LONG-TERM FINANCIAL MANAGEMENT PLAN

2018–2038

Building Sustainable Communities

City of HOBART

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1. Executive Summary

Council is currently in a strong financial position. It has strongly improved its operating result over recent years toward achieving underlying surpluses, has satisfactory liquidity and cash flow, low debt, a low reliance on external funding, and asset renewal requirements are being satisfactorily funded.

Previous versions of this plan have flagged the need for restraint in cost growth in order for forecast rate increases to be moderated. The last five annual budgets, including the 2017/18 budget, have contained an active program of cost reduction. As a result of this, cost growth assumptions for the future have been able to be reduced, thus allowing forecast rate increases to be reduced. Council is confident it now has an embedded cost management ethic.

Council recently considered an expanded ten year capital works program and approved, in principle, for the program to be funded substantially by debt. However, both the program and funding strategy are to be reviewed annually. The program includes a number of projects under the banner of ‘Transforming Hobart’ and includes projects which were previously part of the Inner City Action Plan. That program and funding strategy have been incorporated into this document.

The forecasts contained within this LTFMP and which are necessarily based upon certain assumptions, produce the following outcomes over the 20-year horizon of this plan: -

- The achievement of modest underlying operating surpluses. Over the next 10 year period, Council is forecast to achieve underlying surpluses in the range 0%-4% of revenue, and averaging 2%. Surpluses then increase beyond this 10 year period. It is important that Council generates sufficient revenue to cover all of its cash and non-cash costs, with a small buffer.

- An increased level of debt, but remaining within reasonable benchmarks. As mentioned above, the expanded capital works program over the next ten years will be funded substantially by debt. Council’s strong position, current low level of debt, and ongoing surpluses provide Council with the ability to take on, and comfortably service, increased debt.

- Minimal cash balances. As a result of the expanded capital works program, cash balances will be minimal for a large part of the plan period. Balances and cash flow requirements will need to be closely monitored and further refined to ensure adequate liquidity.

- 100% funding of forecast asset renewal requirements, which is a key financial sustainability indicator. An appropriate benchmark is considered to be 90-100%. Renewal forecasts are continually being refined and the funding level continually monitored.

These outcomes, together with the underpinning assumptions of revenue and cost growth indicate annual rate increases in the order of 3% in the short term, and then reducing to 2.5%. This is exclusive of the state government fire levy, any redistributive effects of revaluations, AAV indexation or changes to council rating policy.

These outcomes ensure the financial sustainability of Council, thus ensuring the ability to deliver services, at their current levels, into the future. It will ensure an equitable distribution of costs between current and future generations.

The LTFMP is based upon Council maintaining existing services at their existing service levels, except for the inclusion of the Myer site redevelopment, the expanded capital works program (incorporating Inner City Action Plan projects) and the financial effects of the change to Council's waste disposal strategic plan (i.e. deferring closure of the McRobies Gully tip site until 2030).

2. Background

City of Hobart

The City of Hobart (Council) is a Capital City council situated in Australia's second oldest city. The Council services an immediate population of 50,078 residents and 640,100 tourists to the city annually. Council offers more than 300 services to the community and the infrastructure required of a Capital City location.

Council has $1.9 billion in gross assets (replacement cost) and will generate revenues of $129 million in 2017/18, comprising $81.5 million of rates and charges revenue and $47.5 million of fees, charges and other income. Council has a workforce of 578 full time equivalent employees.

One of Council's corporate priorities is planning for its financial sustainability. Strategies to achieve this priority include the development of this 20-year Financial Management Plan.

What is Financial Sustainability?

There is not a universally accepted definition of financial sustainability, however, many organisations have defined what financial sustainability means to them.

In order for a situation to be sustainable both present and future needs are required to be met. Extending this definition to financial sustainability requires Council to manage its resources so that its financial commitments can be met both now and in the future. It is designed to ensure equality between generations of ratepayers in that each generation is responsible for the cost of resources they consume.

Financial sustainability can then be taken to mean whether Council can sustain its current practices in financial terms and whether community needs are currently met and will be met in the future. The SA Local Government Financial Sustainability Inquiry of 2005 defined financial sustainability as follows:

> "A Council's long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services."

This definition was endorsed nationally at the National General Assembly of Local Government in Canberra in November 2006. Other financial sustainability reviews have used similar definitions.

Importance for Local Government

Financial sustainability is particularly important for Local Government because councils hold assets worth in the billions of dollars (large relative to revenue base), that have lives of in some cases well over 100 years.

Council has $1.9 billion in physical assets, including buildings, parks infrastructure, plant, vehicles & equipment, playground equipment, road infrastructure, sporting facilities, stormwater infrastructure and The Doone Kennedy Hobart Aquatic Centre. The expected life of physical assets varies from 10 years for plant and vehicles to 160 years for buildings.

It is important for Council to adequately fund asset management to ensure its assets achieve their full expected service life but can also be renewed without incurring large rate increases in the future.

In addition, councils face continuing expectations and pressures to maintain and increase service levels while at the same time keep rate rises to a minimum and have sound long-term financial management.

In 2007 Local Government Association of Tasmania (LGAT) commissioned an independent review into the financial sustainability in relation to Tasmanian councils. The independent review suggested that most of the challenges facing Councils result from short-term thinking which fails to address the long-term nature of infrastructure.

The Local Government and Planning Ministers' Council at their meeting on 26 March 2007 endorsed three nationally consistent frameworks for assessing financial sustainability, asset planning and management and financial planning and reporting and agreed that each State and Territory governments apply the frameworks by 31 December 2010. The three frameworks are: -

- Assessing local government financial sustainability.
- Asset planning and management.
- Financial planning and reporting.

In June 2009 the Prime Minister announced that the Australian Government would provide $25 million to establish a Local Government Reform Fund to: -

- Assist councils implement financial and asset planning and management in accordance with the frameworks, and
- Support reforms to council operations through greater regional cooperation and collaboration.

The LGAT commissioned a project to assess the benefits of and barriers to implementing the common specified framework for long-term financial planning and strategic asset management planning in all Tasmanian councils.

Findings from the project have been released in a report *The Framework for Long-term Financial and Asset Management Planning for all Tasmanian Councils*. Key recommendations relating to financial sustainability include: -

- Agreed sustainability indicators for reporting by all Tasmanian councils.
- An agreed long-term financial plan template.
- Long-term financial plans in place in all councils.

Council has been proactive in both its asset management and financial sustainability pursuits outlined in Council's Asset Management Strategies and plans, and this 20-year Financial Management Plan respectively.

3. Council's Planning and Reporting Framework

Strategic Framework

Council has worked with the community to establish a 20 year vision for the city and a set of statements that describe what the city will be like if that vision is achieved.

The *Future Direction Statements* have been used as the basis for developing a strategic framework outlining the key strategies that will need to be undertaken by the Council to achieve the community vision.

In late 2015 the Council endorsed a new 10 year Capital City Strategic Plan, 2015-2025, for the City of Hobart. This is a significant change from previous five year strategic planning cycles. Due to changes in the *Local Government Act 1993*, all Councils are required to make the transition to 10 year plans. The Strategic Plan sets out the priority areas of activity which will be the focus for the next 10 years to progress the Council in achieving the Community's 2025 Vision and the Future Directions which describe the Vision.

Performance in achieving the major actions and initiatives outlined in the Annual Plan are reported to the community through Council's Annual Report.

Future Directions Statements

FD1 -Offers opportunities for all ages and a city for life

In 2025 Hobart will be a city that provides opportunities for education, employment and fulfilling careers. A city that is able to retain its young people and provide a lifestyle that will encourage all ages to see the city as a desirable location and lifelong home.

FD2 -Is recognised for its natural beauty and quality of environment

In 2025 Hobart will be a city that respects the natural beauty of kunanyi/Mount Wellington, the Derwent River, the bushland surrounds and waterfront locations. It has worked to enhance the community connection through the protection of views, vistas, access and linkages and the physical environment has been conserved in a manner that will ensure a healthy and attractive city.

FD3 -Is well governed at a regional and community level

In 2025 Hobart will be a city that works effectively to lead an integrated approach to the planning and development of the metropolitan region. It will create partnerships with governments, the private sector and local communities in achieving significant regional, city and community goals.

FD4 -Achieves good quality development and urban management

In 2025 Hobart will be a city that remains unique in its own right, protecting its built heritage and history while pursuing quality development, the principles of sustainable cities and the reduction of ecological impacts. It will value access to the waterfront, foreshores, public and open spaces and continues to enjoy the benefits of scale and proximity.

FD5-Is highly accessible through efficient transport options

In 2025 Hobart will be a city that maintains its convenience and accessibility through the greater use of transport alternatives and an effective road and travel network.

Improved public transport options, cycle ways and walking tracks linking open spaces for transport and recreation, the availability of adequate parking for commuters and shoppers, the take up of sustainable transport options, the reduction of through traffic and the management of an efficient road network are the result of an integrated approach to transport planning within the city and across the metropolitan region.

FD6 -Builds strong and healthy communities through diversity, participation and empathy

In 2025 Hobart will be a city that reflects a spirit of community and tolerance. By valuing diversity and encouraging participation by all ages in the life of their community, a friendly and compassionate society will underpin a safe and healthy city.

FD7-Is dynamic, vibrant and culturally expressive

In 2025 Hobart will be a city that is a destination of choice and a place for business. Clever thinking and support for creativity will help build a strong economic foundation, and entertainment, arts and cultural activities promote the distinctive character of the city. Lifestyle opportunities and strong communities will ensure a vibrancy and way of life that is Hobart.

Linkages with the Strategic Framework

The relationship between long-term financial planning and Council's strategic framework is represented in the diagram overleaf. Long-term financial planning provides for the optimum allocation of available resources to deliver Council's strategic and corporate objectives. Long-term financial planning supports the delivery of Council's community vision.

Long term financial sustainability can only be said to have been achieved when Council is providing expected services at defined levels to its community that is adequately funded, not only on an annual basis, but over the long term. This includes infrastructure asset renewal funding requirements.

Council's 20-year Financial Management Plan and 20-year Asset Management Plan are integral documents. Council's Asset Management Strategy sets out the most appropriate long term course of action for implementing the asset management policy which aims to forecast long-term asset renewal requirements.

