

2021-2022 Rate Modelling

Scenario 1

Title:	Uniform Rate
Description:	Apply uniform (single) rate to all rating categories
Assumptions:	Same rate in \$ (RID) applies to all rating categories (All RIDs are 100% of the base rate) No change to Municipal Charge

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	0.003289
Residential - Balance of Shire	\$2,653,559,000	85%	100%	0.003043	0.003289
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003289
Farm	\$2,244,344,000	75%	100%	0.002685	0.003289
Commercial-Industrial- Colac/Elliminyt	\$357,619,000	165%	100%	0.005907	0.003289
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	100%	0.005012	0.003289
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

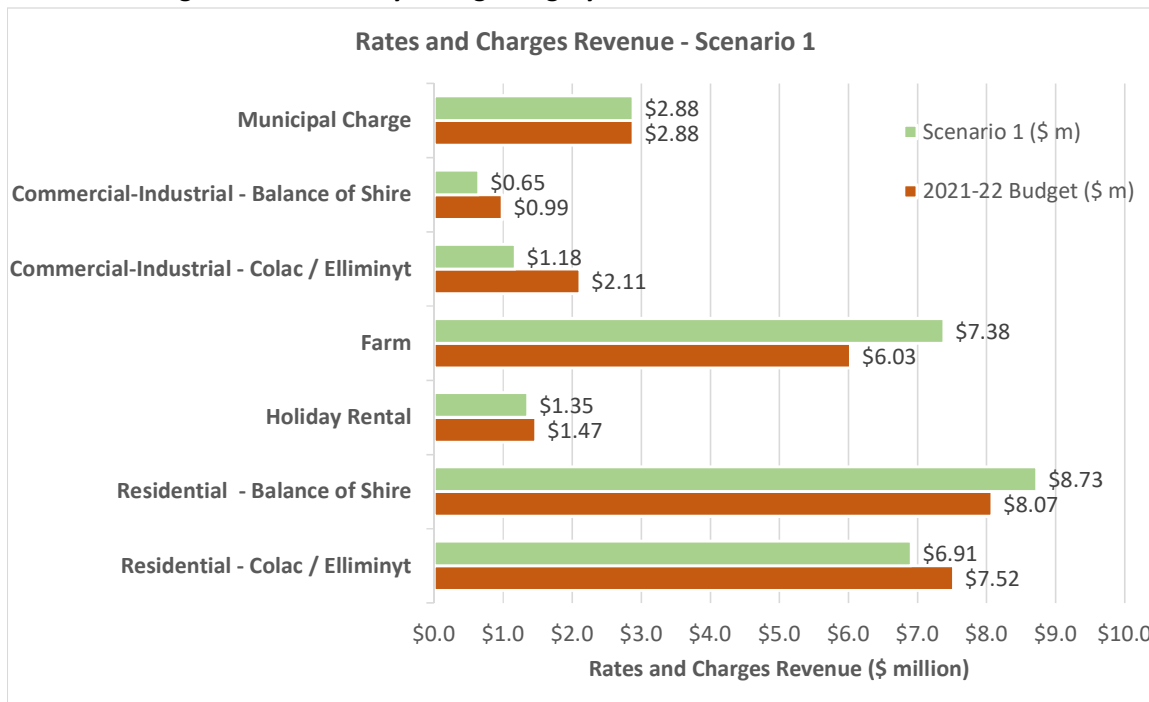
1. Commercial properties, representing 6% of rateable properties, contribute 4.3% decrease or -\$1.28m in level of revenue (rates and municipal charge).
2. 42% average decrease in rates and charges per assessment for Commercial-Industrial- Colac/Elliminyt properties, representing 4% of rateable properties (median CIV: 40% decrease or -\$812; highest CIV: 44% decrease or -\$34,034).
3. 32% average decrease in rates and charges per assessment for Commercial-Industrial- Balance of Shire properties, representing 2% of rateable properties (median CIV: 31% decrease or -\$612; highest CIV: 34% decrease or -\$10,529).
4. Farm properties, representing 18% of rateable properties, contribute 4.7% increase or +\$1.36m revenue (rates and municipal charge) than other rating categories (Rural North region: +1.9%; Rural South region: +1.9%; GOR-Otway region: +0.8%; Colac/Elliminyt regions: +0.1%).
5. 21% average increase in rates and charges per assessment for Farm properties (median CIV: 21% increase or +\$379; highest CIV 22% increase or +\$11,610).
6. Residential properties, representing 72% of rateable properties, swing from -7% or -\$105 to +7% or +\$122 average rates and charges with a 7% average increase for Residential - Balance of Shire properties (GOR-Otway region: +\$142; Rural South: +\$96; Rural North: +\$94).
7. Residential - Colac/Elliminyt properties, representing 38% of rateable properties, contribute 2.1% decrease or -\$611k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): -1.5% (28% of rateable properties); Elliminyt region: -0.6%; Colac East: no change; Colac West: no change).
8. Residential - Balance of Shire properties, representing 34% of rateable properties, contribute 2.2% increase or +\$652k in level of revenue (Great Ocean Road-Otway region: +1.5%, Rural North region: +0.4%; Rural South region: +0.3%).
9. Holiday Rental properties, representing 4% of rateable properties, contribute 0.4% decrease or -\$120k in level of revenue (GOR-Otway region).

2021-2022 Rate Modelling

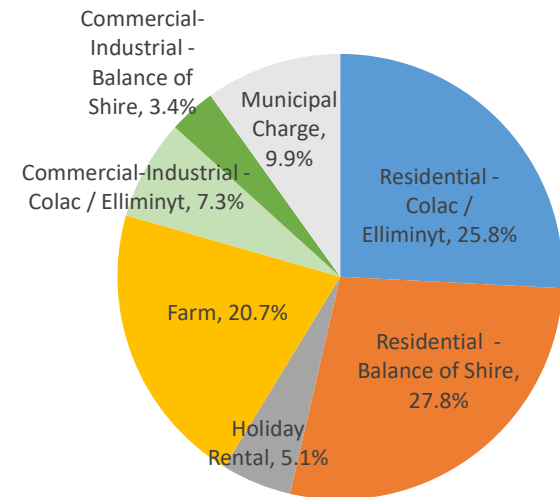
Comparison of 2021-22 structure with scenario

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	\$6,907,546	25.8%	23.8%	-2.1%
Residential - Balance of Shire	\$8,074,780	\$8,726,926	27.8%	30.0%	2.2%
Holiday Rental	\$1,473,743	\$1,353,852	5.1%	4.7%	-0.4%
Farm	\$6,026,064	\$7,381,115	20.7%	25.4%	4.7%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$1,176,124	7.3%	4.0%	-3.2%
Commercial-Industrial - Balance of Shire	\$986,778	\$647,501	3.4%	2.2%	-1.2%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

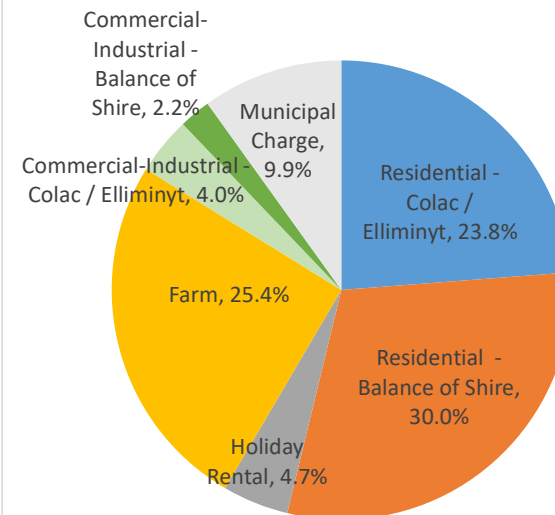
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 1 - Rates and Charges Revenue



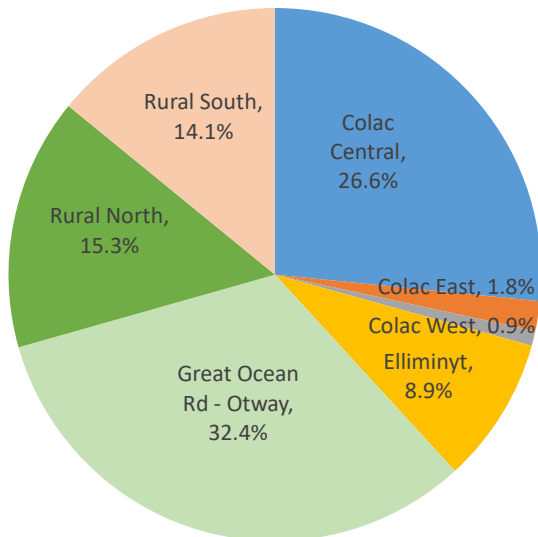
2021-2022 Rate Modelling

Effect on properties

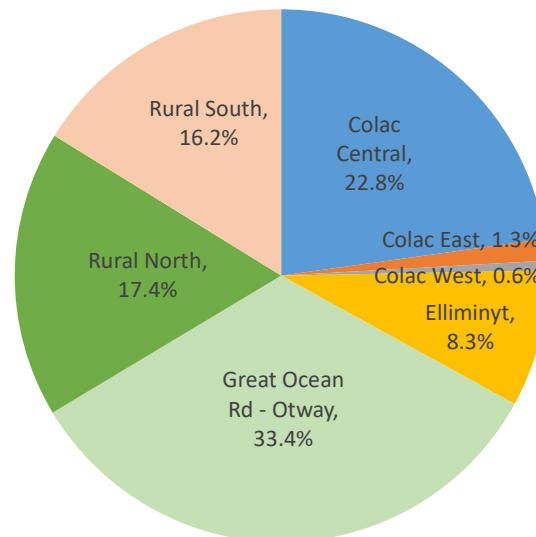
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,297	\$1,480	\$1,375	\$199	\$198	\$5,744	\$5,293
Residential - Balance of Shire	\$1,625	\$1,741	\$1,706	\$1,828	\$76	\$82	\$12,002	\$12,955
Holiday Rental	\$2,370	\$2,193	\$2,580	\$2,386	\$410	\$392	\$10,935	\$10,061
Farm	\$1,823	\$2,201	\$2,259	\$2,737	\$46	\$56	\$51,828	\$63,438
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,215	\$3,405	\$1,982	\$378	\$297	\$76,986	\$42,949
Commercial-Industrial - Balance of Shire	\$1,974	\$1,363	\$3,203	\$2,169	\$220	\$211	\$30,818	\$20,289

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 1
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	\$1,149	-\$84	-6.85%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,234	-\$181	-7.48%
Commercial-Industrial - Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,198	-\$799	-40.00%
Commercial-Industrial - Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$8,121	-\$6,310	-43.73%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,135	\$145	7.29%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,977	\$283	7.65%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$4,881	-\$2,456	-33.47%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,070	-\$166	-7.43%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$2,269	\$417	22.49%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,415	\$408	20.30%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$21,144	\$3,846	22.23%

2021-2022 Rate Modelling

Scenario 2

Title:

Uniform Rate (Phased over 3 years - Year 1: All categories phased)

Description:

Phase in uniform (single) rate for all rating categories above or below 100% of the base over three years

Assumptions:

Residential - Balance of Shire differential increase 15% over 3 yrs (Yr 1: +5%; Yr 2: +5%; Yr 3 +5%)

Farm differential increase 25% over 3 yrs (Yr 1: +10%; Yr 2: +10%; Yr 3: +5%)

Commercial-Industrial- Colac/Elliminyt differential decrease 65% over 3 years (Yr 1: -25%; Yr 2: -25%; Yr 3 -15%)

Commercial-Industrial- Balance of Shire differential decreased 40% over 3 years (Yr 1: -15%; Yr 2: -15%; Yr 3 -10%)

No change to Municipal Charge

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	0.003467
Residential - Balance of Shire	\$2,653,559,000	85%	90%	0.003043	0.003120
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003467
Farm	\$2,244,344,000	75%	85%	0.002685	0.002947
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	140%	0.005907	0.004854
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	125%	0.005012	0.004334
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

