



## Land Index and CPI (September 2016 Quarter)

### Contributions in Liverpool

Section 94 of the *Environmental Planning and Assessment Act 1979* enables Councils in New South Wales to levy contributions upon a development where that development generates an increased demand upon Council's services and facilities. This power is intended to ensure that the existing ratepayers are not required to meet the cost of providing for new community, transport, recreation and drainage facilities, the need for which arises from new development.

In order to levy contributions, Councils must prepare a Contribution Plan. The plan identifies and provides costs for all of the facilities and land acquisitions necessary to meet the needs of new development and calculates the contribution rates that are to be levied on new development.

Council has adopted contributions plans under S94, which enables it to levy contributions from development towards these facilities. The contribution is included on any consent for development, which has been identified in the relevant contributions plan as creating the increased demand for public amenities and public services.

### Updating your Contribution Rates

The contribution rates shown on a consent have been updated from those shown in the original schedule of rates in the relevant contributions plan to take into account changes in the cost of providing facilities and acquiring land. The contribution rates to be shown on a consent will be further updated at the time of payment. These contribution rates are updated using the formulae and indices shown below. The contribution rates are normally updated when the *Australian Bureau of Statistics* issues the Consumer Price Index. This is usually late January, April, July and October each year. The table below shows recent updates in CPI and Land Value Indices.

Please note that the CPI figures issued by the *Australian Bureau of Statistics* were reset at 100 beginning with the September 2012-13 Quarter. The figures shown in Tables 1 & 2 show both the Old and New CPI reference.

Refer to Table 1 for indices on contributions issued under

- *Liverpool Contributions Plan 2009*
- *Liverpool Contributions Plan 2008 - Edmondson Park*
- *Liverpool Contributions Plan 2014 – Austral and Leppington North*
- *Liverpool Contributions Plan 2015 – East Leppington*

Refer to Table 2 for indices on contributions issued under *Liverpool Contributions Plan 2001*.

Note: The land values shown here do not reflect any particular land parcel and must not be relied on for valuation of any land parcel.

Table 1

Quarter	CPI	CPI	Estimated Land Acquisition Cost / sqm (Good building land) & corresponding Land Index							
	Old CPI ref from ABS	New CPI ref from ABS	Hoxton Park, Carnes Hill & Prestons Local Facilities	Prestons Industrial Local Facilities	Hoxton Park Stage 2 District Facilities	Middleton Grange Local Facilities	Pleasure Point Local Facilities	Edmondson Park Local Facilities (Liverpool CP 2008 Edmondson Park)	Austral Leppington North	East Leppington
