

REVENUE RESEARCH SERVICES.

CORIO RATING SURVEY.

(1) Reason for Making the Survey.

Previous exploratory checks of a general nature have shown that owners of well-improved properties in general and houses in particular could benefit substantially if the Corio Shire rating basis was changed from the "improved" to the "unimproved" value of the site.

However, it was considered necessary to undertake a much more detailed survey to establish the numbers, ratable values and voting entitlements linked with the properties listed on the municipal Voters' Rolls against the names of the occupants or owners. In particular, it was required to find the proportions of homes which would carry lower rates under the unimproved (i.e. site value) basis and the magnitude of their potential saving. Whether a change in the rating basis should be sought or would prove acceptable to ratepayers would be expected to depend upon whether a substantial majority of householders would benefit by it.

(2) Principle of the Survey.

The principle followed in this survey is to use the current council ratable Net Annual Value figure as shown on the Voters' Roll and compare it with the ratable value which it would attract if the homes or other improvements had not been built on the particular site considered. This value, at which the site would be rated if vacant, has been found from the actual ratable valuations set on vacant lots in the same or nearby comparable streets. Field checks listed the key vacant lots in various streets. The valuations set on these were found separately from municipal records. The average ratable NAV of built lots in listed streets was found by roll analysis. Dividing this by the value it would attract as a vacant lot gives a figure that shows immediately which system would charge least rates to that property. It also shows the magnitude of the penalty borne by the home or other building under the NAV basis.

The yardstick for this is the corresponding averaged ratio of the 'improved' to the 'unimproved' NAV over the whole Shire. If the ratio found for the individual property exceeds that for the shire as a whole that property would benefit by change to the unimproved value rating basis and the difference between the two figures will show the proportionate saving obtainable. Conversely, if the average ratio for the shire exceeds that for the individual property the rates will be higher under the UCV basis.

The method can be most intensively applied in the residential streets which have relatively little variations in frontages in Corio. It cannot be applied on the same scale to industrial or rural properties because the variations of size and location are much greater for these. Nevertheless the principle has been applied there on a minor scale.

Corio Shire does not yet record unimproved capital values, though it will do so with the revaluation due next year. Hence it is necessary to make an assumption for this ratio of improved to vacant NAV, based on that found for other municipalities. This is taken as lying between the limits of 2.9 and 3.3. The lower figure is the average over 53 shires whose unimproved values are listed by the Commonwealth Statistician as at their latest revaluation. The higher figure is the maximum shown by any Shire in the lower half of the State, where land values are higher than in the Northern half. Analysis of past trends shows that the average ratios of improved to unimproved value in the same municipality change only slowly from one revaluation to another. Hence these assumptions made will apply approximately to either the current or forthcoming revaluation.

(3) Extent of Roll Analysis Undertaken.

In this survey each entry on the Corio Voters' Roll was examined. The ratable Net Annual Value shown on it and the roll number was extracted to whichever of six classifications was appropriate to the description of the property. The six classifications and the results are shown on the Table "A" attached. This shows the position both by ridings and for the Shire as a whole. For each classification the number of separate holdings is shown, treating those jointly held as one property. Also shown is the number of voters on the roll,

each of which will in future be entitled to a single vote only, following the recent amendment to the Local Government Act. The total ratable NAV for these classifications is also shown. Results will be discussed further under separate headings in this report. Other special analyses were made on the housing properties, vacant land holdings, and the ' other descriptions ' classification and will be discussed later.

(4) Housing Properties.

(i) The position for this classification is the vital one in the survey. To check it completely the single homes not associated with other property were listed numerically on sheets confined to their particular streets. Their ratable NAVs were then totalled and divided by the number of homes to find the average for the street concerned. The averages were then divided by the NAV component which sites in that street would bear as vacant lots, in order to find the ' improved / unimproved ' ratio for that street. Where these ratios exceed 3.3 the houses as a group in that street will benefit in lower rates under UCV. The position for the individual homes in the street was then investigated to find how many and what proportion of the total they represented. Those where the ratable built NAV exceeded 3.3 times that which sites in that street would bear if vacant were counted as standing to gain under UCV. The position for the individual homes in the street was then investigated to find how many and what proportion of the total they represented. Those where the ratable built NAV exceeded 3.3 times that which sites in that street would bear if vacant were counted as standing to gain under UCV. The results are shown for most streets in the separate lists for the Hovell, Hume and Flinders Ridings supplied as Table "C" of this report. From these lists it is seen that there are few streets in Corio where at least 80% of the homes would not pay less in rates under the UCV basis. For most streets the proportion standing to benefit approaches 100% .

(ii) Missing Homes :

The homes averaged do not cover all in the listed streets. In most there are gaps, the missing totals of which are shown in column (5) of the street lists. In some cases these missing homes are accounted for under other classifications, the value of the house being combined with that of other holdings, such as vacant land or business properties. In others the owners are on the roll for the property instead of the tenants and it is not possible to identify them to the street and numbers. Probably the main single group missing is homes occupied by unutilized New Australians who are not entitled to enrolment though paying rates. These missing houses will stand to benefit in lower rates under UCV in the same proportions as those identified to streets.

(iii) Homes are paying too much under NAV :

There is a current impression that the stupendous rates charged on some industrial concerns in Corio result in low rating of homes. This impression is completely incorrect. Householders in Corio as a group are penalized more generally than any other by the current NAV rating basis. The overall average NAV for these houses is \$339 and in some streets the average exceeds \$600. These are high in relation to other types of improved property as established from the survey and shown in Table "B" the averages of which are listed below :

23	Factory	average	\$ 561
73	Buildings	"	\$ 170
32	Shacks & Sheds	"	\$ 161
26	Other impvmts.	"	\$ 177

The incongruity of these figures becomes clear when it is realised that all these other types of property will have sites of at least as great area and frontage as the normal residential site (and often much larger). In areas zoned for business and industry those sites will generally be more valuable than residential of the same area. The difference in ratable value reflects the penalty on the homes under the NAV basis.