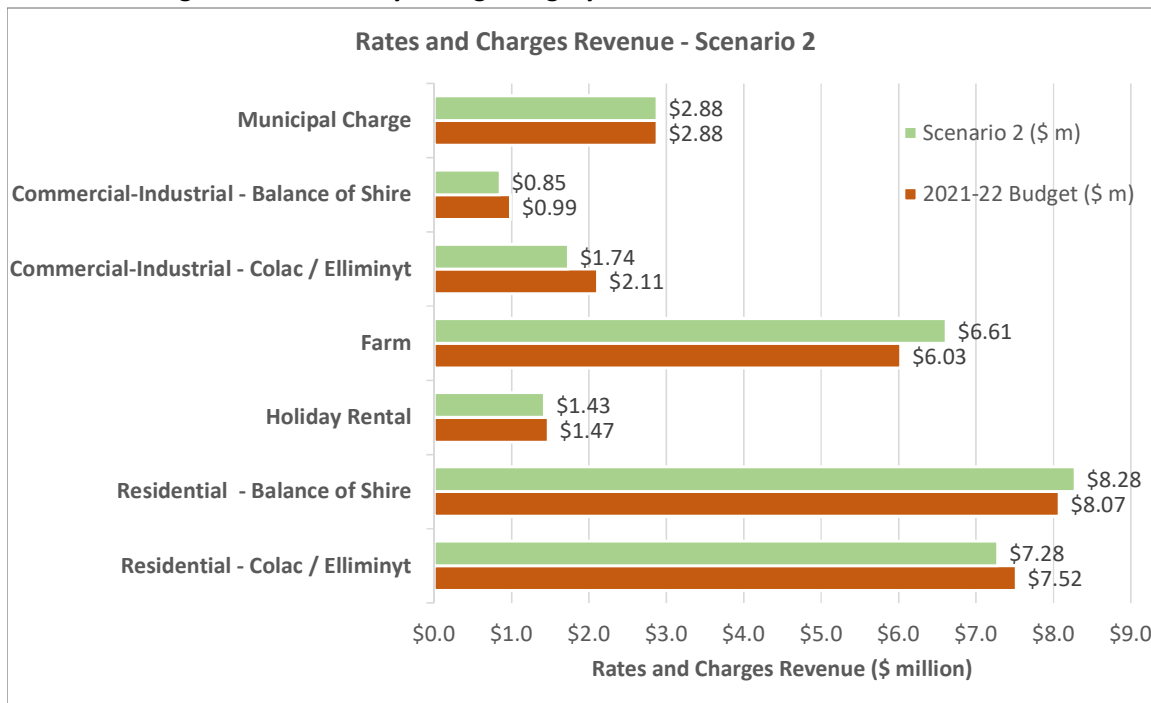
1. Commercial properties, representing 6% of rateable properties, contribute 1.8% decrease or -\$510k in level of revenue (rates and municipal charge) in Year 1 with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
2. 17% average decrease in rates and charges per assessment for Commercial-Industrial- Colac/Elliminyt properties, representing 4% of rateable properties, in Year 1 (median CIV: 16% decrease or - \$326; highest CIV: 18% decrease or -\$13,689) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
3. 13% average decrease in rates and charges per assessment for Commercial-Industrial- Balance of Shire properties, representing 2% of rateable properties, in Year 1 (median CIV: 12% decrease or - \$241; highest CIV: 13% decrease or -\$4,143) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
4. Farm properties, representing 18% of rateable properties, contribute 2.1% more or +\$588k revenue (rates and municipal charge) than other rating categories in Year 1 (Rural North region +0.9%; Rural South region: +0.8%; GOR-Otway region: +0.3%; Colac/Elliminyt regions: +0.1%) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
5. 9% average increase in rates and charges per assessment for Farm properties in Year 1 (median CIV: 9% increase or +\$168; highest CIV: 10% increase or +\$5,039) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
6. Residential properties, representing 72% of rateable properties, swing from -3% to +2% average rates and charges in Year 1 with a 2% average increase for Residential - Balance of Shire properties with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
7. Residential - Colac/Elliminyt properties contribute 2.7% decrease or -\$237k in level of revenue in Year 1 (Colac Central region (most disadvantaged/vulnerable profile): -1.9%; Elliminyt region: -0.8%; Colac East: no change; Colac West: no change) with similar effect likely in Year 2 and Year 3.
8. Residential - Balance of Shire properties contribute 1.5% increase or +\$205k in level of revenue in Year 1 (Great Ocean Road-Otway region: +1.0%, Rural North region: +0.3%; Rural South region: +0.2%) with similar effect likely in Year 2 and Year 3.

2021-2022 Rate Modelling

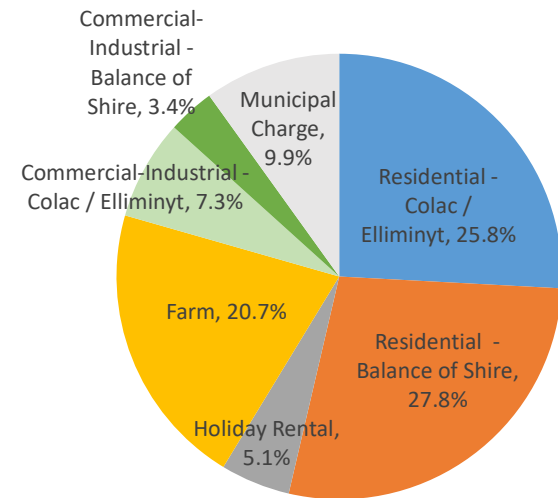
Comparison of 2021-22 structure with scenario

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	\$7,282,188	25.8%	25.0%	-0.8%
Residential - Balance of Shire	\$8,074,780	\$8,280,220	27.8%	28.5%	0.7%
Holiday Rental	\$1,473,743	\$1,427,280	5.1%	4.9%	-0.2%
Farm	\$6,026,064	\$6,614,225	20.7%	22.8%	2.0%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$1,735,878	7.3%	6.0%	-1.3%
Commercial-Industrial - Balance of Shire	\$986,778	\$853,275	3.4%	2.9%	-0.5%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

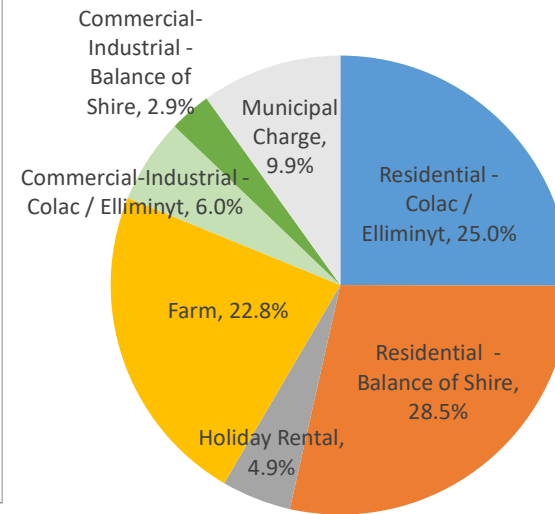
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 2 - Rates and Charges Revenue



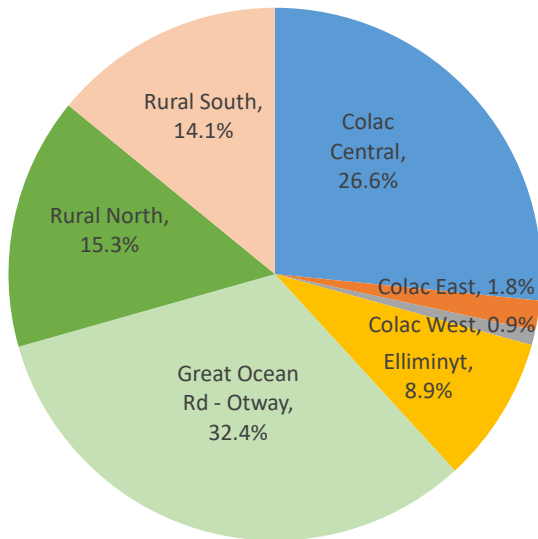
2021-2022 Rate Modelling

Effect on properties

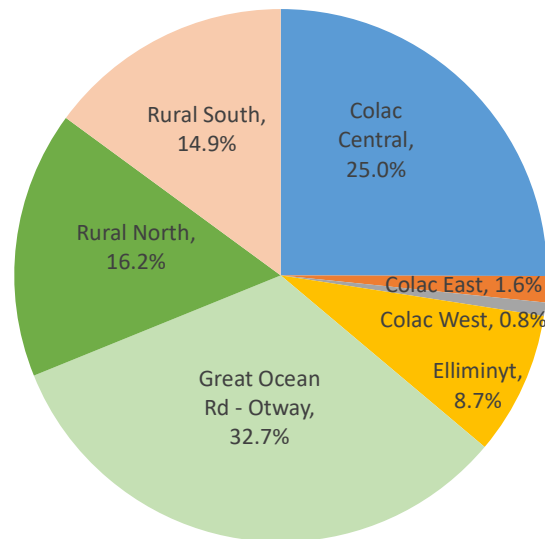
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,356	\$1,480	\$1,439	\$199	\$198	\$5,744	\$5,569
Residential - Balance of Shire	\$1,625	\$1,662	\$1,706	\$1,745	\$76	\$78	\$12,002	\$12,302
Holiday Rental	\$2,370	\$2,301	\$2,580	\$2,505	\$410	\$403	\$10,935	\$10,596
Farm	\$1,823	\$1,991	\$2,259	\$2,467	\$46	\$50	\$51,828	\$56,867
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,700	\$3,405	\$2,833	\$378	\$345	\$76,986	\$63,297
Commercial-Industrial - Balance of Shire	\$1,974	\$1,734	\$3,203	\$2,796	\$220	\$217	\$30,818	\$26,675

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 2
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	\$1,200	-\$33	-2.65%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,345	-\$70	-2.90%
Commercial-Industrial - Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,675	-\$321	-16.09%
Commercial-Industrial - Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$11,893	-\$2,538	-17.59%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,036	\$46	2.29%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,783	\$89	2.41%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$6,371	-\$966	-13.17%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,171	-\$64	-2.88%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$2,033	\$181	9.76%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,184	\$177	8.81%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,968	\$1,669	9.65%

2021-2022 Rate Modelling

Scenario 3

Title: Uniform Rate (Phased over 3 years - Year 1: All categories phased & Comm/Ind categories aligned)

Description: Phase in uniform (single) rate for all rating categories above or below 100% of the base over three years and Comm/Ind categories aligned in Year 1)

Assumptions: Residential - Balance of Shire differential increase 15% over 3 yrs (Yr 1: +5%; Yr 2: +5%; Yr 3 +5%)
 Farm differential increase 25% over 3 yrs (Yr 1: +10%; Yr 2: +10%; Yr 3: +5%)
 Commercial-Industrial - Colac/Elliminyt differential decrease 65% over 3 years (Yr 1: -25%; Yr 2: -25%; Yr 3 -15%)
 Commercial-Industrial- Balance of Shire differential decreased 40% in Year 2 and 3 and aligned to Commercial-Industrial - Balance of Shire differential in Year 1 (Yr 1: 0; Yr 2: -25%; Yr 3 -15%)
 No change to Municipal Charge

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	0.003454
Residential - Balance of Shire	\$2,653,559,000	85%	90%	0.003043	0.003108
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003454
Farm	\$2,244,344,000	75%	85%	0.002685	0.002936
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	140%	0.005907	0.004835
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.004835
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

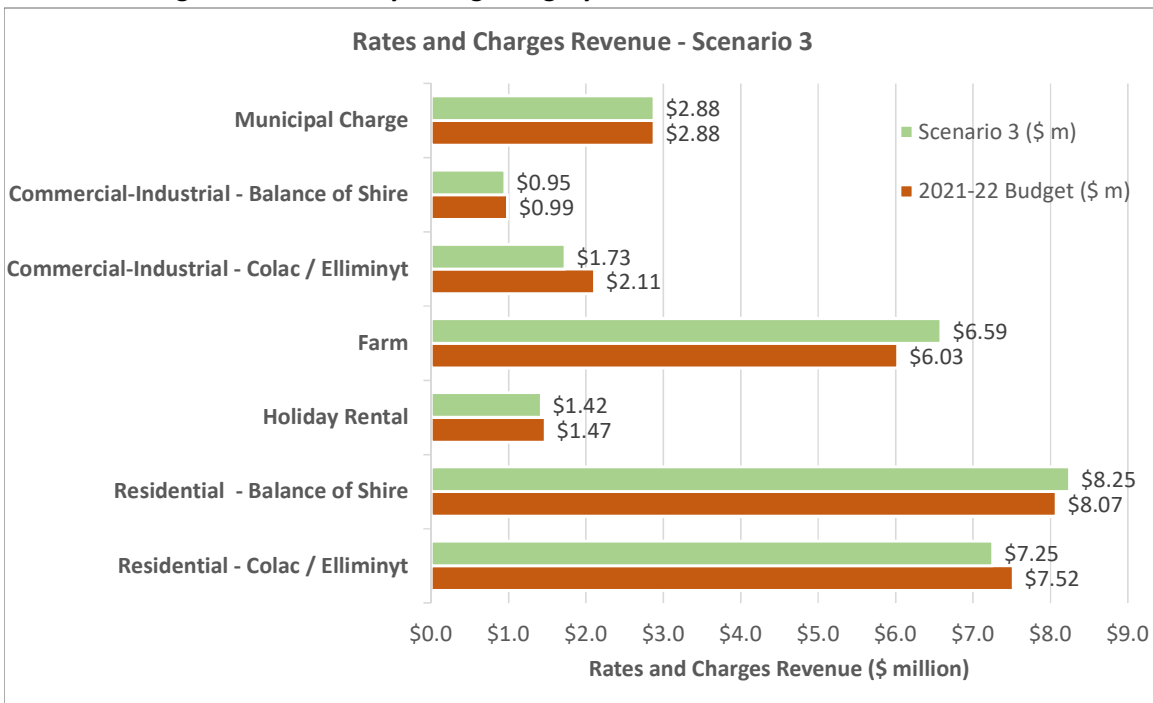
1. Commercial properties, representing 6% of rateable properties, contribute 1.4% decrease or -\$418k in level of revenue (rates and municipal charge) in Year 1 with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
2. 17% average decrease in rates and charges per assessment for Commercial-Industrial- Colac/Elliminyt properties, representing 4% of rateable properties, in Year 1 (median CIV: 16% decrease or - \$332; highest CIV: 18% decrease or -\$13,935) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
3. 3% average decrease in rates and charges per assessment for Commercial-Industrial- Balance of Shire properties, representing 2% of rateable properties, in Year 1 (median CIV: 3% decrease or -\$63; highest CIV: 4% decrease or -\$1,081) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
4. Farm properties, representing 18% of rateable properties, contribute 1.9% increase or +\$562k revenue compared to other rating categories in Year 1 (Rural North region +0.8%; Rural South region: +0.8%; GOR-Otway region: +0.3%; Colac/Elliminyt regions: no change) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
5. 9% average increase in rates and charges per assessment for Farm properties in Year 1 (median CIV: 9% increase or +\$161; highest CIV: 9% increase or +\$4,819) with similar effect likely in Year 2 and again in Year 3 but to a lesser extent.
6. Residential properties, representing 72% of rateable properties, swing from -3% to +2% average rates and charges in Year 1 with a 2% average increase for Residential - Balance of Shire properties with similar effect likely in Year 2 and Year 3.
7. Residential - Colac/Elliminyt properties contribute 0.9% decrease or -\$265k in level of revenue in Year 1 (Colac Central region (most disadvantaged/vulnerable profile): -0.6%; Elliminyt region: -0.3%; Colac East: no change; Colac West: no change) with similar effect likely in Year 2 and Year 3.
8. Residential - Balance of Shire properties contribute 0.6% increase or +\$173k in level of revenue in Year 1 (Great Ocean Road-Otway region: +0.4%, Rural North region: +0.1%; Rural South region: +0.1%) with similar effect likely in Year 2 and Year 3.

