

ORDINARY MEETING 25 JULY 2018	4
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2018/19 RATES BENCHMARKING

Z Fishwick | 63/2/6-01 | #5788841

RECOMMENDATION:

That the report be noted.

EXECUTIVE SUMMARY:

This report provides a comparison of rates and utility charges for a selection of properties in the Cairns Regional Council area against the charges which would be applicable in other local government areas. The other local governments used for comparison are Queensland Local Governments with a population greater than 100,000.

The results of the comparison indicate rates and utility charges within the Cairns Regional Council area are very much at the lower end of the comparison to other local government areas.

COMMENT:

The graphs included as an attachment to this report provide a comparison of rates and utility charges for a selection of properties in the Cairns Regional Council area against the charges which would be applicable in other local government areas.

The other local governments used for comparison are Queensland local governments with a population greater than 100,000.

The sample properties chosen were:

- A residential property (excluding strata and flats) paying the minimum rate – this represents 20% of residential properties in the Cairns Regional Council area;
- A residential property (excluding strata and flats) with a valuation of \$177,500 which is the median valuation for the Cairns Regional Council area;
- A residential property (excluding strata and flats) with the median valuation within its own local government area; and
- A strata title property paying the minimum rate – this represents 89% of strata title properties in the Cairns Regional Council area.

Care has been taken to ensure a “like-with-like” comparison due to the differing rates and charges structures applicable in other local government areas. The comparison included in the attachment represents a “like-with-like” comparison and takes into account all property related charges paid to the local government on an annual basis and includes a level of water usage consistent with the average for a Cairns ratepayer.

Where applicable, the following key assumptions have been made:

- General rates are based on Principal Place of Residence.
- Where strata rates differ based on high or low rise, the low rise option has been shown.
- All rates are shown net of early payment discounts.

The results of the comparison indicate rates and utility charges within the Cairns Regional Council area are very much at the lower end of the comparison to other local government areas with populations greater than 100,000.

ATTACHMENTS:

