



Greater Hume Shire

simply greater



Options For
Achieving A
Better Road
Network

Community Engagement Guide

Letter from the Mayor and Councillors

Dear Ratepayers and Residents

Preparation of Council's annual budgets continually show how challenging it is to fund the ongoing maintenance and replacement of Council's many assets including sealed and unsealed roads, bridges and drainage.

In 2012 a large scale community survey across the shire identified that maintenance of sealed and unsealed rural roads and town streets were three of the top five activities where Council services were not meeting community expectations.

In response to this community feedback and following the development of challenging budgets through 2012 to 2014, Council has in the past two years been carefully considering a number of options for a Special Rate Variation.

In New South Wales, the Independent Pricing and Regulatory Tribunal (IPART) is the independent regulator that determines the maximum prices that can be charged for local government rates, called 'rate pegging'.

In November 2013 Council decided that it would formally advise IPART that it intended to seek a Special Rate Variation above rate pegging.

Since then Council has considered a number of options for a Special Rating Variation with all options based on a common theme of a cumulative increase in rate yield of \$317,250 per annum above rate pegging commencing 1 July 2015 (based on an average of \$50 per rate assessment). The Special Rate Variation would apply for a period of three years being 2015/2016, 2016/2017 and 2017/2018 financial years.

We understand that rate increases of any kind are never welcomed, however we believe a sustainable and affordable increase in rates is essential if Council is to meet the needs and expectations of the community across a range of services.

This guide informs residents and ratepayers about Council's highlights and achievements and details changes implemented over the past few years to move the organisation to a more financially and operationally sustainable base.

'Council has in the past two years been carefully considering a number of options for a Special Rate Variation'

The guide also outlines the future challenges that Council faces in maintaining services including its road network, and provides you with options regarding service levels for you to consider, 1 or 2:

- Option 1 - sustainable increase for asset renewal - or
- Option 2 - no rate increase above rate peg.

The guide also explains where money raised specifically from the Special Rating Variation will be spent.

During November IRIS Research will conduct a telephone survey of a sample of residents to ask questions about Options 1 and 2 mentioned above. If you are contacted we encourage you to participate and be open and honest with your answers.

Keep this brochure handy should you be contacted and choose to participate.

More information regarding the Special Rating Variation can be found on Council's website www.greaterhume.nsw.gov.au. You can comment via Facebook, email your thoughts or write to us. Community information days will be conducted across the shire during November, locations and dates are included in this guide. Your feedback is important. You can also ring our Freecall number if you wish to speak to a member of staff.

Councillors commend this important guide, please take the time to read it. In summing up, Greater Hume Shire Council is committed to increasing investment in the road network and believes a sustainable increase in rates is the appropriate course of action.

Date: 27 October 2014



Cr Heather Wilton
Mayor



Cr Doug Meyer OAM
Deputy Mayor



Cr Stuart Heriot



Cr John McInerney



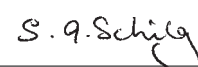
Cr Jenny O'Neill



Cr Denise Osborne



Cr Tony Quinn



Cr Annette Schilg



Cr Karen Schoff

Proud of our achievements

Greater Hume Shire Council was created in 2004. Council is proud of its achievements and its ability to deliver major projects and initiatives to date.

Recent Achievements

A snapshot of our recent achievements during 2012 to 2014 include:

- Liaison and support for the establishment of a new medical clinic at Holbrook resulting in an additional medical practitioner.
- Completion of the construction of the Jindera Medical Centre. This project was completed on time and under budget with substantial Federal Government funding.
- Submission of successful grant applications and completion of works on Urana Road at Burrumbuttock and Culcairn–Holbrook Road totalling \$1.856 million.
- Completion of the \$3.5 million Coppabella Road Project on time and on budget.

- Further reconstruction of Walbundrie Road. Final stage to be completed in February/March 2015.
- Completion of \$6.2 million of contract works on behalf of Roads and Maritime Services.
- Pivotal lobbying role to ensure the upgrade and recommissioning of the Henty West Rail Spur Line.
- Attracted Caltex to submit a development application for a major service centre at Holbrook which was approved by Council in December 2013.

- Substantial planning for the Australian Centenary of Submarines celebrations, Anzac Day Ceremony and VC Dedication at Holbrook held in April 2014.
- Yarn bombing of the Submarine which attracted extraordinary publicity throughout Australia and internationally.
- Successful submission of a funding application under the NSW State Library Development Grant program for extensions to the Henty Library with construction completed August 2014. The \$200,000 grant approved is the maximum grant under this program.
- Finalisation of the Holbrook Streetscape Plans and associated amendments following extensive community consultation and a continuation of approved works.

- Tunnel Road, Woomargama survey and design completed.
- Trialled new road maintenance techniques including polyroad stabilisation, in situ rock crushing, shoulder/table drain/road reserve maintenance.
- Tenders let and completion of works for: Adams/Watson Streets, Jindera; Railway Parade, Culcairn; Bowler Street, Holbrook.
- Completion of the reconstruction of Bartsch Avenue, Henty.

- Completion of Sladen Street drainage and intersection works.
- Completion of Sawyers Road, Jindera culvert replacement and associated road works.
- Completion of Jingellic Road stabilisation near Annandale Road east of Holbrook.
- Alma Park Road survey and design completed. An application for a 3% interest rate subsidy under the NSW Government's Local Infrastructure Renewal Scheme approved for rehabilitation and widening of Alma Park Road with a total project value of \$1.5 million.

