties): -0.4%; Elliminyt: -0.1%; other residential regions: no change).
2. The effect per assessment in Residential - Colac/Elliminyt varies by region due to relative property valuations (lowest CIV: 49% decrease or -\$96; highest CIV: 4% increase or +\$206). By region: Colac Central (median CIV \$320,000: -\$35, average CIV \$331,000: -\$32); Colac East (median CIV \$405,000: -\$18; average CIV \$371,000: -\$24); Colac West (median CIV \$440,000: -\$11; average CIV \$443,000: -\$10); Elliminyt (median CIV \$455,000: -\$8; average CIV \$449,000: -\$9).
3. Residential - Balance of Shire, representing 34% of rateable properties, contribute a 0.2% decrease or -\$75k in level of rates and charges revenue (Rural North: -0.1%; Rural South: -0.1%; other residential regions: no change).
4. The effect per assessment in Residential - Balance of Shire varies by region due to relative property valuations (lowest CIV: 5% increase or +\$4; highest CIV: 5% increase or +\$546). By region: GOR-Otway region (median CIV \$550,000: -\$6, average CIV \$580,000: -\$1); Rural North (median CIV \$365,000: -\$36; average CIV \$381,000: -\$33); Rural South (median CIV \$385,000: -\$33; average CIV \$391,000: -\$31).
5. Holiday Rental, representing 4% of rateable properties, contribute a 0.1% decrease or +\$20k in level of revenue (GOR-Otway region). The GOR-Otway region rates and charges per assessment swing from the lowest CIV of \$60,000 (21% decrease or -\$85) to the highest CIV of \$3,000,000 (4% increase or +\$488).
6. Farm properties, which represent 18% of rateable properties, contribute 0.5% increase or +\$137k in level of rates and charges revenue (Rural North: +0.3%; Rural South: +0.2%; other regions: no change).

2021-2022 Rate Modelling

7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 5% increase or +\$2; highest CIV: 5% increase or +\$2,716). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$96.60 benefit from reduction of the fixed charge. By region: GOR-Otway region (median CIV \$625,000: -\$5, average CIV \$743,000: +\$32); Rural North (median CIV \$573,000: -\$1; average CIV \$854,000: +\$62); Rural South (median CIV \$660,000: +\$26; average CIV \$768,000: +\$45).

8. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 0.2% increase or +\$51k in level of rates and charges revenue (Colac Central: +0.1%; Colac West: +0.1%; other regions: no change).

9. The effect per assessment in Commercial-Industrial Colac/Elliminyt varies significantly by region due to relative property valuations (lowest CIV: 23% decrease or -\$87; highest CIV: 5% increase or +\$4,086). By region: Colac Central (median CIV \$325,000: +\$8, average CIV \$572,000: +\$87); Colac East (median CIV \$235,000: -\$21; average CIV \$406,000: +\$34); Colac West (median CIV \$483,000: +\$59; average CIV \$786,000: +\$157); Elliminyt (median CIV \$358,000: +\$18; average CIV \$364,000: +\$21).

10. Commercial-Industrial - Balance of Shire, which represents 2% of rateable properties, contribute 0.1% increase or +\$22k in level of rates and charges revenue (GOR-Otway region).

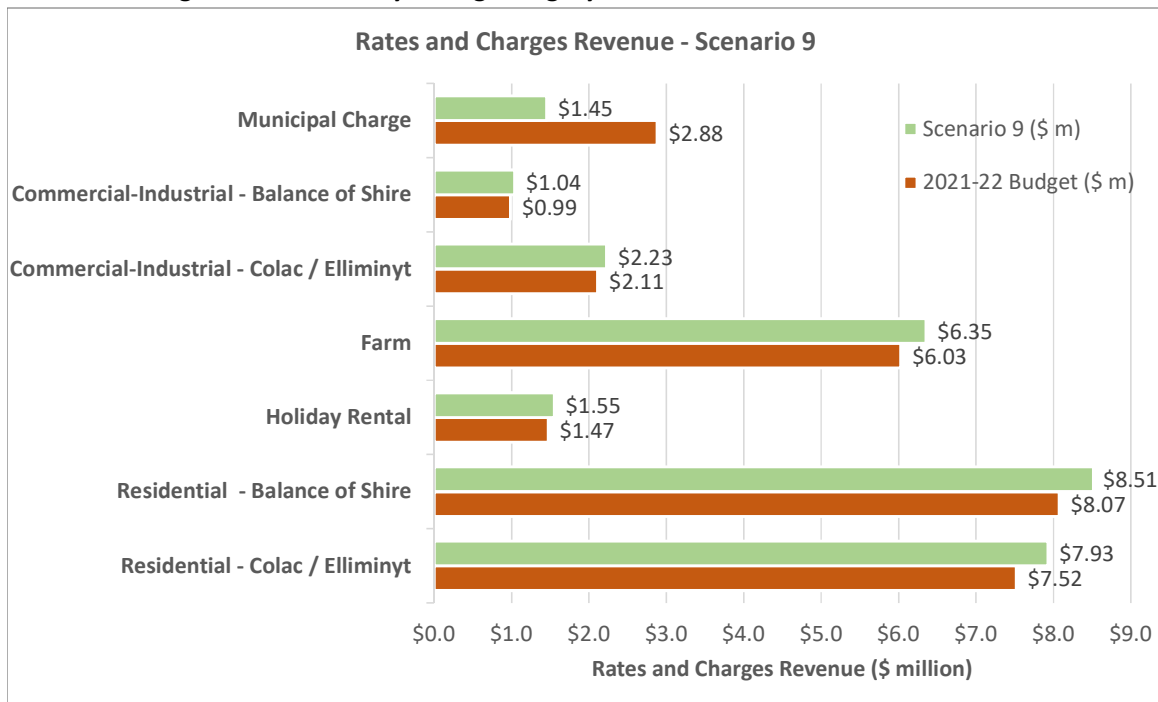
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies by region due to relative property valuations (lowest CIV: 43% decrease or -\$95; highest CIV: 5% increase or +\$1,571). By region: GOR-Otway region (median CIV \$540,000: +\$51, average CIV \$789,000: +\$119); Colac West (median CIV \$433,000: +\$21; average CIV \$425,000: +\$20); Colac East (median CIV \$300,000: -\$15; average CIV \$321,000: -\$9); Rural North (median CIV \$195,000: -\$43; average CIV \$289,000: -\$17); Rural South (median CIV \$190,000: -\$44; average CIV \$376,000: +\$6).

2021-2022 Rate Modelling

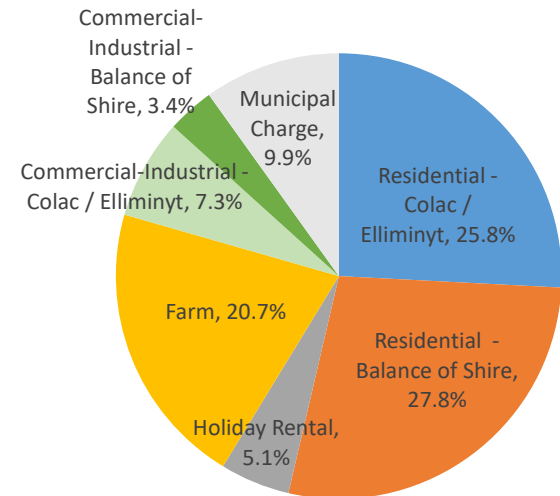
Comparison of 2021-22 structure with scenario

Rating Category	2021-22 Budget rates and charges income	Scenario rates and charges income	Rates and charges income (2021-22 Budget)	Scenario Income	% Shift in burden
	\$	(\$)	%	(%)	
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$7,928,804	25.8%	27.3%	1.4%
Residential - Balance of Shire	\$8,074,780	\$8,514,598	27.8%	29.3%	1.5%
Holiday Rental	\$1,473,743	\$1,554,015	5.1%	5.3%	0.3%
Farm	\$6,026,064	\$6,354,292	20.7%	21.9%	1.1%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,227,517	7.3%	7.7%	0.4%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,040,525	3.4%	3.6%	0.2%
	\$26,193,065	\$27,619,750			
Municipal Charge	\$2,879,955	\$1,453,270	9.9%	5.0%	-4.9%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

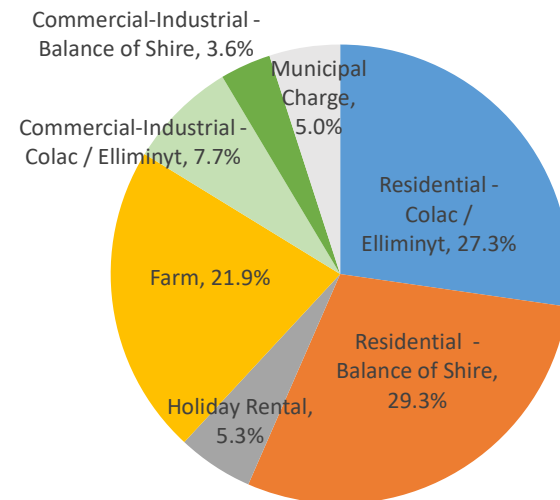
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue

