

FILENOTE

PROJECT	Strathfield S94 levies - Indexation	JOB NO	16-019
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Strathfield Council's S94 Plan 2010 was based on the CPI current at the time (June 2010) being 171.1. A formula was included within the plan to allow indexation of the S94 levies.

The ABS applied a new reference base rate from the September quarter 2012, which resulted in the index series being reset to 100.0 at that time.

Therefore, the Strathfield S94 levies are required to be indexed to the June quarter 2012 using the ABS CPI rates. The base rate of 100.0 is then applied at the September quarter 2012 and the S94 levies can then be indexed using the revised ABS CPI rates.

The following outlines the Consumer Price Index (All Groups Index) for Sydney, June 2010 to December 2015.

Table 1: Consumer Price Index (All Groups Index) for Sydney, June 2010 to December 2015

Period	'Current Index' (All Groups Index – Sydney) – pre-adjustment	'Current Index' (All Groups Index – Sydney) – re-based
2010		
June	171.1 (#)	-
September	172.5	-
December	173.1	-
2011		
March	175.9	-
June	177.6	-
September	178.8	-
December	178.7	99.8
2012		
March	178.8	99.9
June	179.9	100.5
September	-	102.2
December	-	102.3
2013		
March	-	102.7
June	-	103.1
September	-	104.3
December	-	105.0
2014		
March	-	105.6
June	-	106.0
September	-	106.6
December	-	106.8
2015		
March	-	107.3
June	-	108.3
September	-	108.6
December	-	108.9

(#) Date Plan adopted (Base Index)

Source - ABS Consumer Price Index 6401.0 Dec Qtr 2011 and ABS Consumer Price Index 6401.0 Dec Qtr 2015.

The following outlines the calculation to index the S94 levies as identified in the S94 Plan:

$$\$C_A + \frac{\$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where:

$\$C_A$ is the contribution at the time of adoption of the plan expressed in dollars.

Current Consumer Price Index is the Consumer Price Index, Australia for All Groups Sydney as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.

Base Consumer Price Index is the Consumer Price Index, Australia for All Groups Sydney as published by the Australian Bureau of Statistics at the date of adoption of this Plan, which is **171.1 (June 2010)**.

The following table outlines the S94 levies as at June 2010:

Table 2: Contribution Rates per Development Type by Precinct - June 2010

Contribution Rates	Precinct										
	1	2	3A	3B	3C	4	5	6	7	8	9
Residential											
Detached Dwelling house / Single Allotment	13,096	11,436	12,059	19,999	19,999	11,541	10,271	10,275	10,271	9,878	9,878
Flats / Units											
1 Bedroom or less	5,684	4,962	5,222	8,189	10,647	4,999	4,461	4,462	4,461	4,322	4,322
2 Bedrooms	9,608	8,382	8,791	11,758	14,216	8,421	7,548	7,549	7,548	7,409	7,409
3 Bedrooms	12,386	10,805	11,327	14,788	17,655	10,851	9,732	9,734	9,732	9,570	9,570
4 Bedrooms plus	13,596	11,860	12,435	16,391	19,668	11,913	10,681	10,683	10,681	10,496	10,496
Townhouse/Villas											
1 Bedroom or less	4,963	4,336	4,583	8,539	11,816	4,384	3,889	3,891	3,889	3,704	3,704
2 Bedrooms	8,887	7,756	8,152	12,108	15,385	7,806	6,976	6,978	6,976	6,791	6,791
3 Bedrooms	12,089	10,549	11,082	16,027	19,999	10,613	9,492	9,495	9,492	9,261	9,261
4 Bedrooms Plus	14,899	13,001	13,655	19,588	19,999	13,078	11,700	11,703	11,700	11,422	11,422
Employment Lands											
Industrial per m2	50	41	46	46	227	43	36	-	36	37	36
Retail per m2	100	86	105	599	90	86	76	-	76	76	76
Commercial per m2	183	157	171	369	165	157	139	-	139	139	139
Tourism per Room	1,043	891	936	936	936	892	791	-	791	791	791

Indexation June 2012

As identified in Table 1, the ABS CPI rate at June 2010 was 171.1 and the ABS CPI rate as at June 2012 was 171.9. To Index the S94 levies from June 2010 as outlined in Table 2, the following calculation has been applied:

$$\begin{aligned} & \$C_A + \frac{\$C_A \times (171.9 - 171.1)}{171.1} \\ & = 0.051432 \end{aligned}$$

The S94 levies from table 2 have been indexed using the above calculation. The indexed S94 levies as at June 2012 are outlined in the following table.

