



ESSENTIAL ECONOMICS

Interface Councils - Property Tax Analysis

DRAFT REPORT

Prepared for

Interface Councils Group

by

Essential Economics Pty Ltd

July 2017

Authorship

Report stage	Author	Date	Review	Date
Draft report	John Noronha Jack O'Connor Chris McNeil	28 July 2017	John Henshall	31 July 2017
Final report				

Disclaimer

Every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented in this report. However, Essential Economics Pty Ltd accepts no liability for any actions taken on the basis of report contents.

Contact details

For further details please contact Essential Economics Pty Ltd at one of our offices:

96 Pelham Street

Carlton

Victoria 3053

Australia

PH +61 3 9347 5255

FAX +61 3 9347 5355

Level 26 / 44 Market Street

Sydney

New South Wales 2000

Australia

PH +61 2 9089 8654

EMAIL mail@essentialeconomics.com

WEB www.essentialeconomics.com

ABN 92 079 850 427

Our Reference: 17108

Contents

Executive Summary	1
Introduction	3
1 Project Background	4
1.1 Interface Council Areas	4
1.2 One Melbourne or Two Report	5
1.3 Interface Budget Scorecards	6
1.4 Need to Quantify Interface Property Tax Revenue Contributions to the State Government	7
2 Evaluation Framework	8
2.1 Land Transfer (Stamp Duty) Definition and Eligibility	8
2.2 Land Tax Definition and Eligibility	9
2.3 Postcode Areas Included in the Analysis	10
3 Property Tax Analysis	13
3.1 Interface Council Areas Property Tax Analysis 2010/11 to 2015/16	13
3.2 Interface Council Areas Contribution to State Land Transfer (Stamp Duty) Revenue	16
3.3 Interface Council Areas Contribution to State Land Tax Revenue	18
3.4 Interface Council Areas Contribution to Total State Property Tax Revenue	19
3.5 Conclusions	21
4 Infrastructure Funding Equity Analysis	22
4.1 Allocated Interface Infrastructure Funding v Interface Property Tax Revenue Contributions	22
4.2 Funding Equity Assessment	23
4.3 Other Interface Tax Contributions to the State Government	24
4.4 Conclusions	27
Appendices	28
A Interface Councils	28
B Cardinia Shire Council	31
C Casey City Council	32
D Hume City Council	33
E Melton City Council	34
F Mitchell Shire Council	35
G Mornington Peninsula Shire Council	36
H Nillumbik Shire Council	37
I Whittlesea City Council	38
J Wyndham City Council	39
K Yarra Ranges Shire Council	40

EXECUTIVE SUMMARY

The Interface Councils Group commissioned Essential Economics Pty Ltd to prepare an analysis of property tax revenue received by the State Government from land transfer (stamp duty) and land tax revenue collected from Interface Council Areas over the 2010/11 to 2015/16 period. The analysis also includes a comparison of State Government investment in the key Interface infrastructure and services against Interface property tax contributions.

Property tax data is sourced from the State Revenue Office, while infrastructure funding is sourced from the Victorian State Government Budget Papers.

The key findings of this analysis are as follows:

- 1 In 2015/16 (latest data available), Interface Council Areas contributed approximately \$1.47 billion in total property taxes (land transfer/stamp duty and land tax) which represents a 19.2% share of all property tax revenue received by the State Government (\$7.63 billion) for that year.
- 2 Over the 2010/11 to 2015/16 period (inclusive), Interface Council Areas contributed approximately \$6.53 billion in State property taxes, comprising:
 - Land transfer (stamp duty) tax revenue of approximately \$4.65 billion
 - Land tax revenue of approximately \$1.88 billion
- 3 Interface Council Areas share of total State property tax raised over this period was 18.6%, or \$6.53 billion out of \$35.04 billion, comprising.
 - Land transfer (stamp duty) tax share of 18.3% (or \$4.65 billion out of \$25.44 billion)
 - Land tax share of 19.6% (or \$1.88 billion out of \$9.60 billion).
- 4 Based on comparable SRO and State Budget data for the 2012/13 to 2015/16 period, Interface Council Areas contributed approximately \$4.74 billion in property taxes but received only \$1.37 billion in specifically allocated new State funding for key infrastructure and services (eg education, health, public transport, roads).
- 5 Over this four-year period, Interface Council Areas received annual budget funding shares of between 5% to 18% of Total Estimated Investment (TEI) for key infrastructure and services; which is considerably lower than infrastructure investment in Non-Interface Metropolitan Council Areas (ranging from 38% to 78% of TEI) and Regional Council Areas (ranging from 19% to 44% of TEI).
- 6 These budget funding allocation shares contrast with the 19% state share of property tax contributed by Interface Council Areas over the 2012/13 to 2015/16 period,
- 7 Interface Council Areas also generate other tax revenues for the State Government which are not included in this property tax assessment. These taxes include
 - Growth Areas Infrastructure Contribution (GAIC) charge, which has generated \$500 million in State revenue since its introduction and is legislated to deliver new

infrastructure in the Growth Areas (all of which fall within the Interface Councils Area).

- Payroll Tax
- Fire Services Property Levy
- Motor Vehicle Transfer Duty

- 8 The analysis in this report highlights the ongoing State funding disparity for key infrastructure and services between Interface Council Areas and other parts of Victoria, recognising the relatively high share of property (and other) tax revenues generated by Interface Council Areas and their critical role in underpinning Victoria's recent population growth accommodating a 45% share of State growth over the analysis period, representing +235,000 persons settling in the Interface.

INTRODUCTION

Background

The Interface Councils Group has engaged Essential Economics Pty Ltd to prepare an analysis of revenue received by the State Government from land transfer (stamp duty) and land tax revenue collected from Interface Council Areas over the past six financial years where data is available (2010/11 to 2015/16).

The results of this analysis are then compared to the level of investment allocated to Interface Council Areas for critical infrastructure over this period – such as roads, rail, schools, further education facilities, hospitals, community infrastructure etc – to enable an assessment of funding equity to be made.

Interface Council Areas have underpinned Victoria's population growth over the past decade, accommodating approximately 50% of all state growth over this period. This growth has been supported by significant land development and dwelling construction in Interface Council Areas (especially within the Growth Areas), generating considerable land and sales tax revenues for the State Government. Over the same period, State funding for key infrastructure in Interface Council Areas has not kept pace with the requirements of these fast growing communities, with annual budget scorecards (2012/13 to 2017/18) commissioned by the Interface Councils showing ongoing infrastructure funding inequity compared with Non-Interface Metropolitan Council Areas and Regional Council Areas.

The report findings will provide a robust base for the Interface Councils Group to advocate for improved State funding outcomes.

Objective

The objective of this study is to:

Quantify cumulative property tax contributions from Interface Council Areas to State Government revenues and benchmark these revenues against State Government funding for critical infrastructure over this period.

This Report

This report contains the following chapters:

- 1 Study Background
- 2 Evaluation Framework
- 3 Property Tax Analysis
- 4 Infrastructure Funding Equity Analysis

Appendices (Property Tax data for each Interface LGA)

1 PROJECT BACKGROUND

1.1 Interface Council Areas

The Interface group of councils (referred to as 'Interface Council Areas' in this report) comprises the ten contiguous local government areas (LGAs) that form metropolitan Melbourne's outer urban ring, and mark the interface of 'city' and 'country'.

As such, the interface LGAs have a dual identity that makes them part-urban and part-rural. This presents unique challenges for planning, growth and economic development in outer urban municipal areas, as Interface Councils generally do not have access to the same resources or infrastructure as do other metropolitan Councils, and do not qualify for most forms of regional assistance, despite being 90% rural in character.

The Interface member Councils are as follows:

- Cardinia Shire Council
- Casey City Council
- Hume City Council
- Melton Shire Council
- Mitchell Shire Council
- Mornington Peninsula Shire Council
- Nillumbik Shire Council
- Whittlesea City Council
- Wyndham City Council
- Yarra Ranges Shire Council

Figure 1.1 shows the location of Interface Council Areas.

Figure 1.1: Location of Interface Council Areas



Source: Essential Economics Pty Ltd

1.2 One Melbourne or Two Report

The *One Melbourne or Two* report, (Essential Economics, 2013), identified and benchmarked the existing provision of key infrastructure and services – such as education facilities, health facilities and public transport services – in Interface Council Areas compared to Non-Interface Metropolitan Council Areas and Regional Council Areas.

The findings of *One Melbourne or Two* include the following (Executive Summary p i-ii):

- Benchmarking analysis shows that compared to the Metropolitan Melbourne averages, the Interface Councils are characterised by relatively low average incomes, poor educational and health outcomes, high unemployment rates, and high levels of youth disengagement with regard to higher education and workforce participation. Early intervention through the delivery of appropriate and timely infrastructure and services is critical to alleviate this situation.

- The Interface has a significant deficit in the provision of local employment opportunities, with only approximately 1 job provided for every 2 labour force participants (compared to a 1:1 ratio for Non-Interface Metropolitan Council Areas). A notable lack of diversity exists in local job opportunities in the Interface, especially with regard to professional jobs.
- A relatively low provision of higher-order services (hospitals, TAFEs, Courts, libraries, arts centres etc) is observed in the Interface, as well as poor provision of public transport options.
- Lack of local job and service provision, together with inadequate public transport infrastructure, has led to a heavy reliance on private vehicle-based travel in the Interface, creating significant congestion-related economic dis-benefits.
- Over the past five years little progress has been made in closing the gap between Interface and Non-Interface Metropolitan council areas in terms of local job provision, educational outcomes and employment diversity (with the relative lack of professional and management jobs very apparent). Between 2006 and 2011 the jobs deficit in Interface areas increased from approximately 240,000 jobs to 280,000 jobs, while unemployment rates have trended well above Non-Interface Metropolitan Council Area levels.
- Significant infrastructure and resources are now required to ensure adequate provision for Interface Council Areas in order to close the gap with Non-Interface Metropolitan Council Areas.
- Investment of approximately \$9.8 billion (in constant 2011 dollars) will be required over the coming 15 years for the provision of a range of new and upgraded infrastructure and services in the Interface.

1.3 Interface Budget Scorecards

The Interface Budget Scorecards were developed by the Interface Councils Group to monitor State Government budget allocations for key infrastructure and services against the funding requirements outlined in the *One Melbourne or Two* report.

To date, Interface Budget Scorecards have been prepared annually in relation to the period 2012/13 to 2017/18. The analysis contained in these scorecards has enabled the Interface Councils Group to identify infrastructure and service funding improvements, as well as highlight areas where gaps and underfunding remain, and to advocate accordingly for improved funding outcomes.

The results of the Interface Budget Scorecards are used later in this report (refer to Chapter 4) to compare State Government funding allocations for key infrastructure and services against property tax revenue raised from Interface Council Areas over comparable time periods.

1.4 Need to Quantify Interface Property Tax Revenue Contributions to the State Government

The *One Melbourne or Two* report and Interface Budget Scorecards have been valuable tools in allowing the Interface Councils Group to highlight and monitor underfunding for required infrastructure and services, and in preparing strategic plans to guide advocacy for improved government funding.

To date no analysis has been undertaken on the financial contribution the Interface Council Areas make to State Government tax revenue, and whether a fair share of this revenue is returned to the Interface in terms of infrastructure and service provision.