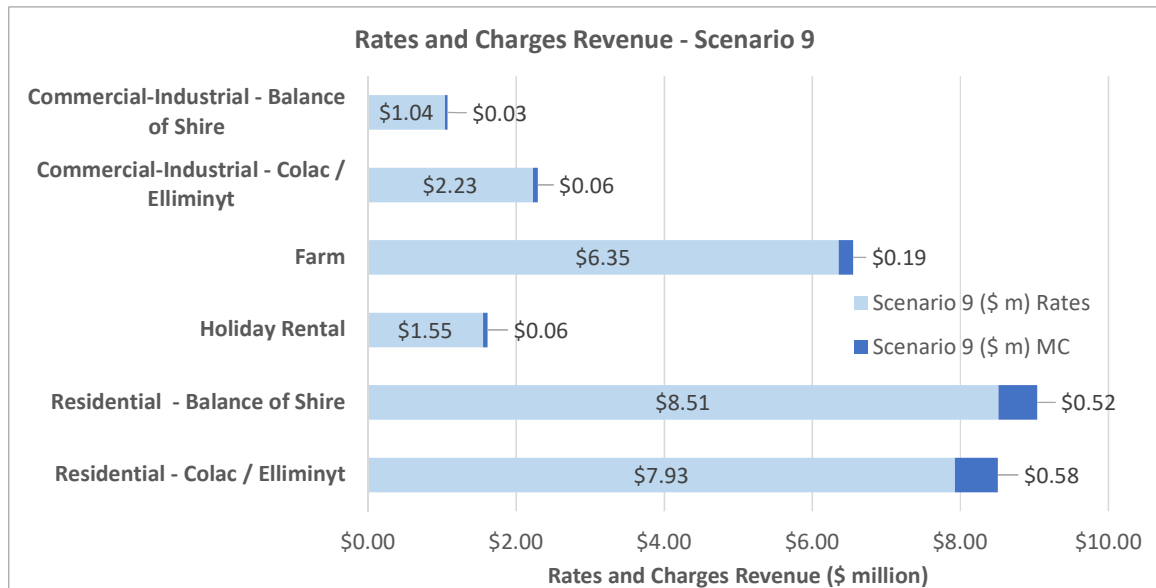
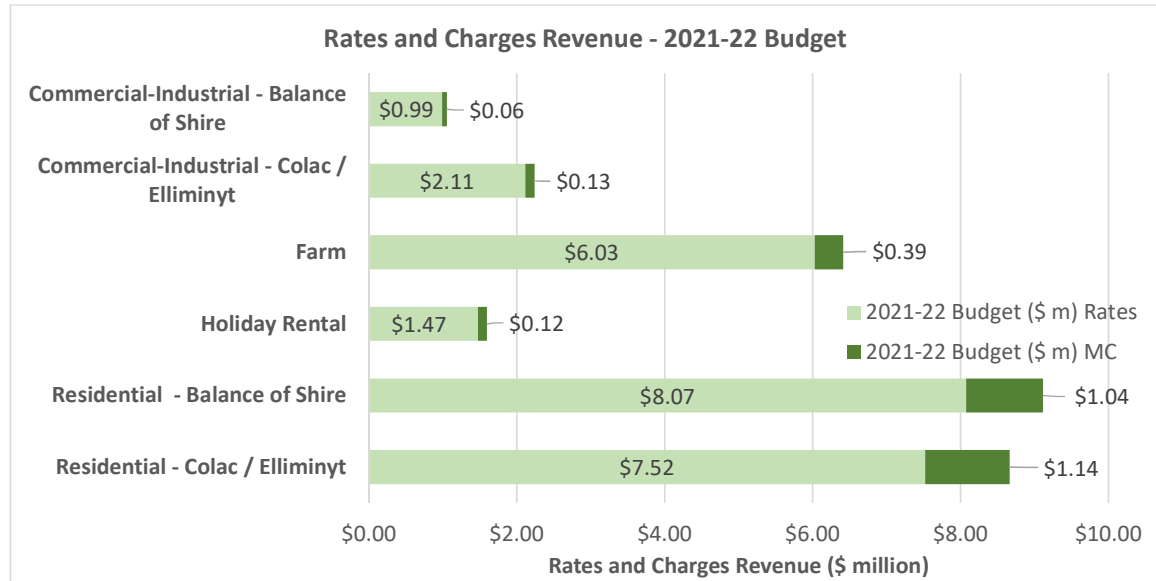


Scenario 9 - Rates and Charges Revenue



2021-2022 Rate Modelling

Charts showing shift in burden by Rates & Municipal Charge Revenue



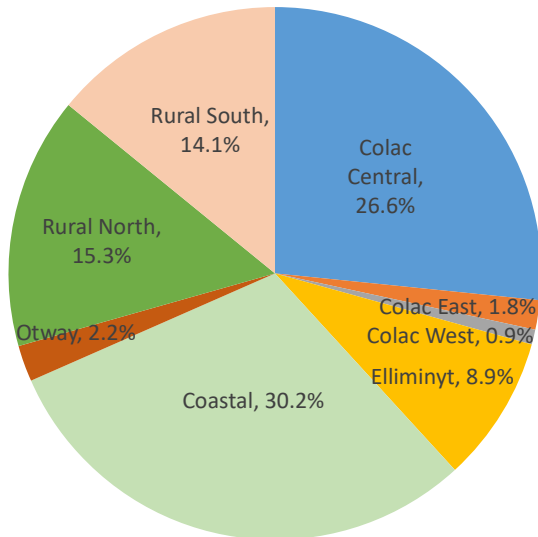
2021-2022 Rate Modelling

Effect on properties

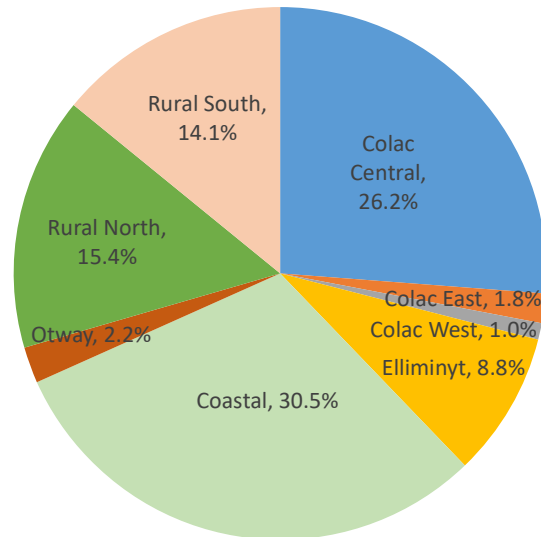
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,363	\$1,480	\$1,453	\$199	\$102	\$5,744	\$5,950
Residential - Balance of Shire	\$1,625	\$1,607	\$1,706	\$1,692	\$76	\$80	\$12,002	\$12,548
Holiday Rental	\$2,370	\$2,392	\$2,580	\$2,613	\$410	\$325	\$10,935	\$11,423
Farm	\$1,823	\$1,840	\$2,259	\$2,308	\$46	\$48	\$51,828	\$54,543
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,029	\$3,405	\$3,484	\$378	\$291	\$76,986	\$81,072
Commercial-Industrial - Balance of Shire	\$1,974	\$1,975	\$3,203	\$3,271	\$220	\$125	\$30,818	\$32,390

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 9
Level of Revenue by Geographical Area



2021-2022 Rate Modelling

Sample Properties (General rates and Municipal Charge only - ie: excluding Waste Mgt Charge)								
Rating category	Assessment No	Address	Description	2021-22 Budget CIV \$	2021-22 Budget Rates and charges \$	Scenario Rates and charges \$	Scenario Change \$	Scenario Change %
Residential - Colac/Elliminyt	2223	9 White Ave Colac	House	\$290,000	\$1,233	\$1,193	-\$40	-3.25%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,439	\$24	1.01%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,998	\$2	0.08%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$15,110	\$679	4.70%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,992	\$1	0.06%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,788	\$94	2.54%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,630	\$292	3.99%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,250	\$15	0.65%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,954	\$101	5.45%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,009	\$2	0.11%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,133	\$835	4.83%

2021-2022 Rate Modelling

Scenario 10

Title:

Municipal Charge (\$100 or 5.1% of Rates and Charges Revenue) for 3 years

Description:

Redistribution of 4.8% revenue burden previously raised from the Municipal Charge to all other rating categories

Assumptions:

Rating differentials remain unchanged - Note: rate in \$ (RID) will increase in all categories, which is relative to the base

Fixed Municipal Charge reduced to \$100 (represents 5.1% of total rates and charges)

The effect of reducing a fixed charge results in properties paying more for every \$ of CIV (ie. relatively higher valued properties will pay more and relatively lower valued properties will pay less) across all rating categories.

Assuming no other changes to the rating differentials for 3 years, the reverse effect of the impacts highlighted below is likely to occur in Year 4.

