

Appendix C: 2013-14 Budget

1. Distribution analysis of 2013-14 General Rates model

Tables 14-19 illustrate the distributional impact of the 2013-14 General Rates reform.

District and Suburb analysis is based on individual rates data. The attached tables are the summary results from the individual level analysis.

- General Rates impact by District
- General Rates impact by Decile
- General Rates impact by Suburb
- General Rates impact by AUV - 0%, 2% and 4% deflation

2. General Rates – summary results

Table 20 shows 2013-14 General Rates analysis at an aggregate level by residential band and rural.

Table 21 shows goal seek results to determine the 2013-14 rating factors.

3. Conveyance duty

Chart 15 shows ACT conveyance duty compared with NSW and Victoria.

Table 14: General Rates by District

Region	2011-12	2012-13		2013-14 Rates			Increase		
	Actual (\$)	Actual (\$)	Change (\$)	Change (%)	Actual (\$)	Change (\$)	Change (%)	Change (\$)	Change (%)
Inner North	1,345	1,533	188	14%	1,681	147	10%	168	12%
Inner South	1,775	2,123	347	20%	2,284	161	8%	254	14%
Belconnen	1,164	1,256	92	8%	1,396	141	11%	116	10%
Woden	1,453	1,670	218	15%	1,830	160	10%	189	12%
Weston	1,319	1,471	152	12%	1,632	161	11%	156	11%
Gungahlin	1,064	1,117	53	5%	1,248	131	12%	92	8%
Tuggeranong	1,158	1,240	82	7%	1,361	121	10%	101	8%
Molonglo		1,636			1,744	108	7%	108	7%

Table 15: General Rates impact by Decile

Decile	AUV 2012-13	2012-13 Rates	AUV 2013-14	2013-14 Rates	Increase (\$)	Increase (%)
	First	103,536	787	109,363	878	91.71
Second	156,338	910	166,240	1,025	114.3	12.60%
Third	210,368	1,080	220,588	1,201	121.02	11.20%
Fourth	250,000	1,204	260,333	1,330	125.56	10.40%
Fifth	272,666	1,275	285,000	1,410	134.43	10.50%
Sixth	298,333	1,356	310,666	1,499	143.9	10.60%
Seventh	328,000	1,465	342,333	1,622	156.82	10.70%
Eighth	390,000	1,697	407,000	1,873	175.87	10.40%
Ninth	497,333	2,117	513,000	2,311	194.25	9.20%