This report provides a comprehensive analysis of property tax revenue collected from Interface Council Areas. Property taxes, which comprise land transfer (stamp duty) tax and land tax, represent a significant share of annual revenue collected by the State Government which is used for budgetary purposes.

2 EVALUATION FRAMEWORK

This Chapter sets out the Evaluation Framework to guide the study, including definitions of criteria associated with land transfer (stamp duty) and land tax and a description of the Interface postcode areas to be included in the analysis.

2.1 Land Transfer (Stamp Duty) Definition and Eligibility

The State Revenue Office (SRO) is responsible for administering and collecting property taxes on behalf of the Victorian State Government.

The SRO criteria for land transfer (stamp duty) are as follows:

When you buy or acquire property in Victoria including your home, you pay duty on your purchase.

Whichever way you obtain your property, you must pay land transfer duty (otherwise known as stamp duty) on exactly that – the transfer of the land from one individual to another. The amount of duty depends on the price you pay for your property, what you will use it for, if you are a foreign purchaser, and if you are entitled to any exemptions or concessions.

You pay land transfer duty when you buy your first home, but also when you buy a property such as an investment property or holiday home, a business (including goods), or primary production land with or without water entitlements.

You will also pay duty when you acquire property (or an interest) in some way other than buying it, for example, through a lease or as a result of a trust or a gift, a declaration of trust or a transaction that effects a change in the beneficial ownership of property. Ownership or interest can be by way of an estate in fee simple, through a life estate, a Crown leasehold estate or land use entitlements.

Duty also applies on certain acquisitions in a company or unit trust scheme that has Victorian land holdings with an unencumbered value of \$1 million or more.

Source: <http://www.sro.vic.gov.au/land-transfer-duty>

Table 2.1 shows the existing land transfer (stamp duty) rates by duty value range.

Table 2.1: Existing Land Transfer (Stamp Duty) - Existing Rates

Dutiable value range	Rate
\$0 - \$25,000	1.4 per cent of the dutiable value of the property
\$25,001 - \$130,000	\$350 plus 2.4 per cent of the dutiable value in excess of \$25,000
\$130,001 - \$960,000	\$2,870 plus 6 per cent of the dutiable value in excess of \$130,000
More than \$960,000	5.5 per cent of the dutiable value

Source: State Revenue Office

Land Transfer (Stamp Duty) revenue included in this analysis represents aggregated values for duty paid on all eligible sales, including those associated with residential and commercial property.

2.2 Land Tax Definition and Eligibility

The SRO criteria for land tax are as follows:

You may have to pay land tax if you own, by yourself or with others, any of the following in Victoria:

- *Rental / investment properties,*
- *Commercial properties such as retail shops, office premises and factories,*
- *Holiday homes,*
- *Vacant land,*
- *Any other non-exempt land*

You pay land tax when the total value of all the Victorian property you own as at 31 December, minus exempt land such as your home, is equal to or exceeds the threshold of \$250,000 each calendar year (for trusts, it's \$25,000).

This means the value of all the taxable property you own at midnight on 31 December of any given year determines if we need to assess you for land tax for the following year.

Land tax does not apply to exempt land. The most common exemptions are for:

- *Your home, known as your principal place of residence (PPR),*
- *Your farm, known as primary production land (PPL),*
- *All land/s you own if the total site value is under the threshold of \$250,000, and*
- *Rooming houses and charitable institutions*

Source: <http://www.sro.vic.gov.au/land-tax>

Table 2.2 shows the existing land tax rates by value of land holdings.

Table 2.2: Land Tax - Existing Rates

Total taxable value of land holdings	Land tax payable
< \$250,000	Nil
\$250,000 to < \$600,000	\$275 plus 0.2% of amount > \$250,000
\$600,000 to < \$1,000,000	\$975 plus 0.5% of amount > \$600,000
\$1,000,000 to < \$1,800,000	\$2,975 plus 0.8% of amount > \$1,000,000
\$1,800,000 to < \$3,000,000	\$9,375 plus 1.3% of amount > \$1,800,000
\$3,000,000 and over	\$24,975 plus 2.25% of amount > \$3,000,000

Source: State Revenue Office

Land tax revenue included in this analysis represents aggregated values for duty paid on all eligible property including residential and commercial property.

2.3 Postcode Areas Included in the Analysis

The SRO collects property tax revenue data at postcode level; therefore, it has been necessary for the consultants to provide to the SRO postcodes for each Interface LGA in order for the relevant data to be extracted and assessed at an LGA level.

While most postcodes fall completely within LGA boundaries, some postcodes fall outside the Interface Councils Area, while other postcodes overlap neighbouring Interface LGAs.

The central geographic point of each municipality was used to determine whether a postcode was mainly in or out of the Interface in situations where Interface and Non-Interface areas overlapped. These proposed areas for analysis were forwarded to each Council for sign-off prior to the data request being processed by the SRO.

While this approach may not be 100% accurate, it does provide the 'best fit' and most robust approach for identifying property tax data at an LGA level, and this was confirmed through discussions with the SRO.

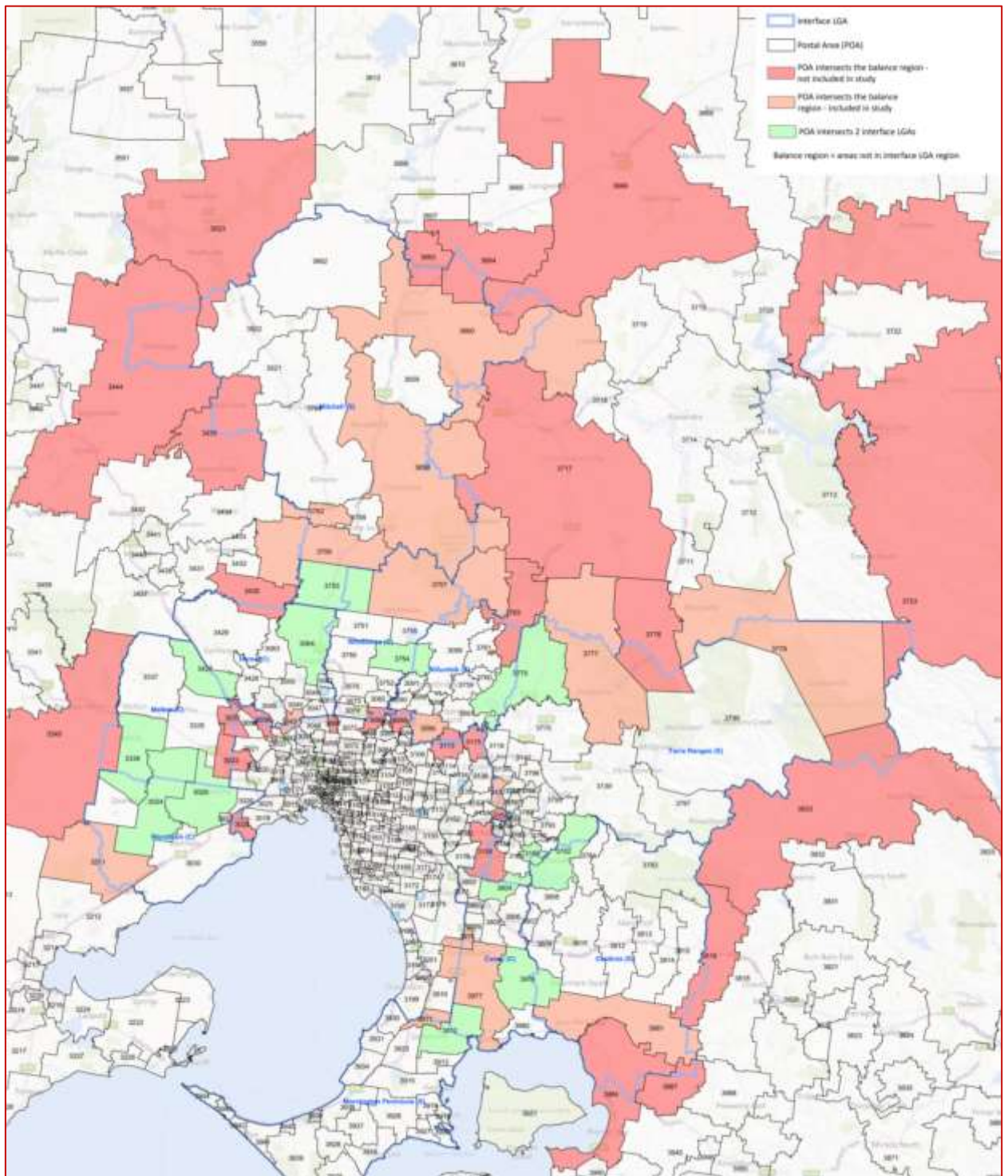
Table 2.3 provides a list of included postcodes for each LGA, while Figure 2.1 provides a spatial representation of the postcodes included and excluded from the analysis.

Table 2.3: Postcodes Areas Included in Interface Property Tax Analysis by each LGA

Local Government Area	Postcodes Included in Analysis
Cardinia Shire Council	3782, 3783, 3808, 3812, 3807, 3809, 3810, 3813, 3814, 3815, and 3981
Casey City Council	3177, 3975, 3976, 3977, 3980, 3802, 3803, 3804, 3805, 3806, and 3978
Hume City Council	3045, 3043, 3049, 3059, 3063, 3064, 3047, 3048, 3061, 3062, 3428 and 3429
Melton City Council	3338, 3335, 3337 and 3427
Mitchell Shire Council	3521, 3522, 3762, 3753, 3756, 3662, 3658, 3758, 3659, 3660 and 3764
Mornington Peninsula Shire Council	3942, 3943, 3944, 3938, 3928, 3920, 3913, 3915, 3918, 3919, 3926, 3927, 3934, 3936, 3937, 3916, 3929, 3939, 3940, 3941, 3911, 3912, 3930, 3931 and 3933
Nillumbik Shire Council	3091, 3089, 3090, 3096, 3099, 3095, 3097, 3759, 3761 and 3760
Whittlesea City Council	3075, 3076, 3082, 3074, 3755, 3752, 3750, 3751, 3754 and 3757
Wyndham City Council	3030, 3027, 3211, 3024, 3026 and 3029.
Yarra Ranges Shire Council	3137, 3116, 3138, 3140, 3139, 3791, 3792, 3793, 3795, 3797, 3777, 3779, 3799, 3765, 3766, 3767, 3770, 3775, 3796, 3158, 3785, 3786, 3787, 3788, 3789, 3159 and 3160

Source: Essential Economics

Figure 2.1: Postcode Areas Included in the Interface Property Tax Analysis



Source: Essential Economics using MapInfo

3 PROPERTY TAX ANALYSIS

This Chapter quantifies the amount of property tax revenue raised by the State Government associated with Interface Council Areas over the period 2010/11 to 2015/16. The data, which is sourced from the SRO, is assessed in terms of land transfer (stamp duty) tax, land tax and total property taxes.

The Interface Council Areas' contribution to total State revenue raised for each of these measures is also assessed.

3.1 Interface Council Areas Property Tax Analysis 2010/11 to 2015/16

Over the period 2010/11 to 2015/16 (inclusive), property tax revenue from Interface Council Areas amounted to approximately \$6.53 billion, comprising:

- Land transfer (stamp duty) tax revenue of approximately \$4.65 billion, and
- Land tax revenue of approximately \$1.88 billion.