2018/19 Rates Benchmarking



Rob Jones
A/Manager Finance



J Ritchie
A/Chief Financial Officer

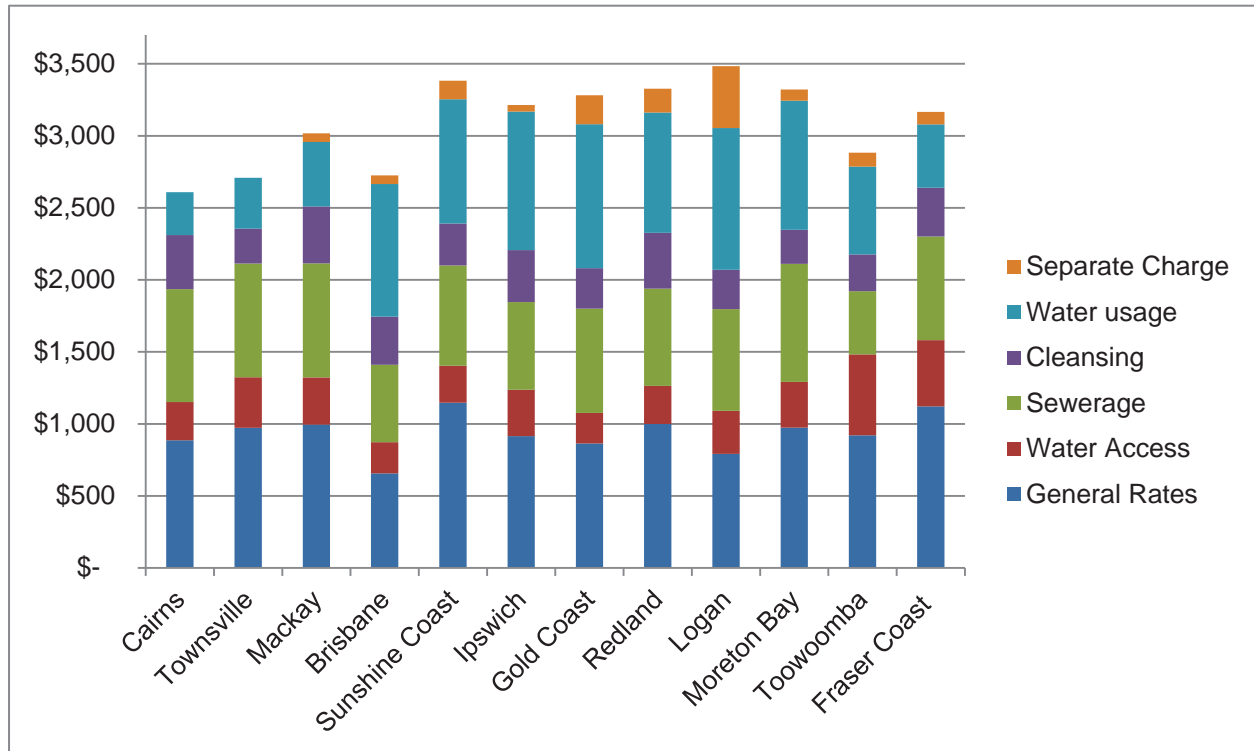
2018/19 Rates Benchmarking

ASSUMPTIONS

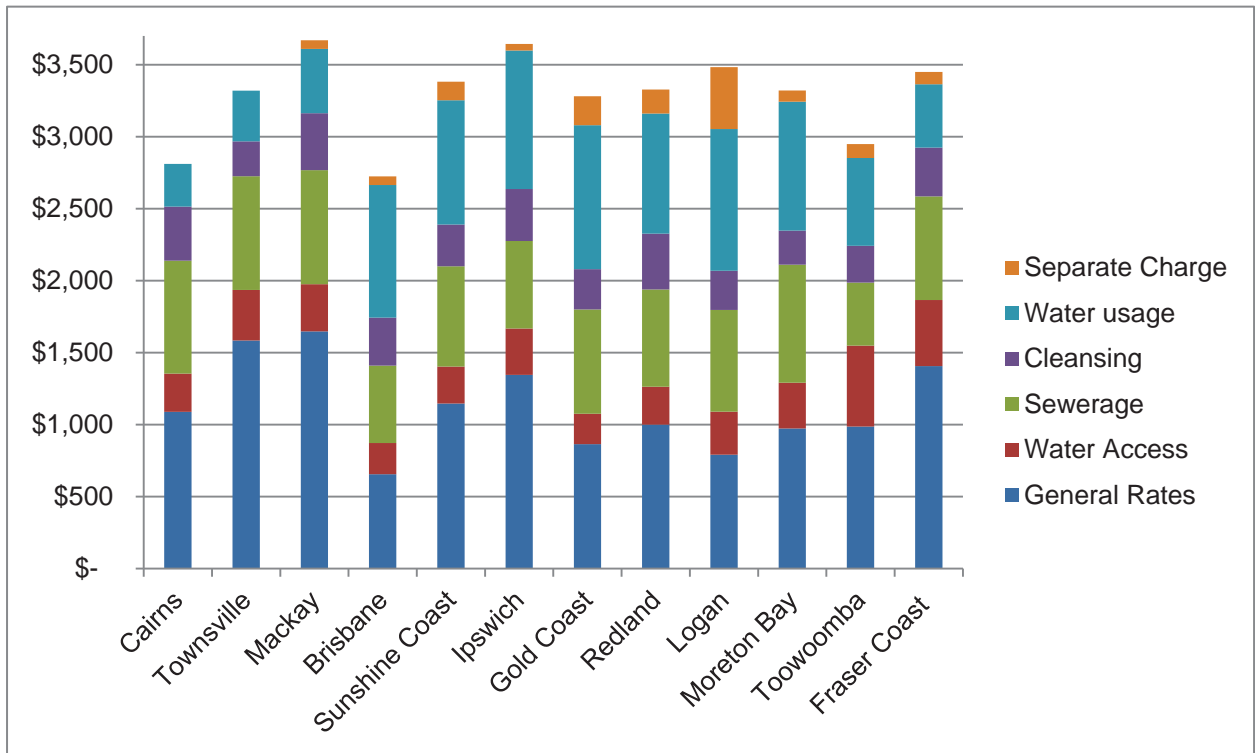
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BENCHMARKING – RESIDENTIAL – MINIMUM