2021-2022 Rate Modelling

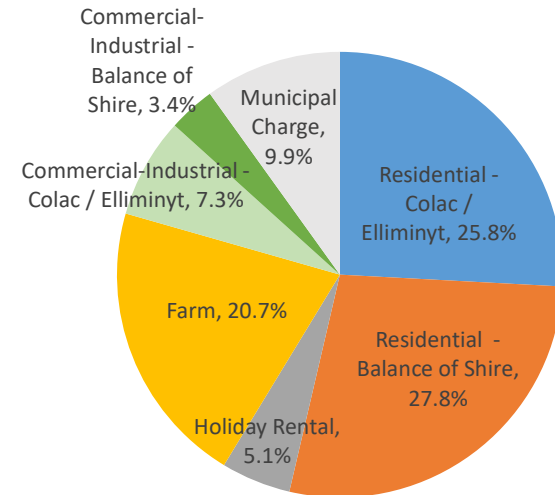
Comparison of 2021-22 structure with scenario

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	\$	(\$)	%	(%)	
Residential - Colac/Elliminyt (<i>base rate</i>)	\$7,519,246	\$7,253,831	25.8%	25.0%	-0.9%
Residential - Balance of Shire	\$8,074,780	\$8,247,977	27.8%	28.4%	0.6%
Holiday Rental	\$1,473,743	\$1,421,723	5.1%	4.9%	-0.2%
Farm	\$6,026,064	\$6,588,469	20.7%	22.7%	1.9%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$1,729,119	7.3%	5.9%	-1.3%
Commercial-Industrial - Balance of Shire	\$986,778	\$951,946	3.4%	3.3%	-0.1%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

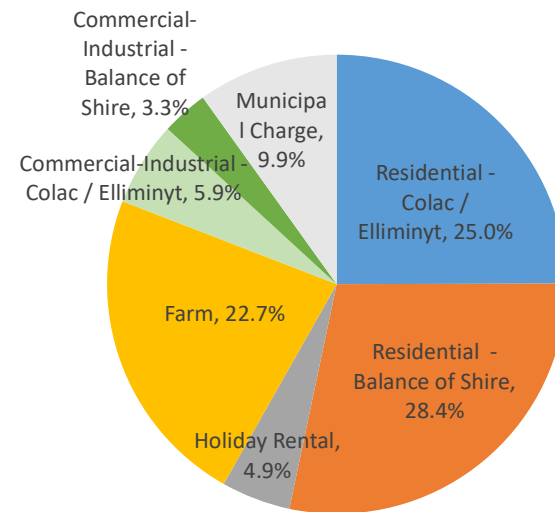
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 3 - Rates and Charges Revenue



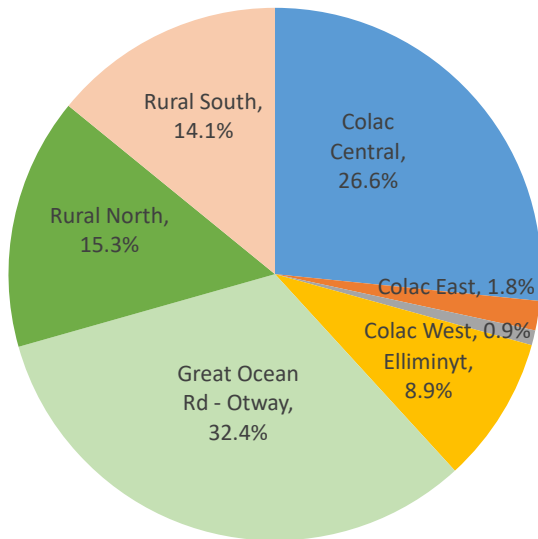
2021-2022 Rate Modelling

Effect on properties

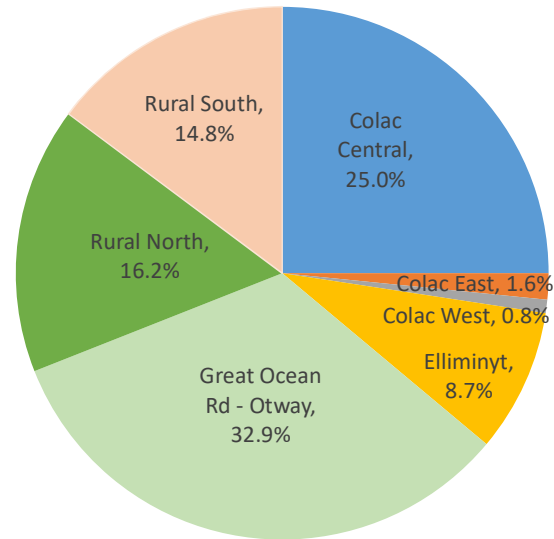
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,352	\$1,480	\$1,434	\$199	\$198	\$5,744	\$5,548
Residential - Balance of Shire	\$1,625	\$1,656	\$1,706	\$1,739	\$76	\$78	\$12,002	\$12,255
Holiday Rental	\$2,370	\$2,293	\$2,580	\$2,496	\$410	\$402	\$10,935	\$10,556
Farm	\$1,823	\$1,984	\$2,259	\$2,458	\$46	\$50	\$51,828	\$56,646
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,694	\$3,405	\$2,823	\$378	\$345	\$76,986	\$63,051
Commercial-Industrial - Balance of Shire	\$1,974	\$1,911	\$3,203	\$3,097	\$220	\$219	\$30,818	\$29,737

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 3
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	\$2,336	-\$78	-3.24%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,670	-\$327	-16.37%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$11,848	-\$2,583	-17.90%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,029	\$39	1.93%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,770	\$75	2.03%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,085	-\$252	-3.44%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,164	-\$72	-3.22%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$2,026	\$173	9.33%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,177	\$169	8.43%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$18,895	\$1,596	9.23%

2021-2022 Rate Modelling

Scenario 4

Title:

Commercial-Industrial - Colac/Elliminyt 140% Differential

Description:

Align Commercial-Industrial differential rates for Colac/Elliminyt to Balance of Shire 140% differential

Assumptions:

Commercial-Industrial - Colac/Elliminyt differential decrease 25% from 165% to 140%

RIDs for Commercial-Industrial Colac/Elliminyt and Commercial-Industrial Balance of Shire increase to same RID

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

No change to Municipal Charge

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	0.003624
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003081
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003624
Farm	\$2,244,344,000	75%	75%	0.002685	0.002718
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	140%	0.005907	0.005074
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005074
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

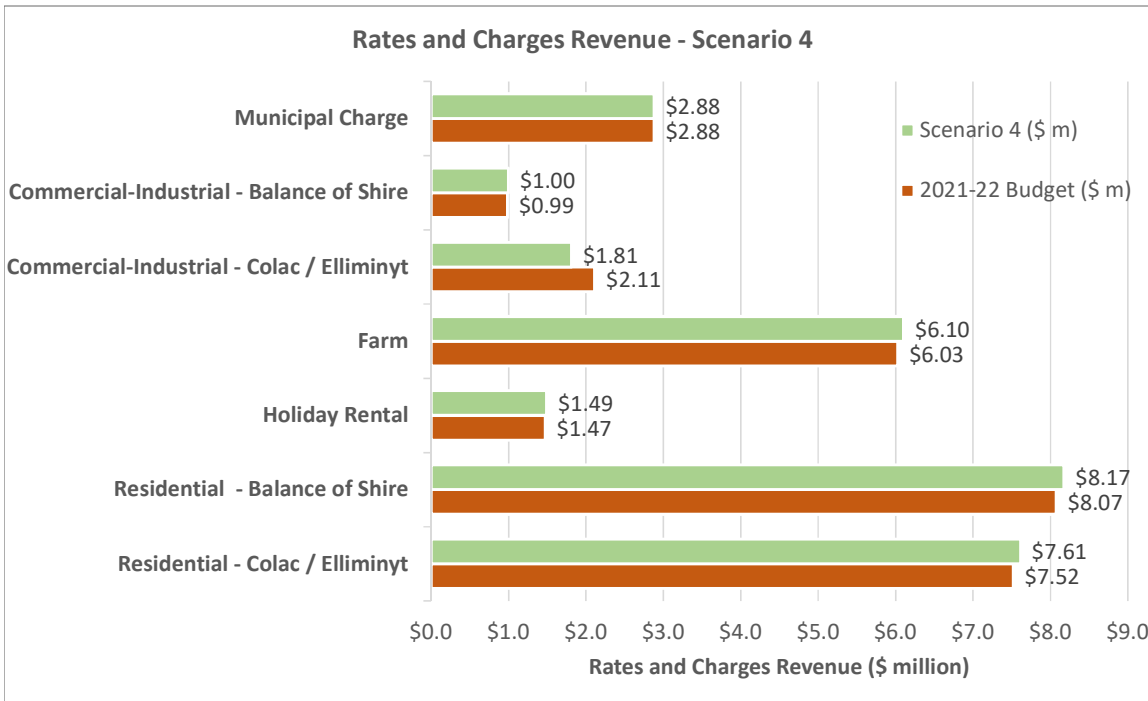
1. Commercial-Industrial - Colac/Elliminyt properties, which represent 4% of rateable properties, contribute 1.0% decrease or -\$297k in level of revenue.
2. 13% average decrease in rates and charges per assessment for Commercial/Industrial- Colac/Elliminyt properties (median CIV: 13% decrease or -\$258; highest CIV: 14% decrease or -\$10,829).
3. Residential categories, representing 72% of rateable properties, each contribute 0.3% increase or +\$193k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): +0.2%; GOR-Otway region: +0.2%; Rural North: +0.1%; Elliminyt region: +0.1%; other residential regions: no change).
4. Farm properties contribute 0.3% increase or +\$75k in level of revenue (Rural North: +0.1%; Elliminyt: +0.1%).
5. 1% average increase in rates and charges per assessment for all other categories (median CIV: 1% increase).

2021-2022 Rate Modelling

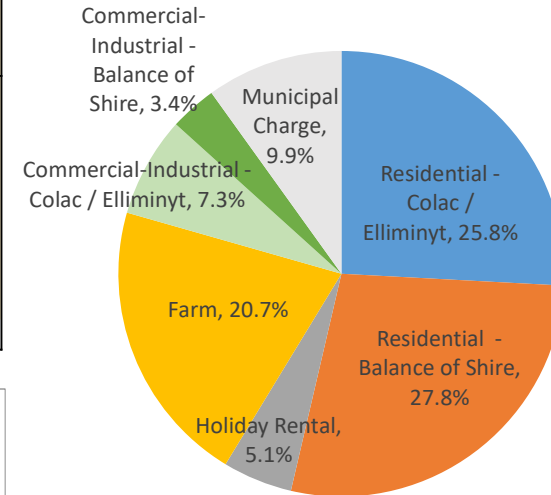
Comparison of 2021-22 structure with scenario

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	\$7,612,265	25.8%	26.2%	0.3%
Residential - Balance of Shire	\$8,074,780	\$8,174,671	27.8%	28.1%	0.3%
Holiday Rental	\$1,473,743	\$1,491,974	5.1%	5.1%	0.1%
Farm	\$6,026,064	\$6,100,611	20.7%	21.0%	0.3%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$1,814,560	7.3%	6.2%	-1.0%
Commercial-Industrial - Balance of Shire	\$986,778	\$998,985	3.4%	3.4%	0.0%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

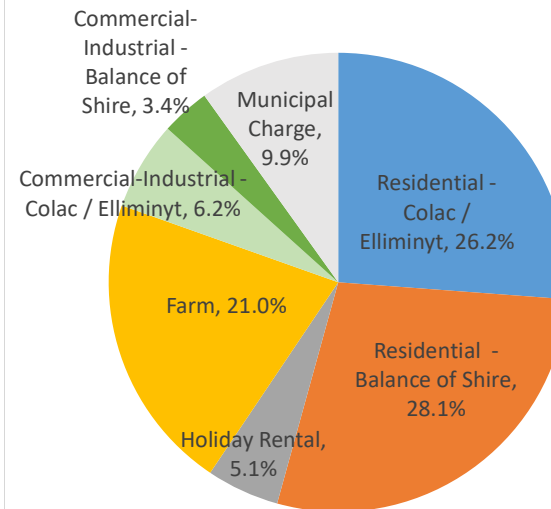
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 4 - Rates and Charges Revenue



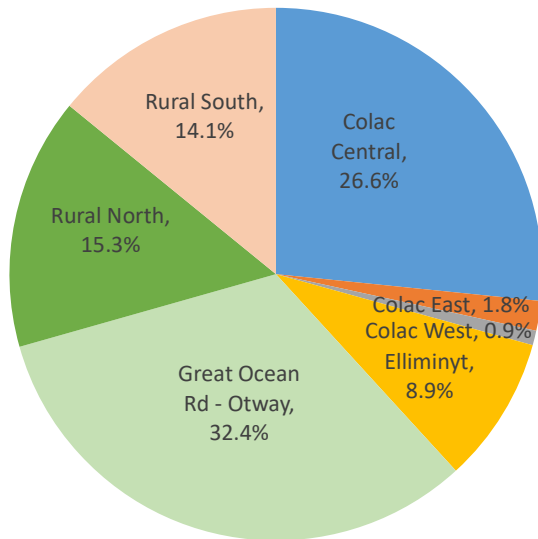
2021-2022 Rate Modelling

Effect on properties

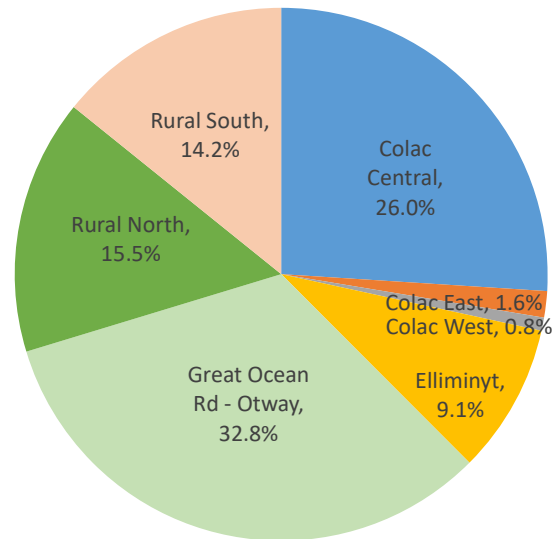
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,409	\$1,480	\$1,496	\$199	\$199	\$5,744	\$5,813
Residential - Balance of Shire	\$1,625	\$1,643	\$1,706	\$1,725	\$76	\$77	\$12,002	\$12,148
Holiday Rental	\$2,370	\$2,397	\$2,580	\$2,609	\$410	\$412	\$10,935	\$11,068
Farm	\$1,823	\$1,844	\$2,259	\$2,286	\$46	\$46	\$51,828	\$52,466
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,768	\$3,405	\$2,953	\$378	\$352	\$76,986	\$66,157
Commercial-Industrial - Balance of Shire	\$1,974	\$1,996	\$3,203	\$3,241	\$220	\$220	\$30,818	\$31,197