While Interface property tax revenues have varied from year to year, a general increase in tax revenues over the period has been observed as follows:

- Land transfer (stamp duty) tax revenue increasing from approximately \$0.81 billion in 2010/11 to approximately \$1.14 billion in 2015/16,
- Land tax revenue increasing from approximately \$0.28 billion in 2010/11 to approximately \$0.33 billion in 2015/16, and
- Total property tax revenue increasing from approximately \$1.09 billion in 2010/11 to approximately \$1.47 billion in 2015/16.

Increases in property tax revenues from Interface Council Areas is likely to be principally driven by ongoing residential development and associated land transfer (stamp duty) payable on land and dwelling sales.

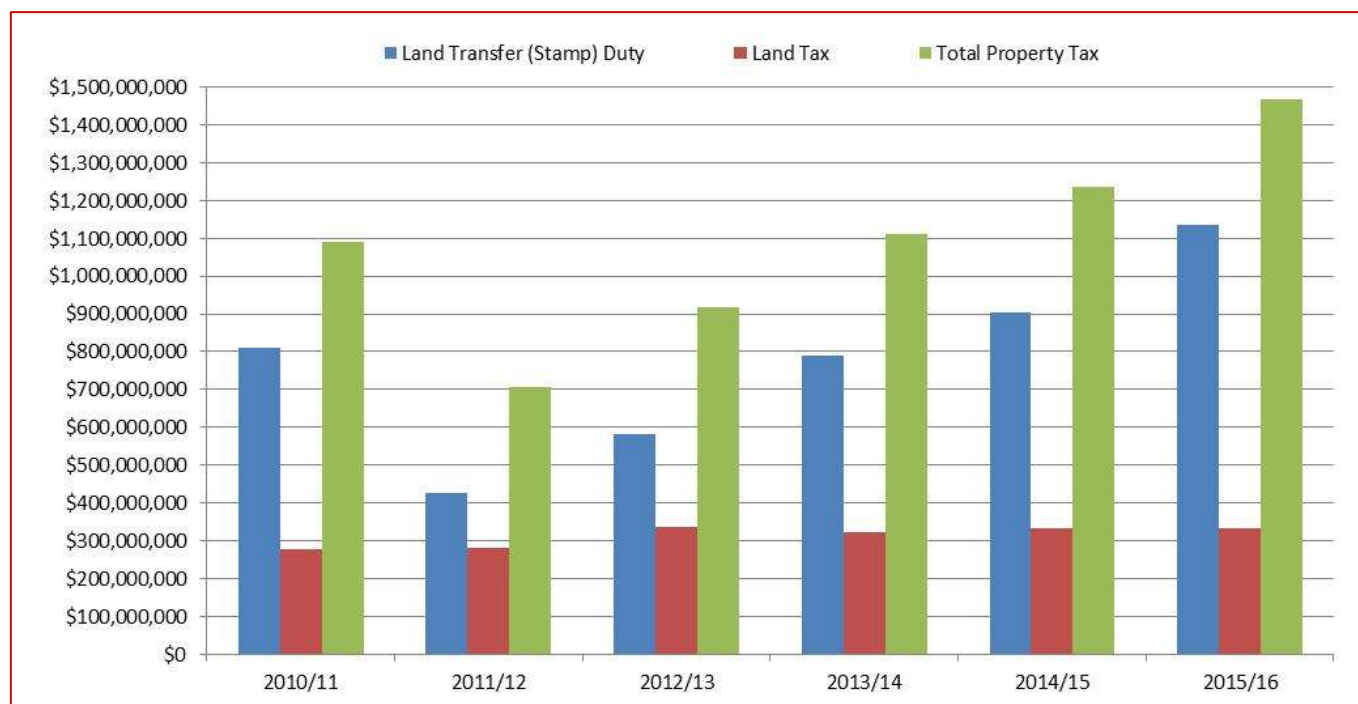
Property tax data for Interface Council Areas are summarised in Table 3.1 and Figures 3.1 and 3.2.

Table 3.1: Property Taxes – Interface Council Areas, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$811,869,400	\$425,057,780	\$583,448,740	\$790,638,440	\$905,250,640	\$1,135,882,800	\$4,652,147,810
Land Tax	\$278,889,660	\$281,089,490	\$335,617,380	\$321,459,420	\$332,175,720	\$332,238,590	\$1,881,470,260
Total Property Tax	\$1,090,759,060	\$706,147,270	\$919,066,120	\$1,112,097,860	\$1,237,426,360	\$1,468,121,390	\$6,533,618,070

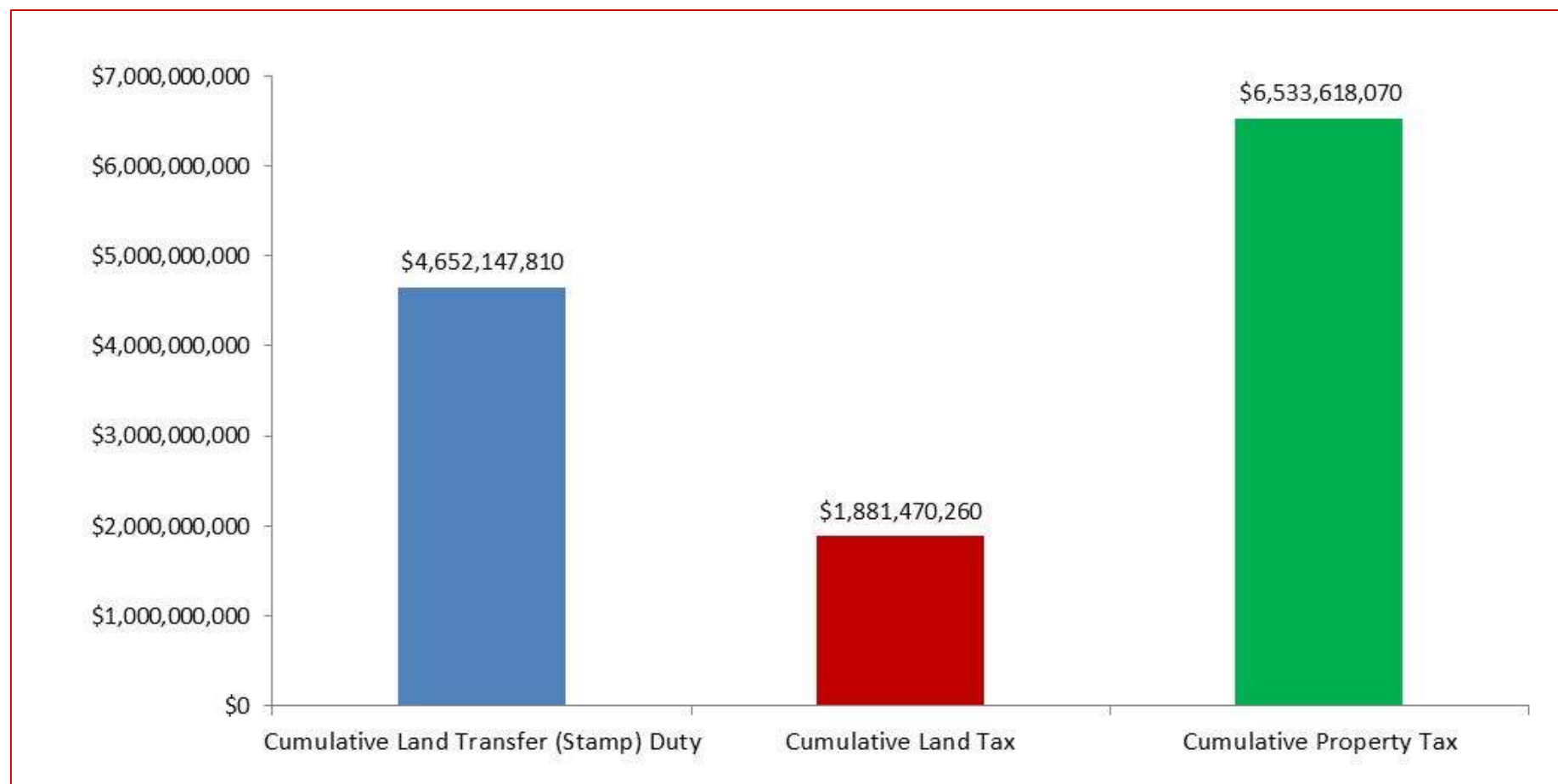
Source: State Revenue Office
Figures rounded

Figure 3.1: Property Taxes – Interface Council Areas, 2010/11 to 2015/16



Source: State Revenue Office
Figures rounded

Figure 3.2: Cumulative Property Taxes – Interface Council Areas, 2010/11 to 2015/16



Source: State Revenue Office
Figures rounded

3.2 Interface Council Areas Contribution to State Land Transfer (Stamp Duty) Revenue

Over the period 2010/11 to 2015/16 (inclusive), Interface Council Areas contribution to total State land transfer (stamp duty) tax was 18.3% (or \$4.65 billion out of \$25.44 billion).

This contribution has varied from a high contribution level of 20.8% in 2010/11 to a low contribution level of 12.9% in 2011/12.

In 2015/16 (latest available), Interface Council Areas contributed 19.5% of total State land transfer (stamp duty).

Land transfer (stamp duty) revenue collected is impacted by government policy such as stamp duty concessions available for some purchases. Existing concessions are described as follows:

- First home buyers (new or established) are exempt where the dutiable value is more than \$130,000 but not does exceed \$600,000, with concessional rates available where dutiable value is between \$600,001 to \$750,000 (from 1 July 2017).
- Principal Place of Residence (PPR) concession for properties valued up to \$550,000.
- Off the plan concession available to eligible buyers of a land and building package or a refurbished lot. Note, from 1 July 2017 this concession is only available for the purchase of a home which meets PPR concession or the first-home buyer duty exemption/concession requirements.
- Young farmers' exemption/concession for farmers aged below 35 years buying their first single parcel of land valued at less than \$600,000 (concessional rates applied to the first \$300,000).
- Concessional arrangements for pensioners, health card holders and veterans.