Scenario summary

<i>Rating Category</i>	2021-22 Budget CIV \$	2021-22 Budget Differential	Scenario Differential	2021-22 Budget rate in \$	Scenario rate in \$
Residential - Colac/Elliminyt (<i>base rate</i>)	\$2,100,348,000	100%	100%	0.003580	0.003772
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003206
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003772
Farm	\$2,244,344,000	75%	75%	0.002685	0.002829
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006223
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005280
	\$7,964,413,000				
Municipal Charge				\$195.00	\$100.00

Key impacts

1. Residential - Colac/Elliminyt, representing 37% of rateable properties, contribute a 1.1% decrease or -\$153k in level of rates and charges revenue (Colac Central region (most disadvantaged/vulnerable profile representing 28% of rateable properties): -0.4%; Elliminyt: -0.1%; other residential regions: no change).
2. The effect per assessment in Residential - Colac/Elliminyt varies by region due to relative property valuations (lowest CIV: 48% decrease or -\$95; highest CIV: 4% increase or +\$202). By region: Colac Central (median CIV \$320,000: -\$34, average CIV \$331,000: -\$32); Colac East (median CIV \$405,000: -\$17; average CIV \$371,000: -\$24); Colac West (median CIV \$440,000: -\$10; average CIV \$443,000: -\$10); Elliminyt (median CIV \$455,000: -\$8; average CIV \$449,000: -\$8).
3. Residential - Balance of Shire, representing 34% of rateable properties, contribute a 0.2% decrease or -\$74k in level of rates and charges revenue (Rural North: -0.1%; Rural South: -0.1%; other residential regions: no change).
4. The effect per assessment in Residential - Balance of Shire varies by region due to relative property valuations (lowest CIV: 5% increase or +\$4; highest CIV: 4% increase or +\$537). By region: GOR-Otway region (median CIV \$550,000: -\$6, average CIV \$580,000: -\$1); Rural North (median CIV \$365,000: -\$36; average CIV \$381,000: -\$33); Rural South (median CIV \$385,000: -\$33; average CIV \$391,000: -\$31).
5. Holiday Rental, representing 4% of rateable properties, contribute a 0.1% decrease or +\$20k in level of revenue (GOR-Otway region). The GOR-Otway region rates and charges per assessment swing from the lowest CIV of \$60,000 (20% decrease or -\$83) to the highest CIV of \$3,000,000 (4% increase or +\$480).
6. Farm properties, which represent 18% of rateable properties, contribute 0.5% increase or +\$135k in level of rates and charges revenue (Rural North: +0.3%; Rural South: +0.2%; other regions: no change).

2021-2022 Rate Modelling

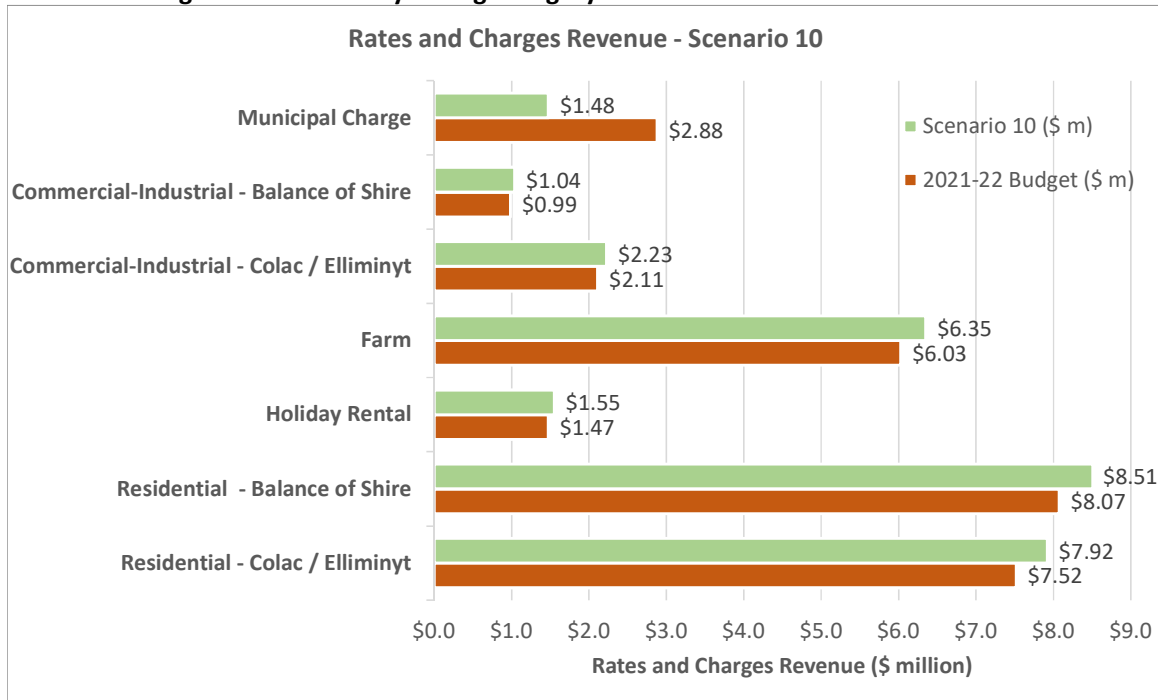
7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 5% increase or +\$2; highest CIV: 5% increase or +\$2,671). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$100 benefit from reduction of the fixed charge. By region: GOR-Otway region (median CIV \$625,000: -\$5, average CIV \$743,000: +\$32); Rural North (median CIV \$573,000: -\$1; average CIV \$854,000: +\$61); Rural South (median CIV \$660,000: +\$26; average CIV \$768,000: +\$44).
8. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 0.2% increase or +\$50k in level of rates and charges revenue (Colac Central: +0.1%; Colac West: +0.1%; other regions: no change).
9. The effect per assessment in Commercial-Industrial Colac/Elliminyt varies significantly by region due to relative property valuations (lowest CIV: 23% decrease or -\$85; highest CIV: 5% increase or +\$4,018). By region: Colac Central (median CIV \$325,000: +\$8, average CIV \$572,000: +\$86); Colac East (median CIV \$235,000: -\$20; average CIV \$406,000: +\$34); Colac West (median CIV \$483,000: +\$58; average CIV \$786,000: +\$154); Elliminyt (median CIV \$358,000: +\$18; average CIV \$364,000: +\$20).
10. Commercial-Industrial - Balance of Shire, which represents 2% of rateable properties, contribute 0.1% increase or +\$21k in level of rates and charges revenue (GOR-Otway region).
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies by region due to relative property valuations (lowest CIV: 43% decrease or -\$94; highest CIV: 5% increase or +\$1,545). By region: GOR-Otway region (median CIV \$540,000: +\$50, average CIV \$789,000: +\$117); Colac West (median CIV \$433,000: +\$21; average CIV \$425,000: +\$20); Colac East (median CIV \$300,000: -\$15; average CIV \$321,000: -\$9); Rural North (median CIV \$195,000: -\$42; average CIV \$289,000: -\$17); Rural South (median CIV \$190,000: -\$44; average CIV \$376,000: +\$6).

2021-2022 Rate Modelling

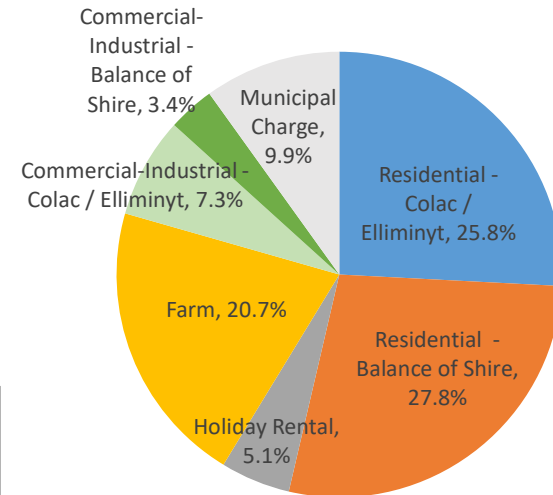
Comparison of 2021-22 structure with scenario

Rating Category	2021-22 Budget rates and charges income	Scenario rates and charges income	Rates and charges income (2021-22 Budget)	Scenario Income	% Shift in burden
	\$	(\$)	%	(%)	
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$7,922,021	25.8%	27.2%	1.4%
Residential - Balance of Shire	\$8,074,780	\$8,507,313	27.8%	29.3%	1.5%
Holiday Rental	\$1,473,743	\$1,552,685	5.1%	5.3%	0.3%
Farm	\$6,026,064	\$6,348,855	20.7%	21.8%	1.1%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,225,611	7.3%	7.7%	0.4%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,039,635	3.4%	3.6%	0.2%
	\$26,193,065	\$27,596,120			
Municipal Charge	\$2,879,955	\$1,476,900	9.9%	5.1%	-4.8%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

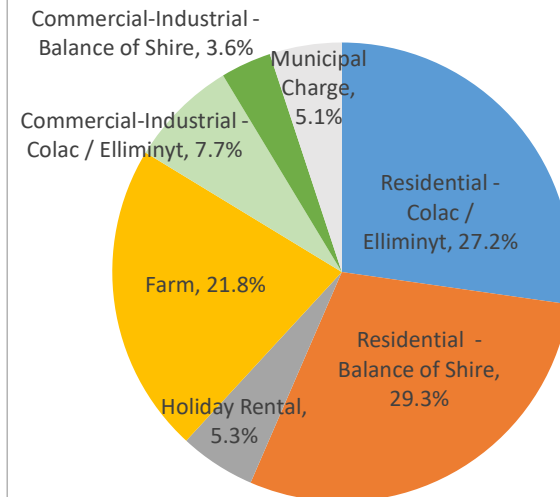
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue