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 4
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	\$1,246	\$13	1.04%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,442	\$27	1.14%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,743	-\$254	-12.72%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$12,423	-\$2,008	-13.91%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,013	\$22	1.12%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,738	\$43	1.17%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,425	\$88	1.20%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,261	\$25	1.13%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,876	\$23	1.24%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$2,030	\$22	1.12%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$17,510	\$212	1.22%

2021-2022 Rate Modelling

Scenario 5

Title:

Farm 73% Differential

Description:

Reduce Farm differential rate to 73% of the base

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

No change to Municipal Charge

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	0.003602
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003062
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003602
Farm	\$2,244,344,000	75%	73%	0.002685	0.002630
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.005943
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005043
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

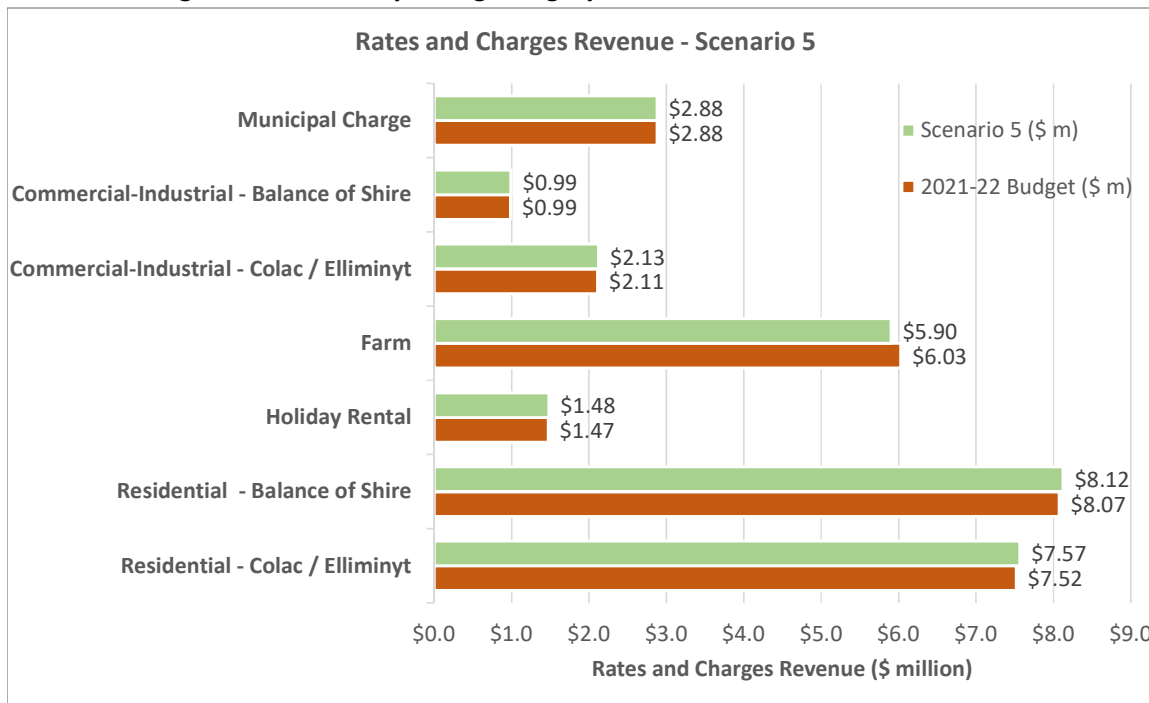
1. Farm properties, which represent 18% of rateable properties, contribute 0.4% decrease or -\$124k in level of revenue (rates and municipal charge).
2. 2% average decrease in rates and charges per assessment for Farm properties (median CIV: 2% decrease or -\$36; highest CIV: 2% decrease or -\$1,067).
3. Residential categories, representing 72% of rateable properties, contribute 0.4% increase or +\$96k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): +0.1%; GOR-Otway region: +0.1%; Elliminyt: +0.1%; Rural North: +0.1%; other residential regions: no change).
4. Less than 1% average increase in rates and charges per assessment for all other categories (median CIV: Less than 1% increase).

2021-2022 Rate Modelling

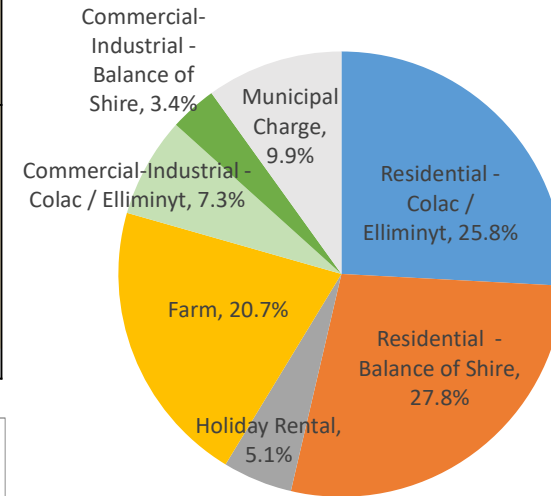
Comparison of 2021-22 structure with scenario

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	\$7,565,661	25.8%	26.0%	0.2%
Residential - Balance of Shire	\$8,074,780	\$8,124,625	27.8%	27.9%	0.1%
Holiday Rental	\$1,473,743	\$1,482,840	5.1%	5.1%	0.0%
Farm	\$6,026,064	\$5,901,575	20.7%	20.3%	-0.4%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,125,495	7.3%	7.3%	0.0%
Commercial-Industrial - Balance of Shire	\$986,778	\$992,869	3.4%	3.4%	0.0%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

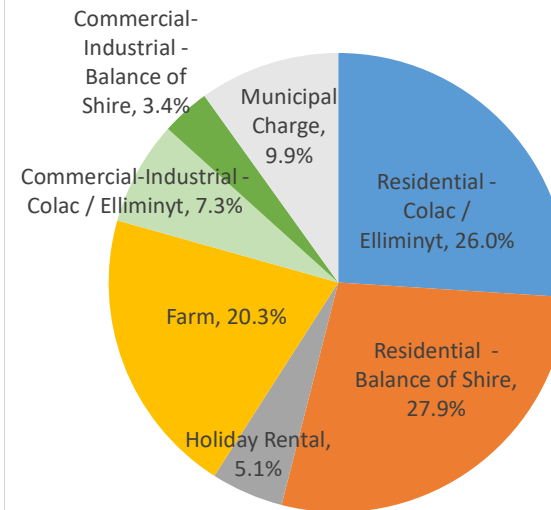
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 5 - Rates and Charges Revenue



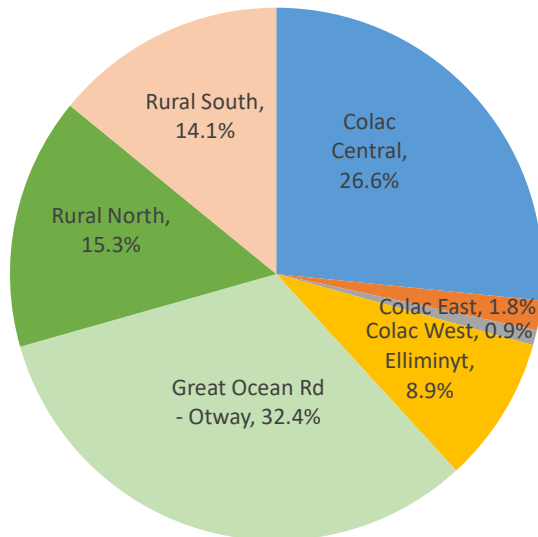
2021-2022 Rate Modelling

Effect on properties

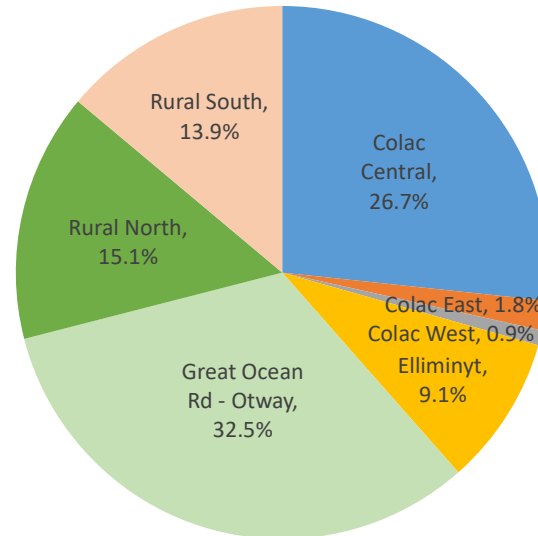
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,402	\$1,480	\$1,488	\$199	\$199	\$5,744	\$5,778
Residential - Balance of Shire	\$1,625	\$1,634	\$1,706	\$1,715	\$76	\$77	\$12,002	\$12,075
Holiday Rental	\$2,370	\$2,383	\$2,580	\$2,594	\$410	\$411	\$10,935	\$11,001
Farm	\$1,823	\$1,787	\$2,259	\$2,216	\$46	\$45	\$51,828	\$50,761
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,037	\$3,405	\$3,425	\$378	\$379	\$76,986	\$77,460
Commercial-Industrial - Balance of Shire	\$1,974	\$1,985	\$3,203	\$3,222	\$220	\$220	\$30,818	\$31,007

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 5
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	\$1,240	\$6	0.52%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,428	\$14	0.57%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$2,008	\$11	0.56%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$14,519	\$88	0.61%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,001	\$11	0.56%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,716	\$22	0.58%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,381	\$44	0.60%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,248	\$13	0.56%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,814	-\$38	-2.07%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,970	-\$37	-1.87%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$16,945	-\$353	-2.04%

2021-2022 Rate Modelling

Scenario 6

Title:

Farm 70% Differential

Description:

Reduce Farm differential rate to 70% of the base

Assumptions:

Farm differential decrease 5% from 75% to 70%

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

No change to Municipal Charge

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	0.003636
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003090
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003636
Farm	\$2,244,344,000	75%	70%	0.002685	0.002545
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.005999
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005090
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

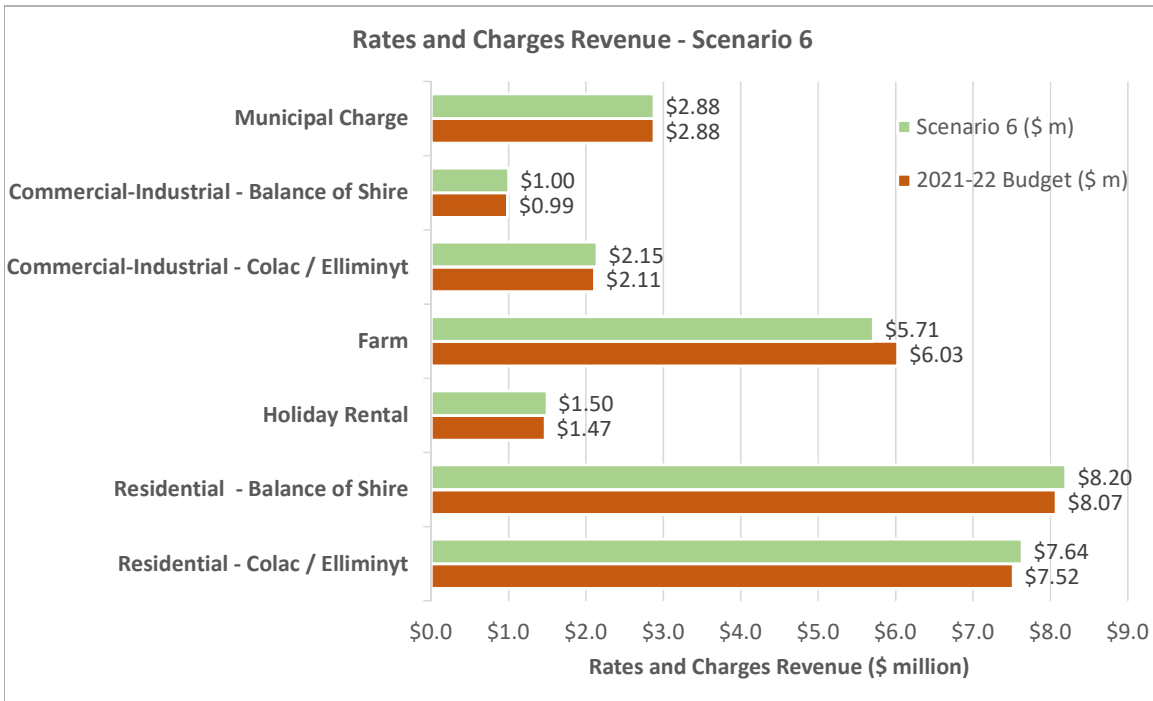
1. Farm properties, which represent 18% of rateable properties, contribute 1.1% decrease or -\$314k in level of revenue (rates and municipal charge).
2. 5% average decrease in rates and charges per assessment for Farm properties (median CIV: 5% decrease or -\$88; highest CIV: 5% decrease or -\$2,692).
3. Residential categories, representing 72% of rateable properties, contribute 0.8% increase or +\$243k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): +0.3%; GOR-Otway region: +0.3%; Elliminyt: +0.1%; Rural North: +0.1%; other residential regions: no change).
4. 1% average increase in rates and charges per assessment for all other categories (median CIV: 1% increase).