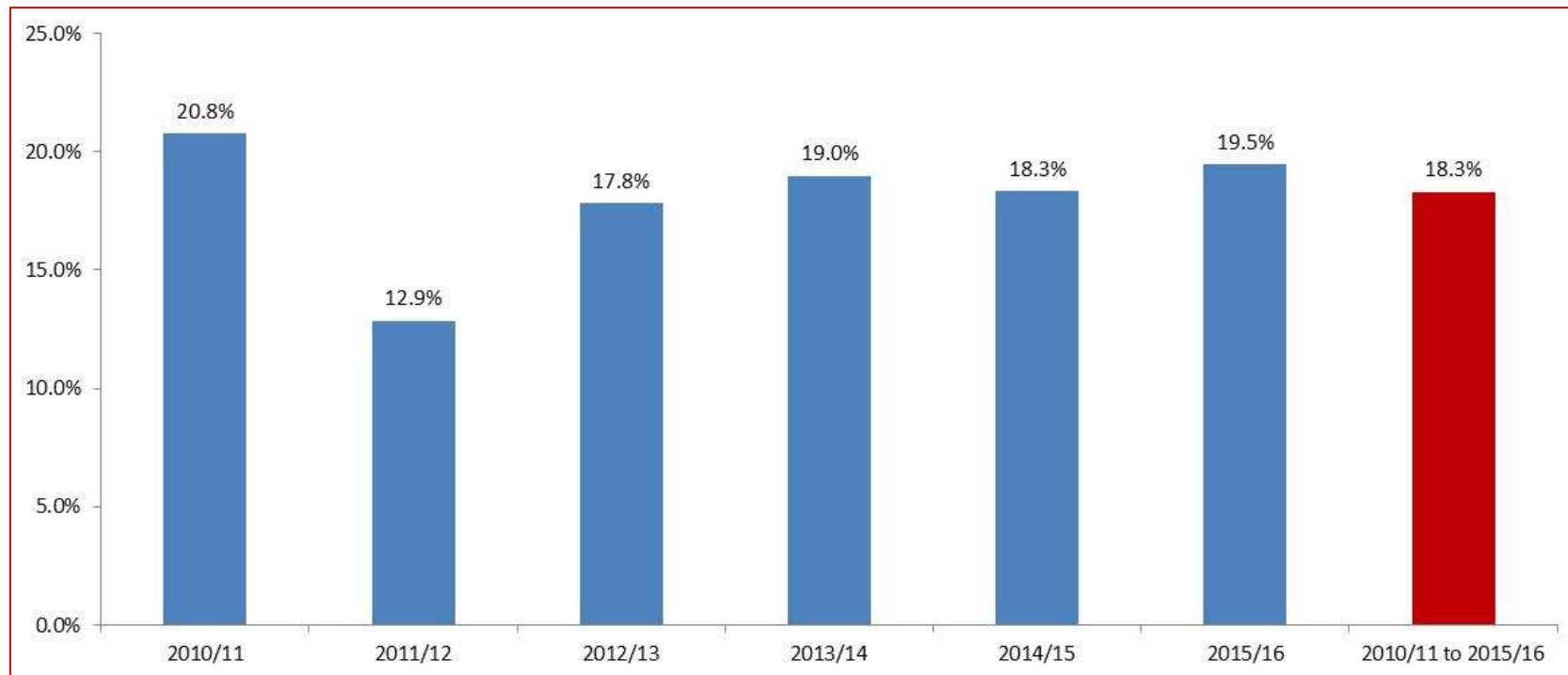
Additionally, land transfer (stamp duty) tax rates are subject to Government review and change and these rates have generally declined over the 2010/11 to 2015/16 analysis period.

Interface Council Areas contribution to State land transfer (stamp duty) tax is summarised in Table 3.2 and Figure 3.3.

Table 3.2: Interface Council Areas Contribution to State Land Transfer (Stamp Duty) Revenue, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Interface Councils	\$811,869,400	\$425,057,780	\$583,448,740	\$790,638,440	\$905,250,640	\$1,135,882,800	\$4,652,147,800
Victoria	\$3,910,000,000	\$3,307,000,000	\$3,276,000,000	\$4,168,000,000	\$4,938,000,000	\$5,839,000,000	\$25,438,000,000
Interface Councils Areas share of State Revenue	20.8%	12.9%	17.8%	19.0%	18.3%	19.5%	18.3%

Source: State Revenue Office
Figures rounded

Figure 3.3: Interface Council Areas Share of State Land Transfer (Stamp Duty) Revenue, 2010/11 to 2015/16

Source: State Revenue Office
Figures rounded

3.3 Interface Council Areas Contribution to State Land Tax Revenue

Over the period 2010/11 to 2015/16 (inclusive), Interface Council Areas contribution to total State land tax was 19.6% (or \$1.9 billion out of \$9.6 billion).

This contribution has varied from a high contribution level of 21.1% in 2012/13 to a low contribution level of 18.5% in 2015/16 (latest available).

Land tax revenue collected is impacted by government policy such as concessions associated with some land holdings. Exemptions include:

- Principal Place of Residence (PPR)
- Property with a value of less than \$250,000
- Primary production land
- Land used by charities

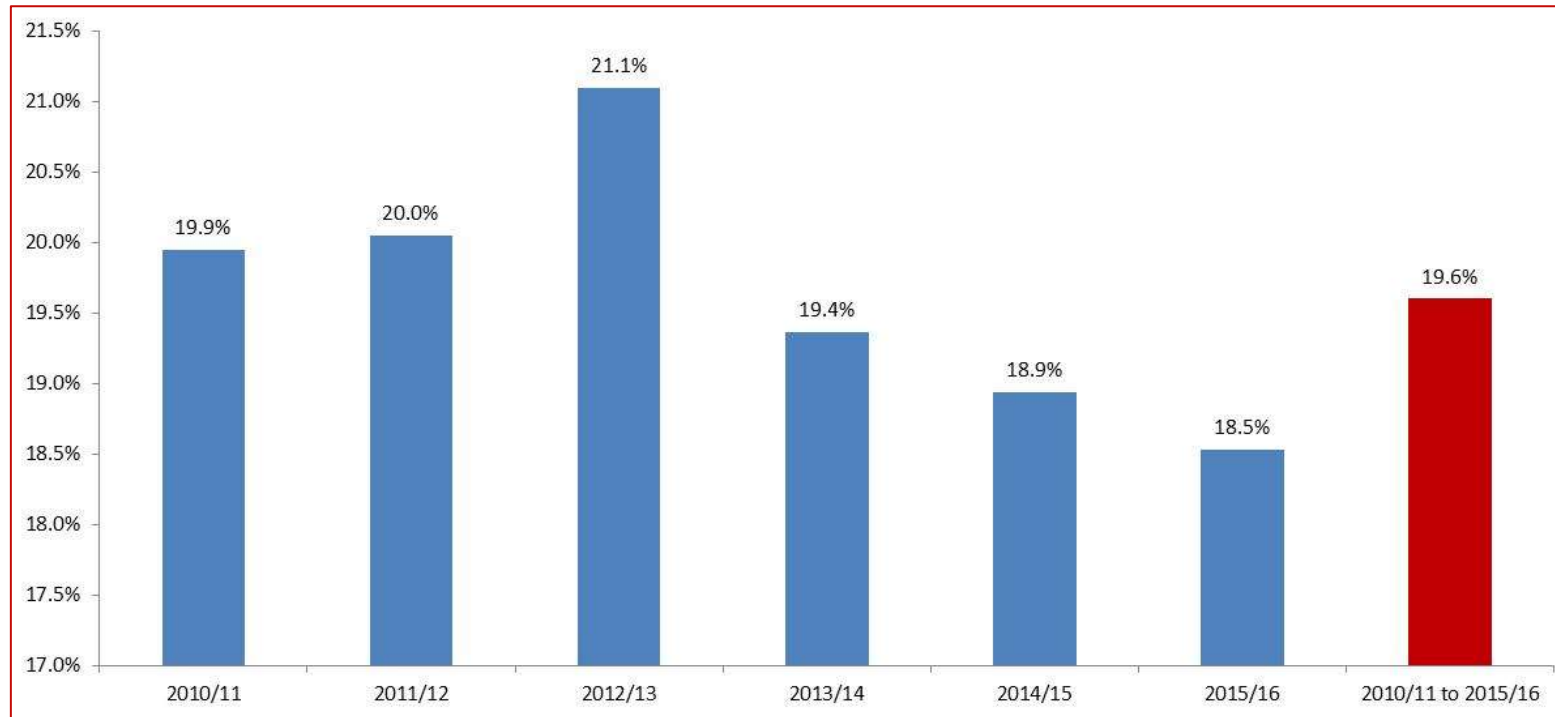
Note, land tax revenue is influenced by regular revaluations by the state government, with the last revaluation occurring in 2016.

Interface Council Areas contribution to State land tax is summarised in Table 3.3 and Figure 3.4.

Table 3.3: Interface Council Areas Contribution to State Land Tax Revenue, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Interface Councils	\$278,889,660	\$281,089,490	\$335,617,380	\$321,459,420	\$332,175,720	\$332,238,590	\$1,881,470,260
Victoria	\$1,398,000,000	\$1,402,000,000	\$1,591,000,000	\$1,660,000,000	\$1,754,000,000	\$1,793,000,000	\$9,598,000,000
Interface Council Areas share of State Revenue	19.9%	20.0%	21.1%	19.4%	18.9%	18.5%	19.6%

Source: State Revenue Office
Figures rounded

Figure 3.4: Interface Council Areas Share of State Land Tax Revenue, 2010/11 to 2015/16

Source: State Revenue Office
 Figures rounded

3.4 Interface Council Areas Contribution to Total State Property Tax Revenue

Over the period 2010/11 to 2015/16 (inclusive), Interface Council Areas contribution to total State property tax was 18.6% (or \$6.5 billion out of \$35.0 billion).

This contribution has varied from a high contribution level of 20.5% in 2010/11 to a low contribution level of 15.0% in 2011/12.

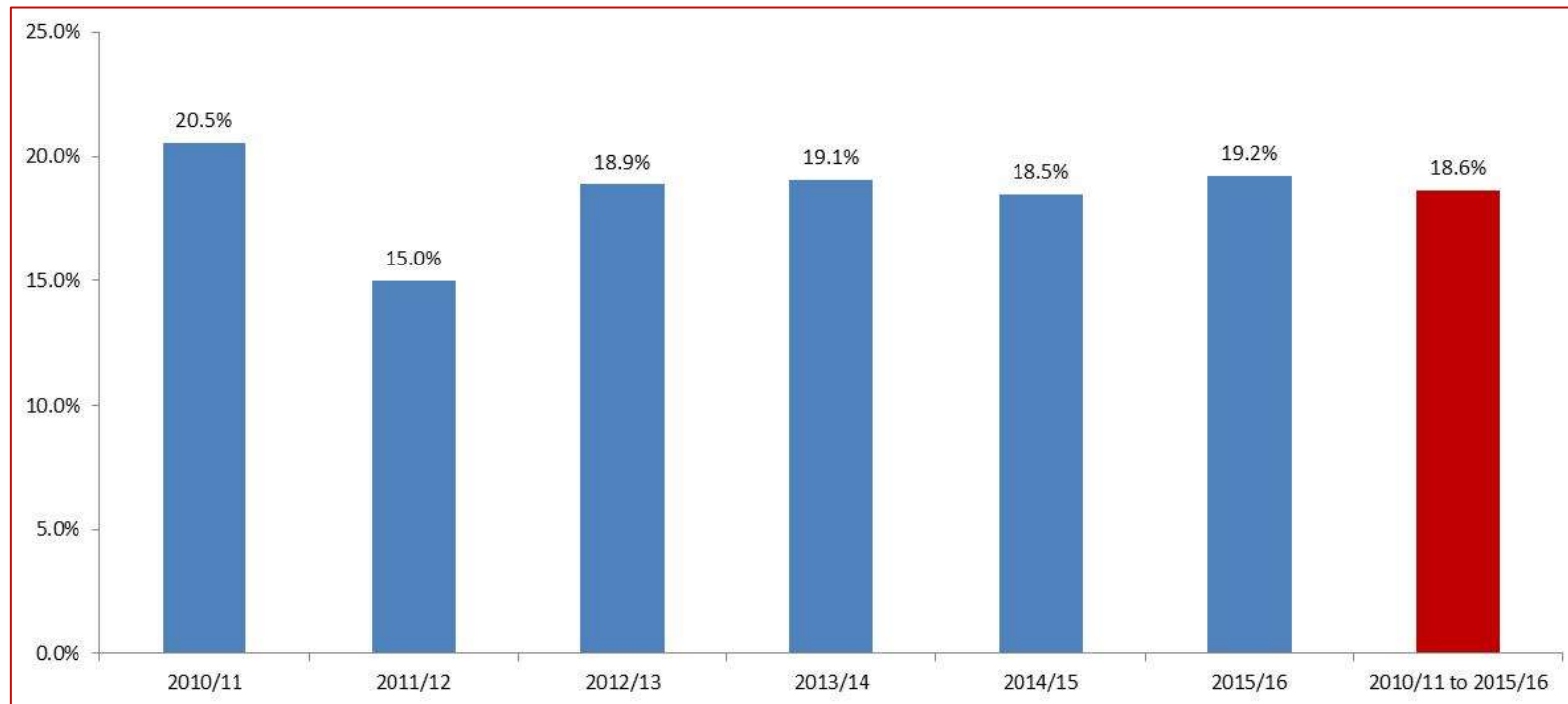
In 2015/16 (latest available), Interface Council Areas contributed 19.2% of total State property tax.