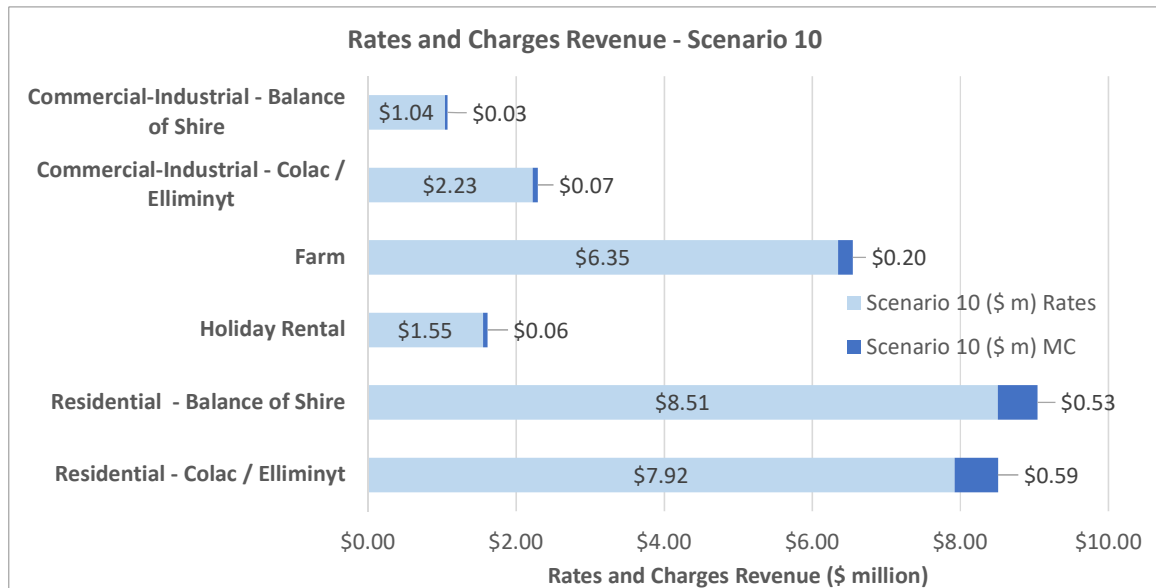
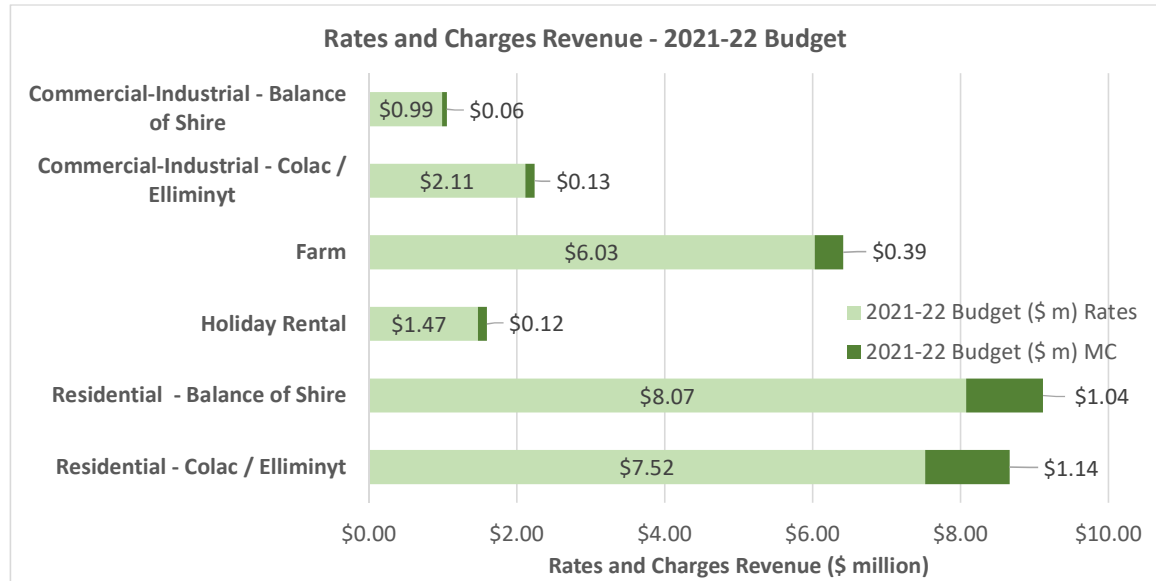


Scenario 10 - Rates and Charges Revenue



2021-2022 Rate Modelling

Charts showing shift in burden by Rates & Municipal Charge Revenue



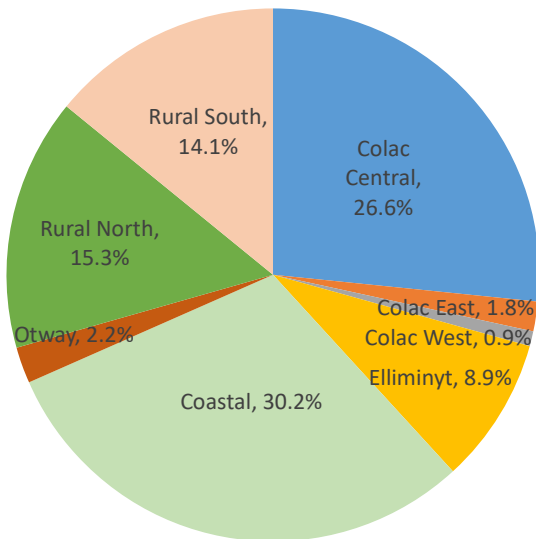
2021-2022 Rate Modelling

Effect on properties

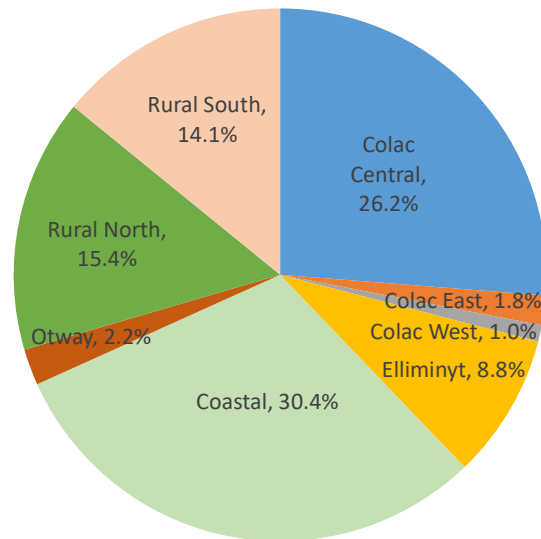
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,364	\$1,480	\$1,453	\$199	\$104	\$5,744	\$5,946
Residential - Balance of Shire	\$1,625	\$1,607	\$1,706	\$1,692	\$76	\$80	\$12,002	\$12,539
Holiday Rental	\$2,370	\$2,391	\$2,580	\$2,612	\$410	\$326	\$10,935	\$11,415
Farm	\$1,823	\$1,840	\$2,259	\$2,307	\$46	\$48	\$51,828	\$54,498
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,029	\$3,405	\$3,482	\$378	\$293	\$76,986	\$81,004
Commercial-Industrial - Balance of Shire	\$1,974	\$1,975	\$3,203	\$3,270	\$220	\$126	\$30,818	\$32,364

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 10
Level of Revenue by Geographical Area



2021-2022 Rate Modelling

Sample Properties (General rates and Municipal Charge only - ie: excluding Waste Mgt Charge)								
Rating category	Assessment No	Address	Description	2021-22 Budget CIV \$	2021-22 Budget Rates and charges \$	Scenario Rates and charges \$	Scenario Change \$	Scenario Change %
Residential - Colac/Elliminyt	2223	9 White Ave Colac	House	\$290,000	\$1,233	\$1,194	-\$39	-3.19%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,438	\$24	0.99%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,998	\$2	0.08%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$15,098	\$668	4.63%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,992	\$1	0.06%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,787	\$92	2.50%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,625	\$288	3.92%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,250	\$14	0.64%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,952	\$99	5.36%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,009	\$2	0.10%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,120	\$821	4.75%

2021-2022 Rate Modelling

Scenario 14

Title:

Farm 74% Differential & Municipal Charge (\$98.40 or 5% of Rates and Charges Revenue)

Description:

Reduce Farm differential rate to 74% of the base and redistribution of 4.8% revenue burden previously raised from the Municipal Charge to all other rating categories

Assumptions:

Farm differential decrease 1% from 75% to 74%

No change to other rating category differentials - Note: rate in \$ (RID) will increase in all other categories, which is relative to the base rate

The effect of reducing a fixed charge results in properties paying more for every \$ of CIV (ie. relatively higher valued properties will pay more and relatively lower valued properties will pay less) across all rating categories.

Fixed Municipal Charge reduced to \$98.40 (represents 5% of total rates and charges)

Scenario summary

<i>Rating Category</i>	2021-22 Budget CIV \$	2021-22 Budget Differential	Scenario Differential	2021-22 Budget rate in \$	Scenario rate in \$
Residential - Colac/Elliminyt (<i>base rate</i>)	\$2,100,348,000	100%	100%	0.003580	0.003787
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003219
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003787
Farm	\$2,244,344,000	75%	74%	0.002685	0.002802
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006248
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005301
	\$7,964,413,000				
Municipal Charge				\$195.00	\$98.40

Key impacts

1. Residential - Colac/Elliminyt, representing 37% of rateable properties, contribute a 0.4% decrease or -\$131k in level of rates and charges revenue (Colac Central region (most disadvantaged/vulnerable profile representing 28% of rateable properties): -0.4%; other residential regions: no change).
2. The effect per assessment in Residential - Colac/Elliminyt varies by region due to relative property valuations (lowest CIV: 49% decrease or -\$96; highest CIV: 4% increase or +\$224). By region: Colac Central (median CIV \$320,000: -\$31, average CIV \$331,000: -\$28); Colac East (median CIV \$405,000: -\$13; average CIV \$371,000: -\$20); Colac West (median CIV \$440,000: -\$5; average CIV \$443,000: -\$5); Elliminyt (median CIV \$455,000: -\$3; average CIV \$449,000: -\$3).
3. Residential - Balance of Shire, representing 34% of rateable properties, contribute a 0.2% decrease or -\$49k in level of rates and charges revenue (Coastal: +0.1%; Otway: -0.1%; Rural North: -0.1%; Rural South: -0.1%; other residential regions: no change).
4. The effect per assessment in Residential - Balance of Shire varies by region due to relative property valuations (lowest CIV: 6% increase or +\$4; highest CIV: 5% increase or +\$585). By region: Coastal (median CIV \$565,000: +\$3, average CIV \$602,000: +\$10); Otway (median CIV \$268,000: -\$50, average CIV \$303,000: -\$43); Rural North (median CIV \$365,000: -\$33; average CIV \$381,000: -\$30); Rural South (median CIV \$385,000: -\$29; average CIV \$391,000: -\$27).
5. Holiday Rental, representing 4% of rateable properties, contribute a 0.1% increase or +\$25k in level of revenue (Coastal region). The Coastal region rates and charges per assessment swing from the lowest CIV of \$60,000 (21% decrease or -\$84) to the highest CIV of \$3,000,000 (5% increase or +\$523).
6. Farm properties, which represent 18% of rateable properties, contribute 0.2% increase or +\$72k in level of rates and charges revenue (Rural North: +0.1%; Rural South: +0.1%; other regions: no change).