- Completion of the Jindera Streetscape Plans following extensive community consultation.
- Completed the refurbishment of the toilet amenities at Walbundrie Sports Ground.
- Completion of Woomargama Toilet Block and upgrade of the Brocklesby Toilet Block.
- Installation of playground equipment at Ten Mile Creek Park, Holbrook.

- Completion of BBQ shelters at Holbrook and Culcairn.
- Completion of the upgrade of amenities and installation of a cabin at the Culcairn Caravan Park.
- Completion of structural assessments of all Council swimming pools.

Strategic Planning

In addition to the accomplishments listed above, Council has also completed a number of strategic planning documents in relation to land use planning, flood studies, asset management planning, waste management, roads, tourism and economic development, aged and community care, medical services and children's services.

Challenges Ahead

What are the challenges we face?

Council has a large portfolio of assets including:

- 1,022 km sealed roads
- 1,033 km unsealed roads
- 62 bridges
- 159 major road culverts (box and pipe)
- 21 community buildings and public halls
- 5 swimming pools
- 3 libraries
- 35 public toilets
- 11 cemeteries
- 8 major sportsgrounds
- 8 waste facilities
- Stormwater drainage infrastructure including 25,363 metres of open drains, 14,929 metres of pipe culverts, 2,504 metres of box culverts and 346 pits.

It is imperative that Council takes action now to improve the road network so that longer term maintenance costs are minimised. A further deterioration of the road network will result in more frequent failures. In turn this may require funds being diverted from the refurbishment or replacement of other assets or the removal of some services or programs completely.

In the past four years IPART has approved special rating variations for 86 NSW councils to address the infrastructure backlog burden, demonstrating that Greater Hume is not a lone voice and many councils are facing similar pressures.

'over the last four years IPART has approved special rating variations for 86 NSW councils to address the infrastructure backlog burden; this demonstrates Greater Hume is not a lone voice and many councils are facing similar pressures'

What else has been done to assist in resolving the financial challenges facing Council?

Council has significantly reformed and streamlined its operations in recent years including:

- Withdrawn from residential aged care and sale of assets to the 'Not for Profit' sector
- Withdrawn from being provider of aged and community services. Council's role in the future will be one of facilitation to ensure the continuation of an appropriate level of aged and community services throughout the shire.
- Removed a number of administrative/office based positions.
- Reviewed service levels and methods of service delivery to achieve efficiencies including:
 - ♦ construction and gravel resheeting crews working longer hours during daylight saving period,
 - ♦ implementation of the Waste Management Strategy to better manage landfills and transfer stations,
 - ♦ use of volunteers at the Holbrook Visitor Information Centre on weekends, and
 - ♦ participating in the wind-up of Upper Murray Regional Library and aligning Council with the Riverina Regional Library.
- Better utilisation of debt financing to ensure capital projects can be undertaken in a timely manner.
- Investigation and establishment of shared service opportunities with neighbouring councils (e.g. road safety, youth and ranger services).

These changes have ensured the continuation of service provision whilst empowering Council to better focus on core activities.

Council is also continuing to refine the organisational structure to achieve greater efficiency gains.

'Council is also continuing to refine the organisational structure to achieve greater efficiency gains'

Our Vision for 'Delivering a Better Road Network'

Our vision is to build a sustainable future for Greater Hume Shire Council.

The key is to ensure Council can maintain and improve its infrastructure, particularly our road network to an acceptable standard. Council knows this is an area where we need to do more to deliver a better road network.

How well we can achieve this vision depends on how much revenue we have.

We also must continually strive to achieve the best possible range of 'value for money' services to meet our ratepayers' needs based on the 'pot' of available revenue.

But current funding is not sufficient. Despite our best efforts, current revenue from rates is not sufficient for Council to maintain let alone improve existing assets and service levels.

This is because costs are rising faster than our income and much of the Council infrastructure, particularly the road network, is ageing and in critical need of a higher level of maintenance and renewal.



Options for Achieving a Better Road Network

So what are the options?

This guide provides two different options for you to consider to improve our infrastructure across the shire. We encourage you to review each option and provide feedback to Council about your preferred option.

The table below outlines the possible consequences of each option:

Option 1 proposes a rate increase to IMPROVE service levels.

Option 1 - IMPROVED SERVICE LEVELS

Under Option 1, we stop the decline in Council's \$250 million worth of built assets and have a greater capacity to fund required renewal and maintenance.

Key features	The condition of our road network will be improved thus reduce planned maintenance.
	It will reduce the frequency of rural road resealing from 31 years to 21 years and gravel resheeting from 29 years to 21 years.
	Under the proposal urban sealed roads would meet industry standards.
	This will enable existing funds to be applied to renewal of other assets such as swimming pools, public halls and community buildings and amenities.
	Rates increase by an average of 9.35% (including rate peg) each year cumulative for three years.

Option 2 proposes no increase above rate peg - this option may lead to a reduction of service levels in some areas to provide much needed additional expenditure on roads.

Option 2 – MAINTAIN ONLY OR DECLINE/REDUCE SERVICES

Under Option 2 the standard of Council's assets, particularly the road network will continue to decline.

Key features	Built assets will continue to deteriorate.
	Other services are likely to be reduced to free up funds for asset renewal.
	Average residential rates increase by the rate pegging amount set annually by IPART.
	Greater reliance on grants to fund road improvements.