Interface Council Areas contribution to total State property tax is summarised in Table 3.4 and Figure 3.5.

Table 3.4: Interface Council Areas Contribution to Total State Property Tax Revenue, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Interface Council Areas	\$1,090,759,060	\$706,147,270	\$919,066,120	\$1,112,097,860	\$1,237,426,360	\$1,468,121,390	\$6,533,618,070
Victoria	\$5,308,000,000	\$4,709,000,000	\$4,867,000,000	\$5,828,000,000	\$6,692,000,000	\$7,632,000,000	\$35,036,000,000
Interface Council Areas share of State Revenue	20.5%	15.0%	18.9%	19.1%	18.5%	19.2%	18.6%

Source: State Revenue Office. Figures rounded

Figure 3.5: Interface Council Areas Share of Total Property Tax Revenue, 2010/11 to 2015/16

Source: State Revenue Office. Figures rounded

3.5 Conclusions

- 1 In 2015/16 (latest available data), Interface Council Areas contributed approximately \$1.47 billion in total property taxes (land transfer/stamp duty and land tax) which represents a 19.2% share of all property tax revenue received by the State Government (\$7.63 billion) for that year.
- 2 Over the period 2010/11 to 2015/16 (inclusive), Interface Council Areas contributed approximately \$6.53 billion in State property taxes, comprising:
 - Land transfer (stamp duty) tax revenue of approximately \$4.65 billion
 - Land tax revenue of approximately \$1.88 billion
- 3 Interface Council Areas' share of total State property tax raised over this period was 18.6%, or \$6.53 billion out of \$35.04 billion, comprising.
 - Land transfer (stamp duty) tax share of 18.3% (or \$4.65 billion out of \$25.44 billion)
 - Land tax share of 19.6% (or \$1.88 billion out of \$9.60 billion).

4 INFRASTRUCTURE FUNDING EQUITY ANALYSIS

This Chapter provides a comparison of new budget funding provided by the State Government for key infrastructure and services in Interface Council Areas, against property tax revenue collected over the same period. Note, comparable budget and property tax data is only available for the financial years from 2012/13 to 2015/16 (inclusive).

An overview of other State tax revenues is provided, recognising that property taxes comprise only part of the contribution of Interface Council Areas to State revenue.

4.1 Allocated Interface Infrastructure Funding v Interface Property Tax Revenue Contributions

Over the 2012/13 to 2015/16 period (four years), Interface Council Areas contributed approximately \$4.74 billion in property taxes but received only \$1.37 billion in specifically allocated new funding for key infrastructure and services (education, health, public transport, roads etc) through the budget process, as Table 4.1 and Figure 4.1 show.

Some further State infrastructure investment in the Interface is likely to have occurred over the period through unallocated (non-specific) budget funding for programs such as the TAFE Rescue Fund, Railway Station Carparking Fund, Tech Schools program etc.

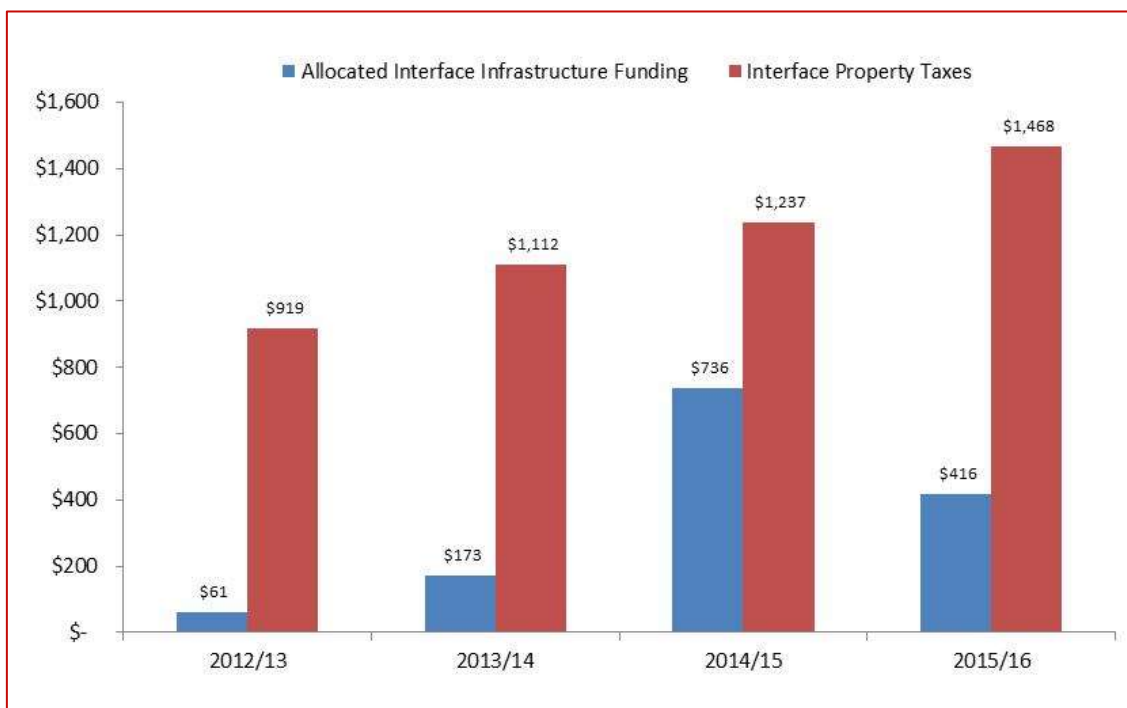
Additionally, a small amount of State funding has been secured by Interface Councils through non-budget processes, such as grants programs relating to library and early education infrastructure, although grant values are generally small (ie generally less than \$1 million) with Council co-funding required.

Funding for new Interface infrastructure allocated in the 2016/17 and 2017/18 budgets at \$1,925 million and \$750 million respectively has been considerably higher than in recent budgets. However, SRO property tax revenue data is not available for 2016/17 or 2017/18 to allow for comparative analysis of these recent budget allocations.

Table 4.1: Allocated Interface Infrastructure Funding v Interface Property Tax Revenue Contributions, 2012/13 to 2015/16

Infrastructure Type	2012/13	2013/14	2014/15	2015/16	Total 2012/13 to 201/16
Education (primary, secondary, tertiary)	\$39.4m	\$44.5m	\$212.9m	\$105.7m	\$402.5
Health (hospital, medical centres)	\$22.0m	\$63.7m	\$4.6m	\$211.3m	\$301.6
Public Transport (train, tram, bus)	\$ -	\$ -	\$495.0m	\$9.0m	\$504.0
Roads	\$ -	\$64.6m	\$-	\$21.4m	\$86.0
Justice (courts, police stations)	\$ -	\$ -	\$23.8m	\$19.0m	\$42.8
Interface Councils Infrastructure Fund	\$ -	\$ -	\$ -	\$50.0m	\$50.0
State Budget Funding for Key Interface Infrastructure	\$61.4m	\$172.8m	\$736.3m	\$416.4m	\$1,386.9
Interface Property Tax Revenue	\$919.1m	\$1,112.1m	\$1,237.4m	\$1,468.1m	\$4,736.7

Source: State Revenue Office, *Interface Budget Scorecards* (various); Essential Economics Pty Ltd

Figure 4.1: Allocated Interface Infrastructure Funding v Interface Property Tax Revenue Contributions, 2012/13 to 2015/16

Source: State Revenue Office; *Interface Budget Scorecards* (various), Essential Economics Pty Ltd

4.2 Funding Equity Assessment

The above analysis indicates Interface Council Areas have not received infrastructure funding proportionate to revenue raised through property taxes, especially when compared to funding allocations for Non-Interface Metropolitan Council Areas and Regional Council Areas. Data

sourced from Interface Budget Scorecards from 2012/13 to 2015/16 shows that Interface Council Areas received funding shares of between 5% to 18% of Total Estimated Investment (TEI) – which represents four-year allocations that include new (as outlined in Table 4.1) and existing investments.

This share of TEI, as outlined in Table 4.2, is a considerably lower than that allocated for Non-Interface Metropolitan Council Areas (ranging from 38% to 78% of TEI) and Regional Council Areas (ranging from 19% to 44% of TEI).

As highlighted earlier, Interface Council Areas were responsible for approximately 19% of all Property Taxes raised across the State over the period 2012/13 to 2015/16 and this highlights the funding disparity if assessed on this measure. Of course, over this period Interface Council Areas were responsible for the accommodation of a significant share of Victoria's population growth (approximately 45% or +235,000 persons), highlighting the need for investment in critical infrastructure to support these rapidly expanding Interface communities.

Table 4.2: State Allocated Infrastructure Investment by Region, 2012/13 to 2015/16

Year	Interface Council Areas	Non-Interface Metropolitan Council Areas	Regional Council Areas
2012/13	18%	38%	44%
2013/14	18%	47%	35%
2014/15	7%	78%	15%
2015/16	5%	76%	19%
2016/17	17%	54%	29%
2017/18	24%	35%	41%

Source: Interface Budget Scorecards (various); Essential Economics Pty Ltd

4.3 Other Interface Tax Contributions to the State Government

In addition to property taxes, which are the main focus of this report, a range of other taxes are levied by the State Government for which Interface residents, businesses and investors are liable. While the value of revenue raised from Interface Council Areas from these taxes has not been calculated, it is important to recognise that significant revenue is raised by the State Government annually from such measures. This includes revenue specifically legislated to fund infrastructure in the Interface (ie Growth Areas Infrastructure Contribution) and other duties which provide consolidated revenue for the State.

The following State Government taxes are summarised below:

- Growth Areas Infrastructure Contribution
- Payroll Tax
- Fire Services Property Levy
- Motor Vehicle Transfer Duty

Growth Areas Infrastructure Contribution

The Growth Areas Infrastructure Contribution (GAIC) is a charge that contributes towards the cost of essential State infrastructure in Melbourne's growth areas, all of which fall within the Interface Council Areas. The GAIC applies to land zoned for urban development that was brought within the Urban Growth Boundary in 2005-06, 2010 or 2012.