Allowing for those missing from the rolls homes carry approximately \$ 2,600,000 which is 29% of the ratable value of the shire. By comparison, the business and industrial properties in the last two columns of Table "A" carry \$5,259,000 which

is approximately 58% of the shire.

The first impression from this is that houses are relatively lightly rated but this is seen to be incorrect when the areas zoned residential are compared with those zoned for business. The relative gross areas are 3.50 square miles for residential and 3.62 for industrial and commercial uses. Of this, approximately one - quarter of the residential zone is occupied by streets, whereas a high proportion of the area zoned for industrial purposes is held in acreage. The value of the land in the area zoned for commercial and industrial use can also be expected to be greater than for similarly situated residential land. Hence the relative contribution of residential -zoned land is much higher than the relative percentages of total revenue contributed would suggest.

(iv) Housing Commission Homes :

At 30th June, 1968, there were 3,682 dwelling units in Corio which had been constructed by the Housing Commission. This was 38.5% of the total dwelling units in the municipality. Of these 1,812 had been sold to the occupiers. Current policy is to sell the new homes being constructed which are of a superior type to the original designs for tenancy. Those sold to the occupants are not distinguishable on the rolls from privately constructed homes but are known from the street names in which the Housing Commission alone operates. The Housing Commission homes occupied by tenants in the Norlane and other areas are distinguished on the rolls by the letters H/C. The listed streets in the portion of Table "C" dealing with the Hovell Riding show in brackets the number of tenant occupied Housing Commission homes in the street. The difference between this figure and the total shown is the number sold to their occupants. A few isolated cases of tenanted homes other than Housing Commission are included with them. The proportion of Commission homes which would benefit in lower rates under the UCV basis is seen to be about the same as for privately constructed homes in other streets.

(v) House and Land Classification :

Except for a relatively small number of rural holdings in the Peak and Hume Ridings the second column of Table "A" covers normal frontage homes whose occupiers also hold vacant land. The ratable value shown on the rolls is the composite total. Under the UCV basis the owners of these holdings would pay less on the houses in about 90% of cases but approximately three times as much as under NAV on their vacant land holdings. The net result would depend on the relative valuations of the homes and land. There were 665 such holdings located on the rolls.

(vi) Housing Summary :

The Commonwealth Statist advises that there were approximately 9554 occupied dwellings in Corio at 30th June, 1968. The total located on the rolls as shown in the first two columns of Table "A" was 7318, with an additional small content in the 72 multiple and 162 commercial holdings in the final column. Hence, there are approximately 1800 dwellings not accounted for on the rolls.

As seen from the listed streets in Table "C", at least 90% of the 8690 homes not tied with other holdings of vacant land would pay least rates under the UCV basis. The 665 holdings of house and land would in most cases pay more on balance, although, in perhaps one-third of them, the saving on the house would exceed the extra on the land. On this basis, the split up would be approximately as follows :

	<u>Number of Homes</u>		<u>Number of Voters</u>	
	<u>Number of Homes</u>		<u>Number of Voters</u>	
	<u>Paying least under</u>		<u>paying least under</u>	
	<u>U.C.V.</u>	<u>N.A.V.</u>	<u>U.C.V.</u>	<u>N.A.V.</u>
Home only	8,000	890	9,000 #	990 #
House and land	220	440	310	620
Totals	8,220	1,330	9,310	1,610

Approximately 1800 homes carry no votes.

The conclusion from this part of the survey is that however change to UCV rating might affect other types of property it would reduce the rate payments on homes generally.

(5) Vacant Land Holdings.

Vacant land can be expected to pay more under the UCV basis in all cases and is the main source from which savings of homes and other improved properties are made up. In Corio under UCV such land devoid of improvements would pay between 2.9 to 3.3 times the NAV rates. Vacant land listed on the rolls as 'land' is shown in the fourth column of Table "A" except for such holdings of investment firms. These are included under the next column 'nominees of firms'.

There were 1,708 holdings of vacant land found with a ratable value of \$ 266,873. This does not cover all such land or even the major part of it. The major holdings are grouped together with other property under the headings 'House and Land', 'Buildings and Land', 'Nominees of Firms' and 'Other Description' in Table "A". For the classification 'House & Land' an approximation to the ratable value held as vacant land has been made allowing the average figure of \$339 for each of the 665 houses. This accounts for \$226,100 of the total ratable value of \$378,017 leaving the balance of approximately \$152,000 as the vacant land content on the extra land held. Many of the 531 holdings of firms and businesses in the last two columns are of vacant land held for investment and of other holdings with minor improvements only, leaving the major part of the value in the site.

Absentee Holdings :

The 1,708 holdings of vacant land only were analysed to find whether they were owned by local residents or absentees living in other municipalities, with the following results :

	<u>Number of Holdings</u>	<u>Value (NAV)</u>
Owned by absentees	1,068	\$ 142,187
Owned by Locals	640	\$ 124,686
	<hr/>	<hr/>
	1,708	\$ 266,873
	<hr/>	<hr/>

The savings made by the absentee holders under NAV rating are a direct loss to the local residents who now have to pay more than their fair share in consequence.

(6) Farm Properties.

The farm properties are included in the 'House and Land' column in the Peak and Flinders Ridings. Farms of over one acre are required to furnish return annually to the Government Statist, with details of their operations and equipment. Its publication "Rural Statistics" shows that in 1967 there were 291 such rural holdings in Corio covering a total of 128,497 acres of the 172,800 acres in the Shire. The average size of holding was 441 acres. Hence a maximum of 291 of the 636 holdings in those ridings under the headings 'House & Land' or 'Land & Buildings' could be farm properties while the rest would not.

