

6.2.3 Sealing the Hills - Station Catchment (Cockatoo) Special Charge Scheme

Responsible GM: Peter Benazic
Author: Nicole Alvares

Recommendation(s)

That Council:

1. That Council notes that following the issue of the notice of decision by Council to declare a special charge scheme on 13 December 2021, to part fund the construction of Baker Street, Glen Road, Station Road, Garden Street-Cockatoo, one submission was received by Council in the prescribed 28-day submission period following advertising this decision. Details of the submissions are outlined in attachment 5 to this report.
2. That a special charge in accordance with Section 163 of the Local Government, 1989 (the Act) be declared as follows:
 - a. A special charge is declared for a period until the works have been completed and the scheme finalised.
 - b. The special charge be declared for the purposes of defraying any expenses incurred by Council in relation to the construction of Baker Street, Glen Road, Station Road and Garden Street, Cockatoo including sealed road pavement, kerb & channel and associated drainage and incidental works. Council considers that these works will be of special benefit to those persons required to pay the special charge, (and who are described in succeeding parts of this resolution).
 - c. The special benefit accruing to those properties to be levied is considered to include improved access, improved amenity and appearance, improved roadside drainage, reduced mud and dust, reduced erosion, and lessened nuisance.
 - d. The following be specified as the area for which the special charge is declared:
 - i. All those properties described in attachment 4 of this report and as highlighted on the plan included as attachment 2.
 - e. The following be specified as the land in relation to which the special charge is declared:
 - i. All properties described in attachment 4 of this declaration.
 - f. The following be specified as the criteria which form the basis of the special charge so declared:
 - i. Those properties fronting, abutting or adjacent to the works.
 - g. The following be specified as the way the special charge so declared will be assessed and levied:
 - i. Existing lots, either developed or vacant, that gain, or will gain, primary (vehicular) access from a road being constructed would generally be required to contribute one benefit unit.
 - ii. Existing lots, either developed or vacant, with side or rear abuttal to a road being constructed would generally be required to contribute one half benefit unit.
 - iii. Existing lots, either developed or vacant, that gain, or will gain, primary access and have side or rear abuttal to roads being constructed would generally be required to contribute one benefit unit.
 - iv. Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.

- v. The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to Section 163 (4) of the Local Government Act, 1989.
- h. The total cost of the works is the amount shown in attachment 4 of this report estimated at \$2,535,750.
- i. The total amount of the special charge to be levied is the amount shown in attachment 4 of this report estimated at \$609,000.
- j. Having regard to the proceeding parts of this resolution but subject to Sections 166(1) and 167(6) of the Local Government Act, 1989, it is recorded that:
 - i. The owners of the land described in columns A and B of the table in attachment 4 are estimated liable for the respective amounts set out in column F of the table in attachment 4 and;
 - ii. Such owners may, subject to any further resolution of Council pay the special charge in the following manner:
 - The charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167(3) of the Local Government Act, 1989.
 - The charge may be paid by:
 - Lump sum within one month of the issue of the notice without incurring interest, or
 - Quarterly instalments of principal and interest over a period of up to seven years.
 - Interest will not be charged for three months after the issue of the notice provided the person liable makes timely payment in accordance with the payment arrangements that may be agreed on by Council.
 - In accordance with Sections 167(6)(b) and 172 of the Act, the rate of interest which is payable on instalments is set at the 180 day bank bill rate as published in the Australian Financial Review plus one percent and reviewed every three months, (provided that it will not exceed the rate fixed by the Governor in Council by order of the purposes of Section 172(2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by order for the purposes of this section).

There are no incentives for prompt payment, rebates or concessions associated with this special charge.

Attachments

1. Scheme Process Chart [6.2.3.1 - 1 page]
2. Plan of Scheme Area [6.2.3.2 - 2 pages]
3. Concept Construction Plans [6.2.3.3 - 13 pages]
4. Apportionment Table [6.2.3.4 - 3 pages]
5. CONFIDENTIAL - Submissions Table [6.2.3.5 - 2 pages]

Executive Summary

This report proposes to have a special charge declared to part fund the construction of Baker Street, Glen Road, Station Road and Garden Street, Cockatoo. It follows Council's resolution of 13 December 2021 to communicate its intention to declare a special charge for this purpose.

The Station Cockatoo catchment is included in the Australian Government funded Sealing the Hills program. A recent survey of the property owners in the indicated roads in this catchment indicated 70% property owner support to contributing to a scheme from the responses received. Included property owners will receive special benefit as a result of the works including improved resident amenity, reduction in dust and associated health issues, improved

drainage, less wear, and tear on vehicles, reduced road maintenance costs and overall improved liveability.

The preliminary estimated cost of the proposed works is \$2,535,750 of which \$609,000 is proposed to be funded via the proposed special charge contribution received from the included property owners. This will leave an approximate balance of \$1,926,750 to be funded from the Australian Government grant.

Property owner contributions have been assessed based on the benefit gained by each existing developed or vacant allotment, capped by Council at \$7,000 per benefit unit, (refer to benefit unit definition below). Councils' special rates and charges policy provides for levies to be paid in quarterly instalments that include principle and interest. For the Sealing the Hills program it has been decided that a maximum 7-year payment period be adopted. The financial hardship provisions of this policy provide further relief to those owners demonstrating genuine financial hardship.

Following Council's resolution on 13 December 2021 included property owners were notified of the intention to declare a special charge by mail and by advertisement in the Pakenham Gazette and Hills Trader. One written submission was received in the prescribed 28-day submission period. Details of these submissions are outlined in attachment 5 of this report.

Background

The Station, Cockatoo catchment that includes Baker Street, Glen Road, Station Road, Garden Street-Cockatoo is included for construction in Council's Sealing the Hills program. The properties included are shown on the plan included as attachment 2 to this report.

A survey of the property owners within the scheme boundary, (total of 88), was undertaken asking if they were in support of contributing to a special charge scheme at a capped contribution rate of \$7,000 per benefit unit, with a benefit unit being defined as:

- Existing lots, either developed or vacant, that gain, or will gain, primary (vehicular) access from a road being constructed would generally be required to contribute one benefit unit (\$7,000) towards the cost of construction.
- Existing lots, either developed or vacant, with side or rear abuttal to a road being constructed would generally be required to contribute one half benefit unit (\$3,500) towards the cost of construction.
- Existing lots, either developed or vacant, that gain, or will gain, primary access and have side or rear abuttal to roads being constructed would generally be required to contribute one benefit unit (\$7,000) in total
- Existing lots that have the potential to be further subdivided or developed may be allocated a multiple development benefit unit charge.

Table 1. Questionnaire responses

	Number	Percentage
Total no. properties in scheme	88	100%
No. of responses received	48	55%
No. of responses supporting the scheme	35	70%
No. of responses opposing the scheme	13	30%

Following consideration of the survey responses a special charge scheme has been prepared to part fund the construction of Baker Street, Glen Road, Station Road, Garden Street-Cockatoo.

Following Council's resolution on 13 December 2021, affected property owners were notified of the intention to declare a special charge scheme.

Since preparing the preliminary construction plans it has been confirmed that the property number 2794750100 on 23 Bailey Road, Cockatoo was Council owned and no charges were allocated.

Council received one written submission from the property owner on 21 Bailey Road, Cockatoo. The written submission expressed concern of being forced to access Glen Road since the construction of footpath on Bailey Road obstructing driveway access. The property owner objected to the construction of the proposed road work on Glen Road and against contribution to the scheme. Details of the submission are outlined in attachment 5.

Policy Implications

The proposed special charge scheme has been developed in accordance with the provisions of the Local Government Act, Cardinia Councils Special Rate and Charge Policy and the adopted Sealing the Hills program. It is based on community benefit, health, safety, amenity, and property owner support.

Section 163 of the Local Government Act provides that Council may not recover a greater portion of the cost of the works than calculated in accordance with the statutory 'benefit ratio' as set out in the previous notice of decision report presented to Council on 13 December 2021. Given that Council has capped the property owner contribution at \$7,000 per benefit unit, the proposed scheme is compliant.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

Climate Emergency Consideration

The Sealing the Hills project will consider climate emergency reduction measures such as:

- minimising tree removal through innovative road design
- use of LED lighting to reduce energy emissions
- utilising local contractors and local road & drainage construction materials to minimise travel
- investigating the reuse and use of recycled road construction materials

Consultation/Communication

A letter was sent in September 2021 to the property owners of Baker Street, Glen Road, Station Road, Garden Street-Cockatoo outlining specifics in relation to their inclusion in the Sealing the Hills program and the associated special charge scheme proposal.

As a consequent of Covid 19 restrictions, no face-to-face community consultation could be undertaken. However, property owners were provided with the opportunity to speak directly to the project engineering and special charge scheme staff and to view the preliminary construction plans and special charge scheme information online.

In October 2021, a questionnaire was mailed to property owners asking them to indicate their support/opposition to contributing to a special charge scheme at the capped rate of \$7,000 per benefit unit. As outlined 48 questionnaire responses from 88 included properties were received.

Following the Council resolution on 13 December 2021 where notice of decision was resolved to issue a notice of intention to declare a special charge, property owners were sent a letter and advertisements outlining the proposal placed in the Pakenham Gazette and Hills Trader, providing owners with the opportunity to make a submission or objection within the prescribed 28-day period.

Financial and Resource Implications

The scheme funding arrangements are as outlined in Table 2.

Table 2. Preliminary estimated cost of project

Total estimated cost of scheme	\$2,535,750
Total Council contribution (approx. 76%)	\$1,926,750
Benefiting property owner contribution (approx. 24%)	\$609,000

Note: the estimated project cost includes an allowance of 15% for design, supervision, and administration of the scheme.

The Australian Government \$150m grant will be used to fund Council's contribution.

Property owners will be offered the option of paying their contribution in full, or by quarterly instalments over 7-years. Instalment payments will include principle and interest, with interest calculated at the declaration of the scheme based on Council's borrowing rate at the time plus one percent.

Council will require the first payment, either in full or by instalment to be made within 6-months of the practical completion of the works.

Conclusion

That Council proceed to declare a special charge over the properties listed in attachment 4 to part fund the construction of Station Catchment (Baker Street, Glen Road, Station Road, Garden Street-Cockatoo) including a sealed road pavement, kerb and channel and associated drainage and ancillary works, generally in accordance with the concept plans included in attachments 3.