Council's Planning & Reporting Framework

4. Introduction to Long-Term Financial Management Plan

The Long-Term Financial Management Plan (LTFMP) sets out Council's objectives, goals and desired outcomes in financial terms. The purpose of the LTFMP is to express in financial terms the activities that Council proposes to undertake over the medium and longer term to achieve its strategic objectives and community expectations. The key objective of the LTFMP is the achievement of financial sustainability in the medium to long term whilst achieving Council's strategic objectives.

The LTFMP provides a tool for Council to consider the financial impact of its decisions on Council's future financial sustainability. It includes consideration of cost increases: salaries and wages, fire levy, energy costs and other operating costs; and revenue increases: rates, parking fees and charges, rental income, operating grants and other fees and charges.

The LTFMP is aimed at: -

- Developing systems to ensure the financial impacts of new initiatives are included in long-term financial planning;
- Achieving modest operating surpluses;
- Maintaining stable and predictable rate increases; and
- Maintaining and enhancing community service levels.

The LTFMP has been prepared over a rolling 20 year period with the first planning year being 2017/18 and concluding in 2037/38. The LTFMP is a 'living' document and is updated annually as part of Council's annual planning and budget process and on an ongoing basis to reflect changing internal and external circumstances.

Measuring Financial Sustainability

There is not universal agreement on which measures should be used to measure financial sustainability. However, the Report *The Framework for Long-term Financial and Asset Management Planning for all Tasmanian Councils* recommends a suite of financial sustainability measures identified as key to securing long-term financial sustainability.

The 8 measures have been adopted for the purposes of the LTFMP and are as follows:

- Underlying operating result
- Operating surplus ratio
- Net financial liabilities
- Net financial liabilities ratio
- Interest cover ratio
- Asset sustainability ratio
- Asset consumption ratio
- Asset renewal funding ratio

Appendix 1 provides a full explanation of these indicators. The first two are measures of profitability, the next three measures of indebtedness, and the last three measures of asset management.

5. Assumptions and Methodology

The preparation of the LTFMP is underpinned by a 20-year financial model. The financial model allows for analysis and modelling of various financial scenarios. For the purpose of financial modelling the following key assumptions for years beyond 2017/18 have been made: -

General

- Service delivery will be maintained at existing levels. The LTFMP provides for maintenance of existing services at their existing service levels.
- Council parking operations are self funding in that parking income (fines, on and off-street parking income) exceeds the cost of parking operations. The net surplus contributes to Council's other services and programs.
- Annual asset renewal requirements are based on Council's Asset Management Plans, which set out the forecast capital renewal requirements for the next 100 years. These plans are expressed in today's dollars, but for the financial model have been indexed at 3% per annum.
- All maturing debt will be repaid as it falls due.

Specific

- The percentage of revenue uncollected on average at year-end is 4%.
- The percentage of creditors' payable on average at year-end is 10.2%.
- The percentage of commission received for collecting the Tasmanian fire service levy is 4%.
- The percentage of parking fines that result in bad debts is 4.77%.
- The employee on-cost percentage to be applied is 18.5% being payroll tax, contribution scheme superannuation, and workers compensation insurance with employee leave entitlements expense and defined benefit superannuation expense separately shown in the model.
- Costs and capital expenditure arising from Council's expanded ten year capital works program have been included.
- Costs arising from Council's major development assistance policy commitments (including the Myer site redevelopment) have been included.
- The financial effects of the change to Council's waste disposal strategic plan (i.e. deferring closure of the McRobies Gully tip site until 2030) have been included (see New Initiatives in Chapter 6).

The specific assumptions have been based on an analysis of recent experience. The variables used to underpin Council's long-term financial strategy are based on a historical analysis of cost and revenue increases over the last five years. These variables are summarised on the following page: -

		Y/E 30 June	2018	2019-21	2022-25	2026-29	2030-33	2034-38
	Operating Items							
INFLOWS	Rate increase (Council operations)	% change	3.25	3.0	3.0	2.5	2.5	2.0
	Rate increase (fire levy)	% change	0.67	0.7	0.7	0.7	0.7	0.7
	Rate base growth	% change	0.72	0.8	0.5	0.5	0.5	0.5
	Parking - car parks	% change	2.30	3.0	3.0	3.0	3.0	3.0
	Parking - on street	% change	6.68	3.0	3.0	3.0	3.0	3.0
	Parking - fines	% change	5.31	3.0	3.0	3.0	3.0	3.0
	Operating grants	% change	0.97	2.0	2.0	2.0	2.0	2.0
	Other fees and charges	% change	1.71	3.0	3.0	3.0	3.0	3.0
	Rent	% change	4.68	3.0	3.0	3.0	3.0	3.0
	Interest revenue rate	%	2.44	2.5	3.0	3.5	3.5	3.5
OUTFLOWS	Operating costs	% change	1.29	2.5	2.5	2.5	2.5	2.5
	Employee salary & wages	% change	6.56	3.0	3.0	3.0	3.0	3.0
	Fire levy	% change	5.50	6.0	6.0	6.0	6.0	6.0
	Energy costs	% change	7.57	2.5	2.5	2.5	2.5	2.5
	Interest expense rate	%	4.80	4.8	5.3	5.8	5.8	5.8

Whilst the LTFMP is updated annually, the underpinning financial model is regularly updated. Revisions have included: -

- The inclusion of 2015/16 actual results;
- The inclusion of the 2016/17 budget;
- Revisions to the 2016/17 budget as approved by Council quarterly;
- Updated assumptions;
- Revisions to depreciation forecasts;
- Ongoing revisions to the 20 year asset renewal forecasts sourced from the updated asset management plans;
- The inclusion of the financial impacts of the change to Council's waste disposal strategic plan (i.e. deferring closure of the McRobies Gully tip site until 2030);
- Forecast distributions as advised by TasWater;
- Decreased interest rates; and
- The inclusion of the expanded ten year capital works program with associated funding strategy.

Council's 2017-18 Budget Estimates document provides further detail, but in relation to the 2017-18 budget: -

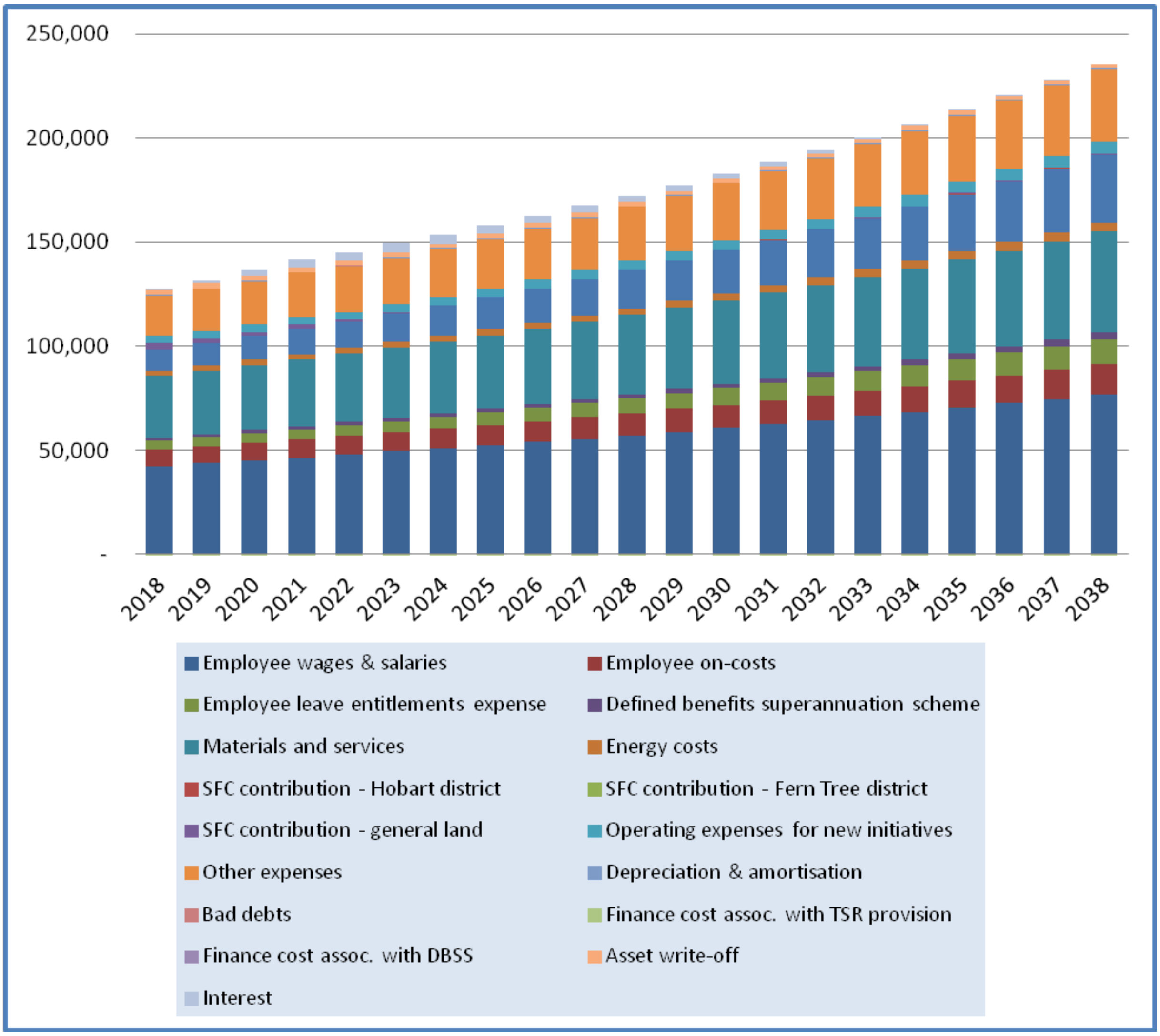
- Parking revenue increases will be higher than normal for a range of reasons including expected increases in car park occupancy rates, some revisions to pricing in car parks and meter fees, an increase in the state government penalty unit (applicable to fines) and the introduction of new technology to detect vehicle overstays.
- Operating cost increases (1.29%) are lower than normal due to progressive upward revisions of the 2016-17 forecast for external labour due to a number of vacant positions being filled externally. At the same time, the 2016-17 forecast for wages and salaries was progressively revised downwards (see next dot point).
- Employee salary and wages increases (6.56%) are higher than normal because the 2016-17 forecast was progressively revised downwards due to a number of vacant positions. As these positions were filled externally, the 2016-17 forecast for external labour was progressively revised upwards throughout the year (see dot point above).