Option 1 - IMPROVED SERVICE LEVELS	
Rates	Sustainable increase.
Infrastructure and services	Improve.
Options and impacts up for consideration	
Rural sealed and unsealed road network	Moderate increase in renewal program to a satisfactory level over time.
Stormwater and drainage	Existing funding maintained and likely to be increased over time.
Swimming Pools	Existing funding maintained and a long term upgrade plan developed for all pools.
Public halls and other community buildings	Existing funding maintained. Increased program of refurbishments and upgrades will be undertaken over time.
Parks and Playgrounds	Maintain current level of mowing. Existing funding maintained to replace and upgrade playground equipment.
Libraries	Existing funding maintained to continue to develop libraries into community spaces.
Community Development	Current service levels maintained.
Economic Development and Tourism	Current service levels maintained.

Option 2 – MAINTAIN ONLY OR DECLINE/REDUCE SERVICES	
Rates	Maintain at rate pegging levels.
Infrastructure and services	Maintain at best and most likely to decline in the longer term.
Options and impacts up for consideration	
Rural sealed and unsealed road network	Gradual deterioration to poor condition.
Stormwater and drainage	Possibly planned capital works could be removed or reduced.
Swimming Pools	Condition of five existing pools will continue to deteriorate with closure of some pools possible.
Public halls and other community buildings	Public buildings continue to deteriorate and some may become unserviceable.
Parks and Playgrounds	Potentially less frequent mowing and condition of playground equipment will continue to deteriorate.
Libraries	No further upgrades.
Community Development	Potentially remove entirely from Council's budget.
Economic Development and Tourism	Potentially remove entirely from Council's budget.

The Special Rating Variation ... in more detail

Key elements of the Special Rate Variation are as follows:

Additional revenue of \$317,250 (an average of \$50* x 6,345 rateable assessments) distributed evenly across all rating categories. This additional revenue will accumulate over the three years of the Special Rating Variation culminating in additional revenue of \$951,750 retained permanently in Council's rate base from the 2017/2018 financial year.

Note: * The actual increase in dollar terms will vary depending on land value within each category.

Properties with the average valuation within each rating category will pay an additional amount of approximately \$50 above rate pegging in Year 1.

Council has taken this approach to even out the impact across the shire.

Rates in New South Wales are largely linked to land value and in a predominately rural council like Greater Hume Shire, councillors viewed that an unfair burden could be placed on rural ratepayers.

Currently rural rate assessments contribute almost 84% of the land value of the shire resulting in 36% of the ratepayers contributing 64% of the rate income.

Council's proposal is that residential and business rates increase by 10–12% per annum over three years and Farmland – Ordinary and Forestry between 5–7%. In dollars terms this provides a more even spread across the shire than if land value alone was the sole determinate.

As stated, the central aim of the Special Rate Variation is to provide Council with additional resources to commit to the ongoing maintenance and renewal of Council's assets, particularly the local road network.

So under Option 1, where will the SRV be spent?

It is proposed that the additional rate income derived from the Special Rate Variation will be committed to increasing expenditure on urban and rural sealed road resealing (50% of SRV income) and unsealed rural road gravel resheeting (50% of SRV income).

The result of this process will see an additional \$951,750 per annum being allocated to these two key areas of Council's road maintenance program from the 2017/2018 financial year.

Please refer to table on Page 10.



'the additional rate income derived from the Special Rate Variation will be committed to increasing expenditure on urban and rural sealed road resealing (50% of SRV income) and unsealed rural road gravel resheeting (50% of SRV income)'