Ratable NAVs under \$500 would probably be normal homes with an extra vacant lot while those above would be farms. On this basis there were 179 such holdings identifiable. Those shown on the roll as 'House & Land' had an average ratable value of \$1166 while those designated 'Land & Buildings' averaged \$2,580. These would now be paying rates equal to those paid by three to seven homes in Corio residential streets with the average ratable value of \$339.

The position of the farms cannot be checked from the rolls as with residential properties which have little variation in frontages. However by finding their acreage checks were made covering 43 holdings of 100 acres upwards. Of these the roll description for 22 indicated they had buildings upon them while 21 had no buildings. From these the following figures for average ratable value per acre were developed. The number of cases in the ranges are shown in brackets.

Holding Size (acres)	<u>Ratable N. A. V. per acre</u>	
	<u>Holdings with Buildings.</u>	<u>Holdings with Land only.</u>
100 to 299	\$ 8.30 (8)	\$ 5.91 (12)
600 to 999	4.38 (8)	3.80 (4)
over 1000	4.05 (6)	1.95 (5)

The sample is small but division of the unbuilt figures into the built ones produces a result less than 3.0 indicating that on average they would pay more under UCV unless a farmrate below the general rate is adopted by the Council (as it has power to do).

(7) Industrial and Commercial Properties.

These are covered by the last two columns headed ' Nominees of Firms ' and ' Other Description ' on Table "A". There are 144 holdings under the first which includes most of the industrial firms. There are 380 under the second which is mainly commercial properties. The latter is subdivided into various groups in Table "B".

These business properties vary over a very wide range in their ratable values per acre and their location. In this they differ greatly from the housing properties, which have relatively uniform frontages and valuations both of land and the buildings on them and the buildings on them and hence would almost all benefit in lower rates under the UCV basis. With the industrial properties it is recognised that there are a relatively small number of extremely high ratable value due to their improvements and which would therefore make very substantial savings under the UCV basis. But there are also a high proportion of these holdings which have low degree of improvement and would actually pay more under the change. These have not been investigated in detail but the following pointers give an idea of their extent. Of the 144 firms represented by nominees on the rolls 57 have ratable values of less than \$1,000. They are therefore paying no more in rates than two average homes in the more desirable streets or less than three homes at the shire average NAV of \$339. This is inconclusive but suggest low development. A field visit shows that many more heavily rated firms have very poor improvements in relation to their site potential. At least nine of the firms in this list are classified as holding land only.

Here are sample sections of industrial properties in two streets, using the same principle as applied to residential properties, to show how they would fare under the change. The ratable value per acre of the vacant land holding divided into that of the neighboring improved ones shows how they stand. Where the resultant figure is less than 3.3 they would pay more under UCV.

<u>Thompson Street</u>				<u>Station Street</u>			
	Area	N. A. V. per acre.	Ratio.	Area	N. A. V. per acre.	Ratio	
Land	3 $\frac{1}{4}$ ac	\$189	1.0	L. & B.	1 $\frac{1}{2}$ ac.	315	2.2
L & B.	4 $\frac{1}{2}$ ac.	\$656	3.5	Land	1 $\frac{1}{2}$ ac.	147	1.0
Land	4 $\frac{1}{2}$ ac.	\$172	1.0	Land	1 ac.	144	1.0
L & B	3 $\frac{1}{2}$ ac.	\$218	1.1	L & B.	1 ac.	330	2.3
L & B	1 $\frac{1}{4}$ ac.	\$708	3.7	L & B.	1 ac.	336	2.3
L & B	32 $\frac{1}{2}$ ac.	\$585	3.1	L & SS.	1 ac.	2028	14.0

Of these properties only the service station would make a substantial saving. Two others would save slightly. Three poorly improved ones would pay about 50% more. The vacant land holdings would pay three times as much as under the NAV basis.

(8) Overall Summary.

If the choice between the U.C.V. and N.A.V. rating basis was made by the Council or a poll of ratepayers voting according to the basis under which they pay least in rates it would result approximately as follows on next page.

Class of Property	Rates are Least under U.C.V.		Rates are Least under N.A.V.	
	Number of Holdings	Votes Carried	Number of Holdings	Votes Carried
Homes only	8,000	9,000	890	990
House & land	220	310	440	620
Building & land	86	112	173	223
Industrial & commercial	262	340	262	340
Vacant land only	-	-	1,708	2,099
	<u>8,568</u>	<u>9,762</u>	<u>3,473</u>	<u>4,272</u>

In this result it is inherent that the well-developed holdings pay least under the U.C.V. basis and the poorly-developed holdings pay least under the N.A.V. basis.

(9) Partial Rating on Unimproved Value.

A recent amendment of the Local Government Act allows a further alternative of rating partly on the Unimproved Capital Value and partly on the Net Annual Value. The results of the survey as outlined in this report would be applicable in almost all respects whether the change to unimproved value rating is complete or partial. The important practical difference between them is that the potential savings of homes or other properties under the unimproved value basis would be halved under the partial as compared with the complete application. The percentage reductions shown in Table F would be halved at all points making the financial attraction of change to householders much less under the partial application. The psychological incentive to improvement in owners knowing that any improvements they make on their own sites would be completely rate-free would also be lost. For these reasons rating wholly on unimproved values is to be preferred and is recommended.

(10) Conclusion :

The interests of all sections of the Shire are best served by policies which encourage improvement of property and development of its potential. Hence it is recommended that steps be taken to change the shire rating basis from the Net Annual Value to the Unimproved Capital Value. It is considered that the results of the survey as set out in the report warrant this course.