- Energy cost increases (7.57%) are higher than normal due to significant increases in electricity prices expected during 2017-18.

6. Key Financial Strategies

In order for Council to remain financially sustainable the following financial strategy has been adopted. The financial strategy reflects an appropriate mix of cost and revenue levels designed to maintain financial stability and, as far as possible, avoid unplanned cuts in services or increases in Council rates whilst ensuring sufficient resources are available to achieve Council's strategic objectives and community expectations.

Forecast Operating Expenses 2017-18 to 2037-38 ($'000s)



Operating Items - Expenses

Salaries and Wages

Salaries and wages is gross salaries and wages, net of leave amounts paid and amounts capitalised, plus aldermanic allowances and redundancy payments (if any).

Costs have been assumed to increase by 3.0% per annum, inclusive of reclassifications and any new positions. It is inherent in the assumption that leave amounts paid and amounts capitalised will also increase by 3.0% per annum.

Employee On-costs

Employee on costs includes superannuation (but not including Defined Benefits Superannuation Scheme expense), payroll tax, and workers compensation less labour overheads capitalised. On costs are assumed at 18.5% of salaries and wages, based on the 2017/18 forecast rate.

Employee Leave Entitlements Expense

Leave entitlements expense is the annual accruals for employee leave. This has been assumed to increase by 5.6% per annum.

Defined Benefit Superannuation Expense

Defined benefit (DB) superannuation expense is the annual DB scheme expense, as actuarially determined. It is not annual employer contributions to the scheme. This item is difficult to forecast as it is based on discount rates and interest rates among other things. However, in overall terms it is not material to the long-term financial model. This has been assumed to increase at 4% per annum.

Materials and Services

Materials and services is all expenditure not included elsewhere. Major items includes subcontractors, communication costs, consultants, licences, external labour, insurance, fuel, advertising and marketing, equipment maintenance, water and sewer charges, printing and stationery costs, and legal costs. This has been assumed to increase at 2.5% per annum.

Energy Costs

Energy costs have been assumed to increase at 2.5% per annum. Council has a target of 30% reduction in electricity use by 2020 based on 2009/10 consumption. This is expected to be achieved by energy efficiency gains, such as with lighting, building services and possible retirement of some assets.

Fire Levy

Pursuant to the *Fire Services Act 1979*, local government acts as a collection agent for this levy, which is paid directly to the State Fire Commission. This item is difficult to forecast as given its method of calculation by the State Fire Commission, is prone to substantial fluctuations, year on year. The average of the last four years has been 5.6%. Annual increases of 6% have been assumed. A 4% commission is received for collecting the levy.

Operating Expenses associated with New Initiatives

This refers to additional or reduced expenses arising from new initiatives included in the model such as those related to the Myer site redevelopment, expensed projects, replacement of corporate business systems, and operational cost savings.

Other Expenses

Other expenses include grants and specific purpose benefits, audit fees, fringe benefits tax and land tax. This has been assumed to increase at 2.5% per annum.

Depreciation and Amortisation

Depreciation is the financial representation of the annual decrease in the value of, or consumption of service potential inherent in, Council's assets. Depreciation thus approximates the funds that will need to be spent at some time in the future to renew assets. This expense increases, on average, at 3% per annum, due to rising asset valuations and capital expenditure.

Bad Debts Expense

This represents parking fines that result in bad debts. 4.77% of parking fines are assumed to result in bad debts.

Finance Costs of Tip Site Rehabilitation Provision

This is the annual unwinding of the discount associated with measuring the tip site rehabilitation liability at present value.

Finance Costs of Defined Benefit Superannuation Scheme

This is the annual unwinding of the discount associated with measuring the defined benefit superannuation scheme liability at present value.

Tip Restoration Liability

This is the increase (if any) in the current forecast cost of rehabilitating the McRobies Gully landfill site.

Asset Write-offs

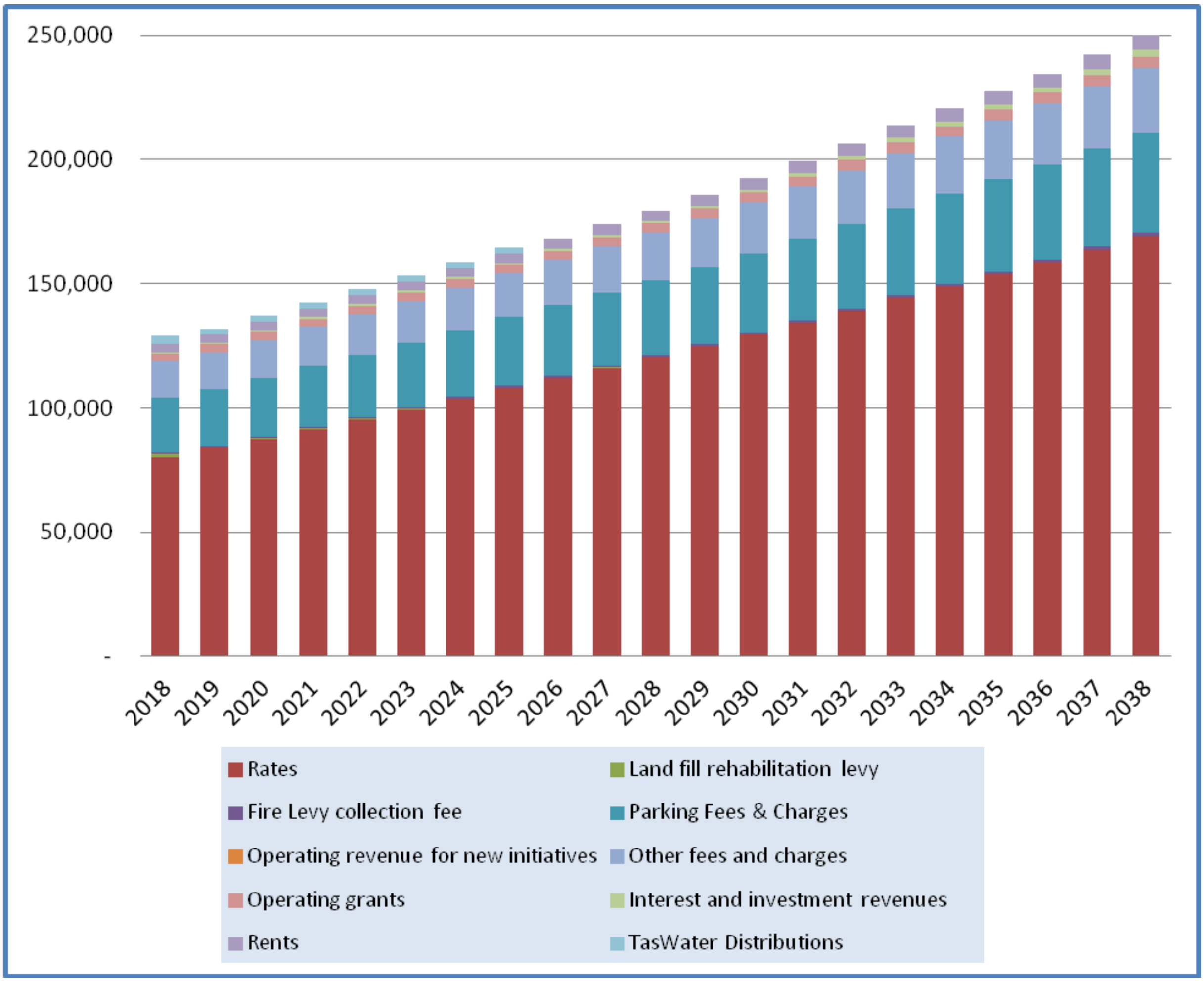
Asset write offs represents the residual value of infrastructure assets replaced. The forecast is difficult to predict.

Interest Expense

Interest expense is payable on debt. Interest rates ranging from 4.8% per annum in the short-term to 5.8% per annum in the medium to long-term have been assumed for new debt on the basis that interest rates are expected to increase beyond the short-term.

Operating Items – Revenue

Forecast Operating Revenue 2017-18 to 2037-38 ('000s)



Rates

Rates include revenue from general rates, service rates (stormwater removal and fire protection) and service charges (waste management and landfill rehabilitation) and late payment penalties and interest, and supplementaries. Rate increases are forecast to be 3% per annum in the short term (plus fire levy estimated at 0.7%) reducing over the forecast period to 2.5% (plus fire levy estimated at 0.7%). If development growth continues at historic levels, annual rate revenue increases will be approximately 0.5% more than the above figures.

This plan is not in any way affected by changes in rating strategy – it simply models total rate revenue required per annum irrespective of how that is apportioned to individual properties. For the same reason, the LTFMP is unaffected by periodic revaluations or the application of AAV indexing by the Valuer-General. However, the impact on individual ratepayers may be affected by these factors.

Fire Levy Commission

A commission of 4% is earned for collecting the State Government fire levy.

Parking Fees & Charges

Parking revenue from on-street operations, car park operations and fines are all forecast to increase by 3% per annum.

Operating Revenues associated with New Initiatives

This refers to additional or reduced revenues arising from new initiatives included in the model. None are currently forecast.

Other Fees and Charges

Other fees and charges income includes all other user fees and charges including aquatic centre, landfill, external works income, sportsground hire, building and development fees, travel centre income, animal licences, hall hire and Taste Festival sales. Annual increases of 3% have been assumed.

Operating Grants

Operating grants are predominantly the Commonwealth financial assistance grants and generally minor other operating grants. They are forecast to increase by 2% per annum.

Interest and Investment Revenue

Interest revenue is earned on cash investments. An interest rate of 2.5% increasing steadily to 3.5% per annum has been assumed. Interest earnings show little variation until the later years of the plan period, reflecting only minor changes in cash balances during the first half of the plan period.

Rental Income

Rental income is earned from Council's property portfolio. It is forecast to increase by 3% per annum assuming occupancy levels of Council's commercial property portfolio remain consistent.

Distributions from TasWater

Distributions are received as a result of Council's ownership interest in TasWater. They comprise guarantee fees, tax equivalent payments, and dividends. Forecast amounts are based on advice from both TasWater and the State Government to provide distributions until 2024-25. No distributions have been forecast beyond this.

Non-Operating Items

Contributed Assets

Contributed assets are assets contributed to Council by developers. Council does not budget for these contributions as they cannot be reliably forecast.