Table 16: General Rates impact by Suburb

Suburb	2011-12	2012-13		2013-14 Rates			Average Annual Increase		
	Actual (\$)	Actual (\$)	Change (\$)	Change (%)	Actual (\$)	Change (\$)	Change (%)	Change (\$)	Change (%)
Average	1276	1399	123	9.60%	1538	139	9.90%	131	9.80%
INNER NORTH									
LYNEHAM	1,137	1,155	17	1.50%	1,283	128	11.10%	73	6.30%
DICKSON	1,385	1,607	222	16.00%	1,761	155	9.60%	188	12.80%
O'CONNOR	1,706	2,039	333	19.50%	2,189	150	7.40%	242	13.50%
AINSLIE	1,800	2,190	390	21.70%	2,381	191	8.70%	291	15.20%
TURNER	1,104	1,241	137	12.40%	1,375	135	10.90%	136	11.60%
BRADDON	933	1,008	75	8.00%	1,112	104	10.30%	89	9.20%
CITY	662	686	23	3.50%	764	78	11.40%	51	7.50%
REID	1,686	2,064	378	22.40%	2,255	191	9.20%	285	15.80%
CAMPBELL	1,842	2,222	380	20.60%	2,399	177	8.00%	278	14.30%
DOWNER	1,464	1,657	192	13.10%	1,836	179	10.80%	186	12.00%
WATSON	1,192	1,316	124	10.40%	1,456	140	10.60%	132	10.50%
HACKETT	1,507	1,757	250	16.60%	1,938	182	10.30%	216	13.50%
INNER SOUTH									
YARRALUMLA	2,331	2,879	548	23.50%	3,101	222	7.70%	385	15.60%
BARTON	1,115	1,216	102	9.10%	1,320	103	8.50%	103	8.80%
DEAKIN	2,218	2,774	557	25.10%	2,945	171	6.10%	364	15.60%
FORREST	2,684	3,530	846	31.50%	3,694	164	4.70%	505	18.10%
KINGSTON	1,008	1,027	20	2.00%	1,119	92	8.90%	56	5.40%
NARRABUNDAH	1,607	1,891	283	17.60%	2,063	172	9.10%	228	13.40%
GRIFFITH	1,598	1,897	298	18.70%	2,054	158	8.30%	228	13.50%
RED HILL	2,646	3,408	762	28.80%	3,563	155	4.50%	458	16.70%
PIALLIGO	1,999	2,365	366	18.30%	2,601	237	10.00%	301	14.20%
WODEN									
HUGHES	1,638	1,952	313	19.10%	2,132	180	9.20%	247	14.20%
CURTIN	1,603	1,889	286	17.80%	2,066	177	9.40%	231	13.60%
LYONS	1,346	1,519	174	12.90%	1,646	126	8.30%	150	10.60%
GARRAN	1,612	1,934	322	20.00%	2,133	199	10.30%	261	15.20%
PEARCE	1,449	1,643	194	13.40%	1,785	142	8.60%	168	11.00%
TORRENS	1,520	1,729	209	13.80%	1,869	140	8.10%	174	10.90%
MAWSON	1,241	1,353	111	9.00%	1,493	141	10.40%	126	9.70%
FARRER	1,600	1,856	257	16.00%	2,026	170	9.20%	213	12.60%
O'MALLEY	2,052	2,566	514	25.00%	2,786	220	8.60%	367	16.80%
ISAACS	1,432	1,643	212	14.80%	1,825	182	11.10%	197	12.90%
CHIFLEY	1,370	1,518	148	10.80%	1,656	138	9.10%	143	10.00%
PHILLIP	858	890	32	3.70%	1,004	114	12.90%	73	8.30%
WESTON									
WESTON	1,307	1,447	140	10.70%	1,601	154	10.70%	147	10.70%
WARAMANGA	1,276	1,430	154	12.10%	1,593	163	11.40%	159	11.80%
FISHER	1,269	1,417	148	11.60%	1,590	173	12.20%	160	11.90%
CHAPMAN	1,650	1,908	258	15.70%	2,055	147	7.70%	203	11.70%
RIVETT	1,253	1,375	122	9.70%	1,528	154	11.20%	138	10.50%
DUFFY	1,310	1,465	156	11.90%	1,646	181	12.30%	168	12.10%
HOLDER	1,240	1,375	134	10.80%	1,540	166	12.00%	150	11.40%
STIRLING	1,296	1,411	115	8.80%	1,549	139	9.80%	127	9.30%
BELCONNEN									
GIRALANG	1,217	1,302	85	7.00%	1,438	136	10.40%	110	8.70%
KALEEN	1,294	1,403	109	8.40%	1,538	135	9.60%	122	9.00%
BRUCE	1,011	1,066	54	5.40%	1,179	113	10.60%	84	8.00%
ARANDA	1,607	1,871	264	16.50%	2,086	215	11.50%	240	14.00%
COOK	1,278	1,454	176	13.70%	1,632	179	12.30%	177	13.00%
MACQUARIE	1,266	1,418	151	12.00%	1,614	196	13.90%	174	12.90%
BELCONNEN	800	842	42	5.30%	945	103	12.20%	73	8.80%
FLOREY	1,184	1,299	114	9.70%	1,440	141	10.90%	128	10.30%
PAGE	1,165	1,267	102	8.70%	1,419	151	11.90%	127	10.30%
WEETANGERA	1,517	1,772	255	16.80%	2,031	258	14.60%	257	15.70%
HAWKER	1,377	1,593	215	15.60%	1,782	189	11.90%	202	13.70%