2007										
Sep	158.1	88.3						\$140 (1.00)		
Dec	159.5	89.1						\$150 (1.07)		
2008										
Mar	161.7	90.3						\$150 (1.07)		
Jun	164.1	91.7						\$150 (1.07)		
Sep	165.9	92.7						\$150 (1.07)		
Dec	165.5	92.4						\$120 (0.86)		
2009										
Mar	165.6	92.5						\$120 (0.86)		
Jun	166.3	92.9						\$120 (0.86)		
Sep	168.1	93.9						\$120 (0.86)		
Dec	169.1	94.4						\$120 (0.86)		
2010										
Mar	170.5	95.2						\$120 (0.86)		
Jun	171.1	95.6						\$120 (0.86)		
Sep	172.5	96.3	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$200 (1)	\$125 (0.89)		
Dec	173.1	96.7	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$200 (1)	\$125 (0.89)		
2011										
Mar	175.9	98.2	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$200 (1)	\$125 (0.89)		
Jun	177.6	99.2	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
Sep	178.8	99.9	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
Dec	178.7	99.8	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
2012										
Mar	178.8	99.9	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
Jun	179.9	100.5	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
Sep	182.9	102.2	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
Dec	183.1	102.3	\$175 (1)	\$200 (1)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$125 (0.89)		
2013										
Mar	183.8	102.7	\$175 (1)	\$180 (0.9)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$135 (0.96)		
Jun	184.6	103.1	\$175 (1)	\$180 (0.9)	\$175 (1)	\$155 (1)	\$210 (1.05)	\$135 (0.96)		
Sep	186.7	104.3	\$180 (1.03)	\$180 (0.9)	\$180 (1.03)	\$160 (1.03)	\$210 (1.05)	\$140 (1.00)		
Dec	188.0	105.0	\$180 (1.03)	\$180 (0.9)	\$180 (1.03)	\$160 (1.03)	\$210 (1.05)	\$145 (1.04)		
2014										
Mar	189.0	105.6	\$185 (1.06)	\$185 (0.93)	\$185 (1.06)	\$165 (1.06)	\$215 (1.08)	\$155 (1.11)		
Jun	189.7	106.0	\$185 (1.06)	\$185 (0.93)	\$185 (1.06)	\$170 (1.10)	\$215 (1.08)	\$170 (1.21)		
Sep	190.8	106.6	\$200 (1.14)	\$195 (0.98)	\$200 (1.14)	\$185 (1.19)	\$225 (1.13)	\$185 (1.32)		
Dec	191.1	106.8	\$200 (1.14)	\$200 (1.00)	\$200 (1.14)	\$190 (1.23)	\$225 (1.13)	\$190 (1.36)		
2015										
Mar	192.0	107.3	\$200 (1.14)	\$200 (1.00)	\$200 (1.14)	\$190 (1.23)	\$225 (1.13)	\$190 (1.36)		
Jun	193.8	108.3	\$210 (1.20)	\$200 (1.00)	\$210 (1.20)	\$200 (1.29)	\$225 (1.13)	\$200 (1.43)	\$185 (1.16)	\$185 (1.12)
Sep	194.4	108.6	\$210 (1.20)	\$210 (1.05)	\$210 (1.20)	\$210 (1.35)	\$225 (1.13)	\$200 (1.43)	\$200 (1.25)	\$200 (1.21)
Dec	194.9	108.9	\$210 (1.20)	\$210 (1.05)	\$210 (1.20)	\$210 (1.35)	\$225 (1.13)	\$210 (1.50)	\$210 (1.31)	\$210 (1.27)
2016										
Mar	194.5	108.7	\$210 (1.20)	\$210 (1.05)	\$210 (1.20)	\$210 (1.35)	\$225 (1.13)	\$210 (1.50)	\$210 (1.31)	\$210 (1.27)
Jun	195.6	109.3	\$230(1.31)	\$230(1.15)	\$230(1.31)	\$230(1.48)	\$250(1.25)	\$230(1.64)	\$230(1.44)	\$230(1.39)
Sep	197.6	110.4	\$240(1.37)	\$250(1.25)	\$240(1.37)	\$240(1.55)	\$250(1.25)	\$250(1.79)	\$240(1.50)	\$240(1.45)