Capital Grants

Capital grants are grants received to upgrade existing assets or to create new assets. They include Roads to Recovery grants, Tasman Highway Shared Bridge grants and other specific-purpose capital grants. These are also difficult to reliably forecast and are therefore not included unless specific advice has been received.

Asset Revaluations

Asset revaluations are revaluation increments and decrements arising from periodic asset revaluations. Usually these amounts are credited or debited directly to equity but on occasions are accounted for through the income statement. No amounts are expected.

Movement in TasWater Investment

This represents the annual adjustment to the value of Council's ownership interest in TasWater. This cannot be forecast reliably so no amounts have been included.

Capital Items

Asset Replacement

An integral component of the LTFMP is Council's approach to asset management and in particular to the renewal of assets. Council controls assets worth over $1.9 billion and it is important that each generation pays their way, rather than allowing assets to run down creating a financial impost (or lower service levels) on future generations.

Council discharges its asset management obligations responsibly. As set out in this plan, Council aims to achieve modest underlying operating surpluses. This will ensure that the current generation is fully paying for the current cost of service provision and asset consumption. In addition, over recent years practices have evolved significantly to the point where Council now has well-developed asset management plans in place for all asset classes. Council is able to demonstrate this through its involvement in the Municipal Association of Victoria Advanced STEP program where in benchmarking and other reviews, performs at the upper end of participating councils.

These asset management plans will continue to evolve and improve, particularly in the buildings and stormwater asset classes. Further, the plans are based on current service levels but the aim will be, over the medium term, to link the plans with service delivery plans.

The asset renewal requirements contained within the LTFMP are fully-sourced from the asset management plans meaning that, based on information currently available, the forecasts are the organisation's best estimate of both the quantum and timing of funds required to renew assets for the next 20 years.

Capital works program

Council has a ten year capital works program comprising both new assets and asset renewal. The program includes a number of projects under the banner of 'Transforming Hobart' and includes projects which were previously part of the Inner City Action Plan. That program and the associated funding strategy have been incorporated into this document.

Borrowings

Council predominantly funds its capital works program from operations. Borrowings are undertaken for specific purposes on a case by case basis. However, Council has recently considered an expanded ten year capital works program and approved, in principle, for the program to be funded substantially by debt. However, both the program and the funding strategy are to be reviewed annually. Debt levels will remain within accepted benchmarks. Council's strong position, current low level of debt, and ongoing operating surpluses provide Council with the ability to take on, and comfortably service, increased debt.

New Initiatives

The financial model and LTFMP are based on existing services at existing service levels. However, new initiatives included are: -

- The financial impacts of Council's major development assistance policy commitments (including the Myer site redevelopment).
- Council's expanded capital works program. Any additional associated asset write-offs in relation to these projects have not yet been quantified, and thus are not included.
- The financial effects of the change to Council's waste disposal strategic plan (i.e. deferring closure of the McRobies Gully landfill site until 2030).

7. Long Term Risk, Contingency and Reserves

The LTFMP has included all known variables and has made certain assumptions about the future. However, the future is uncertain. There is an inherent risk that circumstances may change, some of which may be within Council's control (e.g. policy decisions, service delivery decisions) and some which will be outside of Council's control (e.g. legislative change, funding streams, demographics, and macro economic conditions).

Council's three largest expenses categories are employee salaries and wages, materials and services, and depreciation. As such the outcomes of the LTFMP are significantly affected if actual results in these three categories are different to forecast. Chapter 10 sets out a sensitivity analysis of these two largest categories – employee costs, and materials and services, as well as the LTFMP's sensitivity to rates increases being different to those currently assumed. In addition asset management outcomes have a significant impact on the LTFMP. Updates to asset management plans may materially impact on asset valuations, depreciation expense, asset write-offs and forecast asset renewal requirements.

The LTFMP will be reviewed and updated regularly – on at least an annual basis to coincide with the adoption of the Council budget, and more frequently when new information is available which may have an impact on the LTFMP. The underpinning financial model is updated several times throughout the year.

In order to mitigate financial risk, the LTFMP has made provision for contingencies and reserves. These are outlined below. It should be noted these reserves may not necessarily be fully cash backed. Depending on the amount of cash reserves at any point in time, the total balance of reserves may in fact exceed the balance of cash holdings. With the expanded capital works program which will exhaust Council's cash balances necessitating borrowings, this will certainly be the case.

Contributions in Lieu of Public Open Space

A reserve has been established to separately account for funds provided to Council for the express purpose of providing areas of Public Open Space throughout the city.

Contributions in Lieu of Parking

A reserve has been established to separately account for funds provided to Council for the express purpose of providing parking facilities in the vicinity of developments that have been approved with inadequate on-site parking.

Heritage Account

Council has established a Heritage Account as required by the *National Trust Preservation Fund (Winding-up) Act 1999*. Amounts transferred to the account include the initial distribution from the National Trust Preservation Fund, together with interest accruing on the balance of the account.

The Act requires that funds transferred into the Heritage Account be applied for the provision of financial or other assistance in relation to an entry in either the National Trust

Register kept by the National Trust of Australia (Tasmania) or the Tasmanian Heritage Register.

Public Infrastructure Fund

Council has established a Public Infrastructure Fund for the purpose of identifying funding available for the projects identified in Council's Inner City Action Plan.

Bushland Fund

Council established a Bushland Fund for the purpose of purchasing strategic areas of bushland and open space. Up until 2003/04, an annual allocation of $0.15 million was being provided from revenue for this purpose.

During 2003/04, Council resolved to utilise the accumulated balance of the Bushland Fund to provide funding for Mt. Nelson land purchases, and to use $0.10 million of the annual allocation of $0.15 million to assist with servicing of the associated debt.

McRobies Gully Tip Site Rehabilitation

Commencing in 2011/12, funding of $1.25 million per annum is being provided by a special service charge to meet the cost of rehabilitating the McRobies Gully Tip Site following completion of land filling.

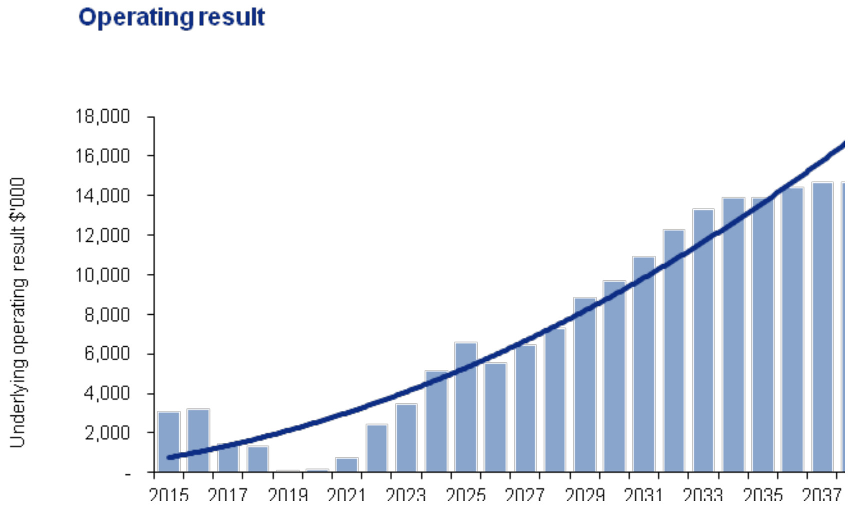
Other Project Carry-forwards

This item represents an estimate of the value of unspent projects at the end of each financial year which is carried-forward into the following financial year, with capital works representing the majority of the balance.

8. Forecast Position and Analysis

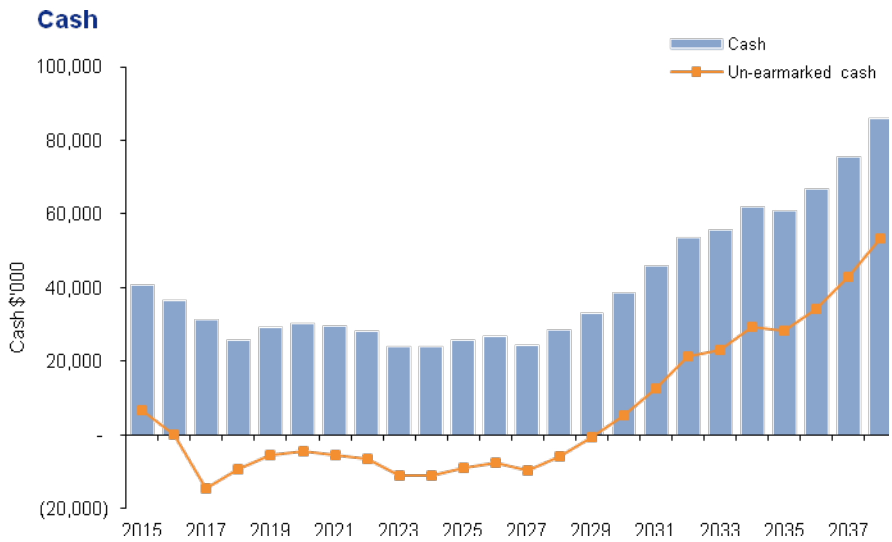
Based on the long-term financial strategy, the following outcomes will be achieved. More detail is provided in the forecast financial statements at Appendix 2.

Operating Result



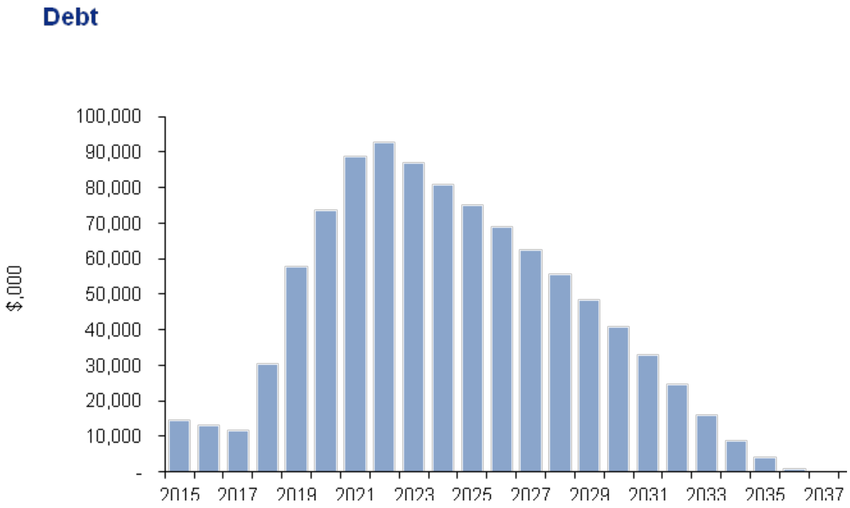
Based on the financial strategy Council will achieve ongoing modest underlying operating surpluses, which is reflective of good practice. This is discussed further in Chapter 9.