2021-2022 Rate Modelling

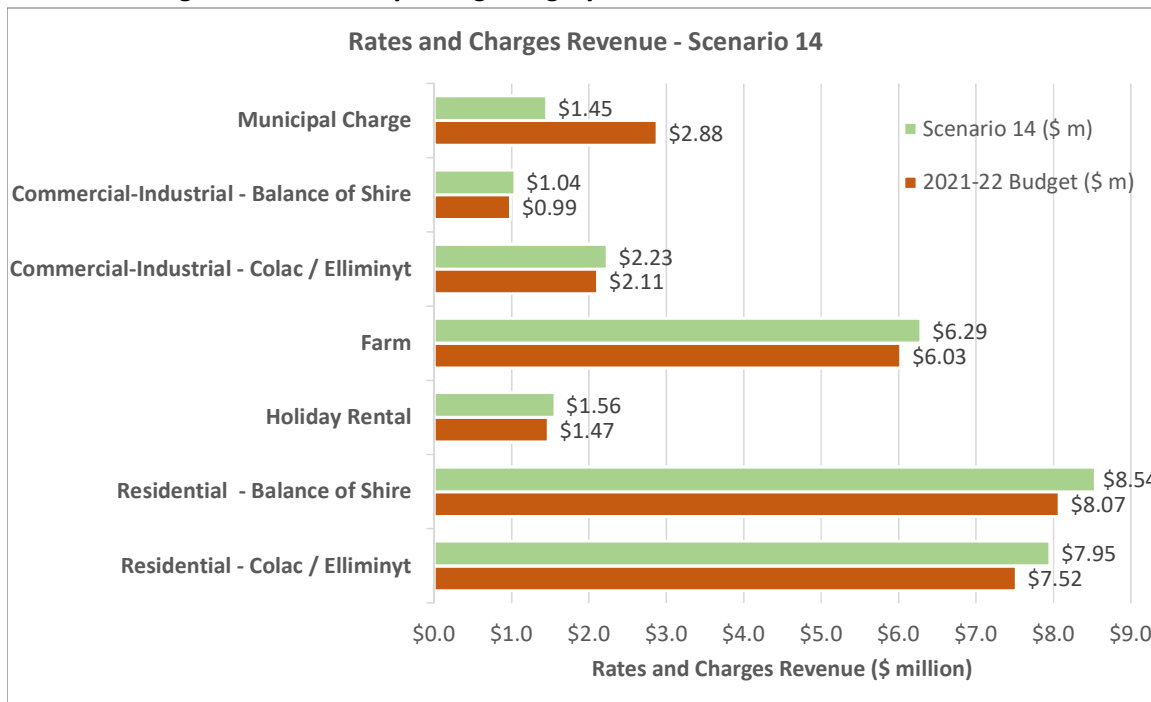
7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 4% increase or +\$2; highest CIV: 4% increase or +\$2,155). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$96.60 benefit from reduction of the fixed charge. By region: Coastal (median CIV \$710,000: no change, average CIV \$829,000: +\$16); Otway (median CIV \$490,000: +\$46, average CIV \$603,000: +\$2); Rural North (median CIV \$573,000: -\$17; average CIV \$854,000: +\$37); Rural South (median CIV \$660,000: +\$7; average CIV \$768,000: +\$22).
8. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 0.2% increase or +\$58k in level of rates and charges revenue (Colac Central: +0.2%; other regions: no change).
9. The effect per assessment in Commercial-Industrial Colac/Elliminyt varies significantly by region due to relative property valuations (lowest CIV: 23% decrease or -\$86; highest CIV: 6% increase or +\$4,335). By region: Colac Central (median CIV \$325,000: +\$14, average CIV \$572,000: +\$98); Colac East (median CIV \$235,000: -\$16; average CIV \$406,000: +\$42); Colac West (median CIV \$483,000: +\$68; average CIV \$786,000: +\$172); Elliminyt (median CIV \$358,000: +\$25; average CIV \$364,000: +\$28).
10. Commercial-Industrial - Balance of Shire, which represents 2% of rateable properties, contribute 0.1% increase or +\$25k in level of rates and charges revenue (Coastal region).
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies by region due to relative property valuations (lowest CIV: 43% decrease or -\$95; highest CIV: 5% increase or +\$1,671). By region: Coastal region (median CIV \$575,000: +\$70, average CIV \$817,000: +\$140); Otway region (median CIV \$193,000: -\$41, average CIV \$540,000: +\$59); Colac West (median CIV \$433,000: +\$28; average CIV \$425,000: +\$27); Colac East (median CIV \$300,000: -\$10; average CIV \$321,000: -\$4); Rural North (median CIV \$195,000: -\$40; average CIV \$289,000: -\$13); Rural South (median CIV \$190,000: -\$41; average CIV \$376,000: +\$12).

2021-2022 Rate Modelling

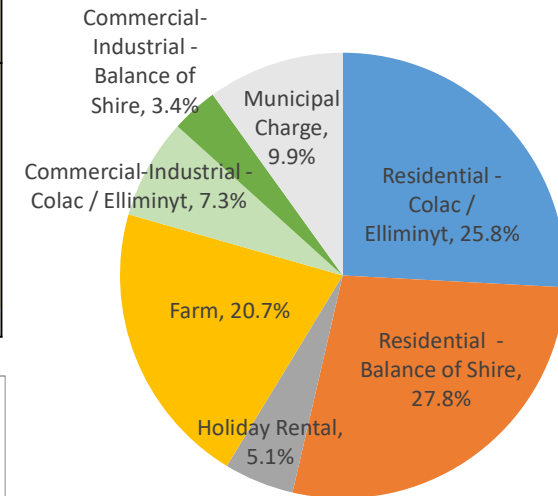
Comparison of 2021-22 structure with scenario

Rating Category	2021-22 Budget rates and charges income \$	Scenario rates and charges income (\$)	Rates and charges income (2021-22 Budget) %	Scenario Income (%)	% Shift in burden
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$7,953,201	25.8%	27.4%	1.5%
Residential - Balance of Shire	\$8,074,780	\$8,540,797	27.8%	29.4%	1.6%
Holiday Rental	\$1,473,743	\$1,558,796	5.1%	5.4%	0.3%
Farm	\$6,026,064	\$6,288,859	20.7%	21.6%	0.9%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,234,371	7.3%	7.7%	0.4%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,043,727	3.4%	3.6%	0.2%
	\$26,193,065	\$27,619,751			
Municipal Charge	\$2,879,955	\$1,453,270	9.9%	5.0%	-4.9%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

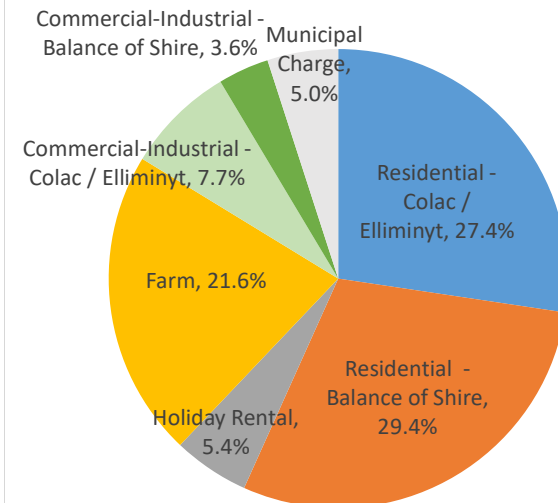
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue