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APPENDICES :

- TABLE " A " - Results of the dissection of Voters' Rolls into various property classifications in ridings and for the whole Shire.
- TABLE " B " - A dissection of the ' Other Description ' column of Table " A " into various sub-groupings.
- TABLE " C " - Showing how housing properties would fare under the alternative rating basis in listed streets. Separate sections for the Hovell, Hume and Flinders Ridings respectively.
- TABLE " D " - Showing the percentage reduction in rates under one system compared with the other linked with the ratios in Column (6) of Table " C ".
- MAP - Showing the NAV which vacant sites attract in various residential streets for comparison with the NAV attracted by built sites.

CORIO SHIRE SUMMARY

TABLE " A ".

Property Dissection of Voters' Rolls for 1969.

House Only			House & Land			Buildings & Land			Land Only			Nominees of Firms			Other Descriptions		
Hold-ings.	NAV.	Voters	Hold-ings	NAV. \$	Voters.	Hold-ings	NAV. \$	Voters	Hold-ings	NAV. \$	Voters	Hold-ings	NAV \$	Voters	Hold-ings	NAV \$	Voters
<u>HOVELL RIDING</u>																	
(3834)	1,224,895	(5464)	(66)	24,379	(93)	(43)	21,284	(51)	(446)	39,083	(515)	(46)	569,503	(46)	(107)	89,401	(135)
<u>HUME RIDING</u>																	
(1414)	503,110	(2090)	(146)	66,238	(200)	(33)	15,146	(45)	(202)	29,898	(255)	(60)	1,623,174	(61)	(210)	146,729	(313)
<u>FLINDERS RIDING</u>																	
(1175)	469,486	(1992)	(214)	154,006	(308)	(92)	210,419	(118)	(777)	120,394	(959)	(15)	741,111	(15)	(36)	19,557	(49)
<u>PEAK RIDING</u>																	
(230)	75,392	(333)	(239)	133,394	(330)	(91)	38,329	(121)	(283)	77,498	(370)	(23)	2,056,919	(25)	(27)	12,442	(36)
<u>WHOLE SHIRE</u>																	
(6653)	2,259,917	(9879)	(665)	378,017	(931)	(259)	285,178	(335)	(1708)	266,873	(2099)	(144)	4,990,707	(147)	(380)	268,129	(533)

MISCELLANEOUS

TABLE " B "

BREAK UP OF " OTHER DESCRIPTION " COLUMN IN SUMMARY.

Type of Improvement	Hold-ings	NAV \$	Voters	Hold-ings	NAV \$	Voters	Hold-ings	NAV \$	Voters	Hold-ings	NAV \$	Voters	Hold-ings	NAV \$	Voters
	<u>HOVELL</u>			<u>HUME</u>			<u>FLINDERS</u>			<u>PEAK</u>			<u>WHOLE SHIRE</u>		
COMMERCIAL	(78)	78,320	(98)	(59)	58,913	(94)	(16)	8,860	(20)	(8)	8,256	(14)	(161)	152,349	(226)
MULTIPLE HOLDINGS	(5)	6,192	(6)	(53)	62,246	(79)	(14)	10,179	(21)	-----	-----	-----	(72)	78,617	(106)
FACTORY	(2)	731	(2)	(21)	12,184	(25)	-----	-----	-----	-----	-----	-----	(23)	12,915	(27)
BUILDING	(3)	696	(3)	(61)	10,658	(87)	-----	-----	-----	(9)	1,128	(11)	(73)	12,482	(101)
SHACKS , SHEDS	(13)	1,318	(20)	(3)	266	(3)	(6)	518	(8)	(10)	3,058	(11)	(32)	5,160	(42)
OTHER	(6)	2,144	(6)	(20)	2,462	(25)	-----	-----	-----	-----	-----	-----	(26)	4,606	(31)
TOTALS	(107)	89,401	(135)	(217)	146,729	(313)	(36)	19,557	(49)	(27)	12,442	(36)	(387)	268,129	(533)

CORIO SHIRE RATING SURVEY.

Showing How Housing Properties Would Fare Under Site - Value (U.C.V.)
Rating as Compared With Rating of Built - Value (N.A.V.)