Table 3: Indexed Contribution Rates per Development Type by Precinct - June 2012

Indexation rate up to June 2012 is: **0.051432**

Contribution Rates	Precinct										
	1	2	3A	3B	3C	4	5	6	7	8	9
Residential											
Detached Dwelling house / Single Allotment	13769.55	12024.18	12679.22	21027.59	21027.59	12134.58	10799.26	10803.46	10799.26	10386.05	10386.05
Flats / Units											
1 Bedroom or less	5976.34	5217.21	5490.58	8610.18	11194.60	5256.11	4690.44	4691.49	4690.44	4544.29	4544.29
2 Bedrooms	10102.16	8813.10	9243.14	12362.74	14947.16	8854.11	7936.21	7937.26	7936.21	7790.06	7790.06
3 Bedrooms	13023.04	11360.72	11909.57	15548.58	18563.03	11409.09	10232.54	10234.64	10232.54	10062.20	10062.20
4 Bedrooms plus	14295.27	12469.98	13074.56	17234.02	20679.56	12525.71	11230.35	11232.45	11230.35	11035.83	11035.83
Townhouse / Villas											
1 Bedroom or less	5218.26	4559.01	4818.71	8978.18	12423.72	4609.48	4089.02	4091.12	4089.02	3894.50	3894.50
2 Bedrooms	9344.08	8154.91	8571.27	12730.74	16176.28	8207.48	7334.79	7336.89	7334.79	7140.27	7140.27
3 Bedrooms	12710.76	11091.56	11651.97	16851.30	21027.59	11158.85	9980.19	9983.35	9980.19	9737.31	9737.31
4 Bedrooms Plus	15665.29	13669.67	14357.30	20595.45	21027.59	13750.63	12301.75	12304.91	12301.75	12009.46	12009.46
Employment Lands											
Industrial per m2	52.57	43.11	48.37	48.37	238.68	45.21	37.85	-	37.85	38.90	37.85
Retail per m2	105.14	90.42	110.40	629.81	94.63	90.42	79.91	-	79.91	79.91	79.91
Commercial per m2	192.41	165.07	179.79	387.98	173.49	165.07	146.15	-	146.15	146.15	146.15
Tourism per Room	1096.64	936.83	984.14	984.14	984.14	937.88	831.68	-	831.68	831.68	831.68

Note: All figures rounded up to the nearest cent.

Indexation December 2015

The ABS CPI index rates were reset to 100.0 from the September quarter 2012. Therefore, the following calculation will be used to index the S94 levies from September 2012 to December 2015.

December 2015 CPI – 108.9

$$\begin{aligned} & \$C_A + \frac{\$C_A \times (108.9 - 100)}{100} \\ & = 0.089 \end{aligned}$$

The indexed S94 levies from Table 3 have been indexed using the above calculation. The following indexed rates are applicable to December 2015. The following table can be updated at the time of the release of any new CPI increase by applying the new CPI Index rate.

Table 4: Indexed Contribution Rates per Development Type by Precinct - December 2015

Indexation rate up to December 2015 is: **0.089**

Contribution Rates	Precinct										
	1	2	3A	3B	3C	4	5	6	7	8	9
Residential											
Detached Dwelling house / Single Allotment	14,995	13,094	13,808	22,899	22,899	13,215	11,760	11,765	11,760	11,310	11,310
Flats/ Units											
1 Bedroom or less	6,508	5,682	5,979	9,376	12,191	5,724	5,108	5,109	5,108	4,949	4,949
2 Bedrooms	11,001	9,597	10,066	13,463	16,277	9,642	8,643	8,644	8,643	8,483	8,483
3 Bedrooms	14,182	12,372	12,970	16,932	20,215	12,424	11,143	11,146	11,143	10,958	10,958
4 Bedrooms plus	15,568	13,580	14,238	18,768	22,520	13,640	12,230	12,232	12,230	12,018	12,018
Townhouse/Villas											
1 Bedroom or less	5,683	4,965	5,248	9,777	13,529	5,020	4,453	4,455	4,453	4,241	4,241
2 Bedrooms	10,176	8,881	9,334	13,864	17,616	8,938	7,988	7,990	7,988	7,776	7,776
3 Bedrooms	13,842	12,079	12,689	18,351	22,899	12,152	10,868	10,872	10,868	10,604	10,604
4 Bedrooms plus	17,059	14,886	15,635	22,428	22,899	14,974	13,397	13,400	13,397	13,078	13,078
Employment Lands											
Industrial per m2	57	47	53	53	260	49	41	-	41	42	41
Retail per m2	115	98	120	686	103	98	87	-	87	87	87
Commercial per m2	210	180	196	423	189	180	159	-	159	159	159
Tourism per Room	1194	1020	1072	1072	1072	1021	906	-	906	906	906

Note: All figures rounded up to the nearest dollar.