Cash



Borrowings will be required to ensure that cash balances remain around estimated minimum levels (being the equivalent of two months cashflow) over the first half of the plan period. Balances then rise modestly during the latter part of the plan period to aid the funding of forecast asset replacement requirements. Balances and cash flow requirements will need to be closely monitored and refined as necessary.

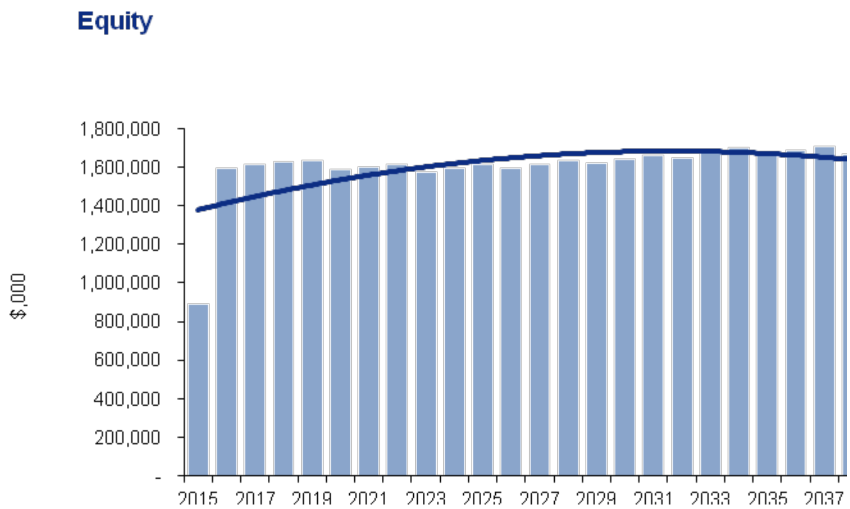
Debt



An increased borrowing program will need to be undertaken to provide funding for the expanded capital works program. Current estimates indicate that approximately $100M of new borrowings will be required over the next 5 years.

However, the debt level will remain within accepted benchmarks. Council's strong financial position, current low level of debt, and ongoing operating surpluses provide Council with the ability to take on, and comfortably service, increased debt.

Equity



Based on the financial strategy Council's equity is forecast to increase due to operating surpluses and asset revaluations.

9. Financial Sustainability Outcomes

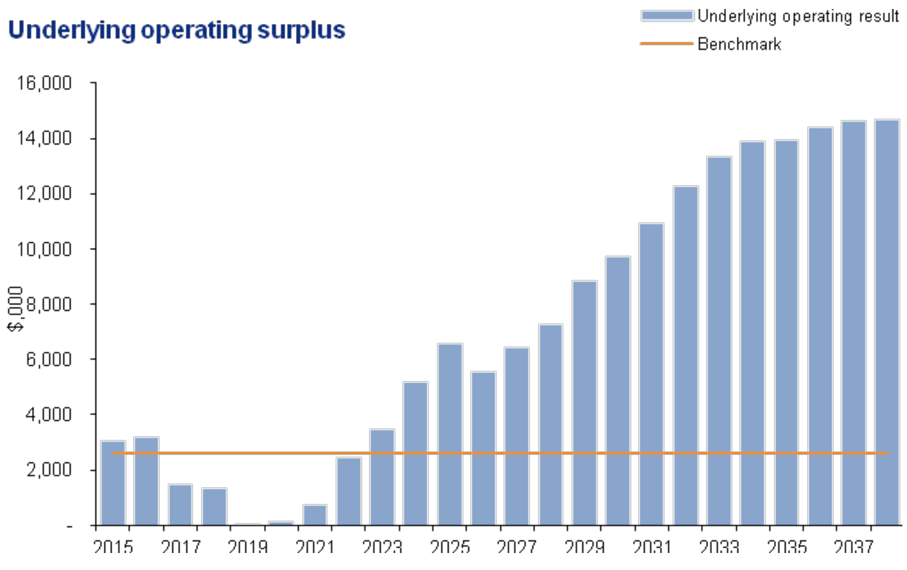
As outlined in Chapter 4, for the purpose of measuring Council's financial sustainability, eight financial sustainability measures have been adopted.

- Indicators 1 – 2 are measures of profit performance and the extent to which expenses are covered by revenues.
- Indicators 3 – 4 are measures of indebtedness and the amount council owes others (debt, employee provisions, creditors) net of financial assets (cash, investments) and amounts owed to Council.
- Indicator 5 measures the proportion of income required to meet net interest costs.
- Indicators 6 – 8 are measures of asset management.

Indicator 1 – Underlying Operating Result

The difference between day-to-day income and expenses for the period, adjusted (excluding contributed assets, asset revaluations and capital grants). This indicator is recognised as a better indicator of sustainability than the all-inclusive operating result because it excludes capital grants which can be project specific and thus non-recurring, and other amounts which are required to be recognised as income by accounting standards.

An operating surplus arises when operating revenue exceeds operating expenses for the period. An operating deficit arises when the opposite is true. Council's long term financial sustainability is dependent upon ensuring that on average, over time, its expenses are less than associated revenues. This ensures equity between generations of ratepayers in that each generation is responsible for the cost of the resources they consume.

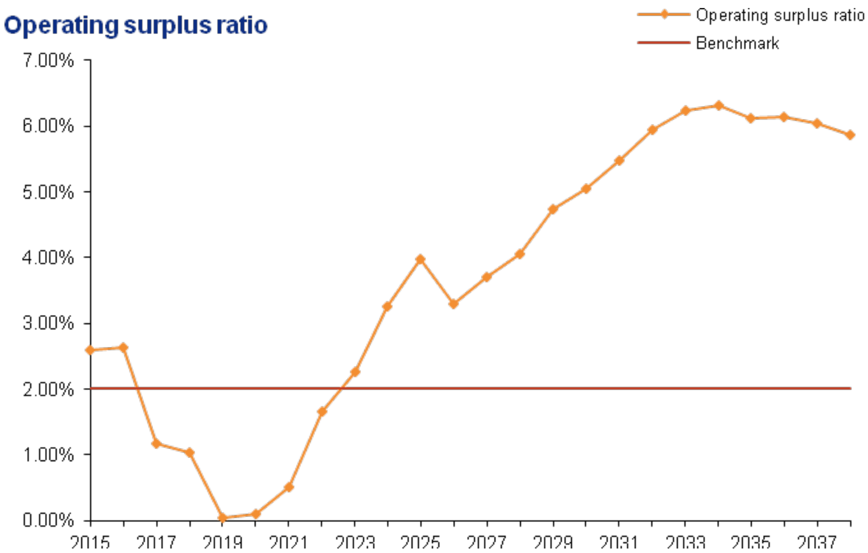


Council's LTFMP indicates through the graph above that modest surpluses will be recorded over the plan period. The surpluses rise in the later years due to revenue growth assumptions being slightly higher than expenditure growth assumptions, to generate cash surpluses needed for asset replacement. These forecasts will continue to be reviewed.

Research indicates that there is no clear agreement on what an appropriate target should be. For example, the Victorian Auditor-General recommends generating surpluses consistently, the Tasmanian report "Framework for Long Term Financial and Asset management Planning for all Tasmanian Councils" September 2009 recommends breakeven, or better, on average over medium term, and some state studies recommend sizeable surpluses.

Indicator 2 – Operating Surplus Ratio

The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of total revenue (adjusted by excluding capital grants, contributed PP&E and asset revaluation increments/decrements). It is a better indicator than the underlying operating result because it expresses that result relative to annual revenue.

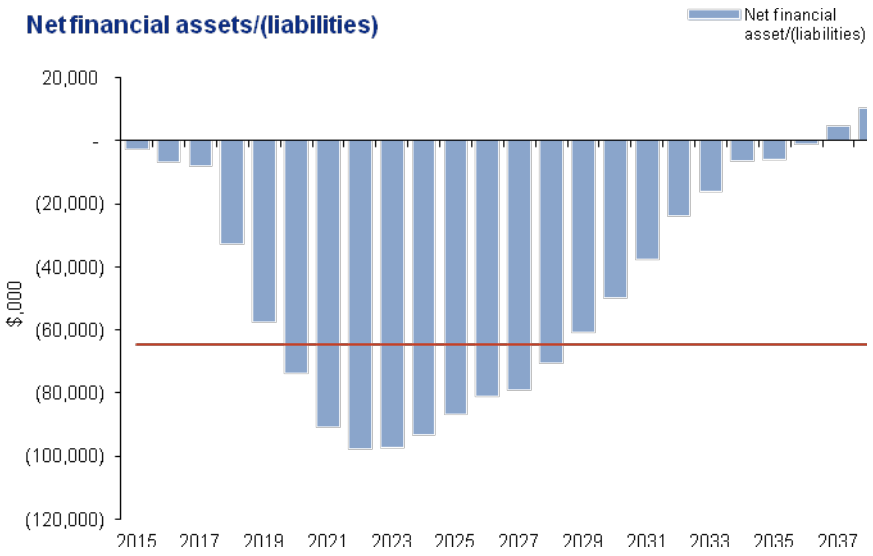


Over the next 10 year period, Council is forecast to achieve underlying surpluses in the range 0%-4% of revenue, and averaging 2%. Surpluses then increase beyond this 10 year period to generate cash surpluses needed for asset replacement. These forecasts will continue to be reviewed. It is important that Council generates sufficient revenue to cover all of its cash and non-cash costs, with a small buffer.

Research indicates a wide range of views on appropriate targets. Reviews indicate targets of 0% to 15%, 2.5% to 7.5%, 5% but within the range of 0% to 10% and greater than 0%. A target of 2.0% has been selected which is still modest, but that provides a small margin in the event of unexpected events, however, a higher target could be contemplated. Operating surpluses also generate cash surpluses required to retire debt (principal payments are not recorded in the operating result) and for the defined benefit superannuation scheme where accounting standard requirements can result in actual employer contributions being higher than the expense that appears in the operating result. Differences in the asset valuation rates used for financial reporting purposes and asset renewal purposes also require cash surpluses to be generated.