2021-2022 Rate Modelling

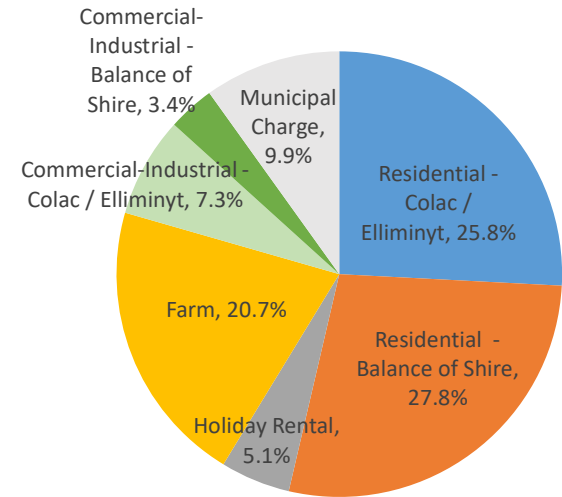
Comparison of 2021-22 structure with scenario

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	\$7,636,369	25.8%	26.3%	0.4%
Residential - Balance of Shire	\$8,074,780	\$8,200,556	27.8%	28.2%	0.4%
Holiday Rental	\$1,473,743	\$1,496,698	5.1%	5.1%	0.1%
Farm	\$6,026,064	\$5,711,933	20.7%	19.6%	-1.1%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,145,360	7.3%	7.4%	0.1%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,002,148	3.4%	3.4%	0.1%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

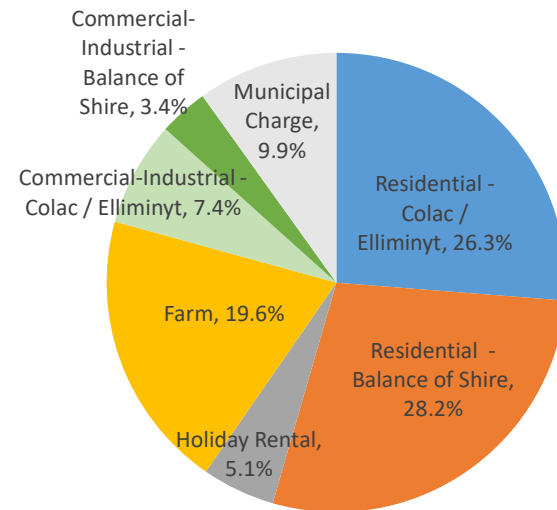
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 6 - Rates and Charges Revenue



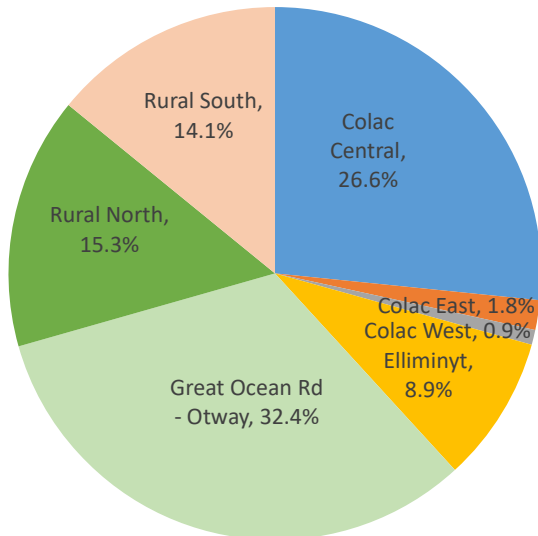
2021-2022 Rate Modelling

Effect on properties

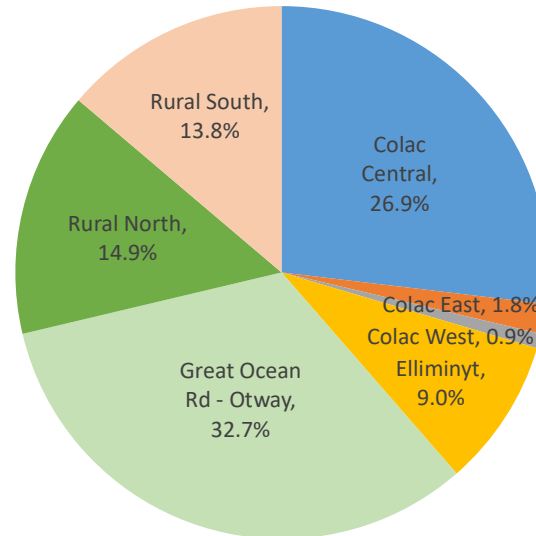
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,413	\$1,480	\$1,500	\$199	\$199	\$5,744	\$5,830
Residential - Balance of Shire	\$1,625	\$1,647	\$1,706	\$1,730	\$76	\$77	\$12,002	\$12,186
Holiday Rental	\$2,370	\$2,404	\$2,580	\$2,617	\$410	\$413	\$10,935	\$11,102
Farm	\$1,823	\$1,735	\$2,259	\$2,149	\$46	\$43	\$51,828	\$49,136
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,055	\$3,405	\$3,455	\$378	\$381	\$76,986	\$78,182
Commercial-Industrial - Balance of Shire	\$1,974	\$2,002	\$3,203	\$3,250	\$220	\$220	\$30,818	\$31,295

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 6
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	\$1,249	\$16	1.31%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,449	\$35	1.43%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$2,025	\$28	1.41%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$14,653	\$222	1.54%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,018	\$28	1.41%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,749	\$55	1.48%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,448	\$111	1.52%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,267	\$32	1.42%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,756	-\$97	-5.21%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,913	-\$94	-4.71%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$16,407	-\$892	-5.15%

2021-2022 Rate Modelling

Scenario 7

Title:

Farm 67% Differential

Description:

Reduce Farm differential rate to 67% of the base

Assumptions:

Farm differential decrease 5% from 75% to 67%

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

No change to Municipal Charge

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	0.003670
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.003120
Holiday Rental	\$411,660,000	100%	100%	0.003580	0.003670
Farm	\$2,244,344,000	75%	67%	0.002685	0.002459
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.006056
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.005138
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

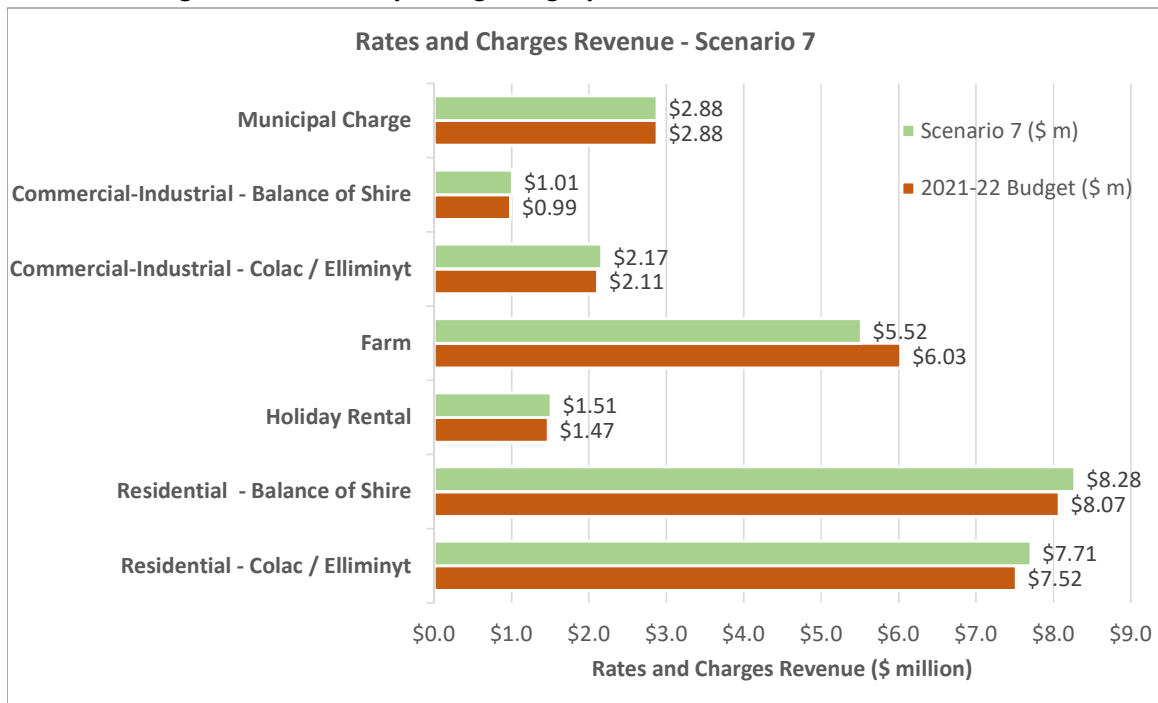
1. Farm properties, which represent 18% of rateable properties, contribute 1.7% decrease or -\$507k in level of revenue (rates and municipal charge).
2. 8% average decrease in rates and charges per assessment for Farm properties (median CIV: 8.0% decrease or -\$140; highest CIV: 8.0% decrease or -\$4,347).
3. Residential categories, representing 72% of rateable properties, contribute 1.4% increase of +\$392k in level of revenue (GOR-Otway region: +0.5%; Colac Central region (most disadvantaged/vulnerable profile): +0.5%; Elliminyt: +0.2%; Rural South: +0.1%; Rural North: +0.1%; other residential regions: no change).
4. 2% average increase in rates and charges per assessment for all other categories (median CIV: 2% increase).

2021-2022 Rate Modelling

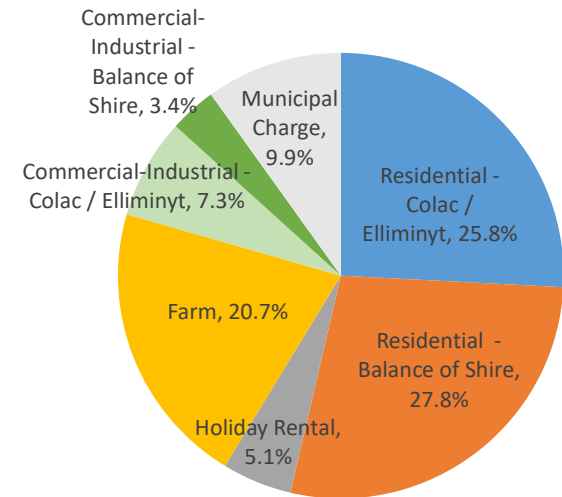
Comparison of 2021-22 structure with scenario

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	\$7,708,411	25.8%	26.5%	0.7%
Residential - Balance of Shire	\$8,074,780	\$8,277,921	27.8%	28.5%	0.7%
Holiday Rental	\$1,473,743	\$1,510,818	5.1%	5.2%	0.1%
Farm	\$6,026,064	\$5,518,713	20.7%	19.0%	-1.7%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,165,599	7.3%	7.4%	0.2%
Commercial-Industrial - Balance of Shire	\$986,778	\$1,011,602	3.4%	3.5%	0.1%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

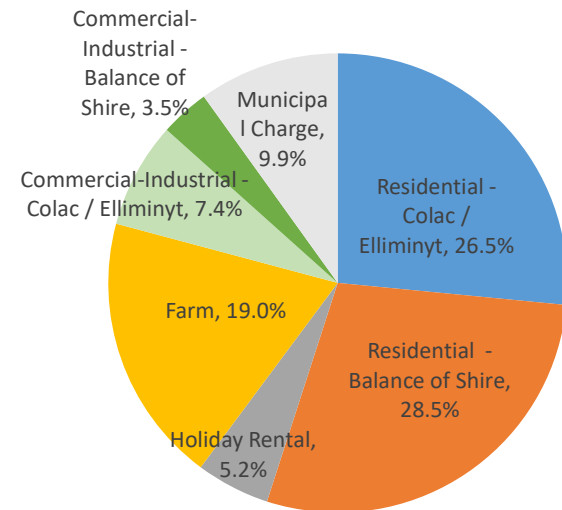
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 7 - Rates and Charges Revenue



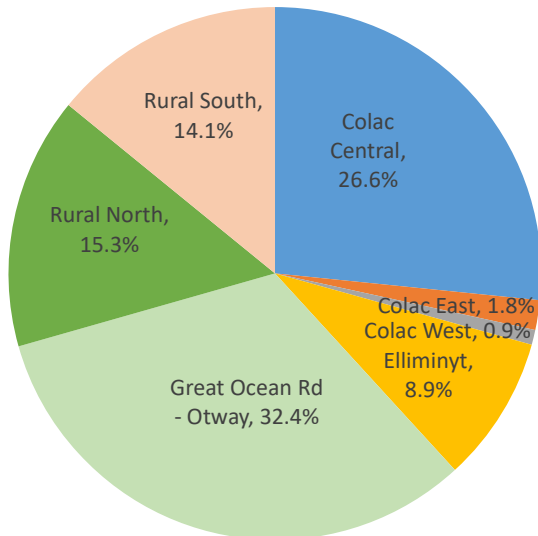
2021-2022 Rate Modelling

Effect on properties

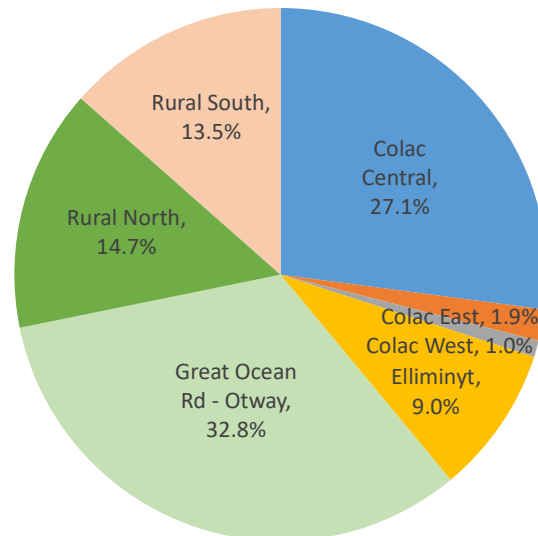
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,424	\$1,480	\$1,512	\$199	\$199	\$5,744	\$5,884
Residential - Balance of Shire	\$1,625	\$1,661	\$1,706	\$1,744	\$76	\$78	\$12,002	\$12,299
Holiday Rental	\$2,370	\$2,425	\$2,580	\$2,640	\$410	\$415	\$10,935	\$11,205
Farm	\$1,823	\$1,683	\$2,259	\$2,081	\$46	\$42	\$51,828	\$47,480
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$2,072	\$3,405	\$3,486	\$378	\$383	\$76,986	\$78,918
Commercial-Industrial - Balance of Shire	\$1,974	\$2,019	\$3,203	\$3,279	\$220	\$221	\$30,818	\$31,589

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 7
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	\$1,259	\$26	2.12%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,470	\$56	2.31%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$2,042	\$45	2.27%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$14,789	\$358	2.48%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$2,036	\$45	2.27%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,782	\$88	2.38%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,517	\$180	2.45%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,287	\$51	2.30%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,697	-\$156	-8.42%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,855	-\$153	-7.60%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$15,858	-\$1,440	-8.32%

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).