OPTION 1 - Normal Rate Peg + Special Rate Variation

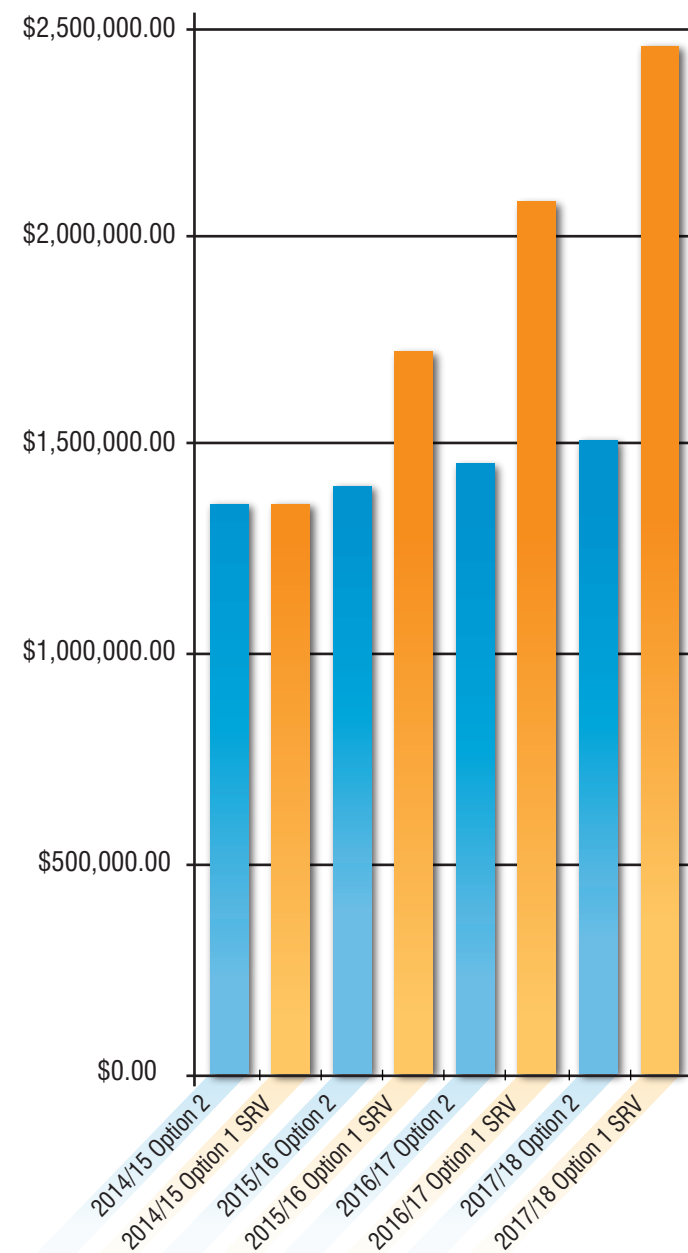
Year	Gravel Road Resheeting	Sealed Road Resealing (Urban)	Sealed Road Resealing (Rural)	Total Annual Expenditure	Expenditure Increase Each Year of Special Rate Variation (SRV)
2014 / 2015	\$625,000	\$100,000	\$630,000	\$1,355,000	\$0.00
2015 / 2016	\$808,625	\$125,000	\$788,625	\$1,722,250	\$317,250
2016 / 2017	\$992,250	\$150,000	\$947,250	\$2,089,500	\$634,500
2017 / 2018	\$1,175,875	\$175,000	\$1,105,875	\$2,456,750	\$951,750
TOTAL EXPENDITURE	\$3,601,750	\$550,000	\$3,471,750	\$7,623,500	\$1,903,500
Additional expenditure over 3 years of Special Rate Variation (SRV)					
	\$951,750	\$120,000	\$831,750	\$1,903,500	

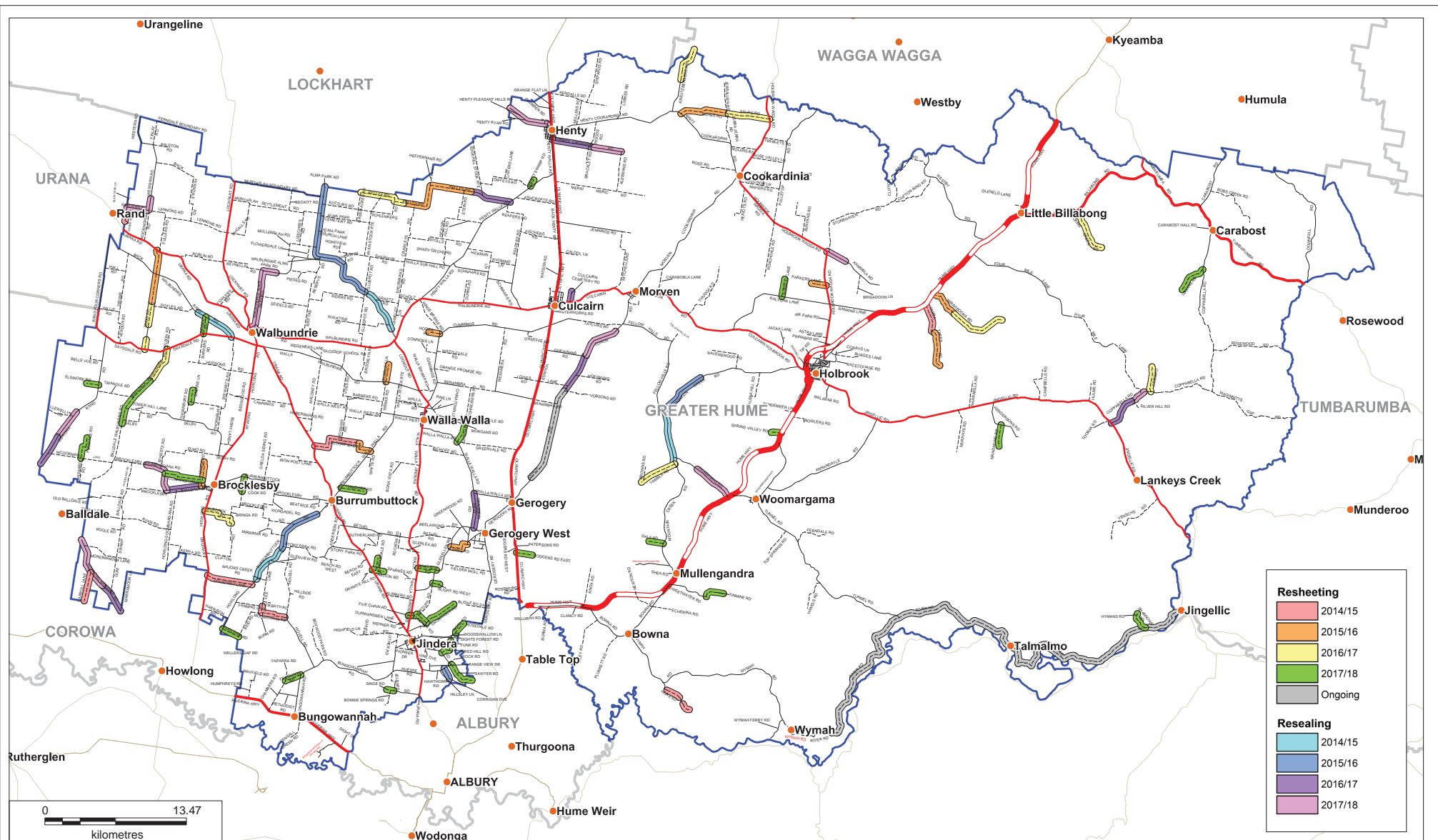
OPTION 2 - No rate increase above Normal Rate Peg