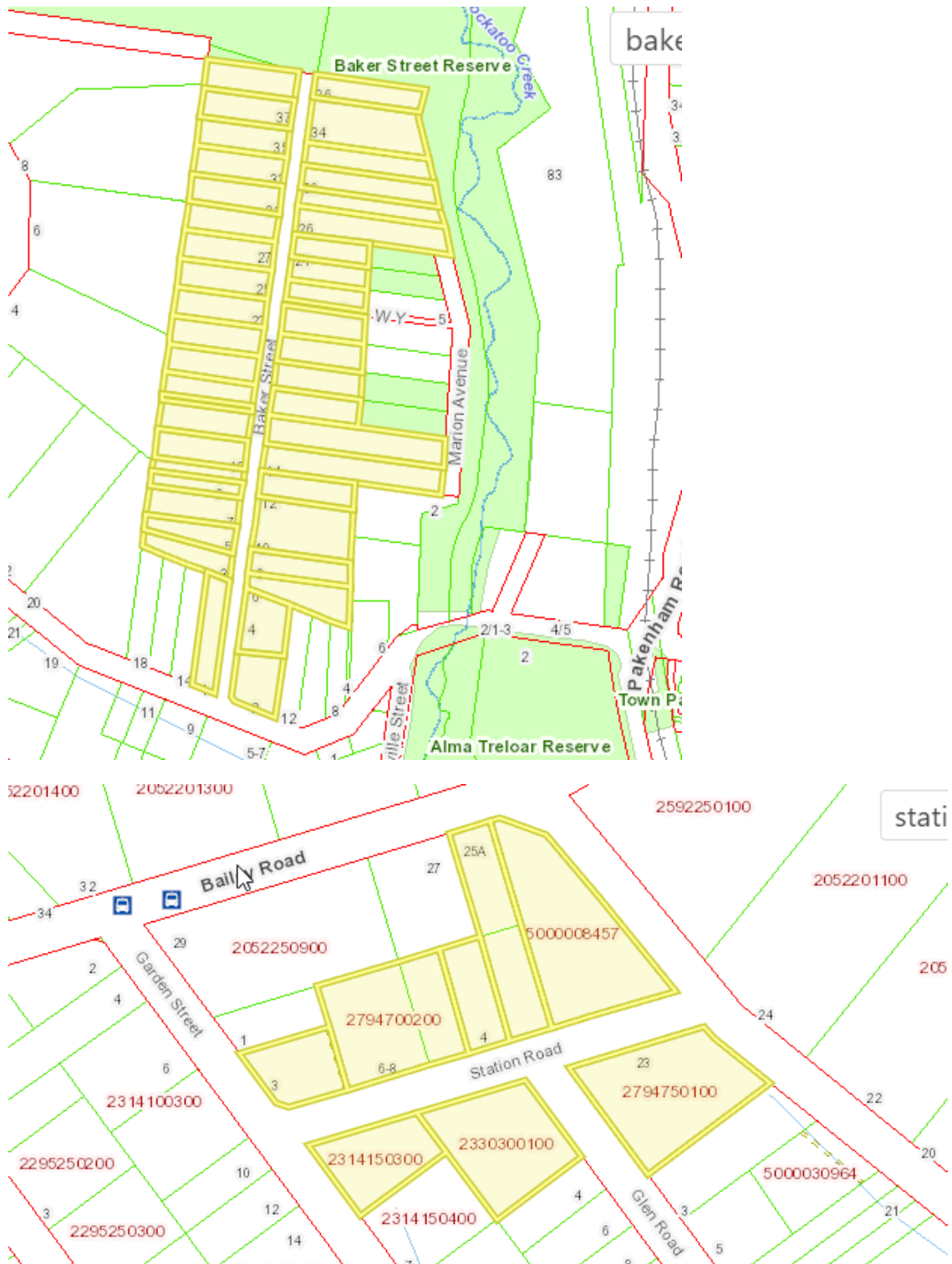
Sealing the Hills program Special Charge Scheme process checklist

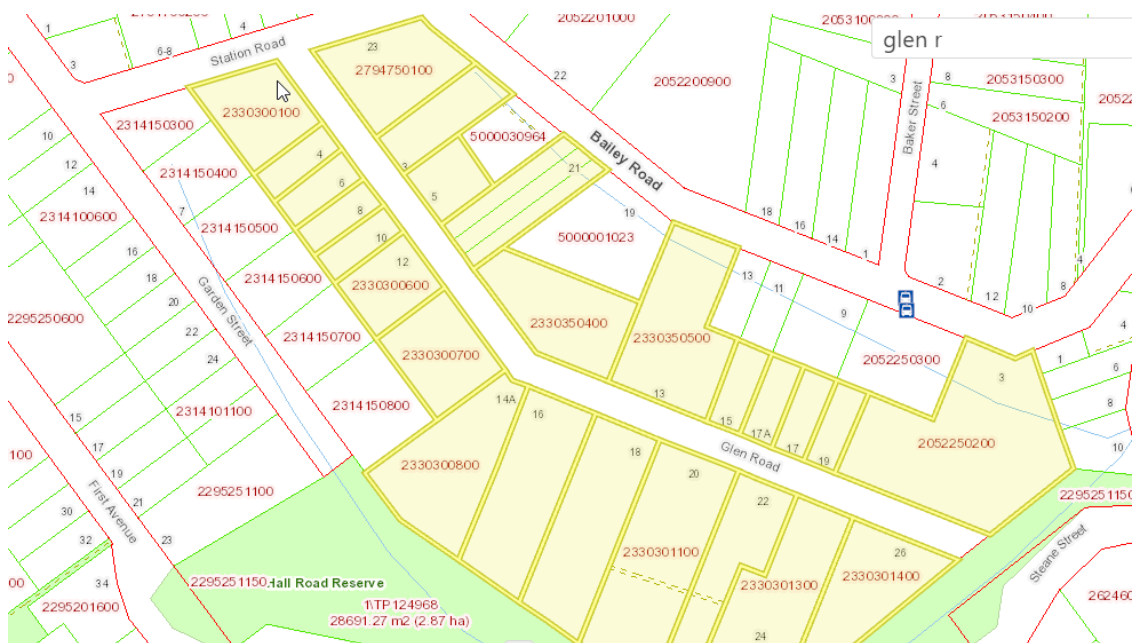
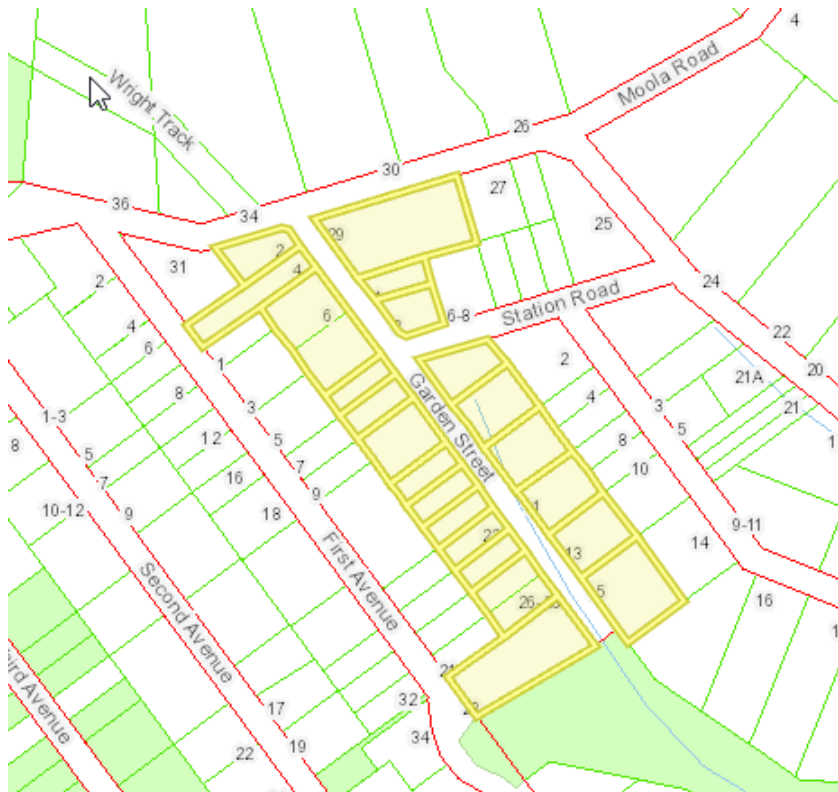


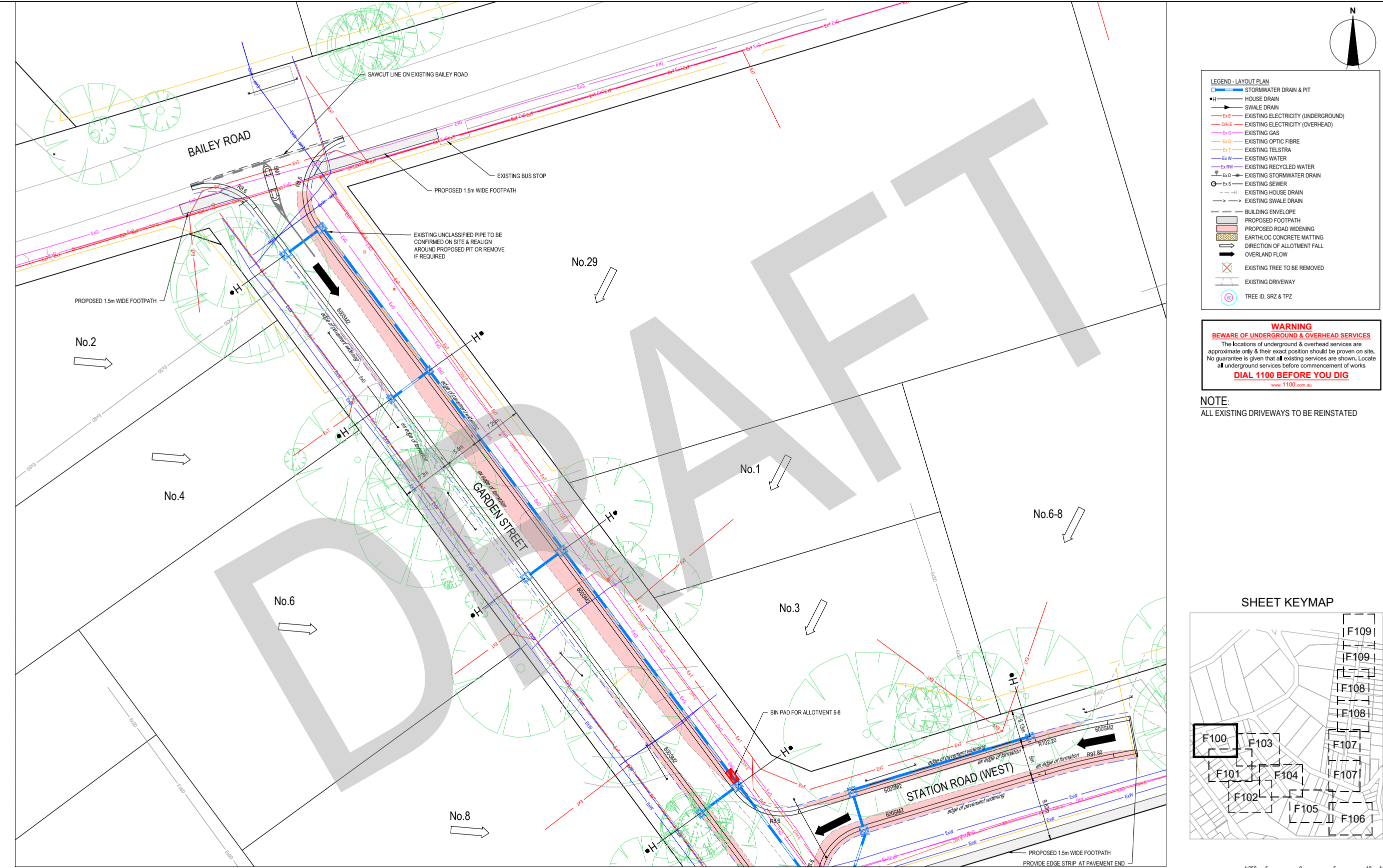
Special charge scheme projects (Section 163 Local Government Act)