2021-2022 Rate Modelling

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).

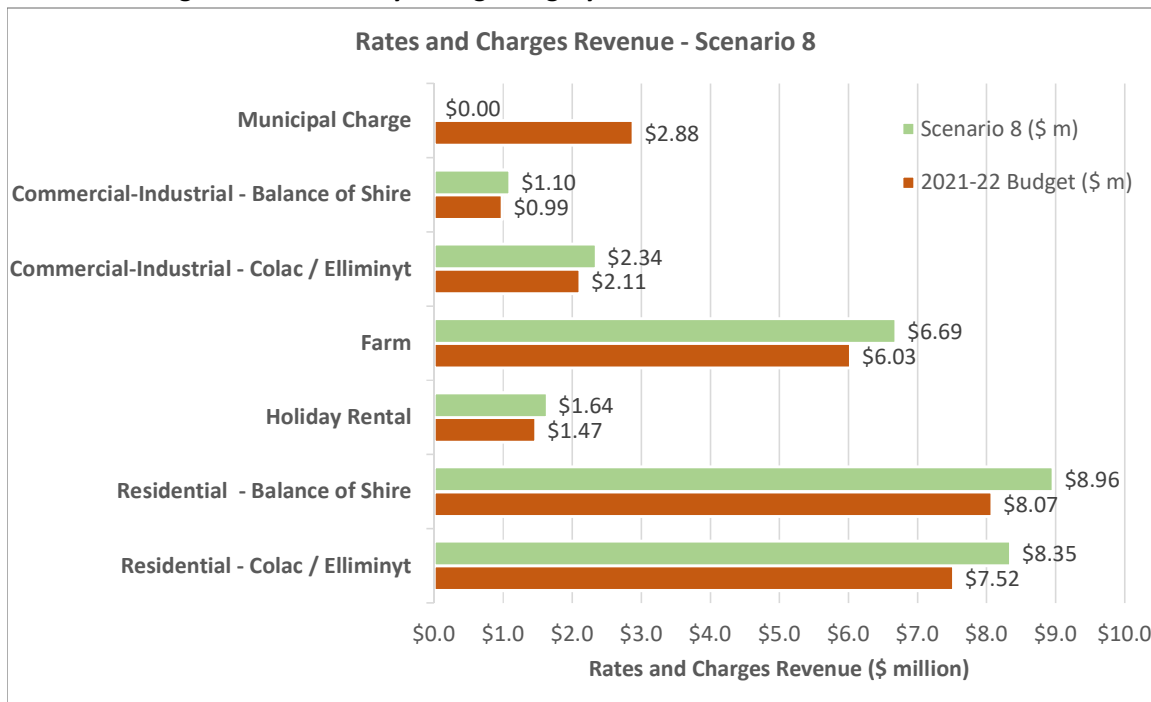
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies significantly by region due to relative property valuations (lowest CIV: 87% decrease or -\$192; highest CIV: 10% increase or +\$3,172). By region: GOR-Otway region (median CIV \$540,000: +\$103, average CIV \$789,000: +\$240); 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

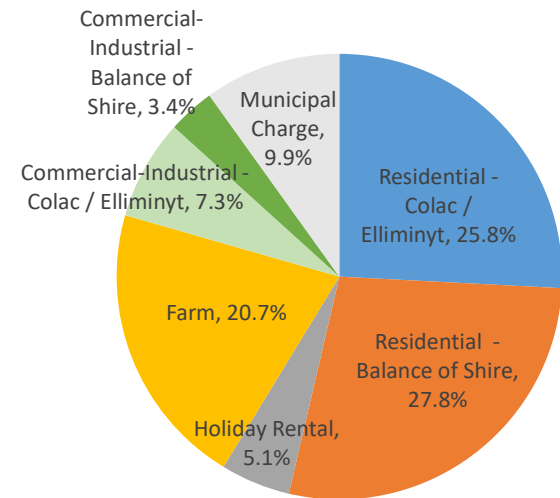
Comparison of 2021-22 structure with scenario

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%	

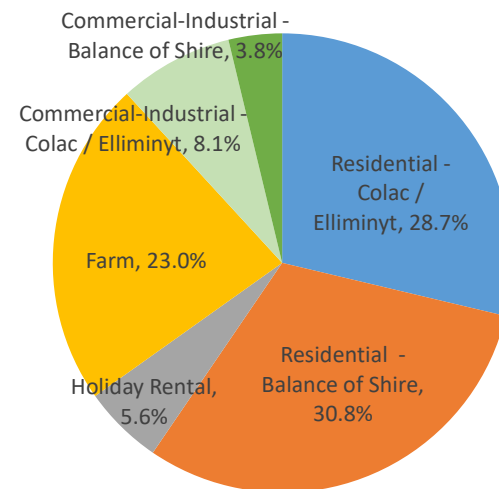
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 8 - Rates and Charges Revenue



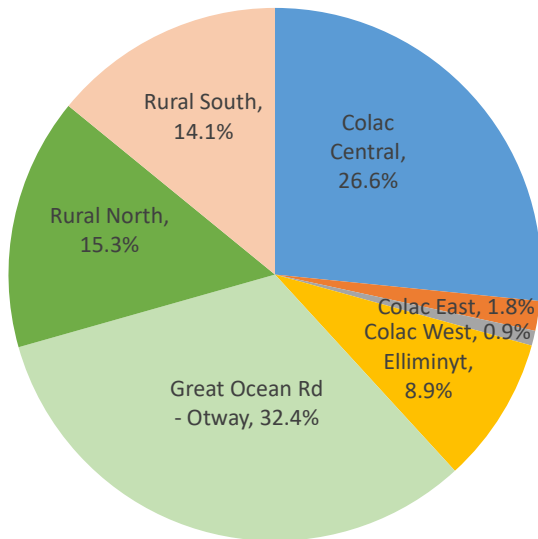
2021-2022 Rate Modelling

Effect on properties

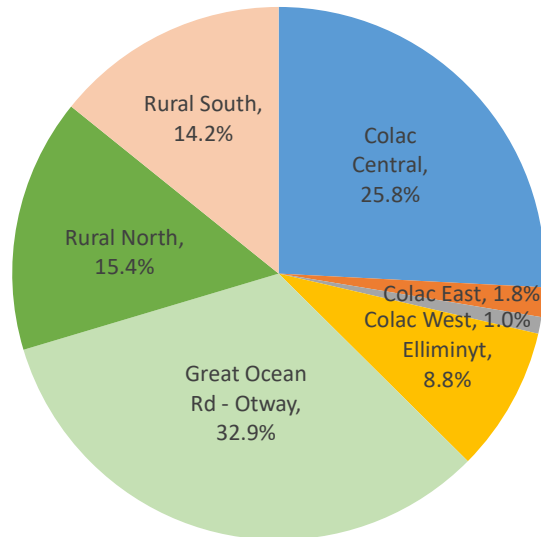
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,331	\$1,480	\$1,426	\$199	\$4	\$5,744	\$6,159
Residential - Balance 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).

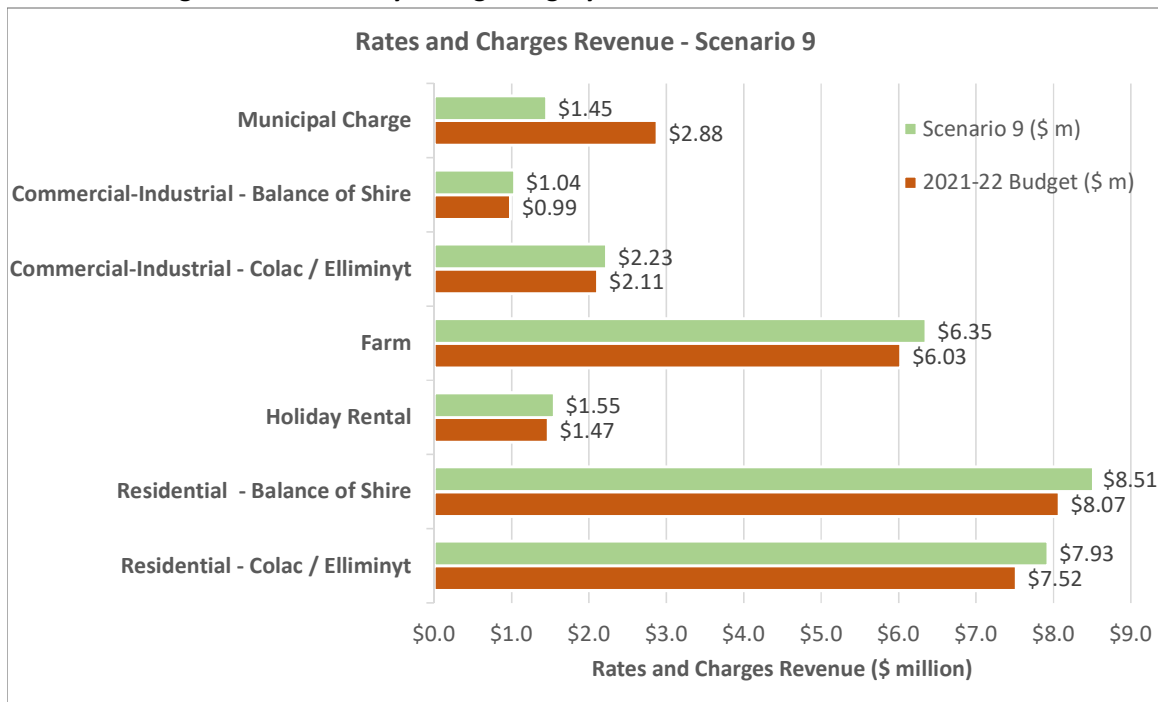
11. The effect per assessment in Commercial-Industrial - Balance of Shire varies by region due to relative property valuations (lowest CIV: 43% decrease or -\$95; highest CIV: 5% increase or +\$1,571). By region: GOR-Otway region (median CIV \$540,000: +\$51, average CIV \$789,000: +\$119); Colac West (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

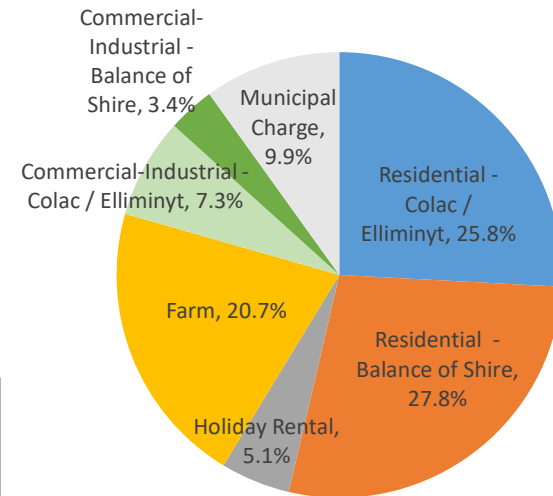
Comparison of 2021-22 structure with scenario

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%	

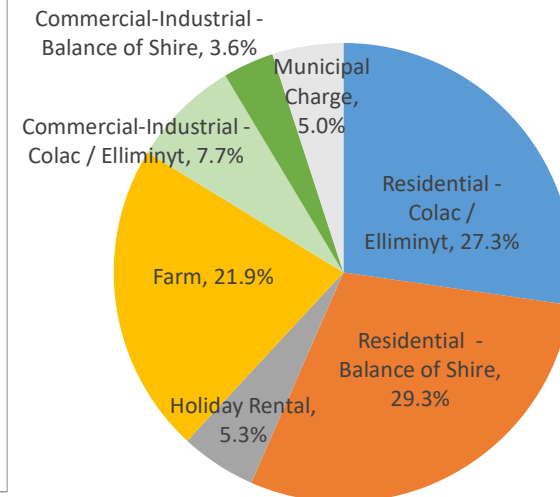
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 9 - Rates and Charges Revenue



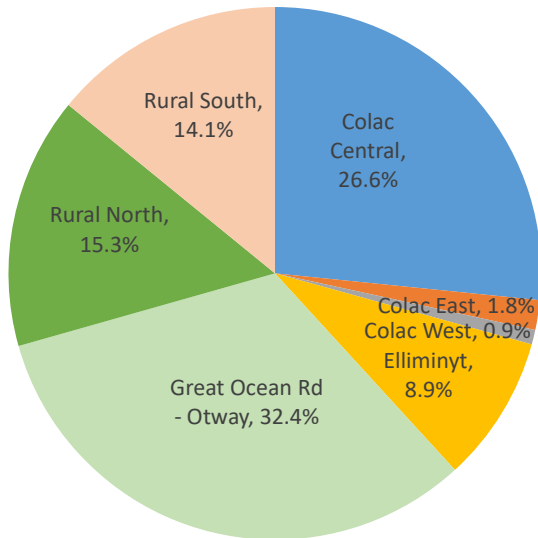
2021-2022 Rate Modelling

Effect on properties

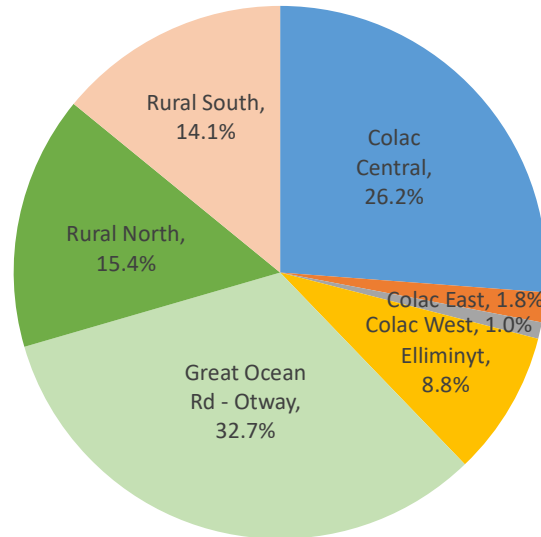
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,363	\$1,480	\$1,453	\$199	\$102	\$5,744	\$5,950
Residential - Balance 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