SCULLIN	1,149	1,237	88	7.70%	1,394	156	12.60%	122	10.20%
LATHAM	1,142	1,216	74	6.50%	1,353	137	11.20%	106	8.90%
HIGGINS	1,213	1,319	105	8.70%	1,488	170	12.90%	138	10.80%
HOLT	1,016	1,075	59	5.80%	1,204	129	12.00%	94	8.90%
MACGREGOR	1,059	1,078	19	1.80%	1,186	109	10.10%	64	5.90%
CHARNWOOD	1,051	1,107	56	5.30%	1,219	112	10.10%	84	7.70%
FLYNN	1,234	1,325	91	7.40%	1,449	124	9.40%	108	8.40%
MELBA	1,210	1,314	105	8.60%	1,457	143	10.90%	124	9.80%
EVATT	1,225	1,304	79	6.40%	1,429	124	9.50%	102	8.00%
MCKELLAR	1,233	1,356	124	10.00%	1,529	173	12.70%	148	11.40%
SPENCE	1,195	1,282	87	7.30%	1,415	133	10.30%	110	8.80%
FRASER	1,205	1,291	86	7.10%	1,409	118	9.20%	102	8.10%
DUNLOP	1,068	1,091	23	2.10%	1,212	122	11.20%	72	6.70%
TUGGERANONG									
KAMBAH	1,190	1,284	94	7.90%	1,408	124	9.70%	109	8.80%
WANNIASSA	1,268	1,379	111	8.70%	1,502	123	8.90%	117	8.80%
MONASH	1,157	1,240	82	7.10%	1,355	116	9.40%	99	8.20%
GOWRIE	1,156	1,234	77	6.70%	1,354	120	9.70%	99	8.20%
FADDEN	1,344	1,497	152	11.30%	1,640	143	9.60%	148	10.50%
MACARTHUR	1,263	1,377	114	9.00%	1,506	129	9.40%	121	9.20%
RICHARDSON	1,136	1,207	71	6.30%	1,325	118	9.80%	95	8.00%
GILMORE	1,185	1,261	76	6.40%	1,398	138	10.90%	107	8.70%
CHISHOLM	1,238	1,339	101	8.20%	1,466	127	9.50%	114	8.80%
THEODORE	1,106	1,177	71	6.50%	1,289	112	9.50%	92	8.00%
CALWELL	1,144	1,222	78	6.80%	1,346	124	10.10%	101	8.50%
ISABELLA PLAINS	1,050	1,113	62	5.90%	1,226	113	10.20%	88	8.00%
CONDER	1,144	1,207	64	5.60%	1,316	108	9.00%	86	7.30%
BANKS	1,132	1,199	67	5.90%	1,314	115	9.60%	91	7.70%
GREENWAY	873	907	34	3.90%	1,014	107	11.80%	71	7.90%
GORDON	1,084	1,140	56	5.20%	1,266	126	11.10%	91	8.10%
BONYTHON	1,049	1,095	46	4.40%	1,202	108	9.80%	77	7.10%
OXLEY	1,197	1,298	101	8.40%	1,427	129	10.00%	115	9.20%
THARWA	1,073	1,086	13	1.30%	1,206	120	11.00%	67	6.10%
GUNGAHLIN									
CASEY	1,017	1,026	9	0.80%	1,146	120	11.70%	64	6.30%
NGUNNAWAL	976	1,015	39	4.00%	1,151	135	13.30%	87	8.70%
AMAROO	1,116	1,195	79	7.10%	1,328	133	11.10%	106	9.10%
NICHOLLS	1,234	1,349	115	9.30%	1,492	143	10.60%	129	9.90%
PALMERSTON	1,064	1,128	64	6.00%	1,260	132	11.70%	98	8.80%
GUNGAHLIN	997	1,060	63	6.30%	1,194	133	12.60%	98	9.50%
HARRISON	1,092	1,149	57	5.20%	1,288	139	12.10%	98	8.60%
CRACE	1,006	1,038	31	3.10%	1,139	102	9.80%	67	6.50%
FRANKLIN	1,014	1,049	35	3.50%	1,204	155	14.80%	95	9.10%
FORDE	1,118	1,146	28	2.50%	1,256	110	9.60%	69	6.00%
BONNER	1,015	1,013	-2	-0.20%	1,106	93	9.20%	46	4.50%
HALL	1,832	2,207	375	20.50%	2,415	208	9.40%	291	14.90%
MOLONGLO									
Wright		1,636			1,744	108	6.60%	108	6.60%