Complete	Stage	Description
✓	Survey of landowners	Initial survey of property owners to assist in determining the need, associated issues and level of support for the proposed works and special rate/charge scheme.
✓	Approval to prepare scheme	Decision made to prepare scheme or to shelve project following consideration of the survey of property owners and feedback from the community. <ul style="list-style-type: none"> If the decision is that the scheme should proceed, the engineering design is completed, and a detailed estimate and an apportionment of costs are prepared. If a decision is made that the scheme should not proceed based on resident and community feedback, the affected residents are advised accordingly
✓	Intention to declare scheme	Report to Council providing information on proposed scheme including advice of impending advertising of scheme and declaration of charge. Report seeks Council approval by resolution to proceed with process.
✓	Advertisement and notification	The proposed scheme is advertised in the local newspaper and all affected property owners are notified by mail of proposed works, costs and contributions. This advertisement and notification indicate Council's intention to <i>declare</i> a scheme in a month's time and seeks submissions from affected property owners. Details of the scheme may be inspected at the shire offices.
✓	Submissions	From the time of advertising, property owners have 28 days (as set down by the Act) to lodge submissions, either in support or opposing the proposed scheme.
✓	Submissions review panel hearing	A Submissions Review Panel is convened (may be Council Committee or whole Council) and meets to consider submissions. Some submissions are written only. Submitters may also request to be heard before the committee. The panel makes a recommendation to Council regarding the scheme.
	Abandonment of scheme	The panel may recommend to Council that the scheme be abandoned. After considering the panel's report, Council may proceed to abandon the scheme following which property owners are notified and the scheme does not proceed.
✓	Declaration report	Alternatively, the panel may recommend to Council that the scheme proceed. After considering the panel's report, Council may proceed to <i>declare</i> the charges in accordance with its advertised intent. <ul style="list-style-type: none"> After this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme
✗	Appeal	Property owners may lodge an application for review of Council's decision with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the tribunal and this process generally takes four to six months. Decisions made by VCAT are binding on all parties.
✗	Construction	Council may then proceed to construction. Tenders are invited and a contractor appointed to construct the works. Invoices are issued seeking payment of the declared contribution. Payment may be by instalments or lump sum. The social responsibility provisions of Council's Special Charge Policy provide for those facing financial difficulty.
✗	Final cost report	At the completion of the works the scheme is <i>finalised</i> and a report presented to Council.

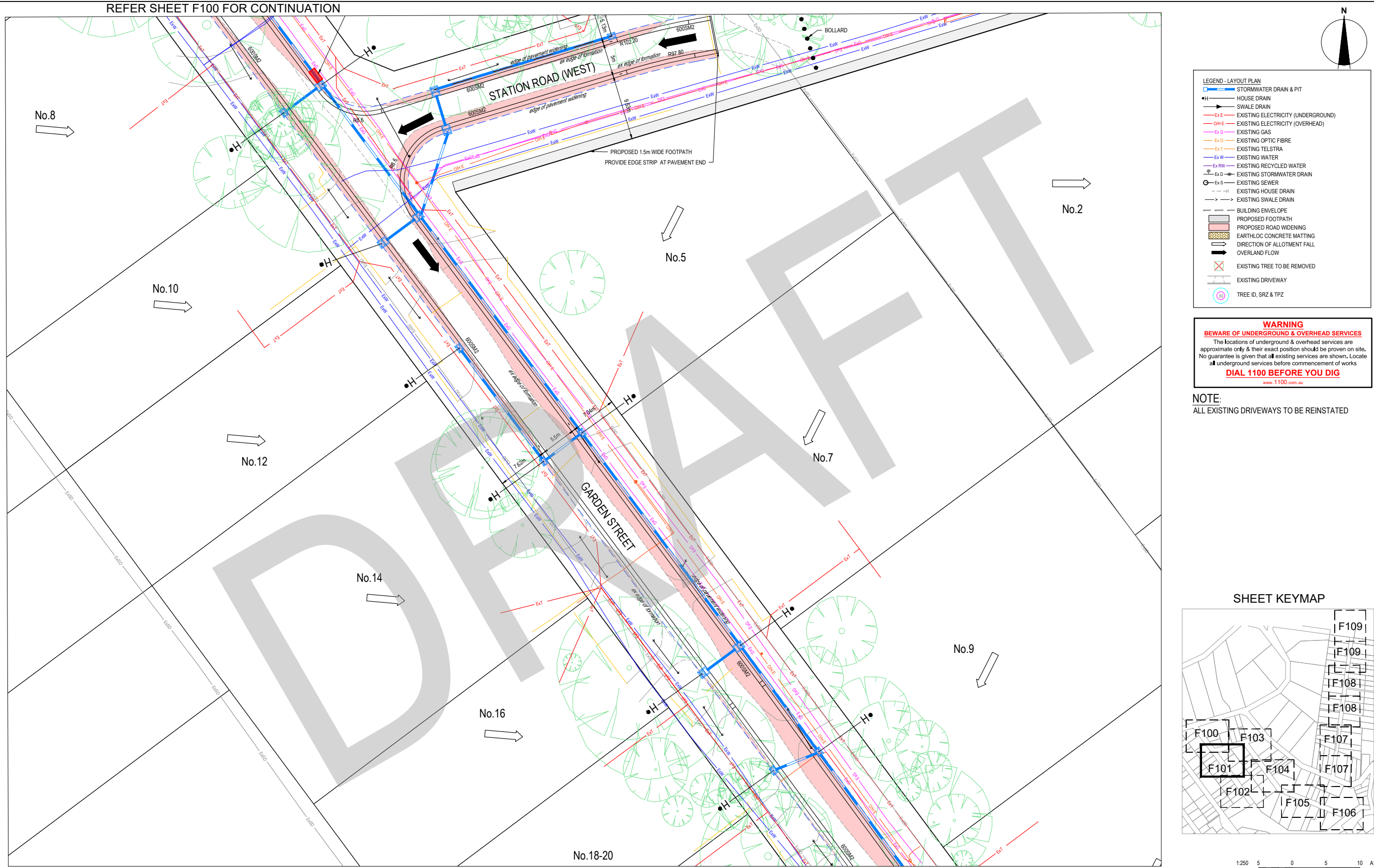
Baker, Station, Glen, Garden – Station Catchment







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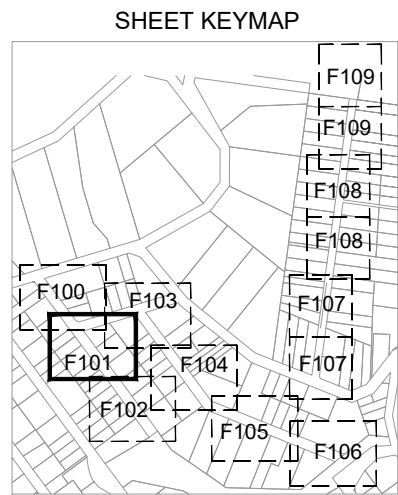