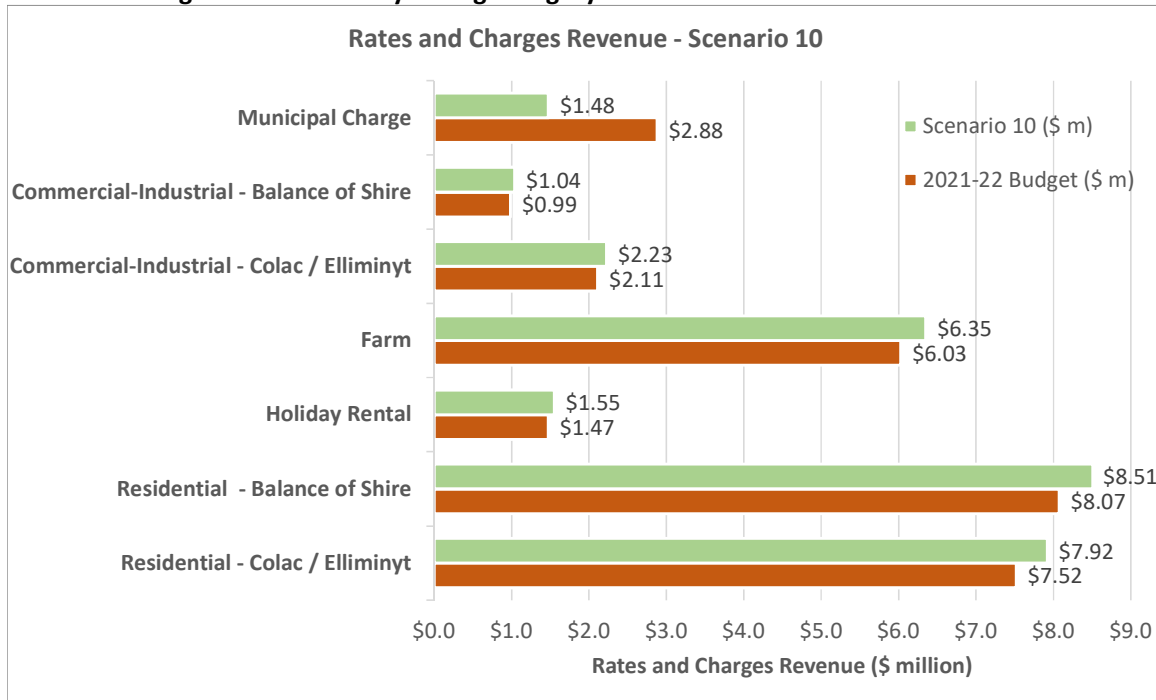
7. The effect per assessment in Farm properties is due to relative property valuations (lowest CIV: 5% increase or +\$2; highest CIV: 5% increase or +\$2,671). A significant proportion (70%) of farm properties are subject to a Municipal Charge (residential primary production) and obtain a \$100 benefit 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

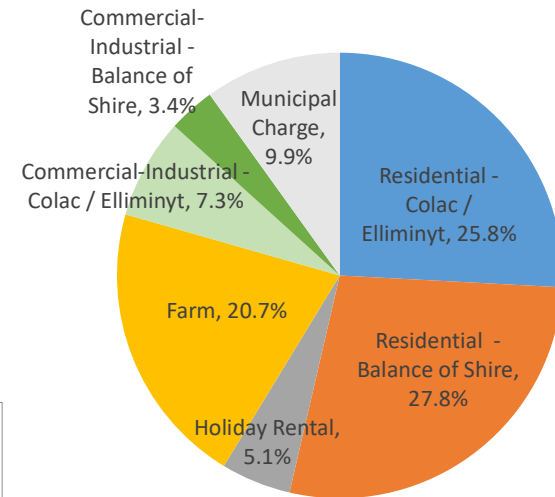
Comparison of 2021-22 structure with scenario

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%	

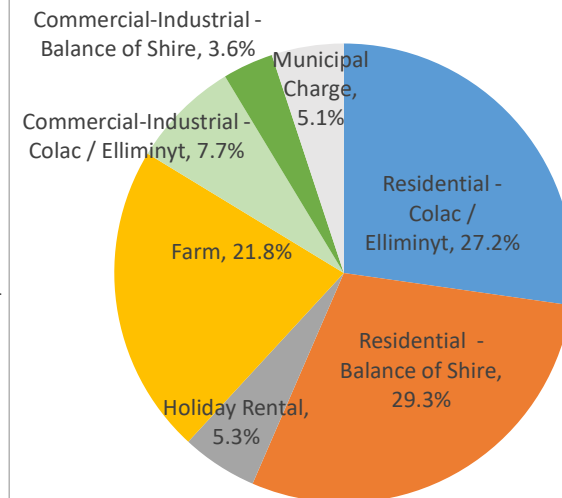
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 10 - Rates and Charges Revenue



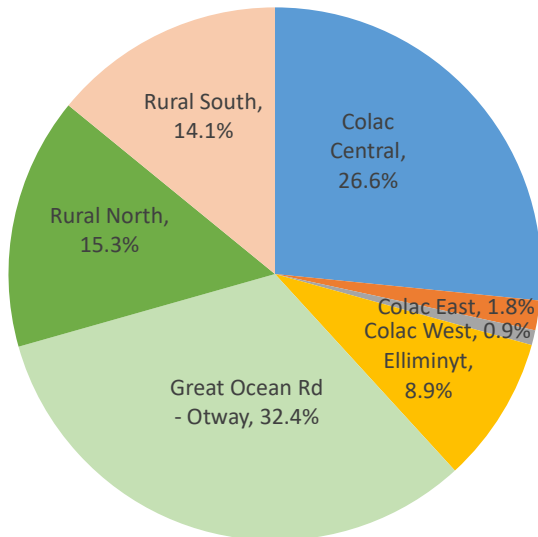
2021-2022 Rate Modelling

Effect on properties

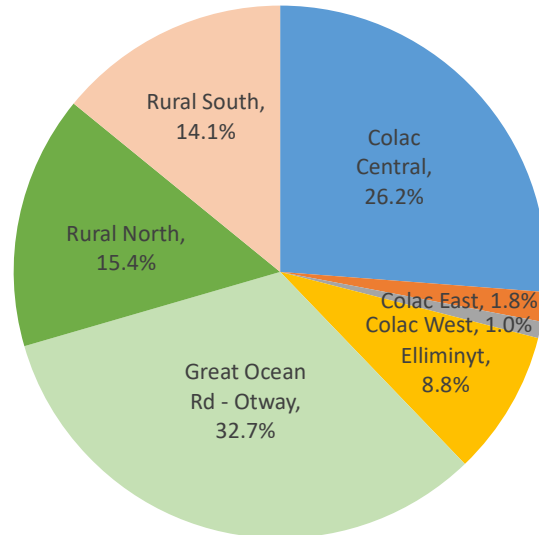
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,364	\$1,480	\$1,453	\$199	\$104	\$5,744	\$5,946
Residential - Balance 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 11

Title:

Holiday Rental 140% Differential

Description:

Align Holiday Rental differential rate to Commercial-Industrial - Balance of Shire 140% differential

Assumptions:

Holiday Rental differential increase 40% from 100% to 140%

RID for Holiday Rental and Commercial-Industrial Balance of Shire decrease to same RID

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

No change to Municipal Charge

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	0.003501
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.002976
Holiday Rental	\$411,660,000	100%	140%	0.003580	0.004902
Farm	\$2,244,344,000	75%	75%	0.002685	0.002626
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.005777
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.004902
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

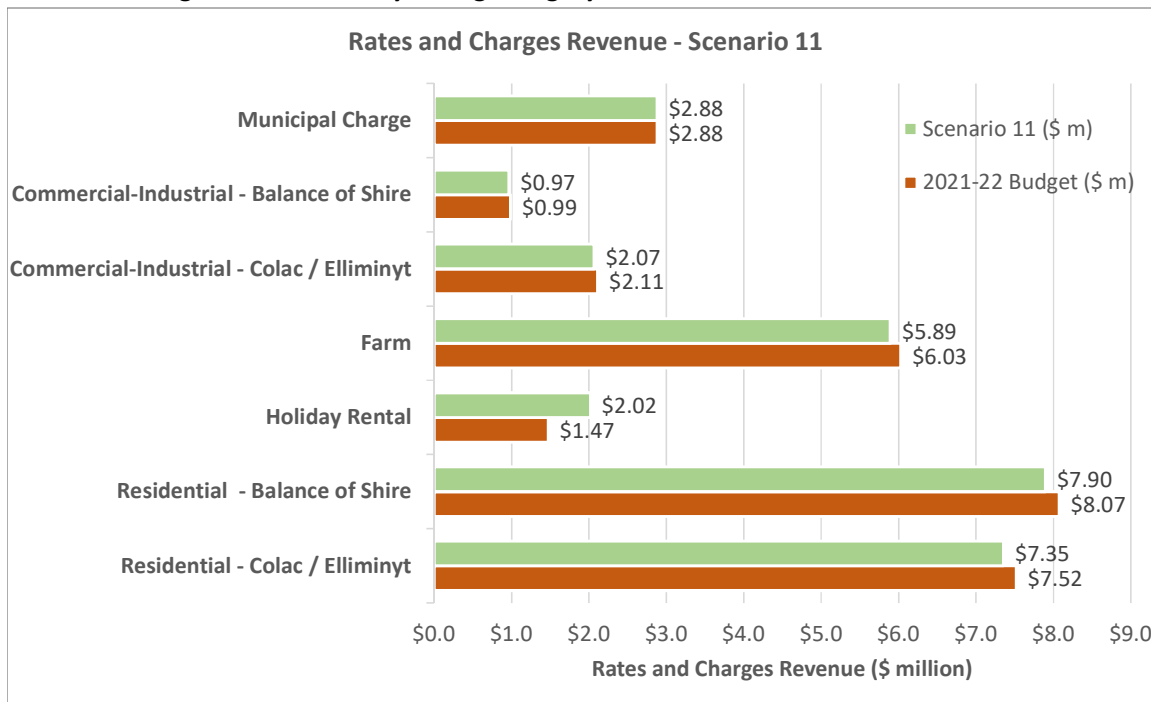
- Holiday Rental properties, which represent 4% of rateable properties, contribute 1.9% increase or +\$544k in level of revenue.
- 34% average increase in rates and charges per assessment for Holiday Rental properties (median CIV: 34% increase or +\$880; highest CIV: 36% increase or +\$3,965; lowest CIV: 19% increase or +\$79).
- Residential categories, representing 72% of rateable properties, each contribute 0.6% decrease or -\$344k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): -0.4%; GOR-Otway region: -0.4%; Elliminyt region: -0.2%; Rural North: -0.1%; Rural South: -0.1%; other residential regions: no change).
- Farm properties contribute 0.4% decrease or -\$132k in level of revenue (Rural North: -0.2%; Rural South: -0.2%).
- 2% average decrease in rates and charges per assessment for all other categories (median CIV: 2% decrease).

2021-2022 Rate Modelling

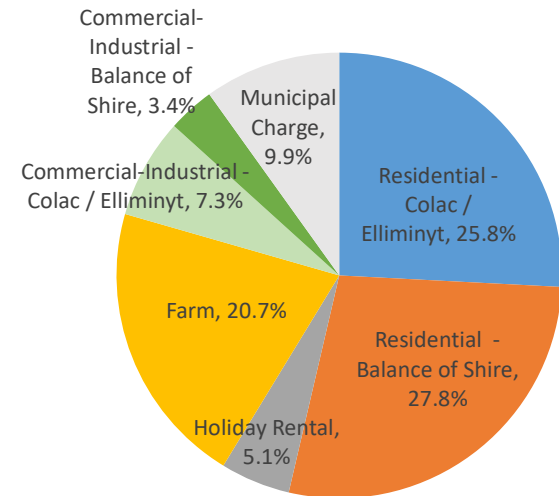
Comparison of 2021-22 structure with scenario

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	\$7,353,743	25.8%	25.3%	-0.5%
Residential - Balance of Shire	\$8,074,780	\$7,897,050	27.8%	27.2%	-0.6%
Holiday Rental	\$1,473,743	\$2,017,827	5.1%	6.9%	1.9%
Farm	\$6,026,064	\$5,893,427	20.7%	20.3%	-0.5%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,065,959	7.3%	7.1%	-0.2%
Commercial-Industrial - Balance of Shire	\$986,778	\$965,058	3.4%	3.3%	-0.1%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

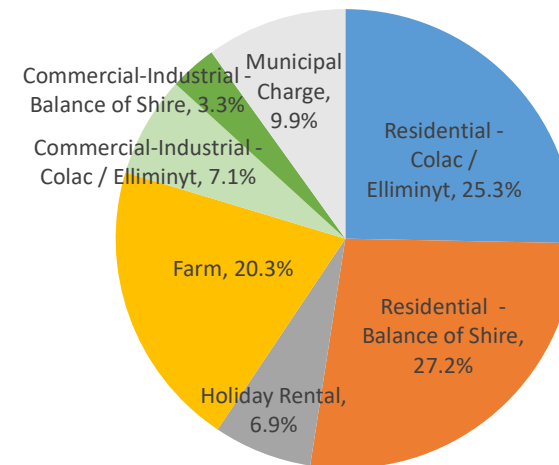
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 11 - Rates and Charges Revenue