Table 17: General rates change - AUV (0% deflation)

AUV	2011-12		2012-13		2013-14 Rates		
	General Rates (\$)	General Rates (\$)	Change (\$)	Change (%)	General Rates (\$)	Change (\$)	Change (%)
as at 1 Jan 2013							
100,000	783	779	-4	-0.50%	857	78	10.00%
150,000	919	890	-29	-3.10%	972	82	9.20%
200,000	1,055	1,047	-8	-0.80%	1,134	87	8.30%
250,000	1,192	1,204	12	1.00%	1,296	92	7.60%
300,000	1,328	1,361	33	2.50%	1,458	97	7.20%
400,000	1,601	1,734	134	8.30%	1,846	111	6.40%
500,000	1,874	2,128	254	13.60%	2,255	127	6.00%
600,000	2,146	2,542	395	18.40%	2,686	145	5.70%
700,000	2,419	2,955	536	22.20%	3,117	162	5.50%
800,000	2,692	3,369	677	25.20%	3,549	180	5.30%
900,000	2,964	3,782	818	27.60%	3,980	197	5.20%
1,000,000	3,237	4,196	959	29.60%	4,411	215	5.10%

Table 18: General rates change - AUV (2% deflation)

AUV	2011-12		2012-13		2013-14 Rates		
	General Rates (\$)	General Rates (\$)	Change (\$)	Change (%)	General Rates (\$)	Change (\$)	Change (%)
as at 1 Jan 2013							
100,000	772	774	2	0.30%	857	82	10.70%
150,000	903	884	-19	-2.10%	972	88	10.00%
200,000	1,034	1,035	1	0.10%	1,134	99	9.60%
250,000	1,165	1,189	23	2.00%	1,296	107	9.00%
300,000	1,296	1,342	46	3.60%	1,458	116	8.60%
400,000	1,559	1,705	147	9.40%	1,846	141	8.20%
500,000	1,821	2,087	267	14.70%	2,255	168	8.00%
600,000	2,083	2,493	410	19.70%	2,686	194	7.80%
700,000	2,345	2,899	554	23.60%	3,117	219	7.60%
800,000	2,607	3,304	697	26.70%	3,549	245	7.40%
900,000	2,869	3,710	840	29.30%	3,980	270	7.30%
1,000,000	3,131	4,115	984	31.40%	4,411	296	7.20%

Table 19: General rates change - AUV (4% deflation)

AUV	2011-12		2012-13		2013-14 Rates		
	General Rates (\$)	General Rates (\$)	Change (\$)	Change (%)	General Rates (\$)	Change (\$)	Change (%)
as at 1 Jan 2013							
100,000	762	770	8	1.00%	857	87	11.20%
150,000	888	877	-11	-1.20%	972	95	10.80%
200,000	1,014	1,023	9	0.90%	1,134	111	10.80%
250,000	1,140	1,174	33	2.90%	1,296	122	10.40%
300,000	1,266	1,325	58	4.60%	1,458	133	10.10%
400,000	1,518	1,677	158	10.40%	1,846	169	10.10%
500,000	1,771	2,049	278	15.70%	2,255	207	10.10%
600,000	2,023	2,446	423	20.90%	2,686	240	9.80%
700,000	2,275	2,844	569	25.00%	3,117	274	9.60%
800,000	2,527	3,241	715	28.30%	3,549	307	9.50%
900,000	2,779	3,639	860	31.00%	3,980	340	9.40%
1,000,000	3,031	4,037	1,006	33.20%	4,411	374	9.30%