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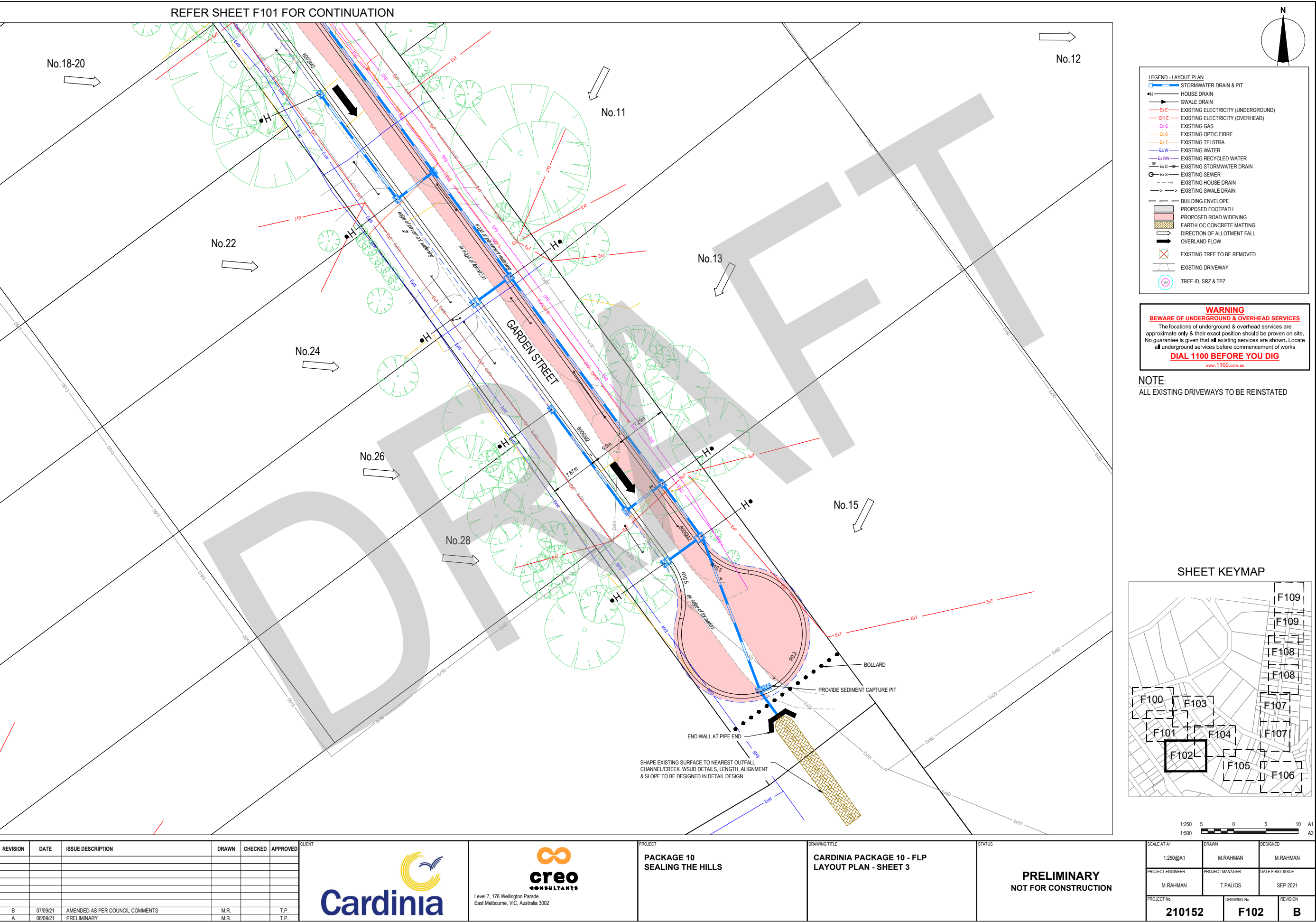
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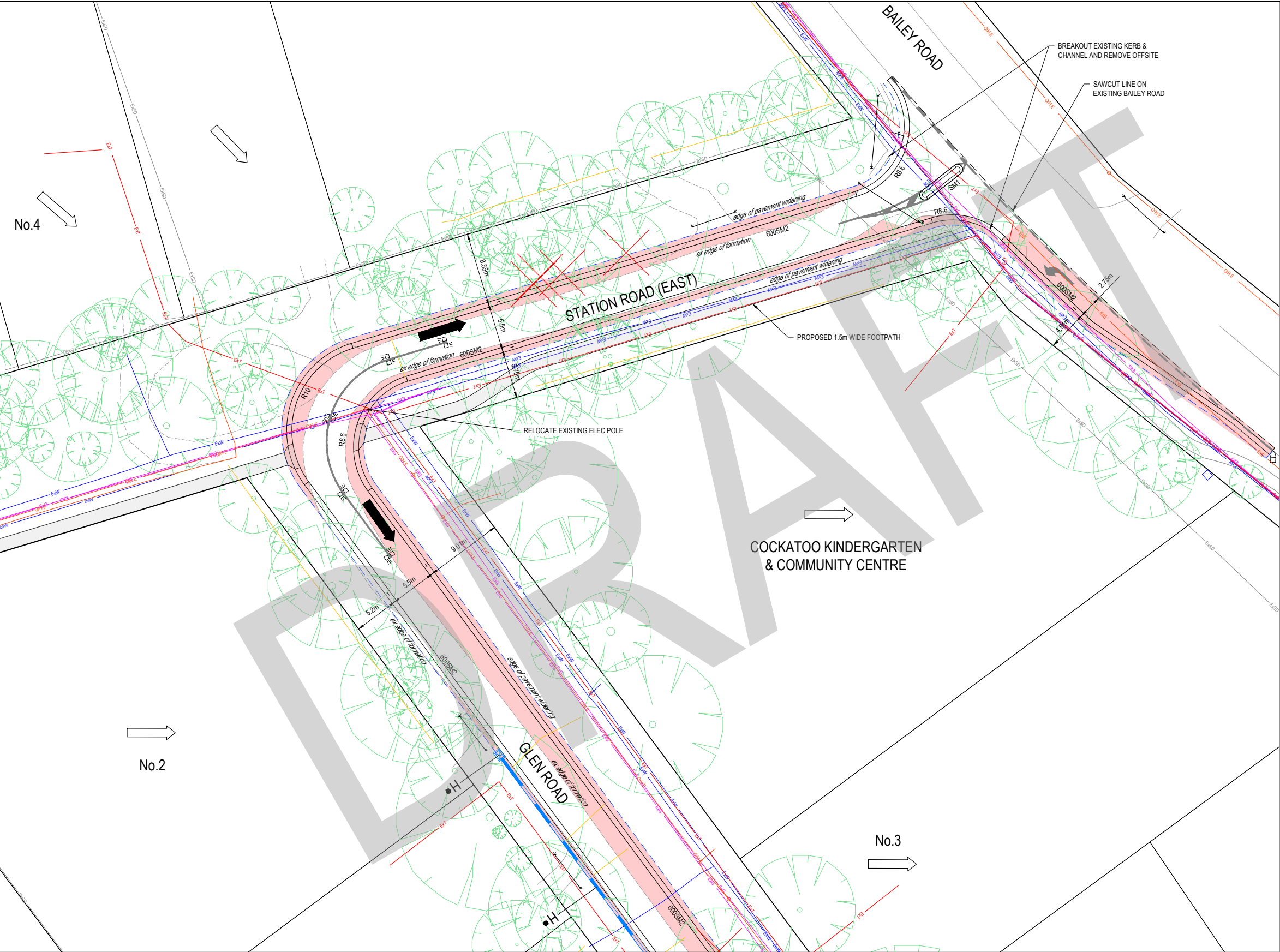
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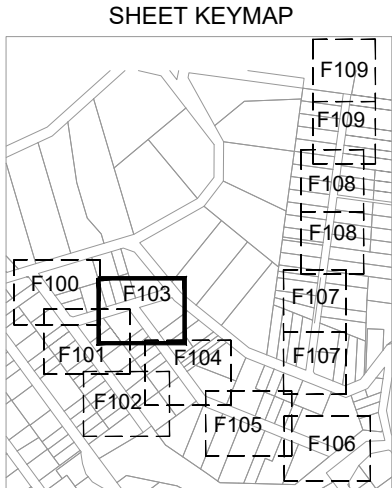
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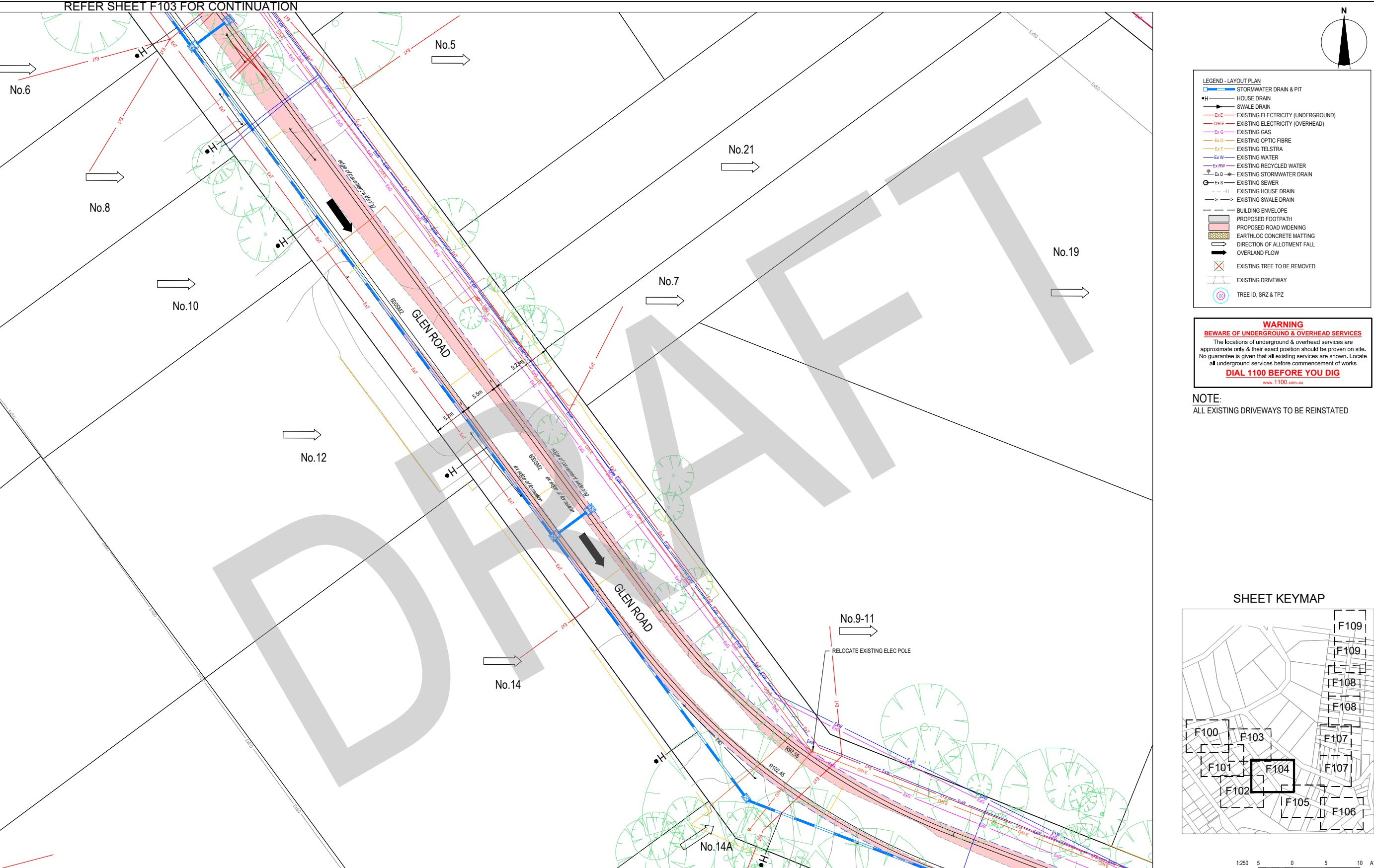
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PACKAGE 10
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CARDINIA PACKAGE 10 - FLP
LAYOUT PLAN - SHEET 4