Where a GAIC payment is required, all or part of the payment can be offset if an agreement is made with the State Government. The offset requires that land be provided to the government, or infrastructure works be carried out, or a combination of both. This offset arrangement is known as Work-in-Kind (WIK).

GAIC payments received by SRO are paid equally into two special-purpose accounts established to fund State infrastructure and services in the growth areas.

The accounts established under section 201V of the PEAct are the:

- Growth Areas Public Transport Fund (GAPTF) (refer section 201VA).
- Building New Communities Fund (BNCF) (refer section 201VB)

As Table 4.3 shows, since the GAIC's introduction in 2011/12 a total of \$500 million has been collected by the State Government, including approximately \$150 million in 2015/16 (latest available).

Table 4.3: Growth Area Infrastructure Contribution Revenue, 2011/12 to 2015/16

Year	State Revenue
2011/12	\$72.5 million
2012/13	\$56.4 million
2013/14	\$93.1 million
2014/15	\$128.8 million
2015/16	\$149.3 million
Total	\$500.1 million

Source: State Revenue Office

Payroll Tax

Businesses (including sole operators and contractors) are liable for payroll tax to the State Government if the entity pays wages in Victoria and total Australian wages exceed the monthly threshold of \$52,083, and the annual threshold of \$625,000 as of 1 July 2017.

Table 4.4 shows the amount of revenue collected by the State Government through payroll tax over the period 2010/11 to 2015/16 was approximately \$32.5 billion.

In 2015/16 (latest available), payroll tax raised approximately \$5.9 billion in State revenue.

Table 4.4: Payroll Tax Revenue, 2010/11 to 2015/16

Year	State Revenue
2010/11	\$4,858 million
2011/12	\$5,210 million
2012/13	\$5,279 million
2013/14	\$5,481 million
2014/15	\$5,681 million
2015/16	\$5,949 million
Total	\$32,458 million

Source: State Revenue Office

Fire Services Property Levy

The Fire Services Property Levy (FSPL) funds vital services provided by the Country Fire Authority and the Metropolitan Fire Brigade, including personnel, training, infrastructure and equipment.

From 1 July 2013, the former Fire Services Levy was removed from insurance premiums. The annual FSPL is now collected on behalf of the State Government through Council rates.

Table 4.5 shows the amount of revenue collected by the State Government through the FSPL since the levy's introduction in 2013/14 was \$1.9 billion (over a three-year period).

In 2015/16 (latest available), the FSPL raised proximately \$675 million in State revenue.

Table 4.5: Fire Services Property Levy Revenue, 2013/14 to 2015/16

Year	State Revenue
2013/14	\$630.6 million
2014/15	\$588.5 million
2015/16	\$674.1 million
Total	\$1,893.2 million

Source: State Revenue Office

Motor Vehicle Transfer Duty

Motor vehicle transfer duty is a tax payable when a vehicle is registered or transferred to another registered operator. VicRoads collects this tax on behalf of the SRO.

Table 4.6 shows the amount of revenue collected by the State Government through motor vehicle transfer duty over the period 2010/11 to 2015/16 was approximately \$4.0 billion.

In 2015/16 (latest available), motor vehicle transfer duty raised approximately \$780 million in State revenue.

Table 4.6: Motor Vehicle Transfer Duty Revenue, 2010/11 to 2015/16

Year	State Revenue
2010/11	\$578.8 million
2011/12	\$583.7 million
2012/13	\$636.0 million
2013/14	\$662.4 million
2014/15	\$720.1 million
2015/16	\$779.7 million
Total	\$3,960.7 million

Source: State Revenue Office

4.4 Conclusions

- 1 Over the period 2012/13 to 2015/16, Interface Council Areas contributed approximately \$4.74 billion in property taxes but received only \$1.37 billion in specifically allocated new State funding for key infrastructure and services (eg education, health, public transport, roads).
- 2 Over this period, Interface Council Areas received annual budget funding shares of between 5% to 18% of Total Estimated Investment (TEI) for key infrastructure and services, which is considerably lower than infrastructure investment in Non-Interface Metropolitan Council Areas (ranging from 38% to 78% of TEI) and Regional Council Areas (ranging from 19% to 44% of TEI).
- 3 These budget funding allocation shares contrast with the 19% state share of property tax contributed by Interface Council Areas over the period 2012/13 to 2015/16.
- 4 Interface Council Areas also generate other tax revenues for the State Government which are not included in this property tax assessment. These taxes include:
 - Growth Areas Infrastructure Contribution (GAIC) charge, which has generated \$500 million in State revenue since its introduction and is legislated to deliver new infrastructure in the Growth Areas (all which fall within the Interface Councils Area)
 - Payroll Tax
 - Fire Services Property Levy
 - Motor Vehicle Transfer Duty.
- 5 This analysis highlights the ongoing State funding disparity for key infrastructure and services between Interface Council Areas and other parts of Victoria, recognising the relatively high share of property (and other) tax revenues generated by Interface Council Areas and their critically important role in underpinning Victoria's recent population growth by accommodating a 45% share of State growth over the analysis period, representing +235,000 persons settling in the Interface LGAs.

APPENDICES

A Interface Councils

Table A.1: Land Transfer (Stamp Duty) – by Interface Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Cardinia Shire Council	\$50,171,140	\$22,792,970	\$35,950,990	\$45,828,150	\$54,174,690	\$59,556,220	\$268,474,160
Casey City Council	\$126,108,960	\$58,027,270	\$92,568,890	\$122,715,010	\$138,269,690	\$181,368,170	\$719,057,990
Hume City Council	\$98,051,860	\$41,159,600	\$76,692,380	\$110,217,010	\$110,331,300	\$141,633,500	\$578,085,650
Melton City Council	\$32,243,290	\$15,529,680	\$19,145,990	\$22,010,300	\$27,074,570	\$39,722,320	\$155,726,160
Mitchell Shire Council	\$18,527,230	\$8,874,360	\$14,570,890	\$15,425,090	\$18,223,170	\$20,122,280	\$95,743,020
Mornington Peninsula Shire Council	\$162,895,220	\$94,011,960	\$126,605,120	\$171,201,120	\$190,680,190	\$228,259,710	\$973,653,320
Nillumbik Shire Council	\$35,532,550	\$13,217,580	\$22,513,060	\$31,023,510	\$41,472,090	\$42,389,050	\$186,147,850
Whittlesea City Council	\$86,448,360	\$62,279,260	\$57,754,970	\$93,092,980	\$108,461,110	\$127,676,330	\$535,713,010
Wyndham City Council	\$127,804,890	\$73,988,450	\$87,023,990	\$105,822,540	\$137,669,700	\$198,563,210	\$730,872,790
Yarra Ranges Shire Council	\$74,085,890	\$35,176,640	\$50,622,460	\$73,302,720	\$78,894,120	\$96,592,020	\$408,673,850
Interface Total	\$811,869,400	\$425,057,780	\$583,448,740	\$790,638,440	\$905,250,640	\$1,135,882,800	\$4,652,147,810

Source: State Revenue Office
Figures rounded

Table A.2: Land Tax – by Interface Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Cardinia Shire Council	\$13,079,310	\$13,984,090	\$16,253,450	\$16,031,790	\$16,677,080	\$17,337,550	\$93,363,260
Casey City Council	\$36,907,280	\$37,867,050	\$41,495,040	\$40,552,910	\$46,613,580	\$46,896,310	\$250,332,160
Hume City Council	\$41,337,990	\$42,152,300	\$50,715,560	\$48,386,770	\$46,405,190	\$45,128,160	\$274,125,970
Melton City Council	\$16,856,070	\$16,419,810	\$24,287,360	\$22,527,950	\$22,815,900	\$22,448,550	\$125,355,640
Mitchell Shire Council	\$2,143,860	\$2,085,700	\$3,211,860	\$3,030,560	\$3,397,600	\$3,379,060	\$17,248,640
Mornington Peninsula Shire Council	\$55,504,450	\$56,124,870	\$69,679,310	\$69,265,650	\$65,028,650	\$66,104,290	\$381,707,230
Nillumbik Shire Council	\$4,938,690	\$5,115,980	\$5,439,200	\$5,400,520	\$5,457,970	\$5,369,290	\$31,721,650
Whittlesea City Council	\$47,788,710	\$46,574,910	\$51,004,590	\$47,994,400	\$46,903,890	\$44,686,750	\$284,953,250
Wyndham City Council	\$48,145,320	\$48,513,900	\$58,130,500	\$53,199,870	\$63,929,960	\$65,812,790	\$337,732,340
Yarra Ranges Shire Council	\$12,187,990	\$12,250,880	\$15,400,490	\$15,069,000	\$14,945,910	\$15,075,860	\$84,930,120
Interface Total	\$278,889,660	\$281,089,490	\$335,617,380	\$321,459,420	\$332,175,720	\$332,238,590	\$1,881,470,260

Source: State Revenue Office
Figures rounded

Table A.3: Total Property Taxes – by Interface Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Cardinia Shire Council	\$63,250,450	\$36,777,060	\$52,204,440	\$61,859,940	\$70,851,770	\$76,893,770	\$361,837,420
Casey City Council	\$163,016,240	\$95,894,320	\$134,063,930	\$163,267,920	\$184,883,270	\$228,264,480	\$969,390,150
Hume City Council	\$139,389,850	\$83,311,900	\$127,407,940	\$158,603,780	\$156,736,490	\$186,761,660	\$852,211,620
Melton City Council	\$49,099,360	\$31,949,490	\$43,433,350	\$44,538,250	\$49,890,470	\$62,170,870	\$281,081,800
Mitchell Shire Council	\$20,671,090	\$10,960,060	\$17,782,750	\$18,455,650	\$21,620,770	\$23,501,340	\$112,991,660
Mornington Peninsula Shire Council	\$218,399,670	\$150,136,830	\$196,284,430	\$240,466,770	\$255,708,840	\$294,364,000	\$1,355,360,550
Nillumbik Shire Council	\$40,471,240	\$18,333,560	\$27,952,260	\$36,424,030	\$46,930,060	\$47,758,340	\$217,869,500
Whittlesea City Council	\$134,237,070	\$108,854,170	\$108,759,560	\$141,087,380	\$155,365,000	\$172,363,080	\$820,666,260
Wyndham City Council	\$175,950,210	\$122,502,350	\$145,154,490	\$159,022,410	\$201,599,660	\$264,376,000	\$1,068,605,130
Yarra Ranges Shire Council	\$86,273,880	\$47,427,520	\$66,022,950	\$88,371,720	\$93,840,030	\$111,667,880	\$493,603,970
Interface Total	\$1,090,759,060	\$706,147,270	\$919,066,120	\$1,112,097,860	\$1,237,426,360	\$1,468,121,390	\$6,533,618,070