Street Name. (1)	Valuations N.A.V.		Nos. of Houses		Ratio : (6)	Houses on roll where rates are least on U.C.V. (col. (6) exceeds ratio 3.3) Nos. (%)	
	Vacant site (2)	Built site (3)	Av'ged in (3) (4)(Ø)	Rest (5)			
HOVELL RIDING.			Ø				
ALKIRA AVENUE	(75)	304	52 (39)	11	4.0	52	(100%)
ARUNGA AVENUE	(75)	319	18 (14)	1	4.2	18	(100%)
BACCHUS MARSH RD.	70	330	85 (29)	12	4.7	85	(100%)
BELL BIRD AVENUE	(75)	303	82 (67)	3	4.0	82	(100%)
# BARCELONA STREET	(28)	337	9 (0)	2	12.0	9	(100%)
BINGARRA AVENUE	(75)	297	18 (17)	1	3.8	18	(100%)
BLAIR COURT	(75)	302	5 (4)	1	4.0	5	(100%)
BRODRIBB COURT	(60)	400	12 (0)	3	6.6	12	(100%)
BROOKS STREET	(75)	287	32 (31)	4	3.8	32	(100%)
CAMELLIA CRES.,	(75)	311	62 (52)	6	4.1	62	(100%)
CAMPASPE STREET	(66)	400	5 (0)	-	6.0	5	(100%)
CANADIAN PARADE	(70)	323	37 (3)	9	4.6	37	(100%)
CLAVUS ROAD	70	450	4 (0)	1	6.4	4	(100%)
COLORADO DRIVE	(66)	400	66 (0)	13	6.0	66	(100%)
COX ROAD	66	341	82 (23)	12	5.1	82	(100%)
CURLEW CRESCENT	(75)	297	41 (25)	4	4.0	40	(96%)
# DAREBIN STREET	28	247	5 (0)	1	8.8	5	(83%)
DEARBORN PARADE	(70)	366	28 (0)	4	5.2	28	(100%)
DELAWARE STREET	(70)	381	5 (0)	-	5.4	5	(100%)
DENVER STREET	(75)	327	12 (8)	2	4.3	12	(100%)
DETROIT CRES.,	(70)	308	20 (12)	6	4.4	20	(100%)
DONAX ROAD	(70)	463	5 (0)	2	6.6	5	(100%)
DONNELLY AVENUE	(75)	292	69 (43)	5	3.9	68	(98%)
DONNYBROOK ROAD	66	285	7 (0)	6	4.3	7	(100%)
DOVE STREET	(75)	309	20 (18)	-	4.1	20	(100%)
DUNLOE AVENUE	41	278	32 (0)	17	6.7	31	(97%)
EAGLE PARADE	(75)	300	54 (39)	5	4.0	52	(92%)
# ELMORE STREET	30	238	4 (0)	5	7.9	3	(75%)
EMU COURT	(75)	297	11 (8)	2	4.0	11	(100%)
EUMERELLA ST.	(66)	400	10 (0)	-	6.0	10	(100%)
FALCON STREET	(75)	314	17 (12)	1	4.2	17	(100%)
FINCH STREET	(75)	311	20 (14)	4	4.2	20	(100%)
FLAMINGO COURT	(75)	306	14 (12)	-	4.0	14	(100%)
FLORIDA AVENUE	(70)	343	26 (0)	2	4.9	26	(100%)
FORSTER STREET	(75)	289	63 (46)	7	3.8	59	(93%)
FRONSAC ROAD	(70)	306	12 (5)	4	4.4	12	(100%)
GARDENIA GROVE	(75)	317	29 (22)	1	4.2	29	(100%)
GELLIBRAND ST.	(70)	400	6 (0)	2	5.7	6	(100%)
GEORGIA GROVE	66	343	32 (1)	7	5.2	32	(100%)
GERBERA AVENUE	(75)	306	24 (22)	4	4.0	23	(95%)
GLENELG AVENUE	(66)	400	28 (0)	1	6.0	28	(100%)
GOLDSWORTHY RD.	(66)	400	41 (0)	2	6.0	41	(100%)
GOULBURN AVENUE	(66)	401	20 (0)	4	6.0	20	(100%)
GRANAULT PARADE	(70)	330	47 (4)	4	4.7	47	(100%)
GULL STREET	(70)	300	15 (14)	5	4.3	15	(100%)
HARPUR ROAD	(70)	318	33 (14)	4	4.5	33	(100%)
HENDY STREET	60	300	13 (0)	7	5.0	13	(100%)
# HINTON STREET	28	310	1 (0)	6	10.9	1	(100%)
HOPKINS STREET	(66)	400	10 (0)	2	6.0	10	(100%)
HOWQUA COURT	(66)	400	8 (0)	3	6.0	8	(100%)
IBIS COURT	(75)	301	13 (9)	4	4.0	13	(100%)