Table 20: 2013-14 general rates analysis - aggregate level

2012-13 Rates	Number	2012 AUV	Rating Factor	2012-13 AUV Charge	2012-13 Fixed Charge	2012-13 Total Rates	2012-13 Rates @ WPI (Wage Price Index) 4.27%	Additional Revenue Replacement 0.00%	2013-14 Rates Charge
RESIDENTIAL	141851 145636	43,302,191,513							
Band 1		20,298,189,844	0.2236%	\$ 45,386,752	\$ 3,195,603	36%	\$ 45,386,753	\$ 2,144,122	\$ 49,128,676
Band 2		13,967,970,274	0.3136%	\$ 43,803,555	\$ 3,084,133	35%	\$ 43,803,554	\$ 2,069,330	\$ 47,414,952
Band 3		5,007,261,184	0.3736%	\$ 18,707,128	\$ 1,317,137	15%	\$ 18,707,121	\$ 883,746	\$ 20,249,442
Band 4		4,028,770,211	0.4136%	\$ 16,662,994	\$ 1,173,213	13%	\$ 16,662,997	\$ 787,179	\$ 18,036,779
				\$ 124,560,429	\$ 8,770,085	100%	\$ 205,388,409	\$ 11,768,756	\$ 225,927,250
RURAL	175	54,471,914	0.1489%	\$ 81,108.68	\$ 4,404.88		\$ 81,109	\$ -	\$ 83,311
					\$ 22,050.00		\$ 22,050	\$ -	\$ 24,252
							\$ 103,159	\$ -	\$ 107,564

Table 21 - Goal seek results to determine the 2013-14 rating factor

2012-13 Rates				
	Fixed Charge	Rating Factor		
0	\$555	0.2236%		
150000	\$890.40	0.3136%		
300000	\$1,360.80	0.3736%		
450000	\$1,921.20	0.4136%		
2013-14 Rates			Goal seek factor	base
0	\$626	0.2306%	0.000140430	0.0070%
150000	\$971.93	0.3241%		0.0105%
300000	\$1,458.13	0.3876%		0.0140%
450000	\$2,039.60	0.4312%		0.0176%
2012-13 Revenue	205,388,409			
2013-14 Revenue	225,944,725			
Increase	20,556,317			

NSW	
Threshold	2012-13
-	1.25
14,000	1.5
30,000	1.75
80,000	3.5
300,000	4.5
1,000,000	5.5

Threshold	2012-13
-	-
14,000	175
30,000	415
80,000	1,290
300,000	8,990
1,000,000	40,490

Victoria	
Threshold	2012-13
-	1.4
25,000	2.4
130,000	6

Threshold	2012-13
-	-
25,000	350
130,000	2,870

ACT 2012-13	
Threshold	2012-13
-	2.4
200,000	3.75
300,000	4.75
500,000	5.5
750,000	6.5
1,000,000	7.25

Threshold	2012-13
-	-
200,000	4,800
300,000	8,550
500,000	18,050
750,000	31,800
1,000,000	48,050

ACT - 2013-14 rates - tax reform		
Threshold	2013-14	Threshold 1,650,000
-	2.2	
200,000	3.7	
300,000	4.5	
500,000	5	
750,000	6.5	
1,000,000	7	

Threshold	2013-14
-	0
200,000	4400
300,000	8100
500,000	17100
750,000	29600
1,000,000	45850

Chart 15: ACT Conveyance duty compared with NSW and Victoria