Source: State Revenue Office
Figures rounded

B Cardinia Shire Council

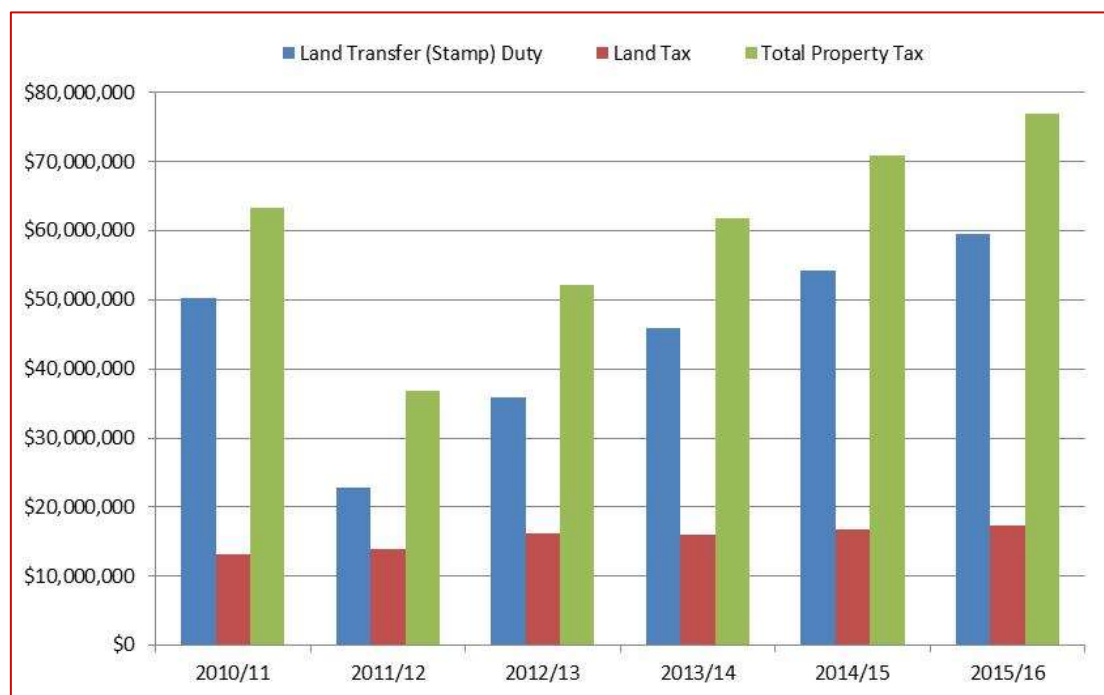
Table B.1: Property Taxes – Cardinia Shire Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$50,171,140	\$22,792,970	\$35,950,990	\$45,828,150	\$54,174,690	\$59,556,220	\$268,474,160
Land Tax	\$13,079,310	\$13,984,090	\$16,253,450	\$16,031,790	\$16,677,080	\$17,337,550	\$93,363,260
Total Property Tax	\$63,250,450	\$36,777,060	\$52,204,440	\$61,859,940	\$70,851,770	\$76,893,760	\$361,837,420

Source: State Revenue Office

Postcodes included: 3782, 3783, 3808, 3812, 3807, 3809, 3810, 3813, 3814, 3815, and 3981

Figure B.1: Property Taxes – Cardinia Shire Council, 2010/11 to 2015/16



Source: State Revenue Office

C Casey City Council

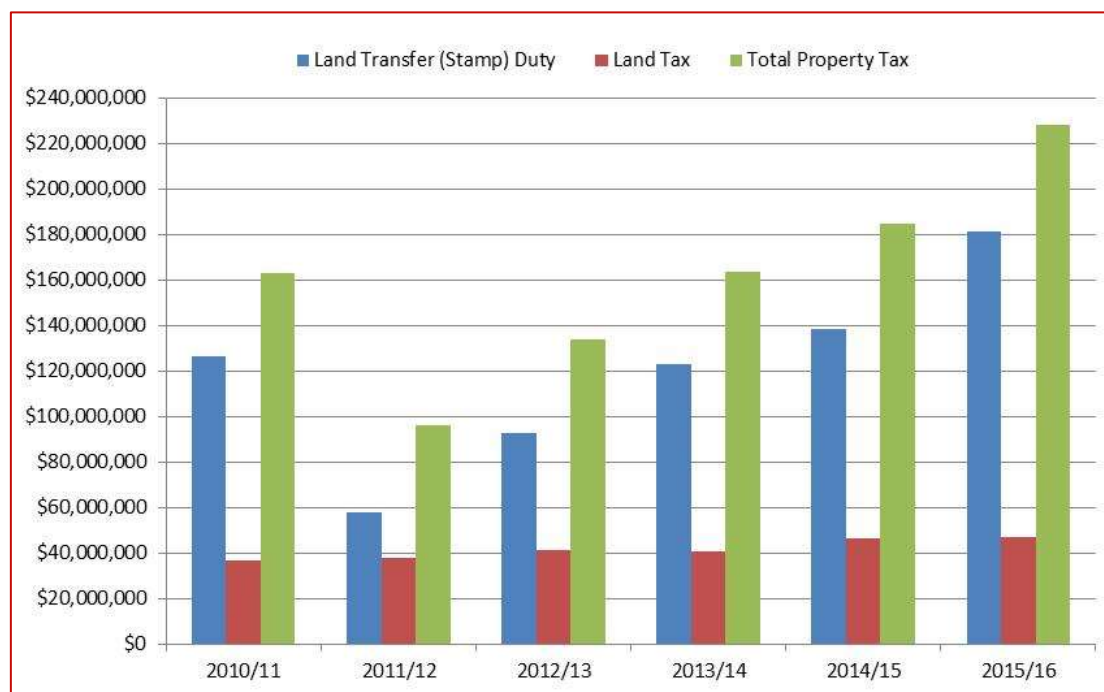
Table C.1: Property Taxes – Casey City Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$126,108,960	\$58,027,270	\$92,568,890	\$122,715,010	\$138,269,690	\$181,368,170	\$719,057,990
Land Tax	\$36,907,280	\$37,867,050	\$41,495,040	\$40,552,910	\$46,613,580	\$46,896,310	\$250,332,160
Total Property Tax	\$163,016,240	\$95,894,320	\$134,063,930	\$163,267,920	\$184,883,260	\$228,264,480	\$969,390,150

Source: State Revenue Office

Postcodes included: 3177, 3975, 3976, 3977, 3980, 3802, 3803, 3804, 3805, 3806, and 3978.

Figure C.1: Property Taxes – Casey City Council, 2010/11 to 2015/16



Source: State Revenue Office

D Hume City Council

Table D.1: Property Taxes – Hume City Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$98,051,860	\$41,159,600	\$76,692,380	\$110,217,010	\$110,331,300	\$141,633,500	\$578,085,650
Land Tax	\$41,337,990	\$42,152,300	\$50,715,560	\$48,386,770	\$46,405,190	\$45,128,160	\$274,125,970
Total Property Tax	\$139,389,850	\$83,311,900	\$127,407,950	\$158,603,780	\$156,736,490	\$186,761,650	\$852,211,620

Source: State Revenue Office

Postcodes included: 3045, 3043, 3049, 3059, 3063, 3064, 3047, 3048, 3061, 3062, 3428 and 3429.

Figure D.1: Property Taxes – Hume City Council, 2010/11 to 2015/16



Source: State Revenue Office

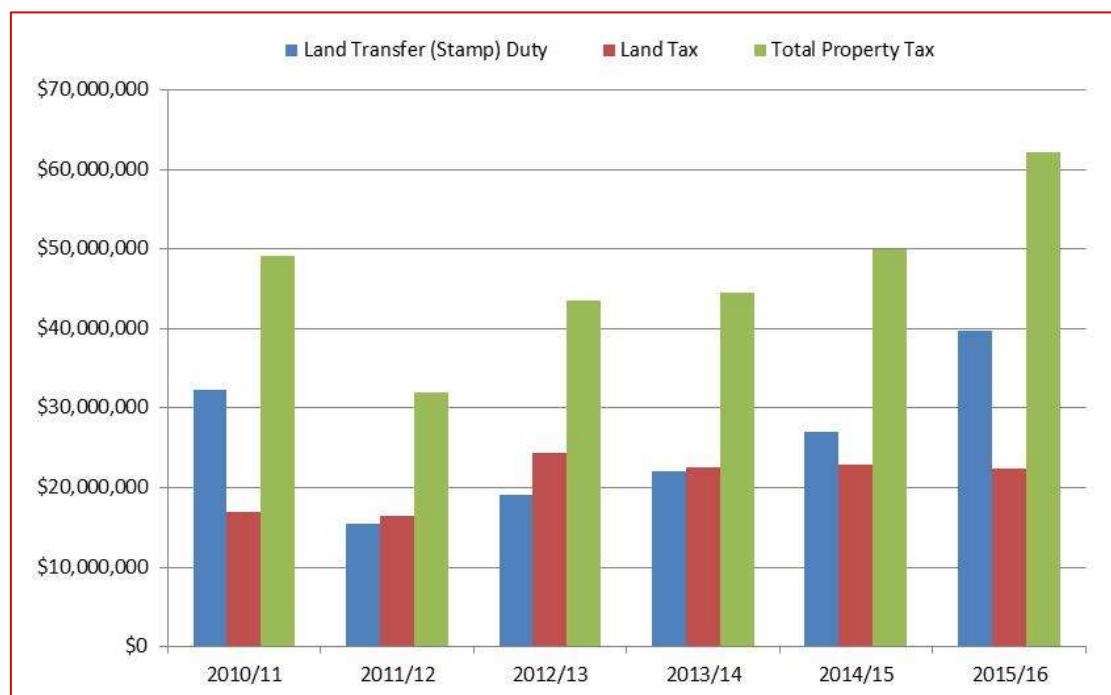
E Melton City Council

Table E.1: Property Taxes – Melton City Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$32,243,290	\$15,529,680	\$19,145,990	\$22,010,300	\$27,074,570	\$39,722,320	\$155,726,150
Land Tax	\$16,856,070	\$16,419,810	\$24,287,360	\$22,527,950	\$22,815,900	\$22,448,550	\$125,355,640
Total Property Tax	\$49,099,360	\$31,949,490	\$43,433,350	\$44,538,250	\$49,890,480	\$62,170,870	\$281,081,800

Source: State Revenue Office
 Postcodes included: 3338, 3335, 3337 and 3427.

Figure E.1: Property Taxes – Melton City Council, 2010/11 to 2015/16



Source: State Revenue Office

F Mitchell Shire Council

Table F.1: Property Taxes – Mitchell Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$18,527,230	\$8,874,360	\$14,570,890	\$15,425,090	\$18,223,170	\$20,122,280	\$95,743,020
Land Tax	\$2,143,860	\$2,085,700	\$3,211,860	\$3,030,560	\$3,397,600	\$3,379,060	\$17,248,640
Total Property Tax	\$20,671,090	\$10,960,060	\$17,782,760	\$18,455,650	\$21,620,770	\$23,501,330	\$112,991,660

Source: State Revenue Office

Postcodes included: 3521, 3522, 3762, 3753, 3756, 3662, 3658, 3758, 3659, 3660 and 3764.

Figure F.1: Property Taxes – Mitchell Shire Council, 2010/11 to 2015/16



Source: State Revenue Office

G Mornington Peninsula Shire Council

Table G.1: Property Taxes – Mornington Peninsula Shire Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$162,895,220	\$94,011,960	\$126,605,120	\$171,201,120	\$190,680,190	\$228,259,710	\$973,653,320
Land Tax	\$55,504,450	\$56,124,870	\$69,679,310	\$69,265,650	\$65,028,650	\$66,104,290	\$381,707,220
Total Property Tax	\$218,399,670	\$150,136,830	\$196,284,430	\$240,466,770	\$255,708,830	\$294,364,000	\$1,355,360,530

Source: State Revenue Office

Postcodes included: 3942, 3943, 3944, 3938, 3928, 3920, 3913, 3915, 3918, 3919, 3926, 3927, 3934, 3936, 3937, 3916, 3929, 3939, 3940, 3941, 3911, 3912, 3930, 3931, 3933.