Street Name.	Valuations N.A.V.		Nos. of Houses			Ratio :	Houses on roll with rates least on UCV. (col. (6) above ratio 3.3). Nos. (%)
	Vacant site	Built site	Av'ged in col. (3)	Rest (Ø)	(5)	NAV Built NAV vacant (6)	
(1)	(2)	(3)	(4)	(Ø)	(5)	(6)	
HOVELL RIDING (Continued)							
IDAHO AVENUE	(70)	352	6	(0)	-	5.0	6 (100%)
ILLINOIS AVENIE	(70)	346	10	(0)	3	4.9	10 (100%)
INDIANA AVENUE	(70)	357	21	(0)	4	5.1	21 (100%)
IONA STREET	(75)	224	7	(5)	2	3.0	2 (29%)
JAY STREET	(75)	300	13	(9)	3	4.0	11 (75%)
KALINGA STREET	(75)	291	15	(13)	3	3.9	15 (100%)
# KALVER STREET	(36)	350	9	(0)	5	9.8	9 (100%)
KARRIN COURT	(75)	311	8	(8)	4	4.1	8 (100%)
KENTUCKY AVENUE	44	282	4	(1)	7	6.4	3 (75%)
KESTREL COURT	(75)	298	7	(6)	4	4.0	7 (100%)
KIEWA STREET	(66)	400	10	(0)	4	6.0	10 (100%)
KOOKABURRA COURT	(75)	292	9	(7)	6	3.9	8 (89%)
KORUMBURRA AVE.	28	292	4	(1)	5	10.4	4 (100%)
LODDON STREET	(66)	402	17	(0)	2	6.1	17 (100%)
LOWAN AVENUE	(75)	219	14	(12)	1	2.9	14 (100%)
LUMEAH STREET	(75)	284	23	(15)	-	3.7	23 (100%)
MAINE COURT	(66)	400	11	(0)	4	6.1	11 (100%)
MARNOO COURT	(75)	302	10	(8)	-	4.0	10 (100%)
MAYLAND AVE.	(66)	400	30	(0)	2	6.1	30 (100%)
MICHIGAN AVENUE	(70)	326	22	(2)	4	4.6	22 (100%)
MINNESOTA COURT	(66)	400	7	(0)	-	6.1	7 (100%)
MOA STREET	(75)	308	14	(8)	-	4.1	14 (100%)
MONTREAL AVENUE	(70)	324	9	(1)	1	4.6	9 (100%)
MONTANA COURT	(66)	400	15	(0)	3	6.1	15 (100%)
MORONA AVENUE	(75)	314	13	(10)	2	4.2	13 (100%)
MYRTLE GROVE	80	326	28	(1)	2	4.1	19 (67%)
NEBRASKA COURT	(66)	400	7	(0)	-	6.1	7 (100%)
NEVADA AVENUE	66	380	11	(0)	2	5.7	11 (100%)
NORTH SHORE ROAD	(75)	285	28	(22)	3	3.7	27 (96%)
OLYMPIC AVENUE	37	303	23	(0)	14	8.2	23 (100%)
ONTARIO AVENUE	(66)	324	57	(29)	6	4.9	57 (100%)
ORCHID STREET	(75)	307	11	(5)	1	4.0	11 (100%)
OREGON AVENUE	(66)	380	10	(0)	2	5.7	10 (100%)
OVENS COURT	(66)	402	11	(1)	3	6.1	11 (100%)
# PEACOCK STREET	28	372	2	(0)	4	13.2	2 (100%)
PETTIT CRESCENT	(75)	286	42	(38)	1	3.8	42 (100%)
PINE AVENUE	85	344	21	(1)	4	4.0	17 (80%)
PLANTATION ROAD	60	353	3	(0)	9	5.9	3 (100%)
PLUME STREET	(75)	308	68	(40)	6	4.1	67 (98%)
PORTLAND STREET	(75)	295	28	(23)	2	3.9	28 (100%)
PRINCES HIGHWAY	(85)	326	163	(64)	28	3.8	153 (94%)
PRINCESS ROAD	66	395	40	(0)	6	6.0	40 (100%)
PURNELL ROAD	66	368	50	(7)	-	5.5	50 (100%)
QUEBEC AVENUE	(70)	343	23	(0)	2	4.7	23 (100%)
RESERVE STREET	(44)	330	3	(0)	-	7.5	3 (100%)
RIMULA ROAD	64	431	10	(0)		6.8	10 (100%)
ROBIN AVENUE	(75)	302	63	(50)	8	4.0	59 (94%)
# RODBROUGH CRES.,	36	337	11	(0)	9	9.4	11 (100%)
ROSE AVENUE	(75)	308	71	(44)	3	4.1	71 (100%)
ROSELLA COURT	(75)	226	16	(15)	2	3.0	6 (37%)
ROTELLA AVENUE	(64)	338	19	(1)	5	5.2	19 (100%)
ST. GEORGE'S ROAD	(75)	338	29	(14)	3	4.5	29 (100%)
SALVIA STREET	(75)	320	13	(12)	1	4.2	13 (100%)
SEA BEACH PARADE	85	356	18	(1)	6	4.0	16 (88%)
SEABREEZE PARADE	30	289	15	(2)	6	9.6	15 (100%)
SEAFORTH STREET	46	301	9	(0)	2	6.5	9 (100%)

Street Name.	Valuations NAV.		Nos. of Houses		Ratio :		Houses on roll with rates least on UCV. (col. (6) above ratio 3.3)
	Vacant site	Built site	Av'ged in col. (3)	Rest (Ø)	NAV Built.	NAV vacant.	
(1)	(2)	(3)	(4)	(Ø)	(5)	(6)	Nos. (%).
HOVELL RIDING. (Continued)							
SNOWY COURT	(66)	402	9	(0)	1	6.1	9 (100%)
SPARKS ROAD	75	303	112	(88)	8	4.0	108 (96%)
SPRUHAN AVENUE	(75)	292	44	(34)	4	3.9	44 (100%)
STATION STREET	(75)	298	65	(41)	6	4.0	64 (98%)
STONEHAVEN ROAD	(28)	284	6	(1)	4	10.0	6 (100%)
STRADBROKE ST.	(75)	286	25	(24)	3	3.8	25 (100%)
SWALLOW CRESCENT	(75)	294	72	(58)	3	3.9	70 (97%)
TAKOMA COURT	(75)	291	9	(6)	-	3.9	9 (100%)
TALLIS STREET	(75)	292	37	(26)	3	3.9	37 (100%)
TALONA CRESCENT	(70)	295	15	(0)	9	4.2	15 (100%)
# TALPA CRESCENT	36	313	5	(0)	11	8.7	5 (100%)
TARWIN COURT	(66)	402	15	(0)	-	6.0	15 (100%)
TARONGA COURT	(75)	296	6	(5)	2	4.0	6 (100%)
TENNYSON STREET	(75)	290	51	(46)	1	3.8	50 (98%)
THE BOULEVARDE	(75)	312	27	(18)	10	4.1	27 (100%)
THE ESPLANADE	(100)	576	15	(3)	8	5.8	15 (100%)
THOMPSON ROAD	75	314	97	(52)	27	4.1	96 (99%)
THRUSH STREET	(75)	289	16	(11)	1	3.8	13 (81%)
TULIP STREET	(75)	305	12	(8)	1	4.0	12 (100%)
ULLA DULLA STREET	(75)	295	11	(9)	4	3.9	11 (100%)
UTAH STREET	(66)	400	6	(0)	-	6.0	6 (100%)
VERMONT AVENUE	66	376	78	(0)	5	5.7	78 (100%)
WAITARA GROVE	(75)	306	75	(55)	9	4.1	74 (98%)
WARRAWEE AVENUE	(75)	299	24	(22)	1	4.0	24 (100%)
WATSONIA GROVE	(75)	315	22	(17)	1	4.2	22 (100%)
WENDOVER AVENUE	(75)	288	45	(30)	8	3.8	45 (100%)
WISTERIA GROVE	(75)	311	38	(25)	2	4.1	38 (100%)
WREN STREET	(75)	300	22	(17)	4	4.0	22 (100%)
WYOMING AVENUE	(66)	372	32	(0)	6	5.6	31 (97%)
YOORINGA AVENUE	(75)	303	43	(39)	8	4.0	43 (100%)
ZINNIA STREET	(75)	329	16	(6)	3	4.3	16 (100%)

NOTES :

Built values in column (3) are the averages of the number of houses shown in column (4).