Base Expenditure Levels

Year	Gravel Road Resheeting	Sealed Road Resealing (Urban)	Sealed Road Resealing (Rural)	Total Annual Expenditure
2014 / 2015	\$625,000	\$100,000	\$630,000	\$1,355,000
2015 / 2016	\$650,000	\$105,000	\$650,000	\$1,405,000
2016 / 2017	\$675,000	\$110,000	\$670,000	\$1,455,000
2017 / 2018	\$700,000	\$115,000	\$690,000	\$1,505,000
TOTAL EXPENDITURE	\$2,650,000	\$430,000	\$2,640,000	\$5,720,000

Total Expenditure Reseals and Gravel Resheeting





GREATER HUME SHIRE COUNCIL

Resealing & Resheeting Program - Special Rate Variation

Version 5

- National Highway
- State Road
- Regional Road
- Local Road
- Unsealed



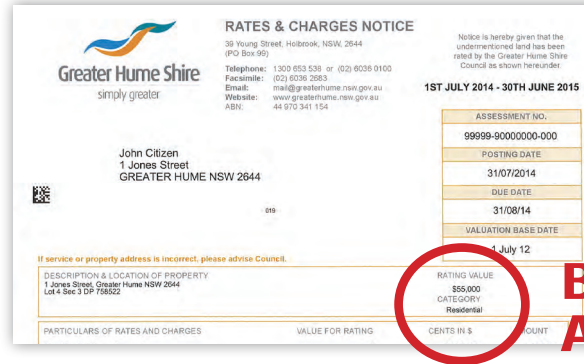
Option 1 - Special Rate Variation - 1 July 2015 to 30 June 2018