Indicator 3 – Net Financial Assets/ (Liabilities)

What is owed to others less cash held/invested and receivables and is thus a measure of net indebtedness. It is broader than just loan debt, as it includes amounts owed to creditors, employee provisions, amounts held in trust and all other liabilities.

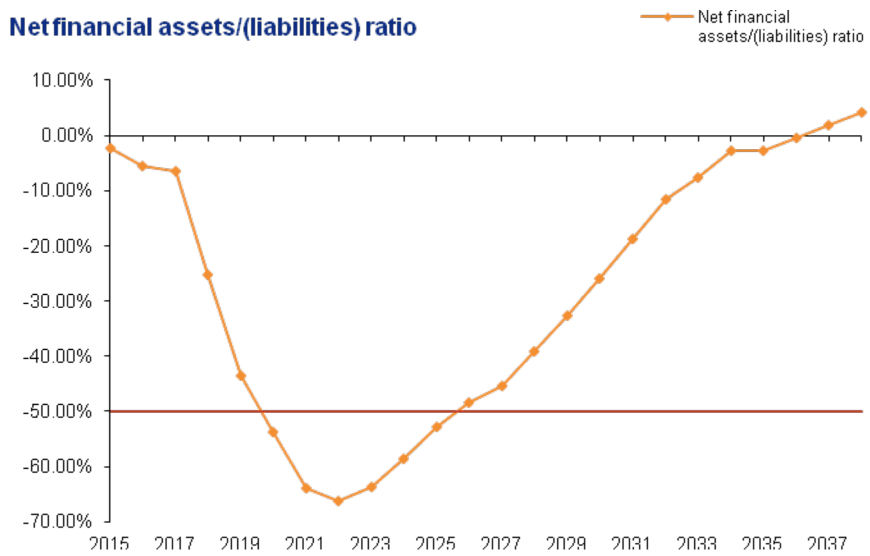


Council's LTFMP indicates through the graph above that it will continue to operate in a net financial liability position. As noted earlier, Council's expanded capital works program will exhaust cash balances and necessitate increased borrowings. The position will peak at around $98 million in 2021-22. A net financial asset position will be recorded by the end of the plan period due to liabilities decreasing as debt is paid off, the defined benefit superannuation scheme net liability position improves and cash balances increase.

One sustainability report suggests a maximum level of net financial liabilities between nil and total operating income (approx $129 million 2017/18).

<u>Indicator 4 – Net financial liabilities ratio</u>

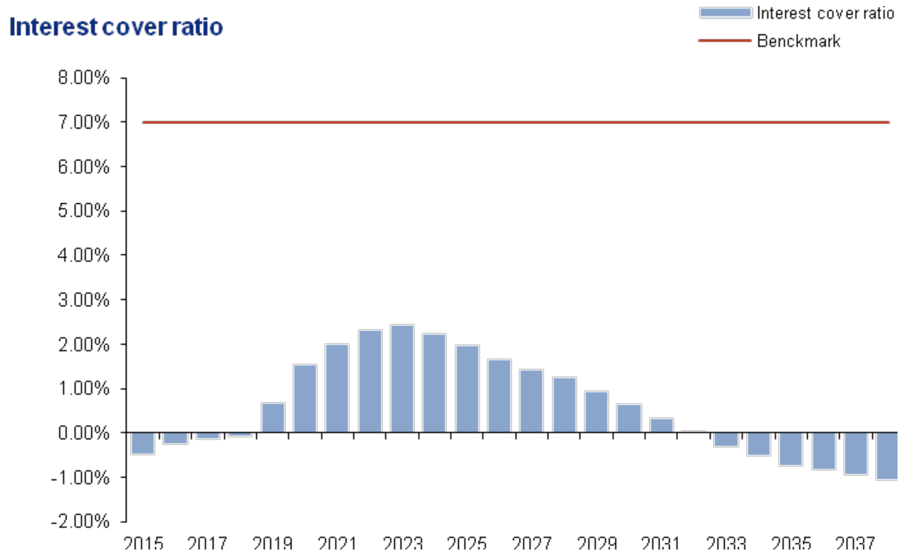
This ratio is net financial liabilities expressed as a percentage of income. It indicates the extent to which net financial liabilities can be met by the Council's income. Where the ratio is increasing it indicates the Council's capacity to meet its financial obligations from income is strengthening.



As set out above, Council will continue to operate in a net financial liability position, peaking at 66% in 2021-22. Council's net financial liability ratio will remain above 50% until 2025-26 then reduce across the remainder of the plan. One sustainability report suggests a maximum ratio of 0% to -100%. The Tasmanian Auditor-General suggests a ratio of 0% to -50% represents low risk, -50% to -100% moderate risk, and greater than -100% high risk.

Indicator 5 – Net interest expense cover ratio

This ratio is interest expense less interest earned on investments, expressed as a percentage of income. It measures the proportion of income required to service interest costs.

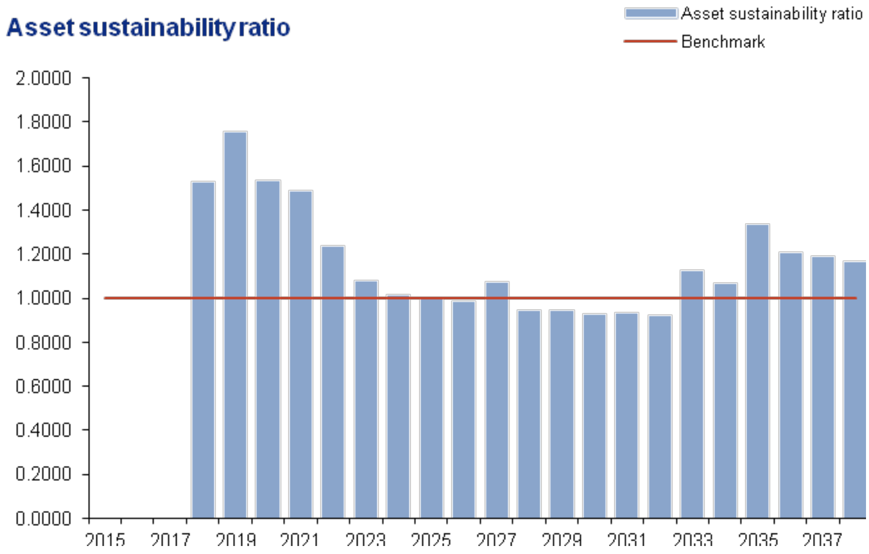


The above graph indicates that Council will operate in a net interest expense position (i.e. interest earned on investments is exceeded by interest payable on debt) until late in the plan period. A variety of targets for net interest expense have been suggested in sustainability reviews, including 0% to 10%, 2% to 5%, and 15% (with a range of 7% to 20%). Tasmanian Treasury adopts 7% when assessing local government loan requests.

Indicators 3, 4, and 5 show Council's level of indebtedness increasing from previous versions of this plan and this is mainly due to Council's expanded capital works program. However, the indicators show Council remaining within benchmarks. Council's strong position, current low level of debt, and ongoing operating surpluses provide Council with the ability to take on, and comfortably service, increased debt.

Indicator 6 – Asset sustainability ratio

This ratio is asset replacement capital expenditure expressed as a percentage of depreciation expense. It measures whether assets are being replaced at the rate at which they are wearing out. With a young asset portfolio, the target may be quite low. If old, it may be > 100%. Over time, if it averages at or near 100% the service of the asset portfolio is being maintained.

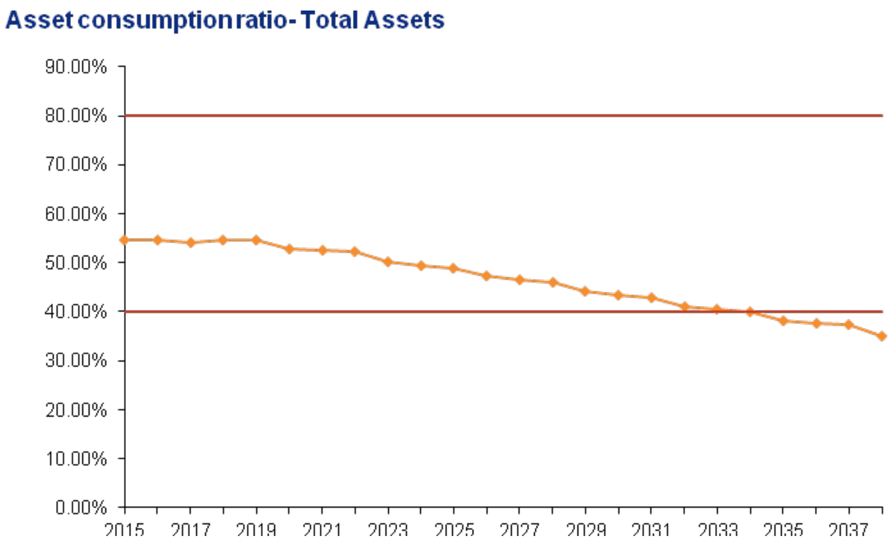


Council's LTFMP indicates through the graph above that it will operate at an average of more than 100% across the plan period. Local government proposed targets are typically set at 100%, however this does not allow for the sometime legitimate periods of less than 100% or more than 100%.

Indicator 7 – Asset consumption ratio

This indicator expresses asset written-down value as a percentage of replacement cost and thus seeks to measure the proportion of life remaining in assets. A lower measure indicates an older, on average, portfolio of assets and could indicate the potential for large renewal expenditure.

However, a low or declining ratio is not a concern provided assets are being maintained/replaced in accordance with well prepared asset management plans and the organisation is operating sustainably i.e. recording a breakeven or better underlying operating result. The cash generated by operating sustainably funds the renewal of assets when required.