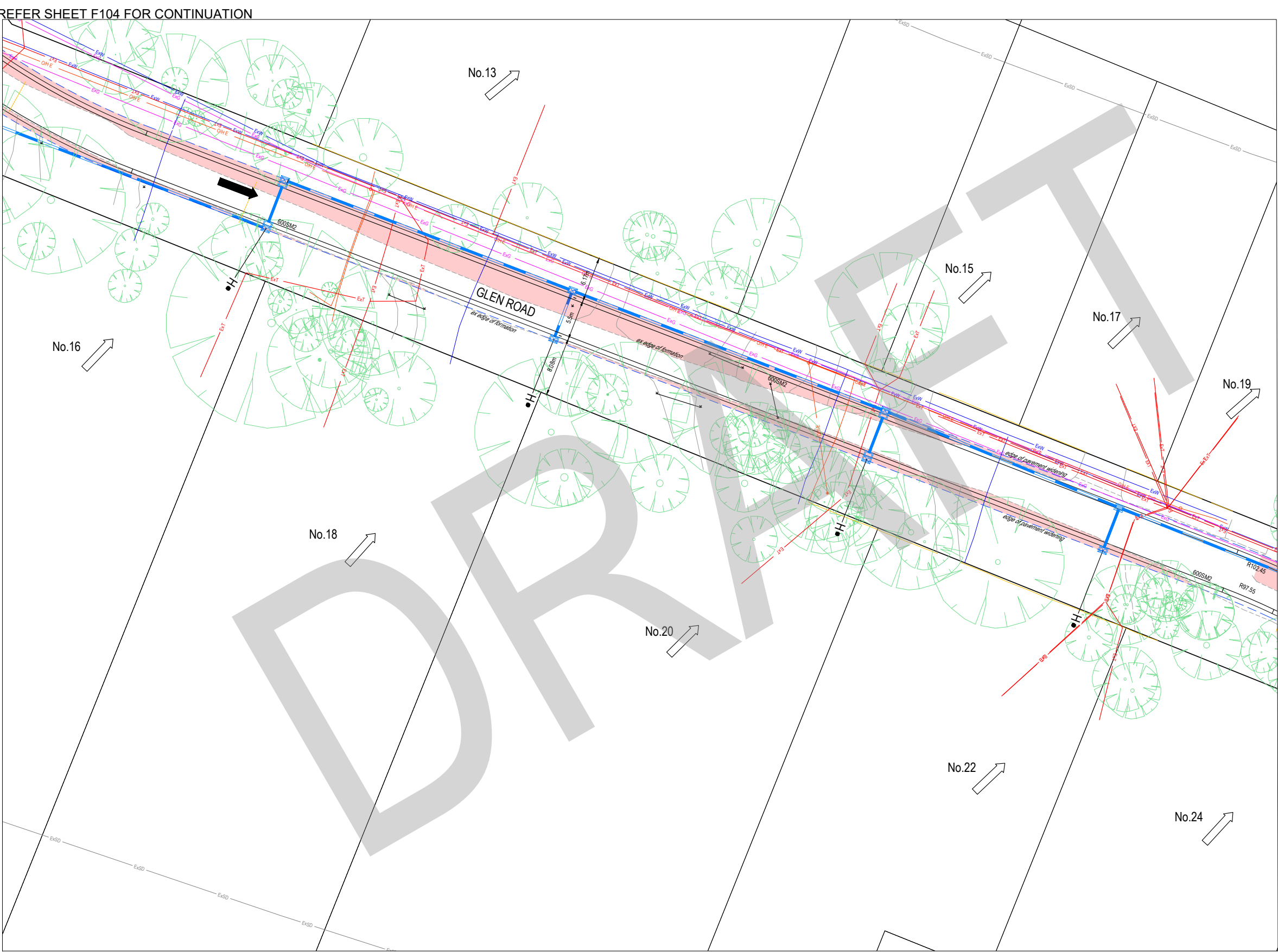
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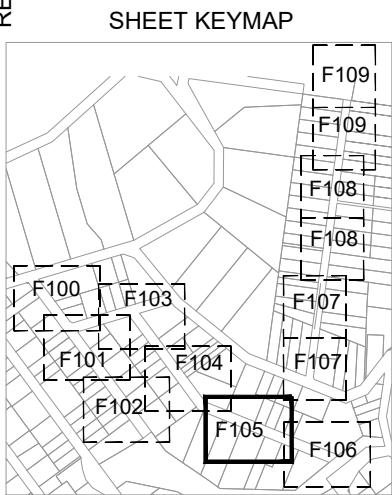


LEGEND - LAYOUT PLAN

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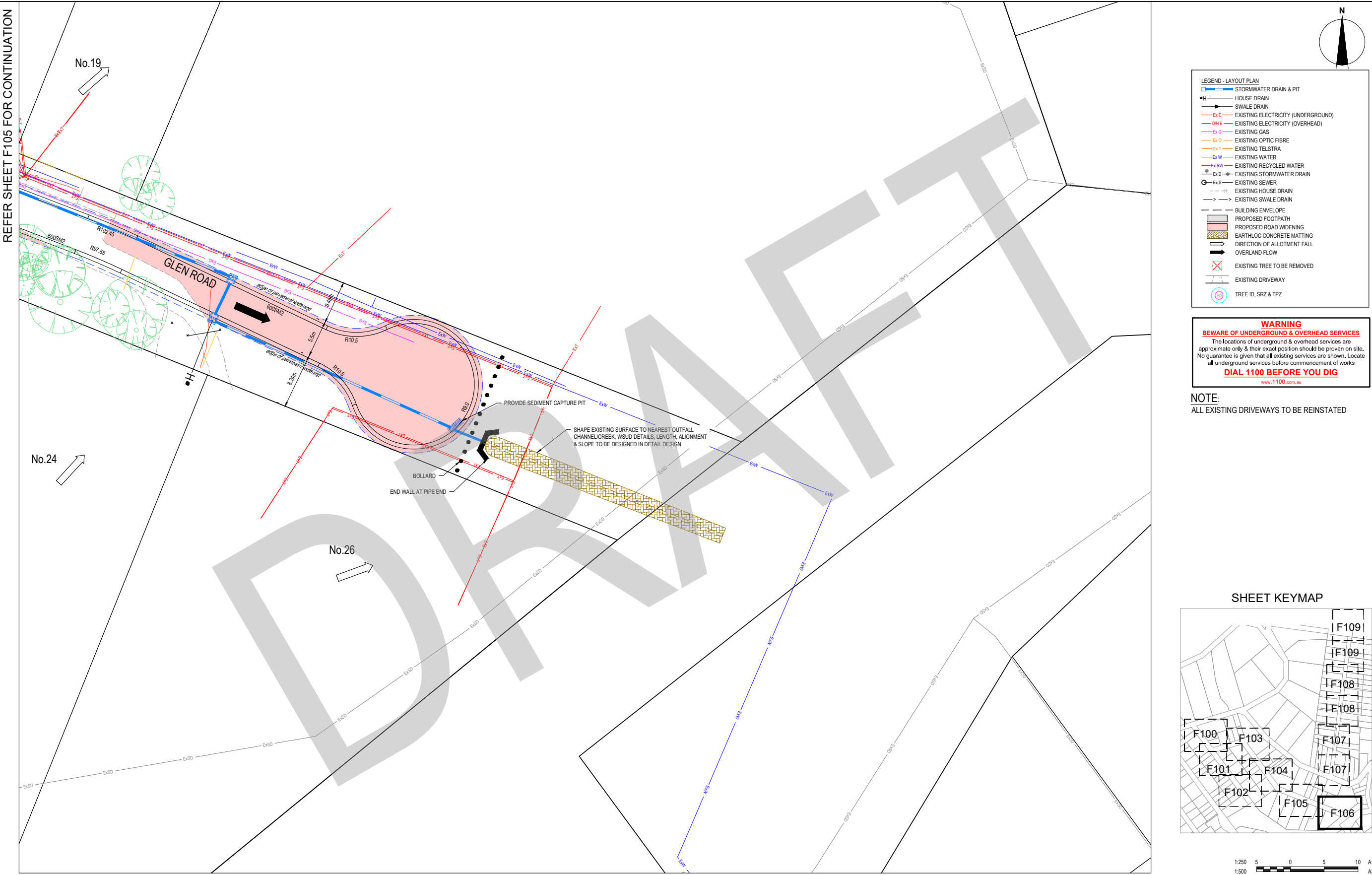
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PACKAGE 10
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CARDINIA PACKAGE 10 - FLP
LAYOUT PLAN - SHEET 6

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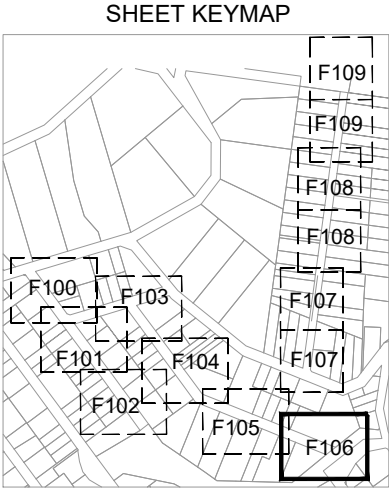




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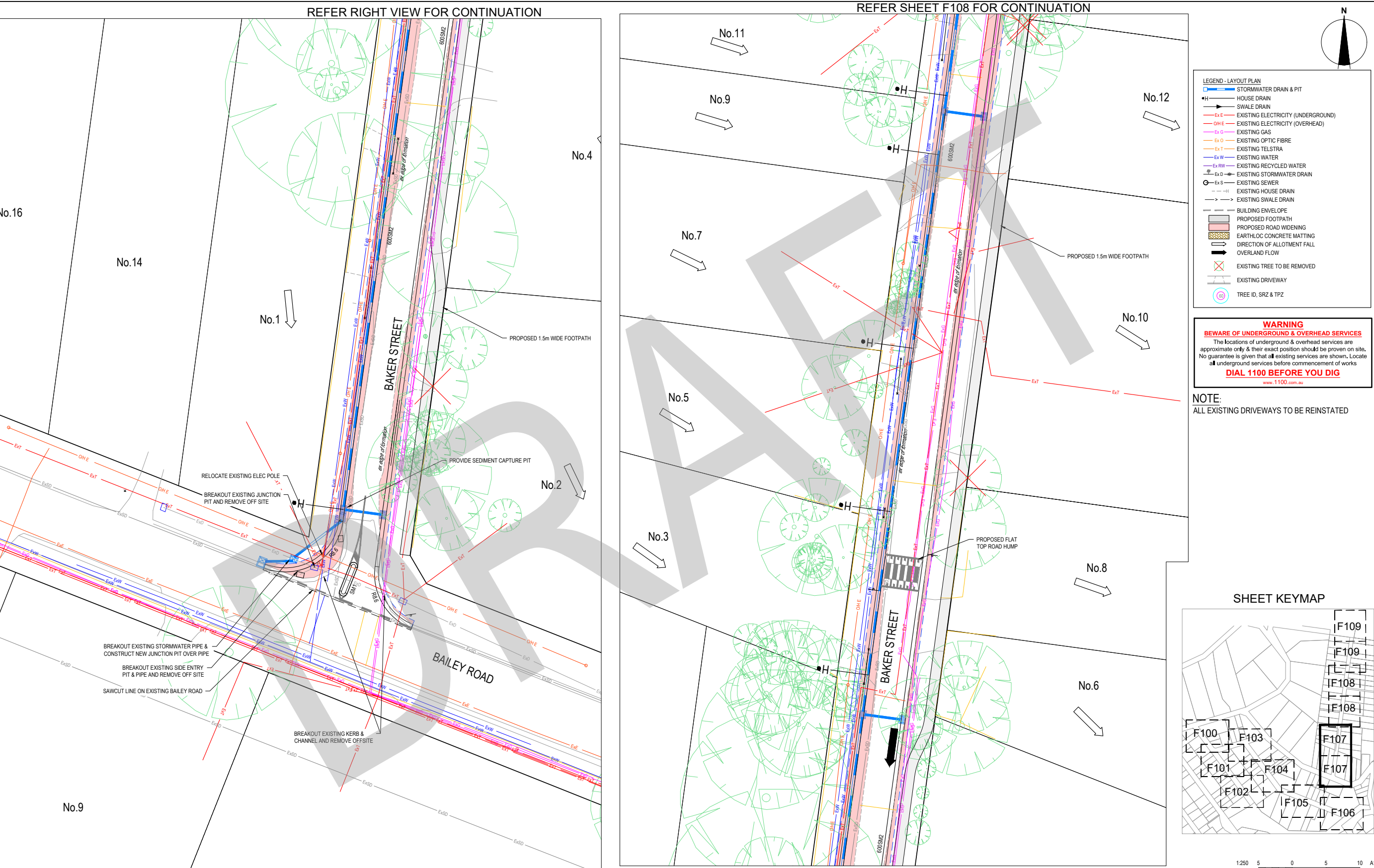
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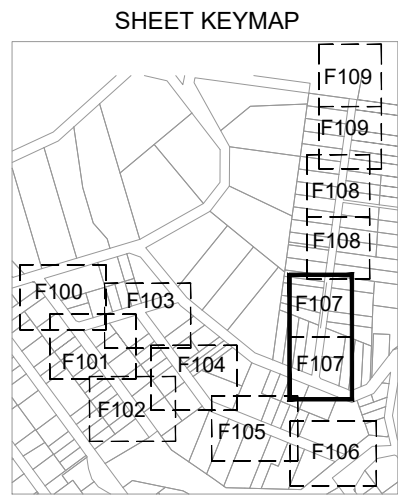