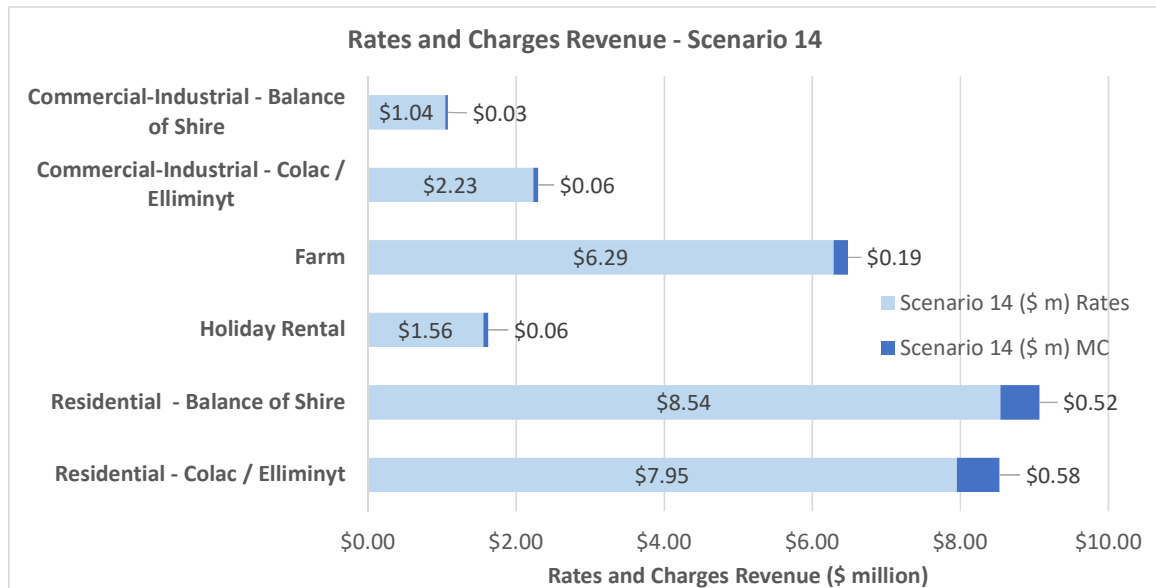
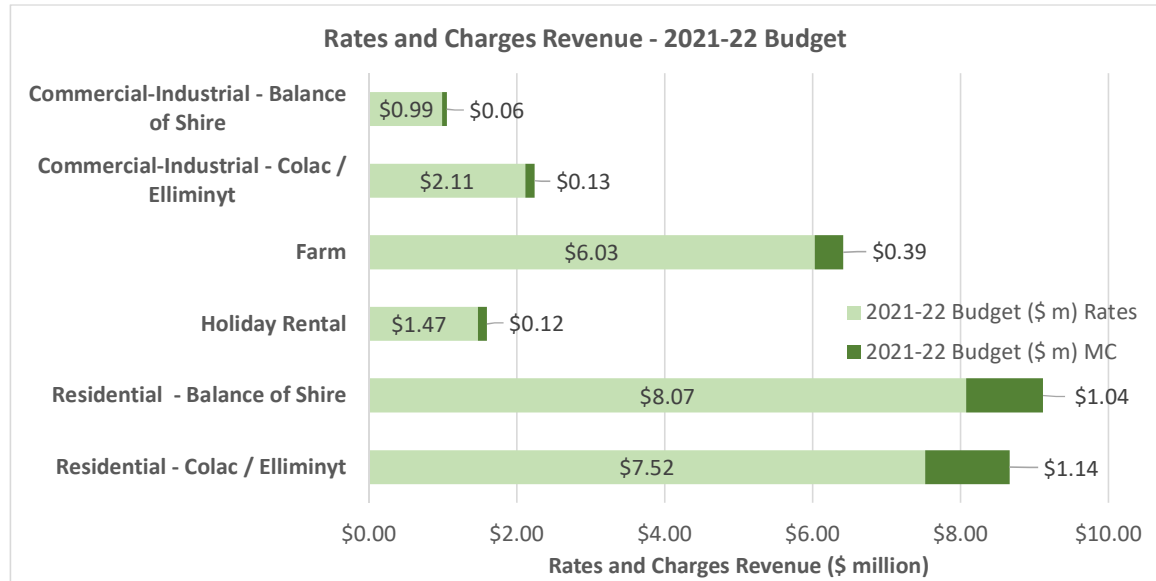


Scenario 14 - Rates and Charges Revenue



2021-2022 Rate Modelling

Charts showing shift in burden by Rates & Municipal Charge Revenue



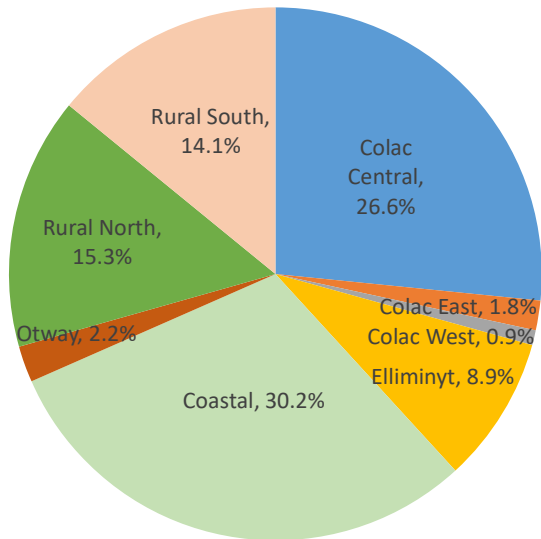
2021-2022 Rate Modelling

Effect on properties

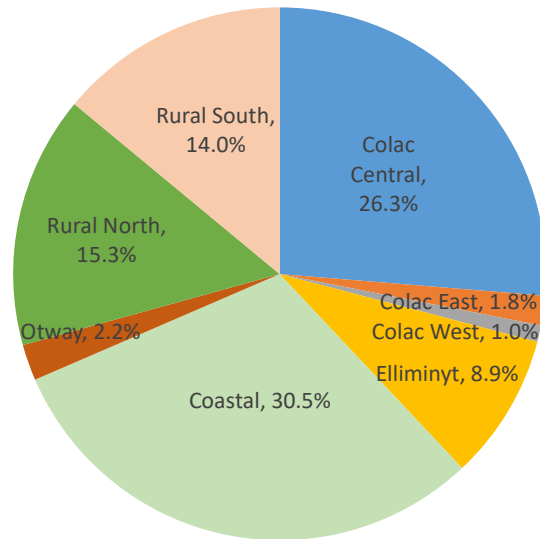
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,367	\$1,480	\$1,457	\$199	\$102	\$5,744	\$5,968
Residential - Balance of Shire	\$1,625	\$1,611	\$1,706	\$1,697	\$76	\$80	\$12,002	\$12,587
Holiday Rental	\$2,370	\$2,399	\$2,580	\$2,621	\$410	\$326	\$10,935	\$11,458
Farm	\$1,823	\$1,822	\$2,259	\$2,285	\$46	\$48	\$51,828	\$53,983
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,035	\$3,405	\$3,494	\$378	\$292	\$76,986	\$81,321
Commercial-Industrial - Balance of Shire	\$1,974	\$1,980	\$3,203	\$3,280	\$220	\$125	\$30,818	\$32,489

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 14
Level of Revenue by Geographical Area



2021-2022 Rate Modelling

Sample Properties (General rates and Municipal Charge only - ie: excluding Waste Mgt Charge)								
Rating category	Assessment No	Address	Description	2021-22 Budget CIV \$	2021-22 Budget Rates and charges \$	Scenario Rates and charges \$	Scenario Change \$	Scenario Change %
Residential - Colac/Elliminyt	2223	9 White Ave Colac	House	\$290,000	\$1,233	\$1,197	-\$37	-2.97%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,446	\$31	1.30%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$2,004	\$7	0.37%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$15,156	\$725	5.02%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,997	\$7	0.35%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,800	\$105	2.85%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,653	\$316	4.30%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,257	\$21	0.95%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,933	\$81	4.36%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,990	-\$18	-0.87%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$17,948	\$649	3.75%

2021-2022 Rate Modelling

Scenario 15

Title:

Farm 73% Differential & No Municipal Charge

Description:

Reduce Farm differential rate to 73% of the base and redistribution of 9.9% revenue burden previously raised from the Municipal Charge to all other rating categories

Assumptions:

Farm differential decrease 2% from 75% to 73%

No change to other rating category differentials - Note: rate in \$ (RID) will increase in all other categories, which is relative to the base rate

Removal of the fixed Municipal Charge

The effect of removing a fixed charge results in properties paying more for every \$ of CIV (ie. relatively higher valued properties will pay more and relatively lower valued properties will pay less) across all rating categories.

Scenario summary

Rating Category	2021-22 Budget CIV \$	2021-22 Budget Differential	Scenario Differential	2021-22 Budget rate in \$	Scenario rate in \$
Residential - Colac/Elliminyt (<i>base rate</i>)	\$2,100,348,000	100%	100%	0.003580	0.003998
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003398
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003998
Farm	\$2,244,344,000	75%	73%	0.002685	0.002919
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006597
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005597
	\$7,964,413,000				
Municipal Charge				\$195.00	\$0.00

Key impacts

1. Residential - Colac/Elliminyt, representing 37% of rateable properties, contribute a 0.9% decrease or -\$263k in level of rates and charges revenue (Colac Central region (most disadvantaged/vulnerable profile representing 28% of rateable properties): -0.9%; other residential regions: no change).
2. The effect per assessment in Residential - Colac/Elliminyt varies by region due to relative property valuations (lowest CIV: 98% decrease or -\$195; highest CIV: 8% increase or +\$453). By region: Colac Central (median CIV \$320,000: -\$61, average CIV \$331,000: -\$56); Colac East (median CIV \$405,000: -\$26; average CIV \$371,000: -\$40); Colac West (median CIV \$440,000: -\$11; average CIV \$443,000: -\$10); Elliminyt (median CIV \$455,000: -\$5; average CIV \$449,000: -\$7).
3. Residential - Balance of Shire, representing 34% of rateable properties, contribute a 0.3% decrease or -\$96k in level of rates and charges revenue (Coastal: +0.2%; Otway: -0.1%; Rural North: -0.2%; Rural South: -0.2%; other residential regions: no change).
4. The effect per assessment in Residential - Balance of Shire varies by region due to relative property valuations (lowest CIV: 73% decrease or -\$56; highest CIV: 10% increase or +\$1,184). By region: Coastal (median CIV \$565,000: +\$6, average CIV \$602,000: +\$19); Otway (median CIV \$268,000: -\$100, average CIV \$303,000: -\$87); Rural North (median CIV \$365,000: -\$65; average CIV \$381,000: -\$58); Rural South (median CIV \$385,000: -\$58; average CIV \$391,000: -\$56).
5. Holiday Rental, representing 4% of rateable properties, contribute a 0.2% increase or +\$52k in level of revenue (Coastal region). The Coastal region rates and charges per assessment swing from the lowest CIV of \$60,000 (41% decrease or -\$170) to the highest CIV of \$3,000,000 (10% increase or +\$1,059).
6. Farm properties, which represent 18% of rateable properties, contribute 0.5% increase or +\$138k in level of rates and charges revenue (Rural North: +0.3%; Rural South: +0.2%; other regions: no change).