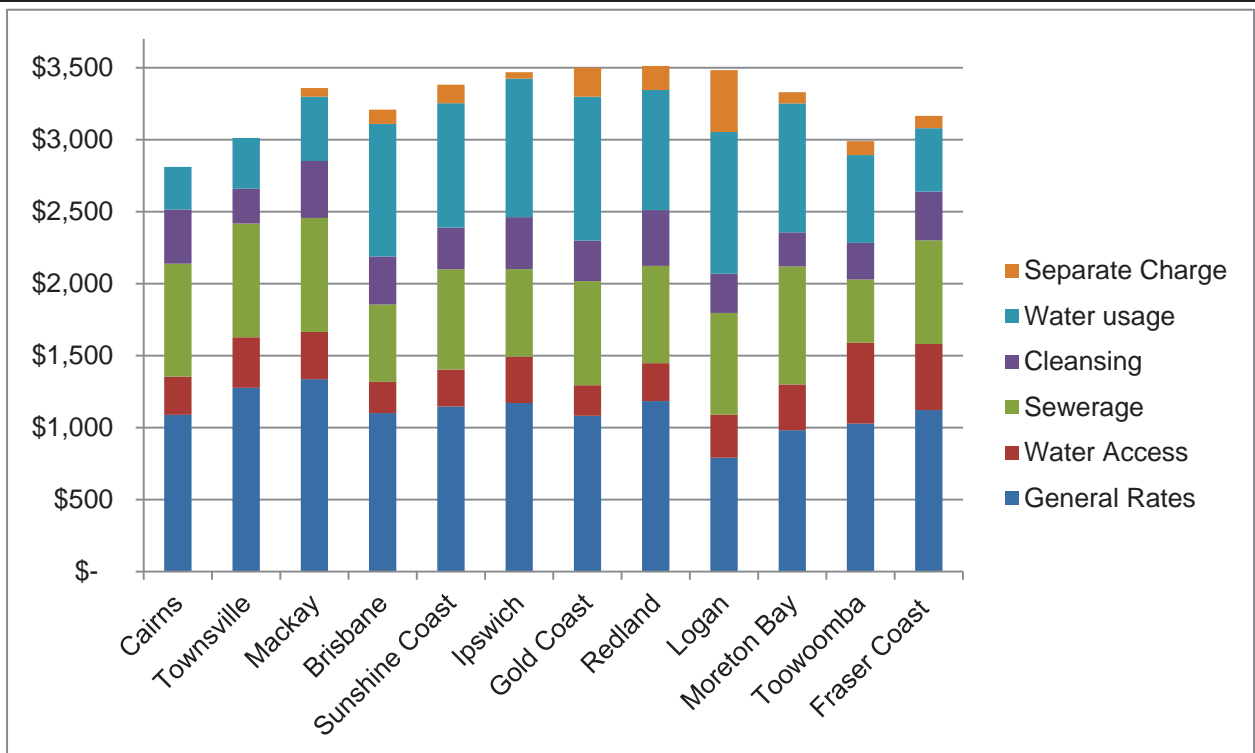


BENCHMARKING – RESIDENTIAL - \$177.5K VALUATION *



* This analysis shows rates applicable in each of the local government areas for a property with a valuation of \$177,500.

BENCHMARKING – RESIDENTIAL - MEDIAN VALUATION #



This analysis identifies the median valuation for each local government area (which are nearly always different) and shows the rates applicable to that property.

BENCHMARKING – STRATA – MINIMUM