Table 2: Indices for contributions imposed on development consents under *Liverpool Contributions Plan 2007*. Please note that contributions to be imposed on future development consents will be imposed under *Liverpool Contributions Plan 2009*, see Table 1.

Quarter	CPI	CPI	Estimated Land Acquisition Cost per Square Metre (Good building land) and corresponding Land Index				
	Old CPI ref from ABS	New CPI ref from ABS	Hoxton Park, Carnes Hill & Prestons Local Facilities	Prestons Industrial Local Facilities	Hoxton Park Stage 2 District Facilities	Middleton Grange Local Facilities	Hinchinbrook Green Valley Local Facilities
2007							
Jun	157.4	87.9	\$220 (2.3)	\$300 (1)	\$220 (2.3)	\$180 (0.95)	\$220 (4.4)
Sep	158.1	88.3	\$220 (2.3)	\$300 (1)	\$220 (2.3)	\$180 (0.95)	\$220 (4.4)
Dec	159.5	89.1	\$220 (2.3)	\$300 (1)	\$220 (2.3)	\$180 (0.95)	\$220 (4.4)
2008							
Mar	161.7	90.3	\$220 (2.3)	\$300 (1)	\$220 (2.3)	\$180 (0.95)	\$220 (4.4)
Jun	164.1	91.7	\$210 (2.21)	\$300 (1)	\$210 (2.21)	\$180 (0.95)	\$210 (4.2)
Sep	165.9	92.7	\$210 (2.21)	\$300 (1)	\$210 (2.21)	\$180 (0.95)	\$210 (4.2)
Dec	165.5	92.4	\$170 (1.79)	\$240 (.80)	\$170 (1.79)	\$145 (.76)	\$170 (3.4)
2009							
Mar	165.6	92.5	\$165 (1.74)	\$235 (0.78)	\$165 (1.74)	\$140 (0.74)	\$175 (3.50)
Jun	166.3	92.9	\$165 (1.74)	\$235 (0.78)	\$165 (1.74)	\$140 (0.74)	\$175 (3.50)
Sep	168.1	93.9	\$165 (1.74)	\$230 (0.77)	\$165 (1.74)	\$150 (0.79)	\$175 (3.50)
Dec	169.1	94.4	\$165 (1.74)	\$200 (0.67)	\$165 (1.74)	\$150 (0.79)	\$175 (3.50)
2010							
Mar	170.5	95.2	\$165 (1.74)	\$200 (0.67)	\$165 (1.74)	\$150 (0.79)	\$175 (3.50)
Jun	171.1	95.6	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Sep	172.5	96.3	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Dec	173.1	96.7	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
2011							
Mar	175.9	98.2	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Jun	177.6	99.2	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Sep	178.8	99.9	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Dec	178.7	99.8	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
2012							
Mar	178.8	99.9	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Jun	179.9	100.5	\$175 (1.84)	\$200 (0.67)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Sep	182.9	102.2	\$175 (1.84)	\$180 (0.60)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Dec	183.1	102.3	\$175 (1.84)	\$180 (0.60)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
2013							
Mar	183.8	102.7	\$175 (1.84)	\$180 (0.60)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Jun	184.6	103.1	\$175 (1.84)	\$180 (0.60)	\$175 (1.84)	\$155 (0.82)	\$175 (3.50)
Sep	186.7	104.3	\$180 (1.89)	\$180 (0.60)	\$180 (1.89)	\$160 (0.84)	\$180 (3.60)
Dec	188.0	105.0	\$180 (1.89)	\$180 (0.60)	\$180 (1.89)	\$160 (0.84)	\$180 (3.60)
2014							
Mar	189.0	105.6	\$185 (1.95)	\$185 (0.62)	\$185 (1.95)	\$165 (0.87)	\$185 (3.70)
Jun	189.7	106.0	\$185 (1.95)	\$185 (0.62)	\$185 (1.95)	\$170 (0.89)	\$185 (3.70)
Sep	190.8	106.6	\$200 (2.11)	\$195 (0.65)	\$200 (2.11)	\$185 (0.97)	\$200 (4.00)
Dec	191.1	106.8	\$200 (2.11)	\$200 (0.67)	\$200 (2.11)	\$190 (1.00)	\$200 (4.00)
2015							
Mar	192.0	107.3	\$200 (2.11)	\$200 (0.67)	\$200 (2.11)	\$190 (1.00)	\$200 (4.00)
Jun	193.8	108.3	\$210 (2.21)	\$200 (0.67)	\$210 (2.21)	\$200 (1.05)	\$200 (4.00)
Sep	194.4	108.6	\$210 (2.21)	\$210 (0.70)	\$210 (2.21)	\$210 (1.11)	\$200 (4.00)
Dec	194.9	108.9	\$210 (2.21)	\$210 (0.70)	\$210 (2.21)	\$210 (1.11)	\$210 (4.20)
2016							
Mar	194.5	108.7	\$210 (2.21)	\$210 (0.70)	\$210 (2.21)	\$210 (1.11)	\$210 (4.20)
Jun	195.6	109.3	\$230(2.42)	\$230(0.77)	\$230(2.42)	\$230(1.21)	\$230(4.60)
Sep	197.6	110.4	\$240(2.53)	\$250(0.83)	\$240(2.53)	\$240(1.26)	\$240(4.8)

## Capital Works

Capital Works (except Whitlam Centre Extensions & Liverpool Central Library), Administration, Professional and Legal Fees are updated using the following formula.

Contribution at time of payment

$$C_3 = \frac{C_2 \times C P I_3}{C P I_2}$$

where:	$C_2 =$	Contributions as shown on the consent
	$C_3 =$	Contributions at time of payment
	$C P I_2 =$	Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at time of issuing the development consent
	$C P I_3 =$	Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at time of calculating final payment

## Land

Land is updated using the following formula.

Contribution at time of payment

$$C_3 = \frac{C_2 \times L_3}{L_2}$$

where:	$C_2 =$	Contributions as shown on the consent
	$C_3 =$	Contributions at time of payment
	$L_2 =$	Average estimated land acquisition cost per square metre at the time of development consent
	$L_3 =$	Average estimated land acquisition cost per square metre at time of calculating final payment

For information on the following please refer to the contributions plan:

- Ø Payment of Contributions
- Ø Credits for Land and Works In Kind
- Ø Background Information
- Ø Nexus
- Ø Contribution Formulae
- Ø Range, cost and staging of facilities

When calculating contributions for a particular development, a contribution credit equivalent of one lot is given for each lot, which exists prior to subdivision or development. Where an existing dwelling is located over two or more small lots, these will be considered as one conventional lot.