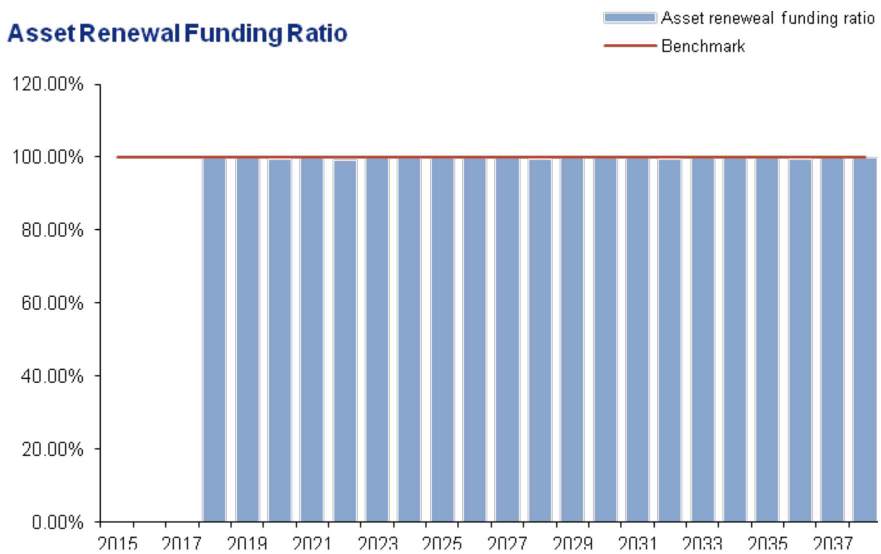
Council's LTFMP indicates through the graph above that the asset consumption ratio will decline over the plan period.

An appropriate target is difficult to define and one source suggests a ratio between 40% and 80%. The Tasmanian Auditor-General considers the road asset class in isolation and suggests a ratio of >60% to represent low risk, 40 to 60% moderate risk and less than 40% high risk. Council's road assets are currently at 46%.

The ratio will increase when, beyond the 20 year plan period, asset renewal expenditure will be greater than depreciation.

Indicator 8 – Asset renewal funding ratio

This indicator is the ratio of future asset replacement expenditure as per this plan relative to the future asset replacement expenditure requirement sourced from asset management plans. It therefore measures the capacity to fund asset replacement requirements. An inability to fund future requirements will result in revenue or expense or debt consequences, or a reduction in service levels.



Council's LTFMP indicates through the above graph that known asset replacement requirements will be fully-funded. That is, 100% of known asset replacement needs, as identified in Council's asset management plans, will be funded.

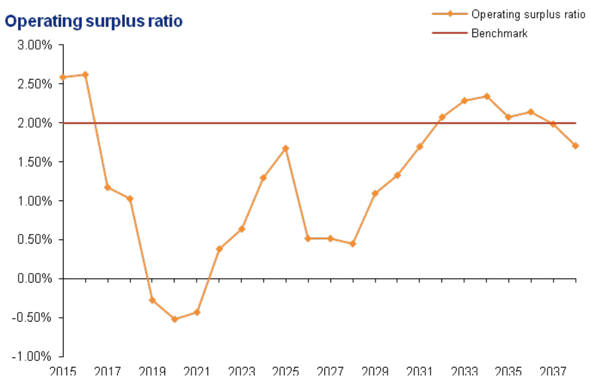
10. Sensitivity Analysis

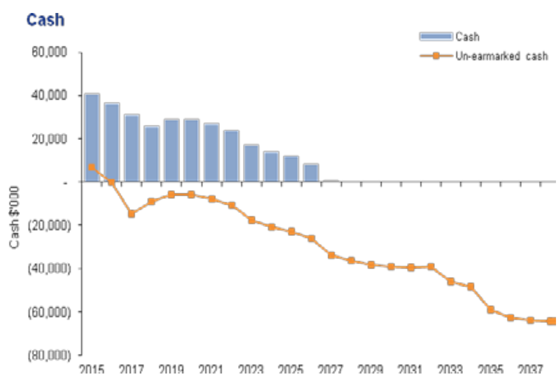
As mentioned in chapter 7, Council's three largest expense items are employee salaries and wages, materials and services and depreciation. Council's largest revenue item is rate revenue. The outcomes of the LTFMP can be significantly affected if actual results for any of these items are different to forecast.

The analysis below demonstrates the sensitivity of the LTFMP to changes in assumptions for the above categories.

Rates

The LTFMP assumes rate increases (for Council operations) of 3% per annum into the medium term (for seven years), then decreasing to 2.5% then 2.0% over the life of the plan. If these rate increases are 0.5% per annum lower over the next ten years the effect is as shown below.

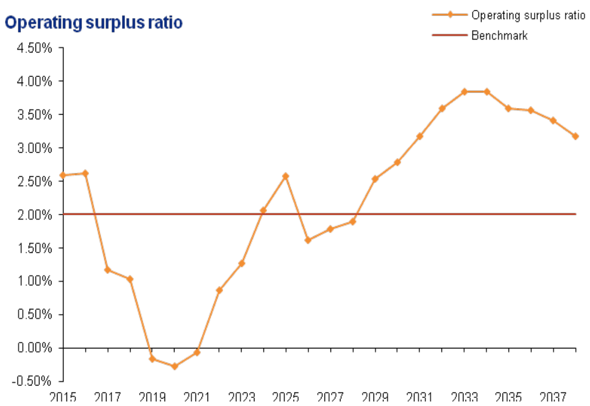


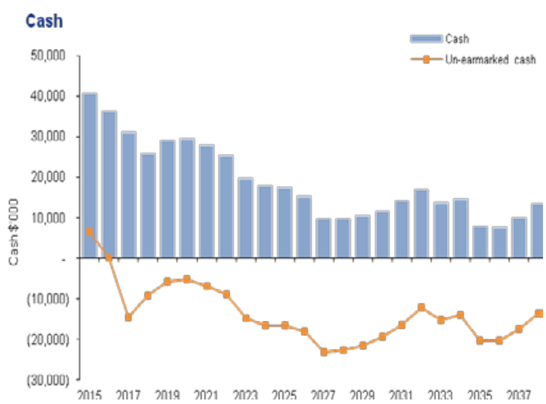


With rate increases 0.5% per annum lower over the next ten years, underlying operating deficits will be recorded for three years, and surpluses beyond that will be smaller. Cash balances would be exhausted by 2027-28.

Employee Salaries and Wages

The LTFMP assumes increases in employee salaries and wages of 3% per annum. If employee salaries and wages increases are 0.5% per annum higher over the next ten years the effect is as shown below.

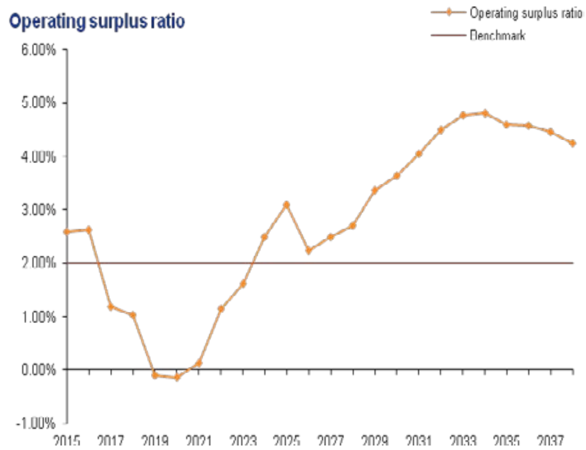


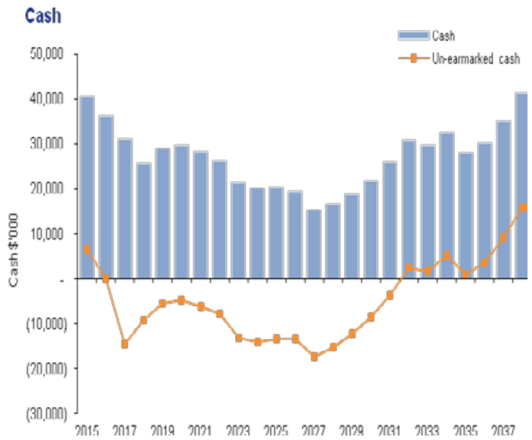


With employee salary and wage increases 0.5% per annum higher over the next ten years, deficits will be recorded for three years, and surpluses beyond that will be smaller. Cash balances would reduce by $73M by the end of the plan period. To restore the status quo, rate increases would need to be approximately 0.3% per annum higher over the next ten years.

Materials and Services

The LTFMP assumes increases in materials and services of 2.5% per annum over the life of the Plan. If these materials and services increases are 0.5% per annum higher over the next ten years the effect is as shown below.





With materials and services increases 0.5% per annum higher over the next ten years, deficits will be recorded for two years, and surpluses beyond that will be smaller. Cash balances would reduce by $45M by the end of the plan period. To restore the status quo, rate increases would need to be approximately 0.2% per annum higher over the next ten years.

11. Conclusions

The purpose of the LTFMP is to express, in financial terms, the activities that Council proposes to undertake over the medium to longer term to achieve its stated objectives. It is a guide for future action. Without a LTFMP Council would have insufficient data to determine sustainable service levels, affordable asset management strategies, appropriate revenue targets or appropriate treasury management.

Council has worked with the community to establish a 20-year vision for the city and a strategic framework outlining the key strategies that will need to be undertaken by the Council to achieve the community vision.

Long-term financial planning provides for the optimum allocation of available resources to deliver Council's strategic and corporate objectives. Long-term financial planning supports the delivery of Council's community vision.

Long-term financial sustainability can only be said to have been achieved when Council is providing expected services at defined levels to its community that is adequately funded, not only on an annual basis, but over the long-term. This includes infrastructure asset renewal funding requirements.

The achievement of the outcomes in this LTFMP will ensure Council's financial sustainability, thus ensuring the ability to deliver services, at their current levels, into the future while sharing the cost between current and future generations of ratepayers. It will ensure the delivery of Council's community vision.

In financial terms, it will result in: -

- Council achieving modest operating surpluses averaging 2% of revenue across the first half of the plan period (higher in the second half of the plan period) in line with good practice.

- An increased, but manageable and affordable level of debt.

- The continued funding of 100% of forecast asset renewal requirements over the Plan period demonstrating excellent asset management policies.

- Cash balances being maintained at estimated minimum levels (being the equivalent of two months cashflow) over the first half of the plan period. Balances then rise modestly during the latter part of the plan period. Balances and cash flow requirements will need to be closely monitored and further refined to ensure adequate liquidity.

Council will need to actively monitor revenue and cost growth in order to ensure the assumptions in the LTFMP are achieved.

These outcomes, together with the underpinning assumptions of revenue and cost growth indicate annual rate increases to the ratepayer in the order of 3% in the medium term, decreasing in later years to 2.5% (excluding fire levy increases, any redistributive effects of revaluations, AAV indexation or changes to council rating policy).