Vacant values in column (2) are those on vacant lots in the street except where shown in brackets which are based on those in neighbouring streets.

The numbers in brackets under column (4) (Ø) show the number of tenanted homes included in the total averaged. These are almost exclusively Housing Commission homes. In the Housing Commission area the difference between the total and bracketed figures gives the number of Housing Commission homes sold to the occupiers.

Column (5) headed ' Rest ' is the number of homes in the street (as shown generally on Sands & MacDougall Directory) which were not located on the roll for inclusion in the averages.

These streets are wholly or partly unsealed.

There are small numbers of homes in other streets not listed above.

CORIO SHIRE RATING SURVEY.

Showing How Housing Properties Would Fare Under Site-Value
(U.C.V.) Rating as Compared With Rating of Built Value (N. A. V.)

	Valuations N. A. V.		Houses Nos.		Ratio : Built (3) Vacant (2) (6)	Houses on roll where rates are least on UCV. i. e. (col. (6) exceeds ratio 3.3) Nos. (%)	
	Vacant site (2)	Built site (3)	Av'ged in (3) (4)	Nos. Rest (5)			
FLINDERS RIDING							
ACACIA STREET	84	440	15	5	5.2	14 (93%)	
ALKOOMI AVENUE	94	445	21	4	4.7	20 (98%)	
ANAKIE ROAD	100	423	14	24	4.2	12 (85%)	
# AZILEMOT AVENUE	56	267	3	3	4.7	2 (66%)	
# BECKLEY STREET	(56)	378	4	3	6.7	4 (100%)	
BELCHER STREET	92	415	17	6	4.5	17 (100%)	
BEULAH STREET	70	410	3	1	5.3	3 (100%)	
# BONVIEW STREET	(56)	431	3	-	7.7	3 (100%)	
# BRAUND AVENUE	48	335	21	10	7.0	18 (85%)	
CHAUCER STREET	(76)	409	7	2	5.4	7 (100%)	
CHURCH STREET	115	427	68	16	3.7	24 (65%)	
CORINELLA STREET	70	359	40	10	5.1	38 (96%)	
# DARRIWILL STREET	(48)	347	28	17	7.2	17 (96%)	
DRYSDALE AVENUE	106	408	45	5	3.8	43 (95%)	
EDGECOMBE STREET	(80)	443	12	5	5.0	12 (100%)	
# ERNEST STREET	(50)	339	15	14	6.8	15 (100%)	
FAIRLEA STREET	(92)	375	12	4	4.1	12 (100%)	
FAIRY STREET	64	340	19	4	5.3	16 (84%)	
FORFAR STREET	(80)	479	16	5	6.0	15 (93%)	
GLENFINE AVENUE	114	588	11	3	5.1	11 (100%)	
GLENGATE STREET	80	612	4	4	7.6	4 (100%)	
# GRAY LEA AVENUE	60	421	16	5	7.0	16 (100%)	
GRIFFEN STREET	(92)	378	23	5	4.1	23 (100%)	
HAMLIN AVENUE	(110)	457	38	7	4.1	37 (97%)	
HEATHER STREET	(80)	387	34	4	4.8	34 (100%)	
# HENNESSY PARADE	60	403	16	9	6.7	16 (100%)	
HIGHVIEW PARADE	(110)	428	27	1	3.9	25 (93%)	
# JEDDA STREET	48	357	19	8	7.4	18 (95%)	
JUNE AVENUE	(104)	424	25	2	4.1	23 (92%)	
# KANSAS AVENUE	40	397	8	2	9.9	8 (100%)	
# KINLOCK STREET	48	359	31	10	7.4	31 (100%)	
# LISTON STREET	50	365	19	17	7.3	19 (100%)	
KIRRIEMUIR STREET	(80)	674	8	2	8.4	8 (100%)	
LANGIBANOO AVENUE	106	415	28	1	3.9	26 (93%)	
# McCURDY ROAD	60	429	27	8	7.1	27 (100%)	
MURRAY STREET	(80)	400	9	-	5.0	9 (100%)	
# NEIL STREET	75	382	36	8	5.1	34 (94%)	
SHERIDAN STREET	100	424	23	8	4.2	22 (92%)	
SLADEN STREET	110	449	57	9	4.0	52 (90%)	
SYCAMORE STREET	(80)	401	28	9	5.0	28 (100%)	
# TAHARA STREET	60	425	21	9	6.4	21 (100%)	
VINES ROAD	90	365	63	6	4.1	62 (98%)	
WEEROONA AVENUE	104	429	20	7	4.1	20 (100%)	
ROLLINS ROAD	(60)	386	5	5	6.4	4 (100%)	
ROYAL CRESCENT	80	504	3	2	6.3	3 (100%)	
RUHAMAH AVENUE	58	370	34	14	6.3	33 (97%)	
WOLSELEY GROVE	58	317	10	11	5.4	8 (80%)	

These streets are wholly or partly unsealed .

Built values in Column (3) are the average of the number of houses shown in Column (4).

Vacant values in Column (2) are as rated except for those in brackets which are based on neighbouring streets.

There are small numbers of houses in a few other streets in this riding not listed above.

CORIO SHIRE RATING SURVEY.

Showing How Housing Properties Would Fare Under Site - Value (U.C.V.)
Rating as Compared With Rating of Built Value (N.A.V.)