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- DIRECTION OF ALLOTMENT FALL
- OVERLAND FLOW
- EXISTING TREE TO BE REMOVED
- EXISTING DRIVEWAY
- TREE ID, SRZ & TPZ

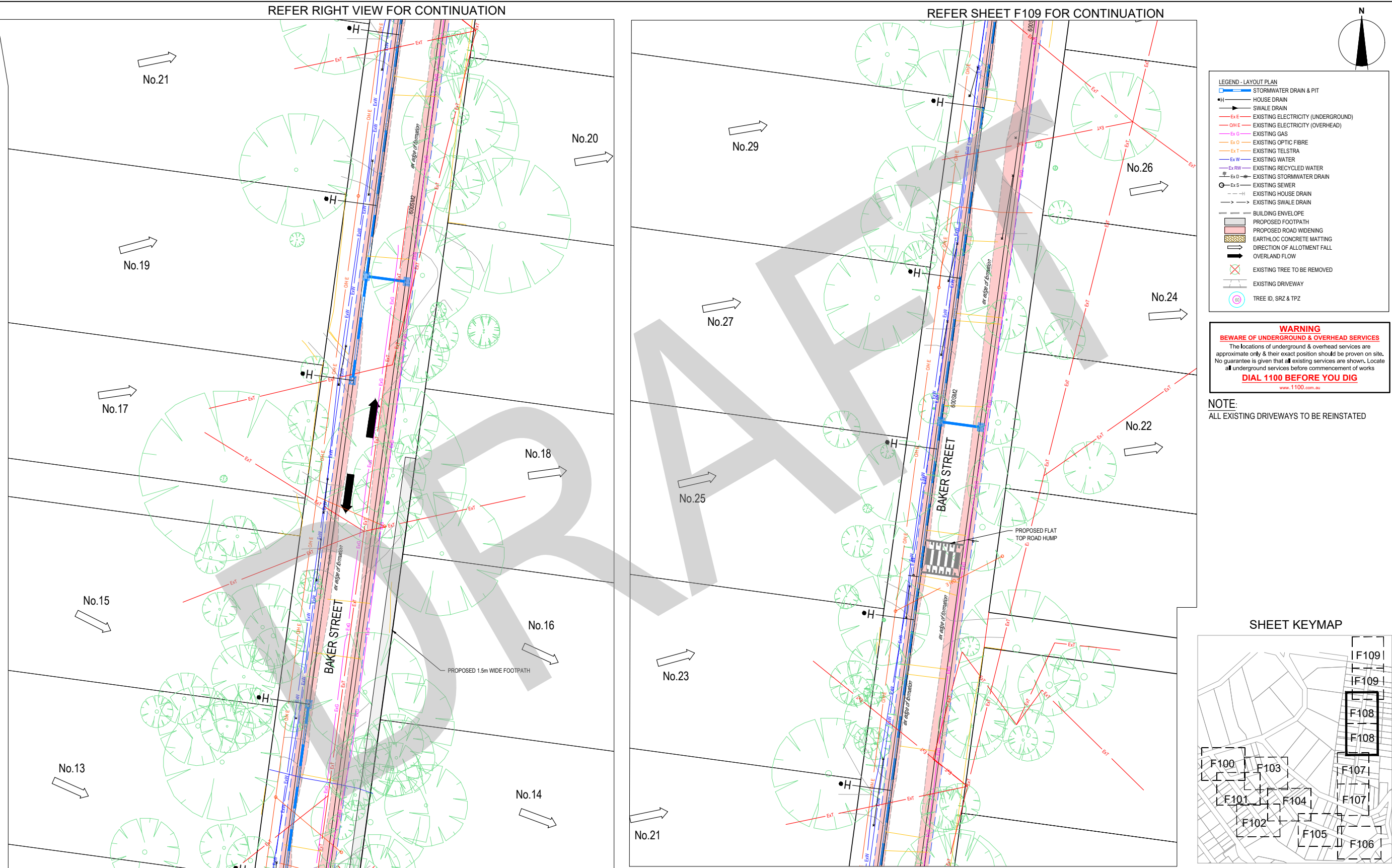
WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

NOTE:
ALL EXISTING DRIVEWAYS TO BE REINSTATED



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	SCALE AT A1	DRAWN	DESIGNED	PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE	PROJECT No.	DRAWING No.	REVISION
							PACKAGE 10 SEALING THE HILLS	CARDINIA PACKAGE 10 - FLP LAYOUT PLAN - SHEET 8	PRELIMINARY NOT FOR CONSTRUCTION	1:250@A1	M.RAHMAN	M.RAHMAN	M.RAHMAN	T.PALIOS	SEP 2021	210152	F106	B
B	07/09/21	AMENDED AS PER COUNCIL COMMENTS	M.R.		T.P.													
A	06/09/21	PRELIMINARY	M.R.		T.P.													

Level 7, 176 Wellington Parade
East Melbourne, VIC, Australia 3002

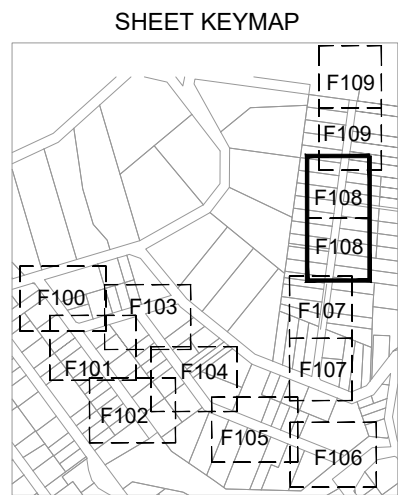


LEGEND - LAYOUT PLAN

- STORMWATER DRAIN & PIT
- HOUSE DRAIN
- SWALE DRAIN
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- BUILDING ENVELOPE
- PROPOSED FOOTPATH
- PROPOSED ROAD WIDENING
- EARTHLOC CONCRETE MATTING
- DIRECTION OF ALLOTMENT FALL
- OVERLAND FLOW
- EXISTING TREE TO BE REMOVED
- EXISTING DRIVEWAY
- TREE ID, SRZ & TPZ

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REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
B	07/09/21	AMENDED AS PER COUNCIL COMMENTS	M.R.		T.P.
A	06/09/21	PRELIMINARY	M.R.		T.P.