Category	Rating Value	Current Rates	2015 / 2016	Increase Including 3% Rate Peg	SRV Component of Increase	2016 / 2017	Increase Including 3% Rate Peg	SRV Component of Increase	2017 / 2018	Increase Including 3% Rate Peg	SRV Component of Increase	Total Cumulative Increase	Cumulative Increase SRV Only
												2015-2018	2015-2018
Residential	25,000	\$419.04	\$471.12	\$52.08	\$39.51	\$524.80	\$53.69	\$39.55	\$579.91	\$55.11	\$39.36	\$160.87	\$118.42
	50,000	\$586.02	\$658.73	\$72.71	\$55.13	\$733.60	\$74.87	\$55.11	\$810.82	\$77.22	\$55.21	\$224.79	\$165.44
	85,000	\$819.80	\$921.39	\$101.59	\$76.99	\$1,025.92	\$104.53	\$76.89	\$1,134.09	\$108.17	\$77.39	\$314.28	\$231.27
	150,000	\$1,253.97	\$1,409.19	\$155.22	\$117.60	\$1,568.80	\$159.61	\$117.33	\$1,734.45	\$165.65	\$118.59	\$480.48	\$353.52
Average	41,288	\$527.83	\$593.35	\$65.52	\$49.68	\$660.83	\$67.49	\$49.69	\$730.35	\$69.51	\$49.69	\$202.52	\$149.06
Residential Villages	15,000	\$239.50	\$273.73	\$34.23	\$27.05	\$308.67	\$34.94	\$26.73	\$344.84	\$36.17	\$26.91	\$105.34	\$80.68
	30,000	\$303.66	\$346.96	\$43.30	\$34.19	\$391.35	\$44.38	\$33.97	\$437.19	\$45.84	\$34.10	\$133.52	\$102.26
	50,000	\$389.21	\$444.61	\$55.40	\$43.72	\$501.58	\$56.97	\$43.63	\$560.31	\$58.73	\$43.68	\$171.10	\$131.04
	150,000	\$816.95	\$932.82	\$115.87	\$91.36	\$1,052.74	\$119.92	\$91.93	\$1,175.93	\$123.19	\$91.61	\$358.97	\$274.90
Average	62,530	\$442.81	\$505.78	\$62.97	\$49.69	\$570.64	\$64.86	\$49.69	\$637.45	\$66.81	\$49.69	\$194.64	\$149.06
Residential Rural	50,000	\$466.04	\$507.27	\$41.23	\$27.25	\$550.31	\$43.04	\$27.82	\$594.19	\$43.88	\$27.37	\$128.15	\$82.45
	100,000	\$680.02	\$740.54	\$60.52	\$40.12	\$803.11	\$62.58	\$40.36	\$867.38	\$64.26	\$40.17	\$187.36	\$120.65
	150,000	\$894.01	\$973.81	\$79.80	\$52.98	\$1,055.92	\$82.12	\$52.90	\$1,140.57	\$84.64	\$52.97	\$246.56	\$158.85
	300,000	\$1,535.96	\$1,673.61	\$137.65	\$91.57	\$1,814.34	\$140.73	\$90.52	\$1,960.13	\$145.79	\$91.36	\$424.17	\$273.45
Average	137,184	\$839.16	\$914.01	\$74.86	\$49.68	\$991.12	\$77.11	\$49.69	\$1,070.54	\$79.42	\$49.69	\$231.39	\$149.06
Business	25,000	\$446.01	\$496.08	\$50.06	\$36.68	\$547.84	\$51.76	\$36.88	\$601.13	\$53.30	\$36.86	\$155.12	\$110.42
	50,000	\$596.15	\$663.15	\$67.01	\$49.12	\$732.18	\$69.02	\$49.13	\$803.27	\$71.09	\$49.13	\$207.12	\$147.38
	85,000	\$806.33	\$897.06	\$90.73	\$66.54	\$990.25	\$93.19	\$66.28	\$1,086.26	\$96.01	\$66.30	\$279.92	\$199.11
	150,000	\$1,196.68	\$1,331.46	\$134.78	\$98.88	\$1,469.53	\$138.07	\$98.13	\$1,611.81	\$142.28	\$98.19	\$415.13	\$295.20
Average	51,140	\$602.99	\$670.77	\$67.78	\$49.69	\$740.58	\$69.81	\$49.69	\$812.48	\$71.90	\$49.69	\$209.49	\$149.06
Farmland Ordinary	50,000	\$412.85	\$436.59	\$23.74	\$11.36	\$459.66	\$23.07	\$9.97	\$484.85	\$25.18	\$11.39	\$71.99	\$32.72
	200,000	\$829.50	\$876.38	\$46.87	\$21.99	\$923.66	\$47.28	\$20.99	\$973.38	\$49.73	\$22.02	\$143.88	\$65.00
	1,000,000	\$3,051.63	\$3,221.88	\$170.25	\$78.71	\$3,398.29	\$176.41	\$79.75	\$3,578.92	\$180.63	\$78.68	\$527.29	\$237.14
	2,500,000	\$7,218.12	\$7,619.71	\$401.59	\$185.05	\$8,038.24	\$418.53	\$189.93	\$8,464.31	\$426.07	\$184.92	\$1,246.19	\$559.91
Average	590,669	\$1,914.65	\$2,021.77	\$107.13	\$49.69	\$2,132.11	\$110.34	\$49.69	\$2,245.76	\$113.65	\$49.69	\$331.12	\$149.06
Farmland Forestry	15,000	\$228.27	\$245.82	\$17.55	\$10.71	\$263.90	\$18.08	\$10.71	\$283.10	\$19.19	\$11.27	\$54.83	\$32.69
	50,000	\$377.33	\$406.40	\$29.07	\$17.75	\$436.35	\$29.94	\$17.75	\$467.65	\$31.31	\$18.22	\$90.32	\$53.72
	250,000	\$1,229.15	\$1,324.02	\$94.87	\$58.00	\$1,421.74	\$97.72	\$58.00	\$1,522.27	\$100.53	\$57.88	\$293.12	\$173.88
	1,000,000	\$4,423.47	\$4,765.09	\$341.62	\$208.92	\$5,116.97	\$351.88	\$208.93	\$5,477.10	\$360.13	\$206.62	\$1,053.63	\$624.47
Average	208,688	\$1,053.20	\$1,134.48	\$81.28	\$49.68	\$1,218.20	\$83.72	\$49.69	\$1,304.43	\$86.23	\$49.69	\$251.23	\$149.06

How to read the Option 1 Table

Step 1 Find your current rate notice

Step 2 Determine your CATEGORY, and find your RATING VALUE, shown as 'A' and 'B' below

Step 3 Using the Table on Page 12, refer to your Category and closest Rating Value

Step 4 You can estimate your rates proposed Option 1 SRV shown at 'C' below

In this example - Option 1

John Citizen
1 Jones Street
GREATER HUME NSW 2644

Category - Residential

Rating Value - \$55,000


To 30 June 2018, the Estimated Increase From
Special Rate Variation is \$165.44

Category	Rating Value	Current Rates	2015 / 2016	Increase Including 3% Rate Peg	SRV Component of Increase	2016 / 2017	Increase Including 3% Rate Peg	SRV Component of Increase	2017 / 2018	Increase Including 3% Rate Peg	SRV Component of Increase	Total Cumulative Increase	Cumulative Increase From SRV Only
												2015-2018	2015-2018
Residential A	25,000	\$419.04	\$471.12	\$52.08	\$39.51	\$524.80	\$53.69	\$39.55	\$579.91	\$55.11	\$39.36	\$160.87	\$118.42
	50,000 B	\$586.02	\$658.73	\$72.71	\$55.13	\$733.60	\$74.87	\$55.11	\$810.82	\$77.22	\$55.21	\$224.79	\$165.44
	85,000	\$819.80	\$921.39	\$101.59	\$76.99	\$1,025.92	\$104.53	\$76.89	\$1,134.09	\$108.17	\$77.39	\$314.28	\$231.27
	150,000	\$1,253.97	\$1,409.19	\$155.22	\$117.60	\$1,568.80	\$159.61	\$117.33	\$1,734.45	\$165.65	\$118.59	\$480.48	\$353.52
Average	41,288	\$527.83	\$593.35	\$65.52	\$49.68	\$660.83	\$67.49	\$49.69	\$730.35	\$69.51	\$49.69	\$202.52	\$149.06