Street Name. (1)	Valuation N.A.V.		No. of Houses		Ratio :		Houses on roll where rates are least on U.C.V. (Col. (6) exceeds ratio 3.3) Nos. (%)
	Vacant site (2)	Built site (3)	Av'ged in (3) (4)	Rest (5)	Built (3) Vacant (2) (6)		
<u>HUME RIDING</u>							
ANAKIE ROAD	74	336	26	14	4.6	25	(96%)
ARTHUR STREET	(94)	433	24	-	4.6	24	(100%)
BALLARAT ROAD	96	369	39	21	3.8	27	(69%)
BANFIELD STREET	70	302	13	16	4.3	10	(76%)
BARTON STREET	38	322	6	7	8.0	4	(100%)
BAY STREET	(80)	414	21	3	5.6	18	(85%)
BAYVIEW PARADE	(94)	399	26	3	4.2	26	(100%)
BRUCE STREET	64	336	11	23	4.4	10	(83%)
CALVERT STREET	94	389	34	6	4.1	34	(100%)
CORAL STREET	(94)	385	10	1	4.1	9	(90%)
CURTIN STREET	(64)	332	9	10	5.1	9	(100%)
DEAKIN STREET	64	325	32	9	5.0	31	(96%)
ELSIE STREET	74	320	12	10	4.4	10	(81%)
GIDDINGS STREET	66	337	26	17	5.1	25	(94%)
GLADSTONE STREET	(94)	376	19	5	3.9	17	(89%)
HUGHES STREET	74	362	17	9	4.9	16	(93%)
KALIMNA STREET	75	312	22	6	4.2	20	(90%)
KAUNAS STREET	(48)	319	5	8	6.6	5	(100%)
LIBAU STREET	(44)	248	9	10	5.6	6	(77%)
LILY STREET	(94)	389	18	3	4.1	16	(88%)
LITTLE AVENUE	92	367	18	2	4.0	17	(94%)
LOGAN STREET	(94)	408	42	8	4.3	41	(97%)
MACARTHUR AVE.	(92)	398	16	3	4.3	16	(100%)
MAPLE CRESCENT	80	366	14	13	4.6	14	(100%)
MARLO STREET	68	285	13	6	4.2	13	(100%)
MALCOLM STREET	74	303	14	11	4.1	13	(93%)
MARY STREET	(90)	334	9	4	3.7	9	(100%)
McCLELLAND ST.	78	349	20	15	4.4	20	(100%)
MILAN STREET	44	340	7	7	7.7	7	(100%)
MONTGOMERY ST.	(92)	340	6	4	3.7	6	(100%)
OSBOURNE AVENUE	68	333	36	10	4.8	35	(95%)
PRIDE AVENUE	(94)	443	20	3	4.7	20	(100%)
ROBB AVENUE	(76)	275	10	3	3.7	9	(90%)
ROMA STREET	(80)	314	19	8	3.9	16	(84%)
SEPARATION ST.	(80)	314	55	14	3.9	48	(86%)
SHANNON AVENUE	(94)	363	22	4	3.8	19	(85%)
SWINBURNE STREET	(80)	287	16	5	3.6	12	(74%)
SYNNOT STREET	(94)	346	7	4	3.6	6	(85%)
TALINN STREET	44	340	7	13	8.5	8	(100%)
THOMPSON ROAD	80	343	26	17	4.1	20	(76%)
THORBURN STREET	48	296	30	19	6.1	30	(100%)
TOYNE AVENUE	(94)	405	28	3	4.3	27	(97%)
TYRONE STREET	96	356	17	-	3.7	14	(82%)
VAUTIER STREET	(80)	308	17	5	3.8	13	(75%)
VICTORIA STREET	(80)	325	25	5	4.0	19	(76%)
VINES ROAD	100	383	28	10	3.0	23	(82%)
VISTULA STREET	46	278	22	19	6.0	19	(85%)
WAIORA AVENUE	76	300	14	6	3.9	11	(79%)
WALSGOTT STREET	66	382	23	20	5.7	21	(90%)
WALSH GROVE	(66)	335	10	5	5.0	10	(100%)
WAYMOUTH STREET	50	252	7	4	5.0	6	(85%)
WILLANA AVENUE	75	309	14	14	4.1	14	(100%)
WILLOW CRESCENT	70	314	5	11	4.5	5	(100%)
YARRAAN STREET	74	284	18	6	3.8	14	(77%)

Built values in column (3) are the average of the number of houses shown in column (4).

Vacant values in column (2) are as rated except those in brackets based on neighbouring streets.

There are small numbers of homes in other streets not listed above.

TABLE SHOWING THE PERCENTAGE REDUCTION
IN RATES OBTAINABLE UNDER ONE RATING SYSTEM
COMPARED WITH THE OTHER.

This enables the percentage reduction in rates obtainable by properties having the ratios shown in column (6) of Tables "C" to be read off direct.

	Ratio Figure NAV (Built Site) NAV (Vacant Site)	Per cent Reduction in U.C.V. rate compared with N.A.V. rate.
	15.0	78 %
	14.0	76
	13.0	75
	12.0	73
	11.0	70
	10.0	67
Rates are less under U.C.V.	9.0	63
	8.0	59
	7.5	56
	7.0	53
	6.5	49
	6.0	45
	5.5	40
	5.0	34
	4.5	27
	4.0	17
Same rates under either system at this point.	3.5	6
	3.4	3
	3.3	0
Rates are less under N.A.V.	3.2	3
	3.1	6
	3.0	9
	2.9	12
	2.8	15
	2.7	18
	2.6	21
	2.5	24
	2.0	40
	1.5	55
	1.0	70

Per Cent Reduction in
N.A.V. rate compared
with U.C.V.