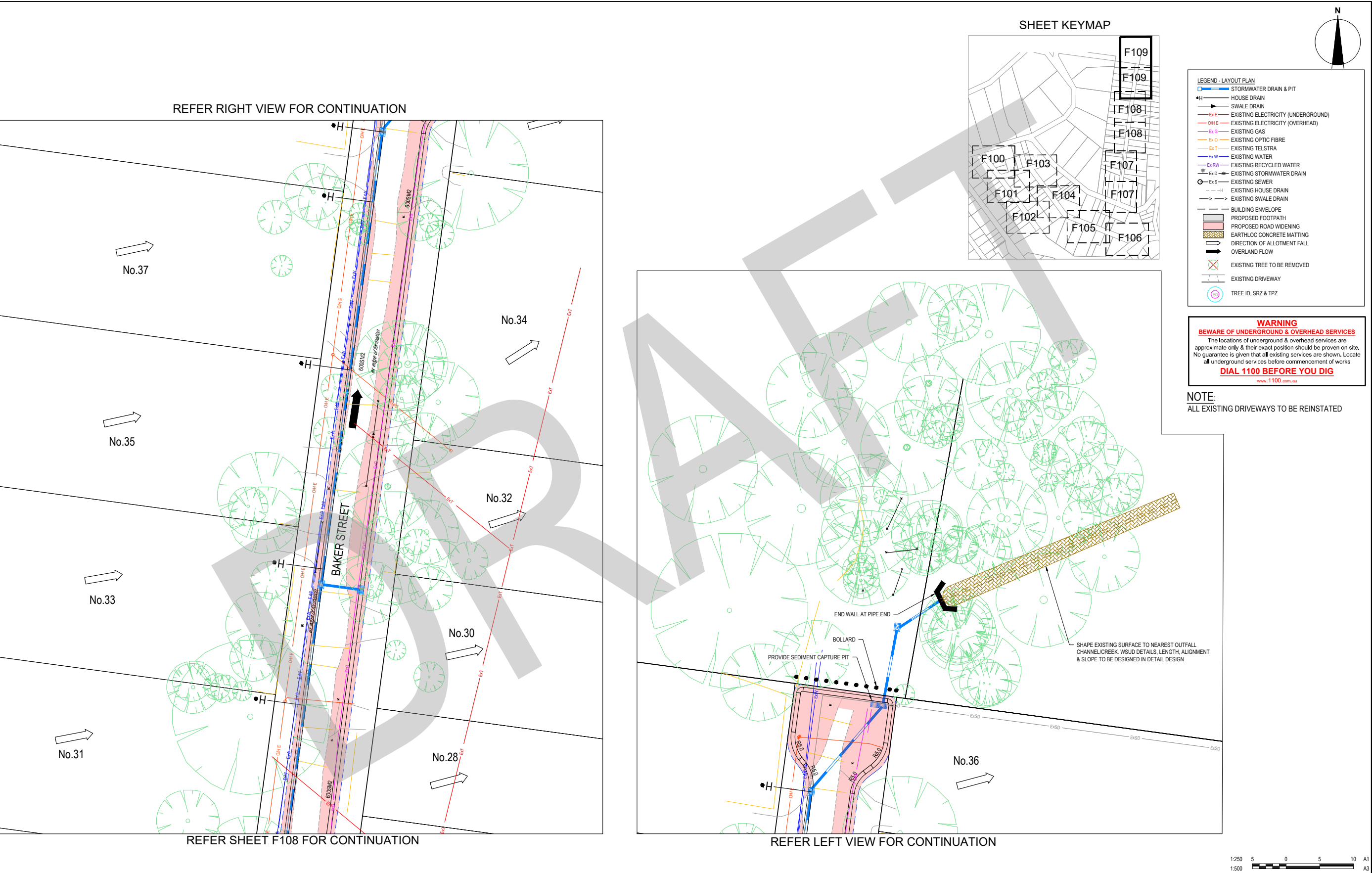




PACKAGE 10
SEALING THE HILLS

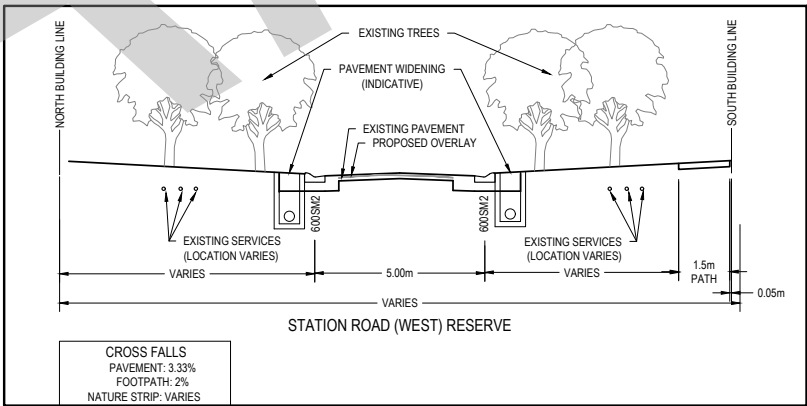
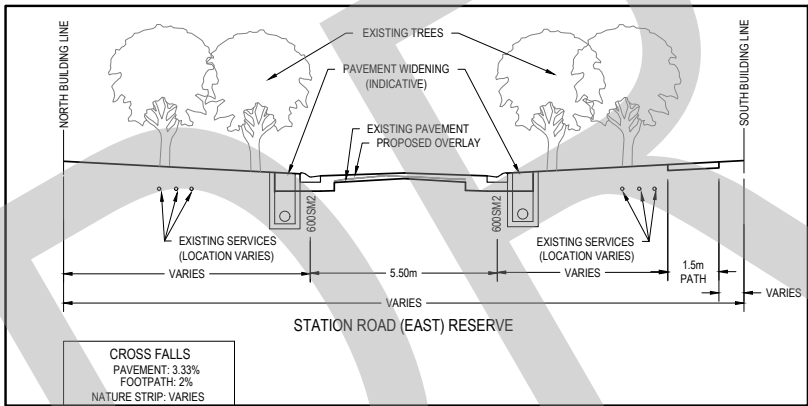
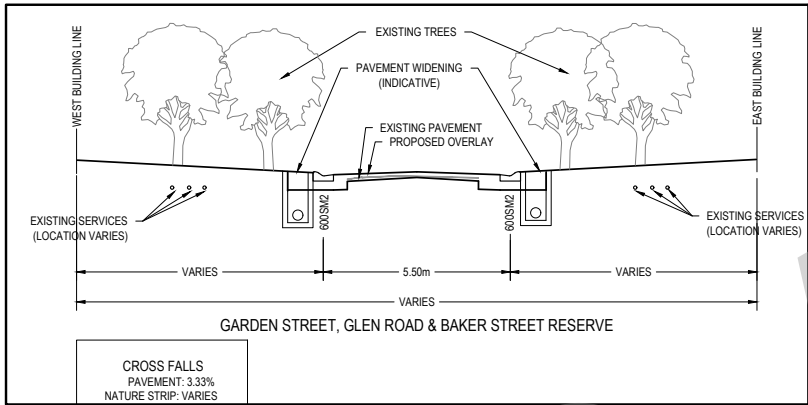
CARDINIA PACKAGE 10 - FLP
LAYOUT PLAN - SHEET 9



PRELIMINARY
NOT FOR CONSTRUCTION

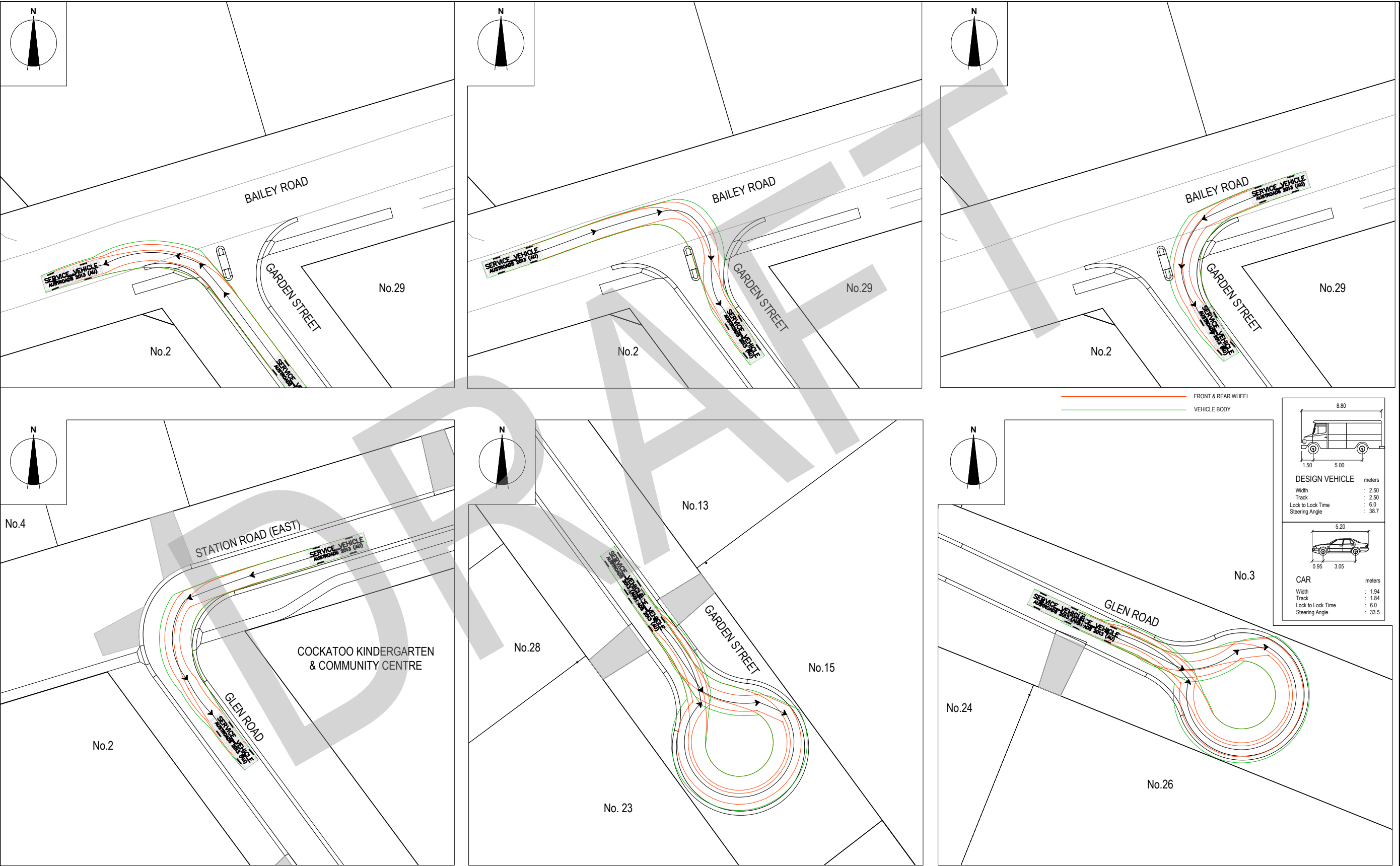
SCALE AT A1 1:250@A1	DRAWN M.RAHMAN	DESIGNED M.RAHMAN
PROJECT ENGINEER M.RAHMAN	PROJECT MANAGER T.PALIOS	DATE FIRST ISSUE SEP 2021
PROJECT No. 210152	DRAWING No. F106	REVISION B



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	SCALE AT A1	DRAWN	DESIGNED	
						 Cardinia	 Level 7, 176 Wellington Parade East Melbourne, VIC, Australia 3002	PACKAGE 10 SEALING THE HILLS	CARDINIA PACKAGE 10 - FLP LAYOUT PLAN - SHEET 10	PRELIMINARY NOT FOR CONSTRUCTION	1:250@A1	M.RAHMAN	M.RAHMAN
B	07/09/21	AMENDED AS PER COUNCIL COMMENTS	M.R.		T.P.								
A	06/09/21	PRELIMINARY	M.R.		T.P.								
										PROJECT No.		DRAWING No.	REVISION
										210152		F106	B



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	<div> Cardinia</div>	<div> creo CONSULTANTS Level 7, 176 Wellington Parade East Melbourne, VIC, Australia 3002</div>	PROJECT PACKAGE 10 SEALING THE HILLS	DRAWING TITLE CARDINIA PACKAGE 10 - FLP TYPICAL CROSS SECTIONS - SHEET 1	STATUS PRELIMINARY NOT FOR CONSTRUCTION	SCALE AT A1	DRAWN	DESIGNED
					N.T.S						M.RAHMAN	M.RAHMAN	
					PROJECT ENGINEER						PROJECT MANAGER	DATE FIRST ISSUE	
					M.RAHMAN						T.PALIOS	SEP 2021	
					PROJECT No.						DRAWING No.	REVISION	
B	07/09/21	AMENDED AS PER COUNCIL COMMENTS	M.R.		T.P.						210152	F200	B
A	06/09/21	PRELIMINARY	M.R.		T.P.								