2021-2022 Rate Modelling

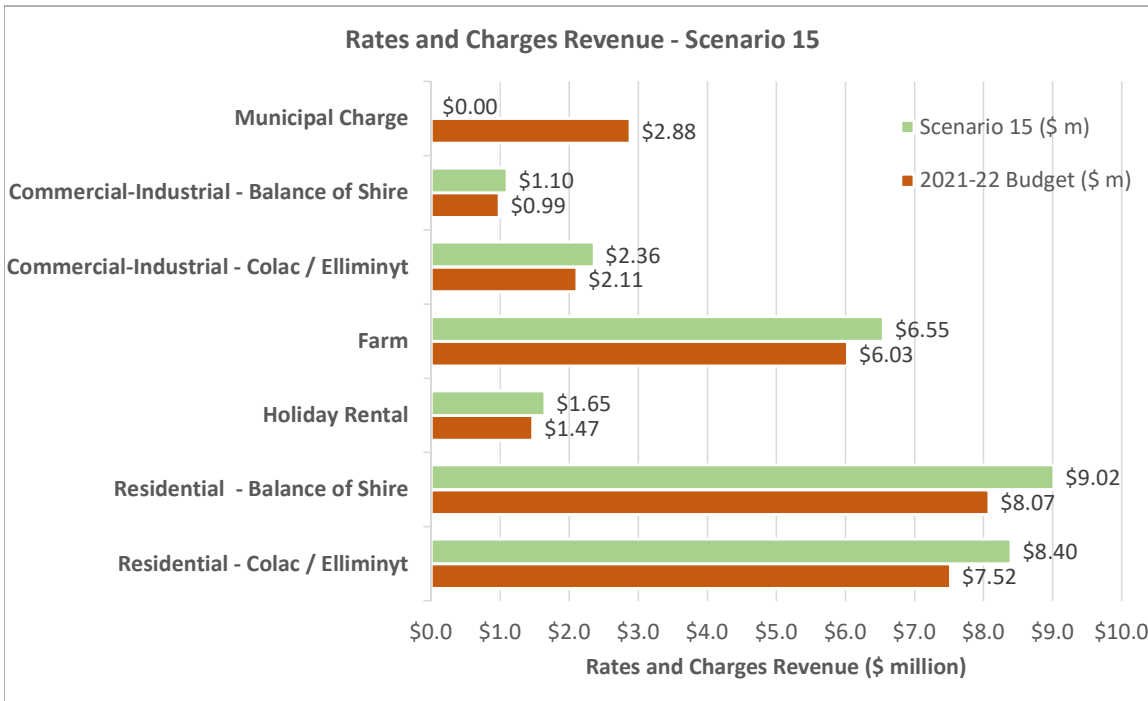
7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 36% decrease or -\$16; highest CIV: 8% increase or +\$4,298). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$195 benefit from removal of the fixed charge. By region: Coastal (median CIV \$710,000: -\$9, average CIV \$829,000: +\$31); Otway (median CIV \$490,000: +\$47, average CIV \$603,000: +\$4); Rural North (median CIV \$573,000: -\$20; average CIV \$854,000: +\$74); Rural South (median CIV \$660,000: +\$13; average CIV \$768,000: +\$43).
8. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 0.4% increase or +\$118k in level of rates and charges revenue (Colac Central: +0.3%; Colac West: +0.1%; other regions: no change).
9. The effect per assessment in Commercial-Industrial Colac/Elliminyt varies significantly by region due to relative property valuations (lowest CIV: 46% decrease or -\$174; highest CIV: 11% increase or +\$8,774). By region: Colac Central (median CIV \$325,000: +\$29, average CIV \$572,000: +\$199); Colac East (median CIV \$235,000: -\$33; average CIV \$406,000: +\$85); Colac West (median CIV \$483,000: +\$138; average CIV \$786,000: +\$347); Elliminyt (median CIV \$358,000: +\$52; average CIV \$364,000: +\$56).
10. Commercial-Industrial - Balance of Shire, which represents 2% of rateable properties, contribute 0.2% increase or +\$51k in level of rates and charges revenue (Coastal).
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies significantly by region due to relative property valuations (lowest CIV: 87% decrease or -\$192; highest CIV: 11% increase or +\$3,382). By region: Coastal region (median CIV \$540,000: +\$142, average CIV \$789,000: +\$283); Otway region (median CIV \$193,000: -\$82, average CIV \$540,000: +\$121); Colac West (median CIV \$433,000: +\$58; average CIV \$425,000: +\$54); Colac East (median CIV \$300,000: -\$19; average CIV \$321,000: -\$7); Rural North (median CIV \$195,000: -\$81; average CIV \$289,000: -\$26); Rural South (median CIV \$190,000: -\$84; average CIV \$376,000: +\$25).

2021-2022 Rate Modelling

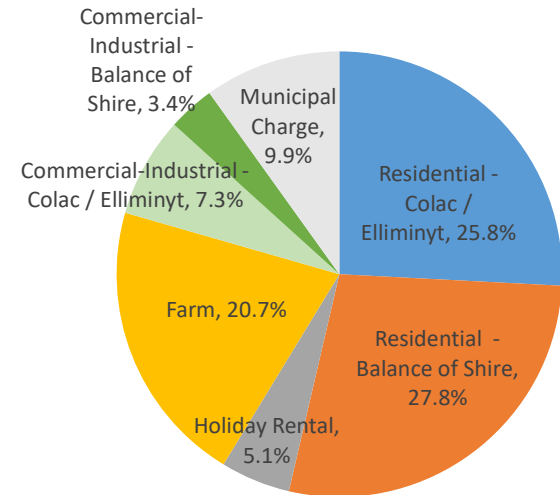
Comparison of 2021-22 structure with scenario

Rating Category	2021-22 Budget rates and charges income	Scenario rates and charges income	Rates and charges income (2021-22 Budget)	Scenario Income	% Shift in burden
	\$	(\$)	%	(%)	
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$8,397,513	25.8%	28.9%	3.1%
Residential - Balance of Shire	\$8,074,780	\$9,017,936	27.8%	31.0%	3.2%
Holiday Rental	\$1,473,743	\$1,645,880	5.1%	5.7%	0.6%
Farm	\$6,026,064	\$6,550,459	20.7%	22.5%	1.8%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,359,196	7.3%	8.1%	0.8%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,102,036	3.4%	3.8%	0.4%
	\$26,193,065	\$29,073,020			
Municipal Charge	\$2,879,955	\$0	9.9%	0.0%	-9.9%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

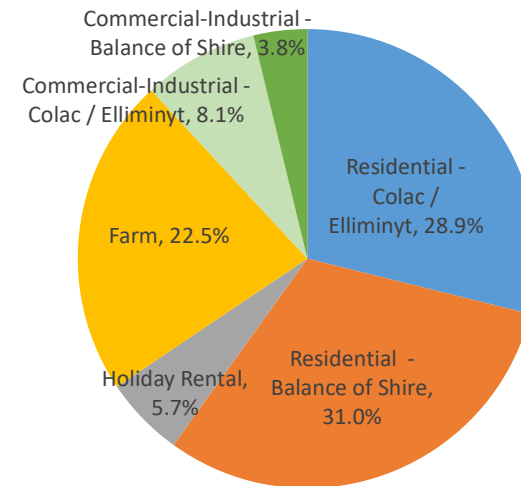
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue