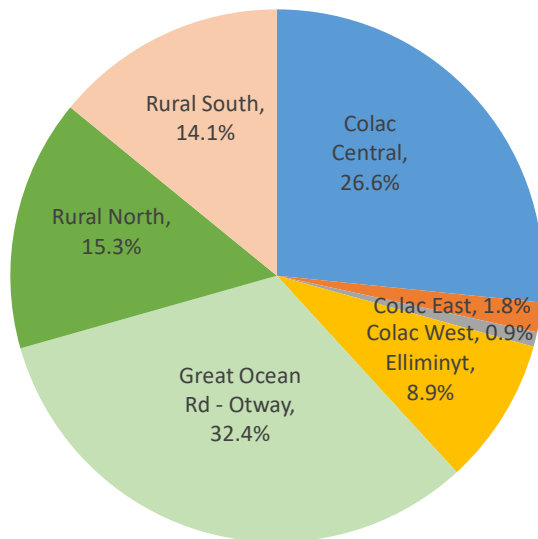
2021-2022 Rate Modelling

Effect on properties

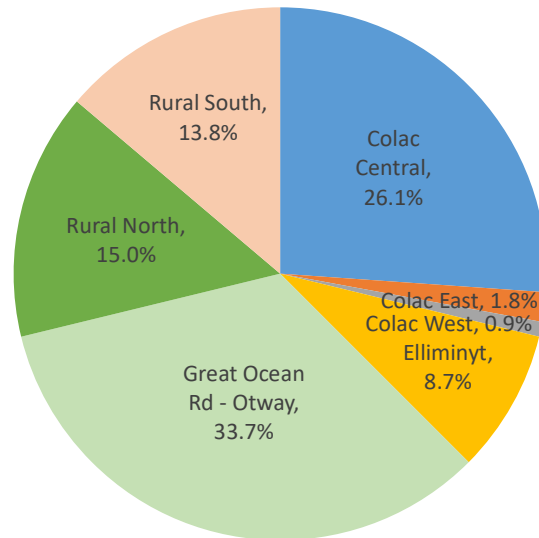
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,368	\$1,480	\$1,451	\$199	\$199	\$5,744	\$5,622
Residential - Balance of Shire	\$1,625	\$1,594	\$1,706	\$1,673	\$76	\$74	\$12,002	\$11,742
Holiday Rental	\$2,370	\$3,173	\$2,580	\$3,460	\$410	\$489	\$10,935	\$14,900
Farm	\$1,823	\$1,785	\$2,259	\$2,213	\$46	\$45	\$51,828	\$50,691
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,986	\$3,405	\$3,335	\$378	\$374	\$76,986	\$75,296
Commercial-Industrial - Balance of Shire	\$1,974	\$1,935	\$3,203	\$3,137	\$220	\$220	\$30,818	\$30,144

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 11
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	\$1,210	-\$23	-1.85%
Residential - Colac/Elliminyt	9778	165 Hart St, Elliminyt	House	\$620,000	\$2,415	\$2,366	-\$49	-2.02%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,957	-\$40	-1.99%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$14,118	-\$313	-2.17%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,951	-\$40	-1.99%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,617	-\$77	-2.08%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,180	-\$157	-2.14%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$2,989	\$753	33.70%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,812	-\$41	-2.20%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,967	-\$40	-1.99%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$16,922	-\$376	-2.18%

2021-2022 Rate Modelling

Scenario 12

Title:

Holiday Rental 165% Differential

Description:

Align Holiday Rental differential rate to Commercial-Industrial - Colac/Elliminyt 165% differential

Assumptions:

Holiday Rental differential increase 65% from 100% to 165%

RID for Holiday Rental and Commercial-Industrial Colac/Elliminyt decrease to same RID

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

No change to Municipal Charge

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	0.003454
Residential - Balance of Shire	\$2,653,559,000	85%	85%	0.003043	0.002936
Holiday Rental	\$411,660,000	100%	165%	0.003580	0.005699
Farm	\$2,244,344,000	75%	75%	0.002685	0.002590
Commercial-Industrial - Colac/Elliminyt	\$357,619,000	165%	165%	0.005907	0.005699
Commercial-Industrial - Balance of Shire	\$196,883,000	140%	140%	0.005012	0.004835
	\$7,964,413,000				
Municipal Charge				\$195.00	\$195.00

Key impacts

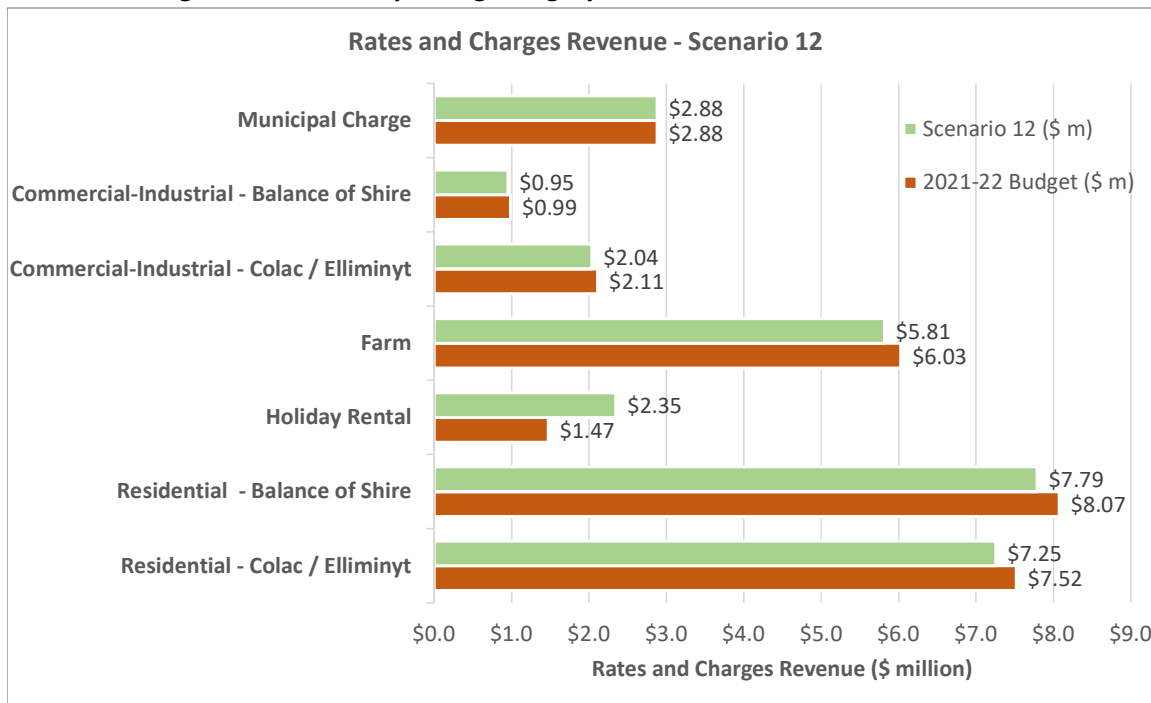
1. Holiday Rental properties, which represent 4% of rateable properties, contribute 3.0% increase or +\$872k in level of revenue.
2. 55% average increase in rates and charges per assessment for Holiday Rental properties (median CIV: 54% increase or +\$1,287; highest CIV: 58% increase or +\$6,356; lowest CIV: 31% increase or +\$127).
3. Residential categories, representing 72% of rateable properties, each contribute 0.9% decrease or -\$550k in level of revenue (Colac Central region (most disadvantaged/vulnerable profile): -0.6%; GOR-Otway region: -0.6%; Elliminyt region: -0.3%; Rural South: -0.2%; Rural North: -0.1%; other residential regions: no change).
4. Farm properties contribute 0.7% decrease or -\$212k in level of revenue (Rural North: -0.3%; Rural South: -0.3%; GOR-Otway region: -0.1%).
5. 3% average decrease in rates and charges per assessment for all other categories (median CIV: 3% decrease).

2021-2022 Rate Modelling

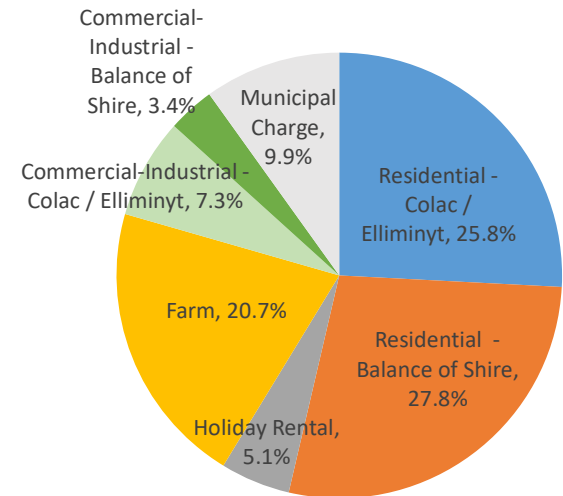
Comparison of 2021-22 structure with scenario

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	\$7,253,954	25.8%	25.0%	-0.9%
Residential - Balance of Shire	\$8,074,780	\$7,789,888	27.8%	26.8%	-1.0%
Holiday Rental	\$1,473,743	\$2,345,882	5.1%	8.1%	3.0%
Farm	\$6,026,064	\$5,813,454	20.7%	20.0%	-0.7%
Commercial-Industrial - Colac/Elliminyt	\$2,112,455	\$2,037,924	7.3%	7.0%	-0.3%
Commercial-Industrial - Balance of Shire	\$986,778	\$951,962	3.4%	3.3%	-0.1%
	\$26,193,065	\$26,193,065			
Municipal Charge	\$2,879,955	\$2,879,955	9.9%	9.9%	0.0%
	\$29,073,020	\$29,073,020	100.0%	100.0%	

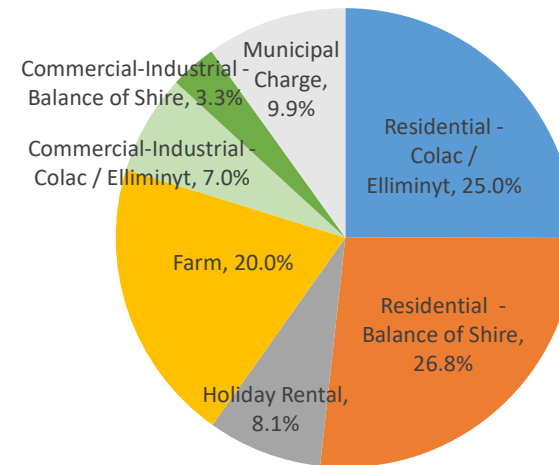
Charts showing shift in burden by Rating Category



2021-22 Budget - Rates and Charges Revenue



Scenario 12 - Rates and Charges Revenue



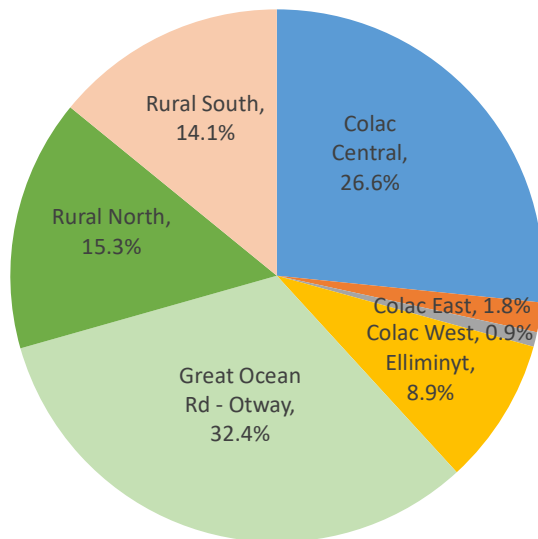
2021-2022 Rate Modelling

Effect on properties

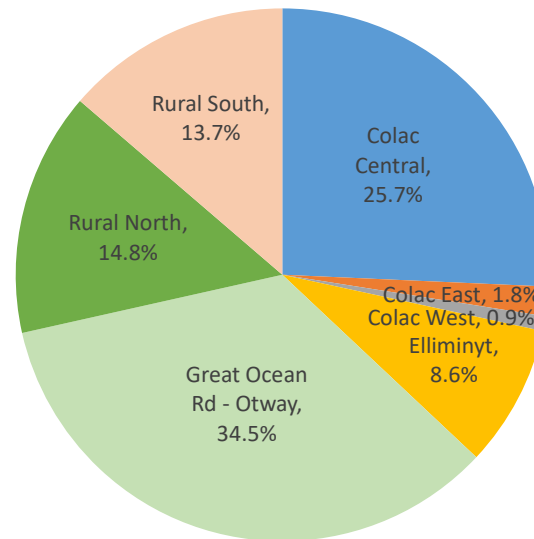
Rating Category	2021-22 Budget median	Scenario median	2021-22 Budget average	Scenario average	2021-22 Budget lowest	Scenario lowest	2021-22 Budget highest	Scenario highest
Residential - Colac/Elliminyt (<i>base rate</i>)	\$1,394	\$1,352	\$1,480	\$1,434	\$199	\$198	\$5,744	\$5,548
Residential - Balance of Shire	\$1,625	\$1,575	\$1,706	\$1,653	\$76	\$73	\$12,002	\$11,585
Holiday Rental	\$2,370	\$3,657	\$2,580	\$3,991	\$410	\$537	\$10,935	\$17,291
Farm	\$1,823	\$1,762	\$2,259	\$2,184	\$46	\$44	\$51,828	\$50,006
Commercial-Industrial - Colac/Elliminyt	\$2,026	\$1,962	\$3,405	\$3,292	\$378	\$372	\$76,986	\$74,277
Commercial-Industrial - Balance of Shire	\$1,974	\$1,911	\$3,203	\$3,097	\$220	\$219	\$30,818	\$29,738

Pie charts showing shift in burden by Geographical Area

2021-22 Budget
Level of Revenue by Geographical Area



Scenario 12
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	\$2,336	-\$78	-3.24%
Commercial-Industrial- Colac/Elliminyt	3752	137 Murray St, Colac	Shop	\$305,000	\$1,997	\$1,933	-\$64	-3.18%
Commercial-Industrial- Colac/Elliminyt	3779	185-189 Murray St Colac	Pub	\$2,410,000	\$14,431	\$13,929	-\$502	-3.48%
Residential - Balance of Shire	18407	15 Montrose Ave Apollo Bay	House	\$590,000	\$1,990	\$1,927	-\$63	-3.18%
Residential - Balance of Shire	18672	30 Noel St, Apollo Bay	House	\$1,150,000	\$3,694	\$3,571	-\$123	-3.34%
Commercial-Industrial - Balance of Shire	18805	65-71 Great Ocean Rd, Apollo Bay	Shop	\$1,425,000	\$7,337	\$7,085	-\$252	-3.43%
Holiday Rental	23958	2/43 Nelson St Apollo Bay	House	\$570,000	\$2,236	\$3,443	\$1,208	54.02%
Farm	8779	615 Princes Hwy, Larpent	Farm & house (SFE)	\$690,000	\$1,853	\$1,787	-\$65	-3.53%
Farm	8725	1105 Princes Hwy Pirron	Farm (SFE)	\$675,000	\$2,007	\$1,943	-\$64	-3.19%
Farm	11652	1420 Warrowie Rd, Beeac	Farm	\$6,370,000	\$17,298	\$16,695	-\$603	-3.49%