Figure G.1: Property Taxes – Mornington Peninsula Shire Council, 2010/11 to 2015/16



Source: State Revenue Office

H Nillumbik Shire Council

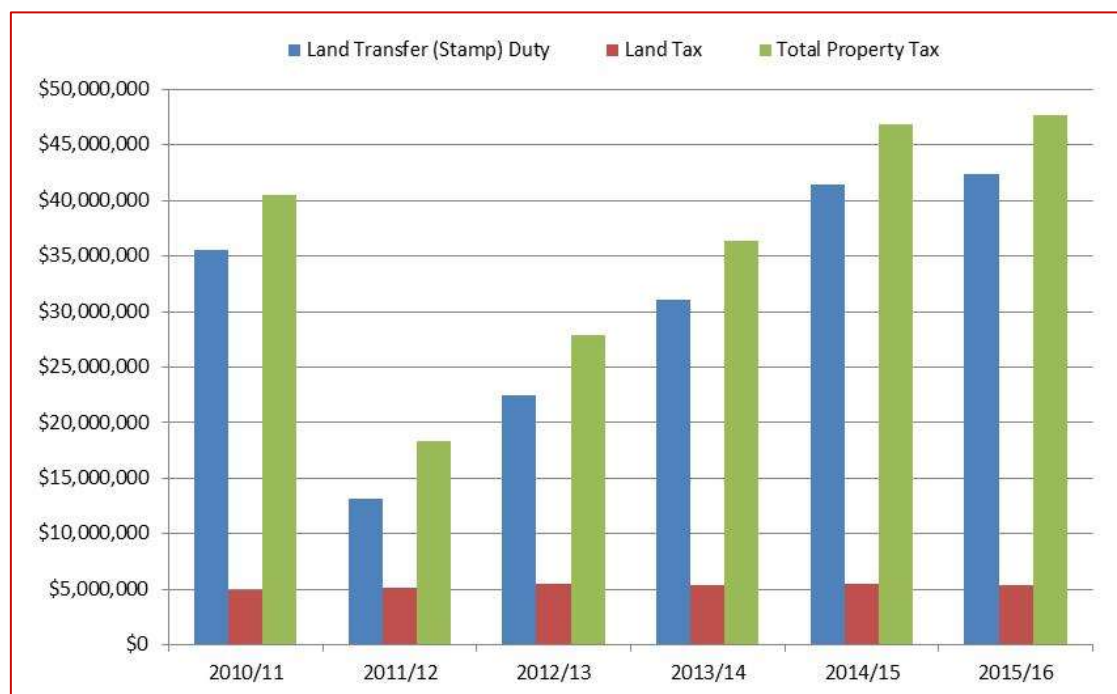
Table H.1: Property Taxes – Nillumbik Shire Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$35,532,550	\$13,217,580	\$22,513,060	\$31,023,510	\$41,472,090	\$42,389,050	\$186,147,840
Land Tax	\$4,938,690	\$5,115,980	\$5,439,200	\$5,400,520	\$5,457,970	\$5,369,290	\$31,721,650
Total Property Tax	\$40,471,250	\$18,333,560	\$27,952,270	\$36,424,030	\$46,930,060	\$47,758,340	\$217,869,510

Source: State Revenue Office

Postcodes included: 3091, 3089, 3090, 3096, 3099, 3095, 3097, 3759, 3761 and 3760.

Figure H.1: Property Taxes – Nillumbik Shire Council, 2010/11 to 2015/16



Source: State Revenue Office

I Whittlesea City Council

Table I.1: Property Taxes – Whittlesea City Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$86,448,360	\$62,279,260	\$57,754,970	\$93,092,980	\$108,461,110	\$127,676,330	\$535,713,010
Land Tax	\$47,788,710	\$46,574,910	\$51,004,590	\$47,994,400	\$46,903,890	\$44,686,750	\$284,953,250
Total Property Tax	\$134,237,060	\$108,854,170	\$108,759,560	\$141,087,390	\$155,365,000	\$172,363,070	\$820,666,250

Source: State Revenue Office

Postcodes included: 3075, 3076, 3082, 3074, 3755, 3752, 3750, 3751, 3754 and 3757.

Figure I.1: Property Taxes – Whittlesea City Council, 2010/11 to 2015/16



Source: State Revenue Office

J Wyndham City Council

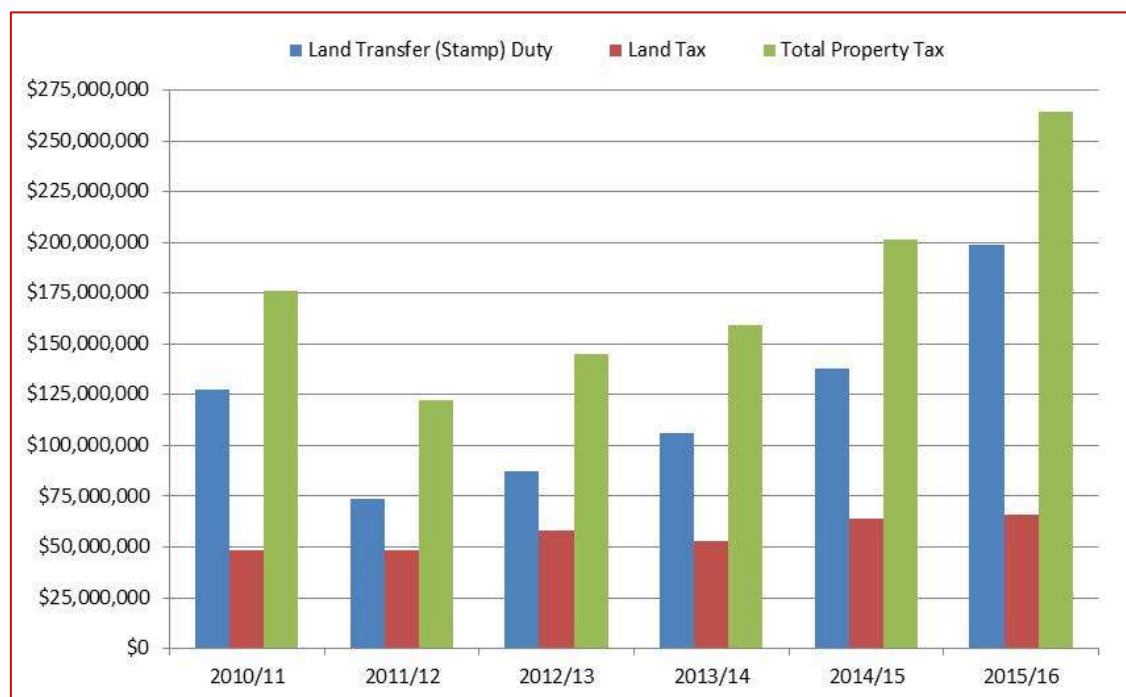
Table J.1: Property Taxes – Wyndham City Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$127,804,890	\$73,988,450	\$87,023,990	\$105,822,540	\$137,669,700	\$198,563,210	\$730,872,780
Land Tax	\$48,145,320	\$48,513,900	\$58,130,500	\$53,199,870	\$63,929,960	\$65,812,790	\$337,732,340
Total Property Tax	\$175,950,210	\$122,502,350	\$145,154,490	\$159,022,410	\$201,599,660	\$264,376,000	\$1,068,605,120

Source: State Revenue Office

Postcodes included: 3030, 3027, 3211, 3024, 3026 and 3029.

Figure J.1: Property Taxes – Wyndham City Council, 2010/11 to 2015/16



Source: State Revenue Office

K Yarra Ranges Shire Council

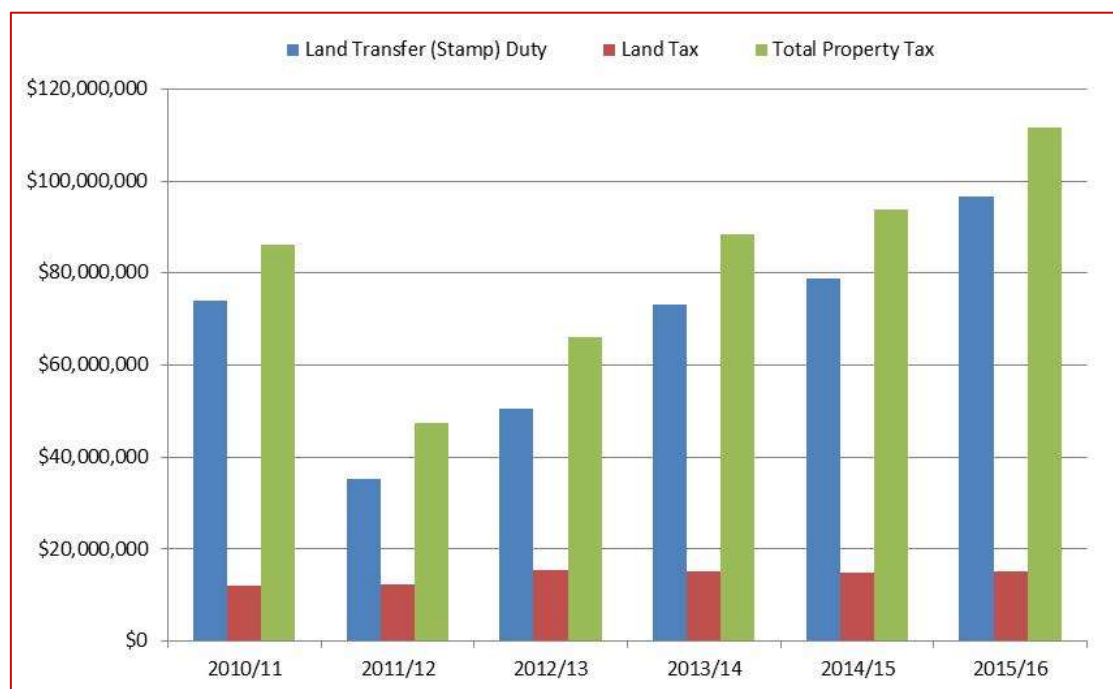
Table K.1: Property Taxes – Yarra Ranges Shire Council, 2010/11 to 2015/16

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 to 2015/16
Land Transfer (Stamp) Duty	\$74,085,890	\$35,176,640	\$50,622,460	\$73,302,720	\$78,894,120	\$96,592,020	\$408,673,850
Land Tax	\$12,187,990	\$12,250,880	\$15,400,490	\$15,069,000	\$14,945,910	\$15,075,860	\$84,930,130
Total Property Tax	\$86,273,880	\$47,427,520	\$66,022,950	\$88,371,720	\$93,840,030	\$111,667,880	\$493,603,980

Source: State Revenue Office

Postcodes included: 3137, 3116, 3138, 3140, 3139, 3791, 3792, 3793, 3795, 3797, 3777, 3779, 3799, 3765, 3766, 3767, 3770, 3775, 3796, 3158, 3785, 3786, 3787, 3788, 3789, 3159 and 3160.

Figure K.1: Property Taxes – Yarra Ranges Shire Council, 2010/11 to 2015/16



Source: State Revenue Office