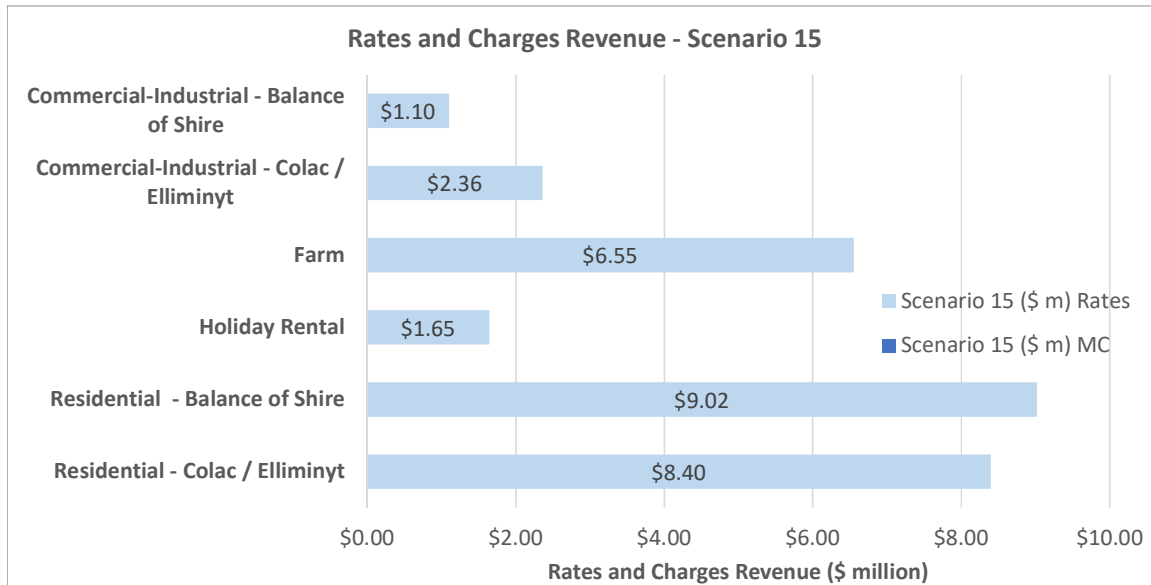
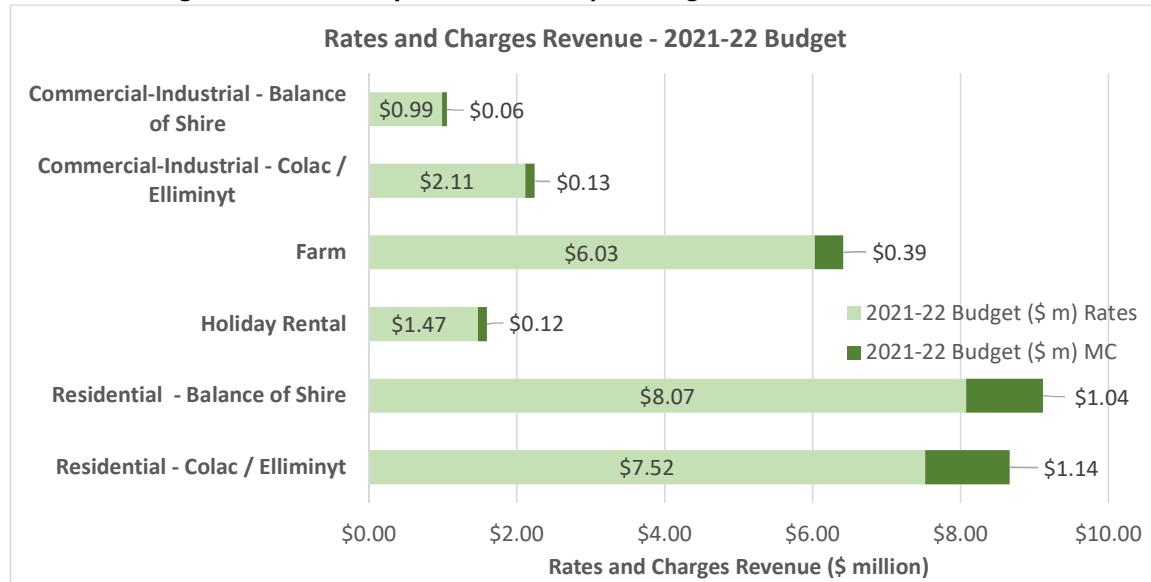


Scenario 15 - Rates and Charges Revenue



2021-2022 Rate Modelling

Charts showing shift in burden by Rates & Municipal Charge Revenue



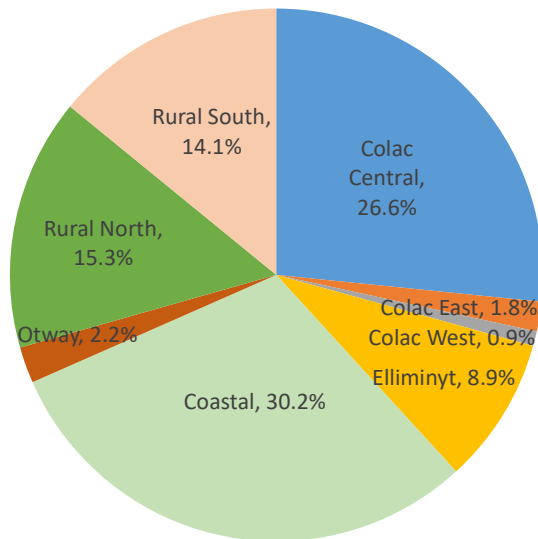
2021-2022 Rate Modelling

Effect on properties

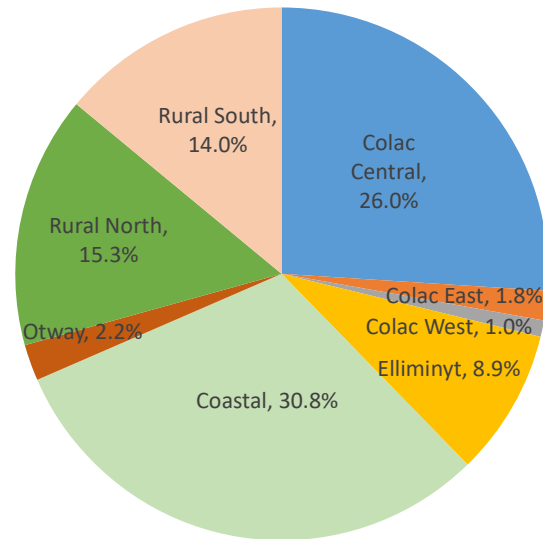
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,339	\$1,480	\$1,435	\$199	\$4	\$5,744	\$6,197
Residential - Balance of Shire	\$1,625	\$1,597	\$1,706	\$1,688	\$76	\$20	\$12,002	\$13,186
Holiday Rental	\$2,370	\$2,429	\$2,580	\$2,663	\$410	\$240	\$10,935	\$11,994
Farm	\$1,823	\$1,824	\$2,259	\$2,308	\$46	\$29	\$51,828	\$56,126
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,045	\$3,405	\$3,585	\$378	\$205	\$76,986	\$85,760
Commercial-Industrial - Balance of Shire	\$1,974	\$1,987	\$3,203	\$3,360	\$220	\$28	\$30,818	\$34,200

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 15
Level of Revenue by Geographical Area



2021-2022 Rate Modelling

Sample Properties (General rates and Municipal Charge only - ie: excluding Waste Mgt Charge)								
Rating category	Assessment No	Address	Description	2021-22 Budget CIV \$	2021-22 Budget Rates and charges \$	Scenario Rates and charges \$	Scenario Change \$	Scenario Change %
Residential - Colac/Elliminyt	2223	9 White Ave Colac	House	\$290,000	\$1,233	\$1,193	-\$40	-3.25%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,439	\$24	1.01%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,998	\$2	0.08%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$15,110	\$679	4.70%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,992	\$1	0.06%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,788	\$94	2.54%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,630	\$292	3.99%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,250	\$15	0.65%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,954	\$101	5.45%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,009	\$2	0.11%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,133	\$835	4.83%

Residential - Balance of Shire Averages by Region											
Scenario	Description	Residential - Balance		Coastal		Otway		Rural North		Rural South	
		Increase/ Average (Decrease)		Increase/ Average (Decrease)		Increase/ Average (Decrease)		Increase/ Average (Decrease)		Increase/ Average (Decrease)	
2021-22 Budget	Current rating differentials	\$1,752	\$0	\$2,025	\$0	\$1,115	\$0	\$1,354	\$0	\$1,383	\$0
Scenario 1	Uniform Rate	\$1,828	\$76	\$2,173	\$148	\$1,189	\$74	\$1,447	\$94	\$1,479	\$96
Scenario 2	Uniform Rate (Phased over 3 years - Year 1: All categories phased)	\$1,745	-\$8	\$2,072	\$47	\$1,138	\$23	\$1,383	\$30	\$1,414	\$30
Scenario 3	Uniform Rate (Phased over 3 years - Year 1: All categories phased & Comm/Ind categories aligned)	\$1,739	-\$14	\$2,065	\$39	\$1,135	\$20	\$1,378	\$25	\$1,409	\$26
Scenario 4	Commercial-Industrial - Colac/Elliminyt 140% Differential	\$1,725	-\$27	\$2,048	\$23	\$1,126	\$11	\$1,368	\$14	\$1,398	\$15
Scenario 5	Farm 73% Differential	\$1,715	-\$37	\$2,037	\$11	\$1,121	\$6	\$1,361	\$7	\$1,391	\$7
Scenario 6	Farm 70% Differential	\$1,730	-\$23	\$2,054	\$29	\$1,129	\$14	\$1,372	\$18	\$1,402	\$19
Scenario 7	Farm 67% Differential	\$1,744	-\$8	\$2,072	\$46	\$1,138	\$23	\$1,383	\$29	\$1,413	\$30
Scenario 8	No Municipal Charge	\$1,678	-\$75	\$2,032	\$6	\$1,022	-\$93	\$1,287	-\$66	\$1,320	-\$64
Scenario 9	Municipal Charge (\$98.40 or 5% of Rates and Charges Revenue)	\$1,692	-\$60	\$2,029	\$3	\$1,069	-\$46	\$1,321	-\$33	\$1,352	-\$32
Scenario 10	Municipal Charge (\$100 or 5.1% of Rates and Charges Revenue) for 3 yrs	\$1,692	-\$60	\$2,029	\$3	\$1,070	-\$45	\$1,321	-\$32	\$1,352	-\$31
Scenario 11	Holiday Rental 140% Differential	\$1,673	-\$79	\$1,985	-\$40	\$1,095	-\$20	\$1,328	-\$26	\$1,357	-\$26
Scenario 12	Holiday Rental 165% Differential	\$1,653	-\$100	\$1,961	-\$65	\$1,082	-\$32	\$1,313	-\$41	\$1,341	-\$42
Scenario 13	Lower rate in \$ for long term (ie: 12 months or greater) rental properties	Scenario not able to be modelled									
Scenario 14	Farm 74% Differential & Municipal Charge (\$98.40 or 5% of Rates and Charges Revenue)	\$1,697	-\$55	\$2,035	\$9	\$1,072	-\$43	\$1,324	-\$29	\$1,356	-\$28
Scenario 15	Farm 73% Differential & No Municipal Charge	\$1,688	-\$64	\$2,044	\$19	\$1,028	-\$87	\$1,295	-\$58	\$1,328	-\$56