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	SCALE AT A1	DRAWN	DESIGNED
										1:250@A1	M.RAHMAN	M.RAHMAN
										PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
										M.RAHMAN	T.PALIOS	SEP 2021
										PROJECT No.	DRAWING No.	REVISION
										210152	F400	B

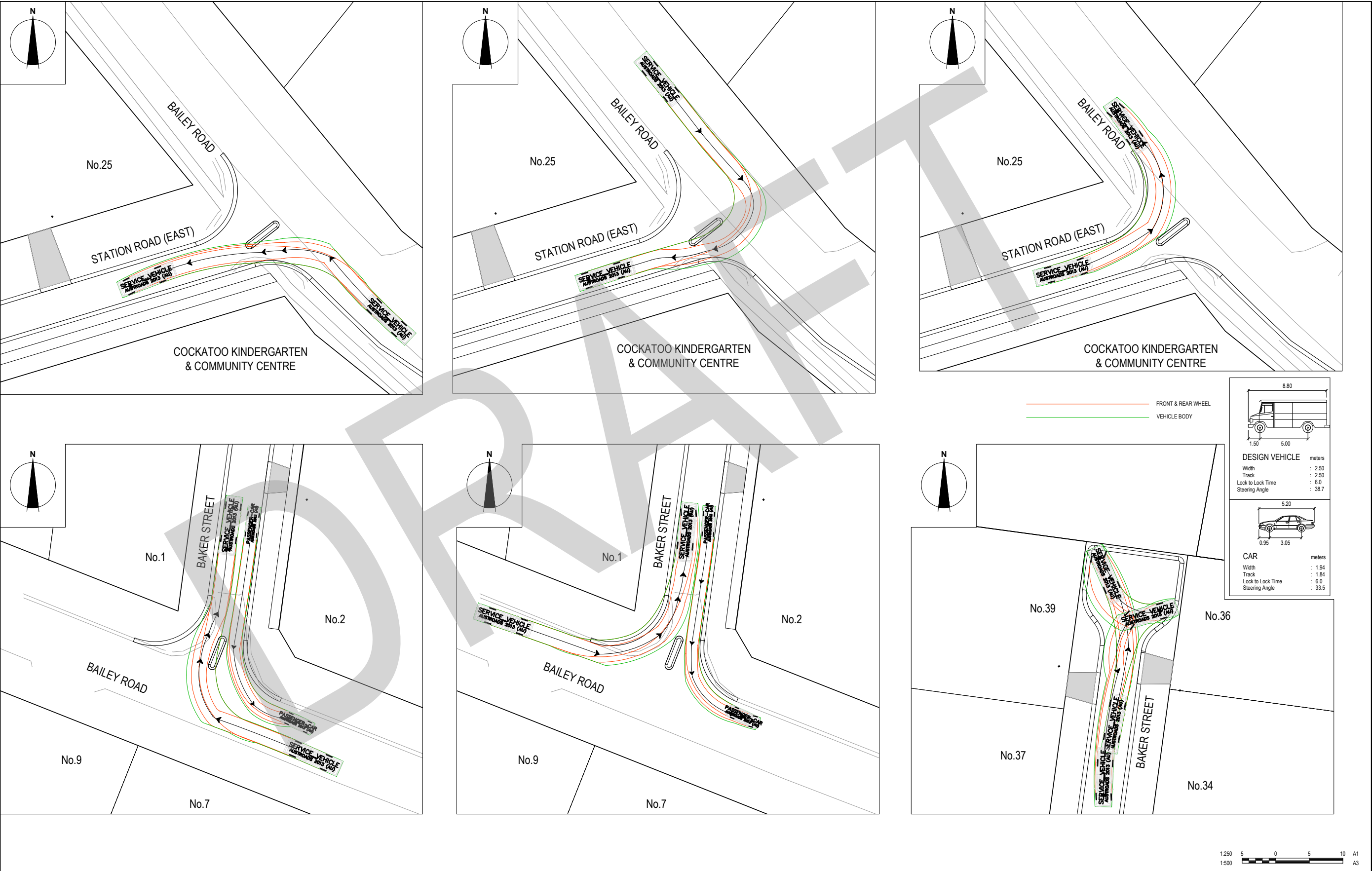
Level 7, 176 Wellington Parade
East Melbourne, VIC, Australia 3002



PROJECT
**PACKAGE 10
SEALING THE HILLS**

DRAWING TITLE
**CARDINIA PACKAGE 10 - FLP
VEHICLE MOVEMENT PLAN - SHEET 1**

STATUS
**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE AT A1 1:250@A1	DRAWN M.RAHMAN	DESIGNED M.RAHMAN
PROJECT ENGINEER M.RAHMAN	PROJECT MANAGER T.PALIOS	DATE FIRST ISSUE SEP 2021
PROJECT No. 210152	DRAWING No. F400	REVISION B



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	SCALE AT A1	DRAWN	DESIGNED				
						 Cardinia	 creo CONSULTANTS Level 7, 176 Wellington Parade East Melbourne, VIC, Australia 3002	PACKAGE 10 SEALING THE HILLS	CARDINIA PACKAGE 10 - FLP VEHICLE MOVEMENT PLAN - SHEET 2	PRELIMINARY NOT FOR CONSTRUCTION	1:250@A1	M.RAHMAN	M.RAHMAN			
B	07/09/21	AMENDED AS PER COUNCIL COMMENTS	M.R.		T.P.											
A	06/09/21	PRELIMINARY	M.R.		T.P.											
										PROJECT No.	DRAWING No.	REVISION				
										210152	F401	B				

Major Roads Program - Special Charge Scheme (SCS) Apportionment Sheet**Station Rd, Cockatoo Catchment**

Project Cost Summary:	
Total Project Cost (Inc. Design, Supervision/Admin & Offset)	\$2,535,750
Total Council Contribution	\$1,926,750
Total Landowner Contribution	\$ 609,000
Financing Costs	\$53,593.75

Council Cost Summary:	
Council 30% Contribution	\$760,725
Subsidy for costs above FedFund ceiling	\$1,162,525
Total Council Cost	\$1,923,250

Apportionment Summary:	
Unit Ratio =	100
Total Landowner Units =	87
Total Council Units =	1
\$ / Unit =	20,286
FedFund Ceiling \$/ Unit =	\$7,000

DESCRIPTION	PROPERTY ADDRESS	ASSESSMENT NO.	DEVELOPMENT / BENEFIT UNIT	CHARGE FOR THE WORKS	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
L4 LP6808	1 Baker St	2053100100	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 LP65533	2 Baker St	2053102100	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L43A LP6808	3 Baker St	2053100200	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP107240 V9263 F781	4 Baker St	2053150100	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L43 LP6808	5 Baker St	2053100300	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L42 LP6808	6 Baker St	2053150200	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L44 LP6808	7 Baker St	2053100400	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L41 LP6808	8 Baker St	2053150300	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP577049	9 Baker St	2053100500	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP170158;L40 LP6808	10 Baker St	2053150400	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP250640	11 Baker St	2053100600	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L38 LP6808	12 Baker St	2053150500	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L46 LP6808	13 Baker St	2053100700	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP174119	14 Baker St	2053150600	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP94912	15 Baker St	2053100800	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP150697	16 Baker St	2053150700	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP584497 V4365 F939	17 Baker St	2053100900	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L34 LP6808	18 Baker St	2053150800	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L49 P6808	19 Baker St	2053101000	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L16-17&32-33 LP6808	20 Baker St	2053150900	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L50 LP6808 V3959 F699	21 Baker St	2053101100	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L31 LP6808	22 Baker St	2053151000	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP88726	23 Baker St	2053101200	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L29 LP6808	24 Baker St	2053151100	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L52 LP6808	25 Baker St	2053101300	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP153800	26 Baker St	2053151200	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L53 LP6808	27 Baker St	2053101400	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L27 LP6808 V7147 F309	28 Baker St	2053151300	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L54 LP6808	29 Baker St	2053101500	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L26 LP6808	30 Baker St	2053151400	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L55 LP6808	31 Baker St	2053101600	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50
L25 LP6808	32 Baker St	2053151500	1	\$ 20,286.00	\$ 7,000.00	\$612.50	\$7,612.50	\$1,087.50

L56 LP6808	33 Baker St	2053101700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP107911 V9298 F378	34 Baker St	2053151600	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L57 LP6808	35 Baker St	2053101800	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L22 LP6808	36 Baker St	2053151700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L58 LP6808 V4623 F409	37 Baker St	2053101900	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L59 LP6808 V7194 F618	39 Baker St	2053102000	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP685312	4 Moola Rd	2592250200	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
CP158515	3 Bailey Rd	2052250200	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
L1 TP336086;L1 TP429595;L1 TP623547	21 Bailey Rd	2052250650	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP157387	23 Bailey Rd	2794750100	0	\$	-	\$	-	\$0.00	\$0.00	\$0.00
L1 PS531593	25 Bailey Rd	5000008457	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1-2 TP545780	25A Bailey Rd	2052250700	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
CP173497	29 Bailey Rd	2052250900	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
L1 LP70679	1 Garden St	2314150100	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP236649	2 Garden St	2314100100	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
L2 P70679	3 Garden St	2314150200	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP161825	4 Garden St	2314100200	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP550351	5 Garden St	2314150300	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
PC358396;PC358397	6 Garden St	2314100300	2	\$	40,572.00	\$	14,000.00	\$1,225.00	\$15,225.00	\$2,175.00
L1 TP582889 V9460 F385	7 Garden St	2314150400	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP172515	9 Garden St	2314150500	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP256855	10 Garden St	2314100400	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP171473 V9930 F083	11 Garden St	2314150600	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP339057 V8369 F184	12 Garden St	2314100500	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP172524	13 Garden St	2314150700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP159421	14 Garden St	2314100600	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP171574 V9926 F944	15 Garden St	2314150800	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP592709 V8760 F584	16 Garden St	2314100700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP210200 V9019 F155	18 Garden St	2314100800	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP595876 V5159 F605	20 Garden St	5000019050	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L158D P5068	22 Garden St	2314100900	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP319619	24 Garden St	2314101000	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP397027;L1 TP559067	26-28 Garden St	2314101100	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP80447	2 Glen Rd	2330300100	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP598875	3 Glen Rd	2330350100	0.5	\$	10,143.00	\$	3,500.00	\$306.25	\$3,806.25	\$543.75
L178 LP5068	4 Glen Rd	2330300300	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 PS827407	5 Glen Rd	5000030963	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L178 LP5068	6 Glen Rd	2330300200	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP462478	8 Glen Rd	2330300400	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP848353	9-11 Glen Rd	2330350400	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP621219	10 Glen Rd	2330300500	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
PC352631	12 Glen Rd	2330300600	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP155537	13 Glen Rd	2330350500	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP99199	14 Glen Rd	2330300700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP167412 V9805 F225	14a Glen Rd	2330300800	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP845377	15 Glen Rd	2330350600	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
CP174814 V10135 F293	16 Glen Rd	2330300900	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50
L1 TP819669	17 Glen Rd	2330350700	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50

L1 TP625318	17A Glen Rd	5000020044	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
CP173162 V9976 F368	18 Glen Rd	2330301000	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
L1 TP251728	19 Glen Rd	2330350800	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
L1 PS727472 V11512 F998	20 Glen Rd	2330301100	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
L2 PS727472 V11512 F999	22 Glen Rd	2330301200	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
L3 PS314729 V10102 F029	24 Glen Rd	2330301300	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
CP174571 V10036 F337	26 Glen Rd	2330301400	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
L1 TP256883	4 Station Rd	2794700100	1	\$	20,286.00	\$	7,000.00	\$612.50	\$7,612.50	\$1,087.50			
CP157556;L1 TP538232	6-8 Station Rd	2794700200	2	\$	40,572.00	\$	14,000.00	\$1,225.00	\$15,225.00	\$1,631.25			
L1 TP578185 V9728 F395	23 First Ave	2295251100	0	\$	-	\$	-	\$0.00	\$0.00	\$0.00			
Total			87	\$	1,764,882.00	\$	609,000.00	\$	53,287.50	\$	662,287.50	\$	94,068.75

Notes

Total project cost includes 15% design/supervision/admin allowance

Financing charge estimated on 5% interest paid in quarterly installments over a 7 year repayment period