How to read the Option 2 Table

Step 1 Find your current rate notice

Step 2 Determine your CATEGORY, and RATING VALUE shown as 'A' and 'B' below



RATES & CHARGES NOTICE

39 Young Street, Holbrook, NSW 2644
(PO Box 99)

Telephone: 1300 653 538 or (02) 6036 0100
Facsimile: (02) 6036 2663
Email: mail@greaterhume.nsw.gov.au
Website: www.greaterhume.nsw.gov.au
ABN: 44 670 341 154

Notice is hereby given that the undermentioned land has been rated by the Greater Hume Shire Council as shown hereunder:

1ST JULY 2014 - 30TH JUNE 2015

ASSESSMENT NO.
99999-90000000-000

POSTING DATE
31/07/2014

DUE DATE
31/08/14

VALUATION BASE DATE
1 July 12

John Citizen
1 Jones Street
GREATER HUME NSW 2644

019

If service or property address is incorrect, please advise Council.

DESCRIPTION & LOCATION OF PROPERTY
1 Jones Street, Greater Hume NSW 2644
Lot 4 Sec 3 DP 75822

RATING VALUE
\$55,000
CATEGORY
Residential

PARTICULARS OF RATES AND CHARGES

	VALUE FOR RATING	CENTS IN \$	AMOUNT
Residential Base Amount	1	\$322.05	252.05
Residential	55000	\$0.0067940	367.37
Garbage - Domestic	1	\$230.00	230.00
Sewer Access Charge - Residential	1	\$489.00	489.00
Credit			-400.00

NEW PAYMENT DETAILS
Please note DEBT is no longer available.
Note the changes in Phone & Internet Banking Options.
Note new Biller Code and Reference Number.

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 22/07/2014

1st INSTALLMENT	2nd INSTALLMENT	3rd INSTALLMENT	4th INSTALLMENT	TOTAL	AMOUNT DUE
31/08/14	30/11/14	28/02/15	31/05/15		\$938.42
	\$270.42	\$334.00	\$334.00		

DAILY SIMPLE INTEREST IS CHARGED DAILY ON OVERDUE RATES AT 8.5%
SEE OVER FOR PAYMENT OPTIONS

STEVEN PINNICK
GENERAL MANAGER

Greater Hume Shire Council

NAME John Citizen
ASSESSMENT NUMBER 99999-90000000-000
1st INSTALLMENT
TOTAL AMOUNT \$938.42
DUE DATE 31/08/14

AMOUNT PAID \$

Step 3 Using the Table on Page 15, refer to your Category and closest Rating Value

Step 4 You can estimate your rates proposed Option 2 Rate Peg increase only at 'C' below

In this example - Option 2

John Citizen

1 Jones Street

GREATER HUME NSW 2644

Category - Residential

Rating Value - \$55,000

To 30 June 2018, the Estimated Cumulative Increase Rate Peg Only is \$54.34

Category	Rating Value	Current Rates	2015 / 2016	Increase Based On 3% Rate Peg	2016 / 2017	Increase Based On 3% Rate Peg	2017 / 2018	Increase Based On 3% Rate Peg	Cumulative Increase Based On 3% Rate Peg
									2015 - 2018
Residential A	25,000	\$419.04	\$431.61	\$12.57	\$444.56	\$12.95	\$457.89	\$13.34	\$58.86
	50,000 B	\$586.02	\$603.60	\$17.58	\$621.71	\$18.11	\$640.36	\$18.65	\$54.34
	85,000	\$819.80	\$844.40	\$24.59	\$869.73	\$25.33	\$895.82	\$26.09	\$76.92
	150,000	\$1,253.97	\$1,291.59	\$37.62	\$1,330.34	\$38.75	\$1,370.25	\$39.91	\$116.28
Average	41,288	\$527.83	\$543.66	\$15.83	\$559.97	\$16.31	\$576.77	\$16.80	\$48.94

Option 2 - Rate Peg Only - 1 July 2015 to 30 June 2018

Category	Rating Value	Current Rates	2015 / 2016	Increase Based On 3% Rate Peg	2016 / 2017	Increase Based On 3% Rate Peg	2017 / 2018	Increase Based On 3% Rate Peg	Cumulative Increase Based On 3% Rate Peg
									2015 - 2018
Residential	25,000	\$419.04	\$431.61	\$12.57	\$444.56	\$12.95	\$457.89	\$13.34	\$38.86
	50,000	\$586.02	\$603.60	\$17.58	\$621.71	\$18.11	\$640.36	\$18.65	\$54.34
	85,000	\$819.80	\$844.40	\$24.59	\$869.73	\$25.33	\$895.82	\$26.09	\$76.02
	150,000	\$1,253.97	\$1,291.59	\$37.62	\$1,330.34	\$38.75	\$1,370.25	\$39.91	\$116.28
Average	41,288	\$527.83	\$543.66	\$15.83	\$559.97	\$16.31	\$576.77	\$16.80	\$48.94
Residential Villages	15,000	\$239.50	\$246.69	\$7.19	\$254.09	\$7.40	\$261.71	\$7.62	\$22.21
	30,000	\$303.66	\$312.77	\$9.11	\$322.16	\$9.38	\$331.82	\$9.66	\$28.16
	50,000	\$389.21	\$400.89	\$11.68	\$412.91	\$12.03	\$425.30	\$12.39	\$36.09
	150,000	\$816.95	\$841.46	\$24.51	\$866.71	\$25.24	\$892.71	\$26.00	\$75.75
Average	62,530	\$442.81	\$456.09	\$13.28	\$469.77	\$13.68	\$483.87	\$14.09	\$41.06
Residential Rural	50,000	\$466.04	\$480.02	\$13.98	\$494.42	\$14.40	\$509.25	\$14.83	\$43.21
	100,000	\$680.02	\$700.42	\$20.40	\$721.43	\$21.01	\$743.08	\$21.64	\$63.06
	150,000	\$894.01	\$920.83	\$26.82	\$948.45	\$27.62	\$976.90	\$28.45	\$82.90
	300,000	\$1,535.96	\$1,582.04	\$46.08	\$1,629.50	\$47.46	\$1,678.38	\$48.88	\$142.42
Average	137,184	\$839.16	\$864.33	\$25.17	\$890.26	\$25.93	\$916.97	\$26.71	\$77.81
Business	25,000	\$446.01	\$459.39	\$13.38	\$473.18	\$13.78	\$487.37	\$14.20	\$41.36
	50,000	\$596.15	\$614.03	\$17.88	\$632.45	\$18.42	\$651.43	\$18.97	\$55.28
	85,000	\$806.33	\$830.52	\$24.19	\$855.44	\$24.92	\$881.10	\$25.66	\$74.77
	150,000	\$1,196.68	\$1,232.58	\$35.90	\$1,269.56	\$36.98	\$1,307.65	\$38.09	\$110.96
Average	51,140	\$602.99	\$621.08	\$18.09	\$639.71	\$18.63	\$658.90	\$19.19	\$55.91
Farmland Ordinary	50,000	\$412.85	\$425.24	\$12.39	\$438.00	\$12.76	\$451.14	\$13.14	\$38.28
	200,000	\$829.50	\$854.39	\$24.89	\$880.02	\$25.63	\$906.42	\$26.40	\$76.92
	1,000,000	\$3,051.63	\$3,143.18	\$91.55	\$3,237.47	\$94.30	\$3,334.60	\$97.12	\$282.97
	2,500,000	\$7,218.12	\$7,434.66	\$216.54	\$7,657.70	\$223.04	\$7,887.43	\$229.73	\$669.31
Average	590,669	\$1,914.65	\$1,972.09	\$57.44	\$2,031.25	\$59.16	\$2,092.19	\$60.94	\$177.54
Farmland Forestry	15,000	\$228.27	\$235.11	\$6.85	\$242.17	\$7.05	\$249.43	\$7.27	\$21.17
	50,000	\$377.33	\$388.65	\$11.32	\$400.31	\$11.66	\$412.32	\$12.01	\$34.99
	250,000	\$1,229.15	\$1,266.03	\$36.87	\$1,304.01	\$37.98	\$1,343.13	\$39.12	\$113.98
	1,000,000	\$4,423.47	\$4,556.17	\$132.70	\$4,692.86	\$136.69	\$4,833.64	\$140.79	\$410.17
Average	208,688	\$1,053.20	\$1,084.80	\$31.60	\$1,117.34	\$32.54	\$1,150.86	\$33.52	\$97.66

Have Your Say on Options For Achieving a Better Road Network

SUBMISSION FORM

My preferred option is (please tick *one* box):

☐

**OPTION 1: Normal Rate Peg and Special
Rate Variation**

**IMPROVED SERVICE LEVELS & BETTER
ROADS**

☐

**OPTION 2: Maintain Only or Decline or
Reduce Services**

**POSSIBLE REDUCTION OF SERVICE LEVELS
IN SOME AREAS TO PROVIDE MUCH NEEDED
ADDITIONAL EXPENDITURE ON ROADS**

Your Name: _____

Address: _____

Town: _____

Postcode: _____

Email: _____

Comments: _____



Attention: Greater Hume Shire Ratepayer/Resident
Options For Achieving A Better Road Network
Community Engagement Guide

Important Mail
please read

What Happens Next?

Council will be making information about the Special Rating Variation available on Council's website www.greaterhume.nsw.gov.au.

You can attend community consultation sessions where you can discuss the Special Rating Variation in person with Council staff.

Where	Date / Time	Location
Jindera	Thursday, 20 November 2:00pm - 4:00pm	Outside IGA Supermarket
Holbrook	Friday, 21 November 9:30am - 11:30am	Adjacent to Newsagency
Culcairn	Friday, 21 November 2:00pm - 4:00pm	Outside Council's Office
Henty	Friday, 28 November 9:30am - 11:30am	Outside Henty Library
Walla Walla	Friday, 28 November 2:00pm - 4:00pm	Outside Cafe and Post Office

As mentioned on Page 3, IRIS Research will conduct an independent telephone survey soon after you receive this guide to gauge community attitudes. Please participate and/or give us your feedback.

Fill in the feedback section on this page and mail (no stamp required) to:

The General Manager
Greater Hume Shire Council
Reply Paid 99
Holbrook NSW 2644.

Fax your response to
F: (02) 6036 2683.

If you prefer, email
your comments to
mail@greaterhume.nsw.gov.au.

Talk to us Freecall: 1300 653 538.

Post a comment on our Greater Hume Shire Facebook page.



**'closing
date for all
submissions
is 5pm Friday,
5 December
2014'**