These outcomes ensure the financial sustainability of Council, thus ensuring the ability to deliver services, at their current levels, into the future. It will ensure that current and future generations pay their fair share.

The LTFMP is based upon Council maintaining existing services at their existing service levels, except for the inclusion of the financial effects of Council's major development assistance policy commitments, the expanded capital works program and the effects of the change to Council's waste disposal strategic plan (the deferral of the closure of the McRobies Gully landfill site until 2030).

12. Appendices

Appendix 1 – Financial Sustainability Indicators

Financial Indicator	Calculation	Description
Underlying Operating Result	($) Operating income (excluding amounts received specifically for new or upgraded assets, physical resources received free of charge and revaluation increments) less operating expenses for the reporting period.	The difference between day-to-day income and expenses for the period.
Operating Surplus Ratio	(%) Operating surplus (deficit) divided by total revenue – adjusted (excluding amounts received specifically for new or upgraded assets, physical resources received free of charge and revaluation increments).	The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of total revenue (adjusted by excluding capital grants, contributed PP&E and asset revaluation increments/decrements).
Net Financial Liabilities	($) Total liabilities less financial assets (cash and cash equivalents + trade & other receivables + other financial assets).	What is owed to others less money held, or invested or owed to the entity. Net financial liabilities equals total liabilities less financial assets.
Net Financial Liabilities Ratio	(%) Net financial liabilities divided by operating income.	Indicates the extent to which net financial liabilities could be met by operating income.
Interest Cover Ratio	(%) Net annual interest expense divided by operating income.	The proportion of day to day income used to pay interest on loans net of interest income. Indicates the extent to which an entity's operating income is committed to meeting interest expense.
Asset Sustainability Ratio	(%) Capital expenditure on replacement/renewal of existing plant and equipment and	The ratio of asset replacement expenditure relative to depreciation for a period. It measures whether assets are being replaced at the rate

Financial Indicator	Calculation	Description
	infrastructure assets divided by their annual depreciation expense.	they are wearing out.
Asset Consumption Ratio	(%) Depreciated replacement cost of plant and equipment and infrastructure assets divided by current replacement cost of depreciable assets.	Shows the depreciated replacement cost of an entity's depreciable assets relative to their 'as new' (replacement) value.
Asset Renewal Funding Ratio	Future asset replacement expenditure as per long term financial plan divided by future asset replacement expenditure requirement as per asset management plans.	Measures the capacity to fund asset replacement requirements. An inability to fund future requirements will result in revenue or expense or debt consequences, or a reduction in service levels.

Appendix 2 – Forecast Financial Statements

Hobart City Council

Income statement	Forecast 2017 $000	Forecast 2018 $000	Forecast 2019 $000	Forecast 2020 $000	Forecast 2021 $000	Forecast 2022 $000	Forecast 2023 $000	Forecast 2024 $000	Forecast 2025 $000	Forecast 2026 $000	Forecast 2027 $000	Forecast 2028 $000	Forecast 2029 $000	Forecast 2030 $000	Forecast 2031 $000	Forecast 2032 $000	Forecast 2033 $000	Forecast 2034 $000	Forecast 2035 $000	Forecast 2036 $000	Forecast 2037 $000	Forecast 2038 $000
Expenses from ordinary activities																						
Employee wages & salaries	(39,990)	(42,611)	(43,890)	(45,206)	(46,563)	(47,959)	(49,398)	(50,880)	(52,407)	(53,979)	(55,598)	(57,266)	(58,984)	(60,754)	(62,576)	(64,453)	(66,387)	(68,379)	(70,430)	(72,543)	(74,719)	(76,961)
Employee on-costs	(7,130)	(7,864)	(8,100)	(8,343)	(8,593)	(8,851)	(9,117)	(9,390)	(9,672)	(9,962)	(10,261)	(10,569)	(10,886)	(11,212)	(11,549)	(11,895)	(12,252)	(12,620)	(12,998)	(13,388)	(13,790)	(14,203)
Employee leave entitlements expense	(3,923)	(4,142)	(4,373)	(4,617)	(4,875)	(5,147)	(5,434)	(5,737)	(6,057)	(6,395)	(6,752)	(7,129)	(7,527)	(7,947)	(8,390)	(8,858)	(9,352)	(9,874)	(10,425)	(11,007)	(11,621)	(12,270)
Defined benefits superannuation scheme	(1,534)	(1,377)	(1,432)	(1,489)	(1,549)	(1,611)	(1,675)	(1,742)	(1,812)	(1,885)	(1,960)	(2,038)	(2,120)	(2,205)	(2,293)	(2,385)	(2,480)	(2,579)	(2,682)	(2,790)	(2,901)	(3,017)
Materials and services	(29,239)	(29,616)	(30,357)	(31,116)	(31,893)	(32,691)	(33,508)	(34,346)	(35,204)	(36,084)	(36,987)	(37,911)	(38,859)	(39,830)	(40,826)	(41,847)	(42,893)	(43,965)	(45,065)	(46,191)	(47,346)	(48,530)
Energy costs	(2,378)	(2,559)	(2,623)	(2,689)	(2,756)	(2,825)	(2,895)	(2,968)	(3,042)	(3,118)	(3,196)	(3,276)	(3,358)	(3,442)	(3,528)	(3,616)	(3,706)	(3,799)	(3,894)	(3,991)	(4,091)	(4,193)
SFC contribution - Hobart district	(9,685)	(10,219)	(10,832)	(11,482)	(12,171)	(12,901)	(13,675)	(14,495)	(15,365)	(16,287)	(17,264)	(18,300)	(19,398)	(20,562)	(21,796)	(23,103)	(24,490)	(25,959)	(27,517)	(29,168)	(30,918)	(32,773)
SFC contribution - Fern Tree district	(28)	(30)	(32)	(34)	(36)	(38)	(40)	(42)	(45)	(48)	(51)	(54)	(57)	(60)	(64)	(68)	(72)	(76)	(81)	(85)	(91)	(96)
SFC contribution - general land	(1)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(3)	(3)	(3)	(3)	(3)	(3)	(4)	(4)	(4)	(4)	(4)	(5)	(5)
Operating expenses for new initiatives	(2,634)	(3,013)	(2,328)	(1,985)	(2,056)	(600)	(330)	21	44	66	(107)	113	116	119	122	125	(183)	(103)	(522)	(334)	(316)	(312)
Other expenses	(3,432)	(3,476)	(3,563)	(3,652)	(3,744)	(3,837)	(3,933)	(4,031)	(4,132)	(4,236)	(4,341)	(4,450)	(4,561)	(4,675)	(4,792)	(4,912)	(5,035)	(5,161)	(5,290)	(5,422)	(5,557)	(5,696)
Depreciation & amortisation	(18,684)	(19,239)	(19,825)	(20,437)	(20,998)	(21,678)	(22,277)	(22,989)	(23,680)	(24,315)	(25,060)	(25,845)	(26,615)	(27,424)	(28,284)	(29,111)	(30,040)	(30,903)	(31,856)	(32,781)	(33,715)	(34,812)
Bad debts	(370)	(350)	(369)	(380)	(391)	(403)	(415)	(427)	(440)	(453)	(467)	(481)	(495)	(510)	(526)	(541)	(558)	(574)	(591)	(609)	(627)	(646)
Finance cost assoc. with Landfill provision	(122)	(104)	(92)	(83)	(82)	(80)	(78)	(76)	(74)	(65)	(52)	(44)	(42)	(34)	(23)	(19)	-	-	-	-	-	-
Finance cost assoc. with DBSS	(40)	47	49	51	53	55	57	59	62	64	67	70	72	75	78	81	85	88	92	95	99	103
Tip restoration liability	(1,190)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset write-off	(2,500)	(2,487)	(2,398)	(2,433)	(2,285)	(2,313)	(2,323)	(2,128)	(2,138)	(2,150)	(2,039)	(2,020)	(1,605)	(1,895)	(1,888)	(1,880)	(1,828)	(1,846)	(1,889)	(1,710)	(1,732)	(1,752)
Interest	(726)	(651)	(1,531)	(2,841)	(3,597)	(4,314)	(4,558)	(4,267)	(3,977)	(3,688)	(3,384)	(3,065)	(2,731)	(2,380)	(2,012)	(1,626)	(1,221)	(796)	(441)	(205)	(49)	-
Total expenses	(123,608)	(127,692)	(131,697)	(136,737)	(141,537)	(145,194)	(149,601)	(153,441)	(157,942)	(162,537)	(167,455)	(172,267)	(177,051)	(182,738)	(188,349)	(194,112)	(200,415)	(206,550)	(213,593)	(220,134)	(227,379)	(235,163)
Revenues from ordinary activities																						
Rates and charges - general	56,219	58,897	61,570	64,271	67,166	69,860	72,650	75,539	78,529	81,084	83,705	86,392	89,145	91,965	94,853	97,808	100,832	103,202	105,590	107,993	110,432	112,882
Rates and charges - stormwater	4,328	4,350	4,371	4,393	4,415	4,437	4,459	4,482	4,504	4,527	4,549	4,572	4,595	4,618	4,641	4,664	4,687	4,711	4,734	4,758	4,758	4,757
Rates and charges - garbage disposal	6,269	6,614	6,977	7,361	7,766	8,193	8,644	9,119	9,621	10,150	10,708	11,297	11,918	12,574	13,265	13,995	14,765	15,577	16,433	17,337	18,291	19,297
Rates and charges - fire	9,327	9,840	10,431	11,056	11,720	12,423	13,168	13,958	14,796	15,684	16,625	17,622	18,680	19,800	20,988	22,248	23,583	24,998	26,497	28,087	29,772	31,559
Rates and charges - penalty, interest, supps	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515
Land fill rehabilitation levy	1,250	1,263	246	246	246	246	246	246	246	246	246	-	-	-	-	-	-	-	-	-	-	-
Fire levy commission - Hobart district	387	409	433	459	487	516	547	580	615	651	691	732	776	822	872	924	980	1,038	1,101	1,167	1,237	1,311
Fire levy commission - Fern Tree district	1	1	1	1	1	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	4	4
Fire levy commission - general land	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fees and charges - car parks	8,800	9,002	9,272	9,551	9,837	10,132	10,436	10,749	11,072	11,404	11,746	12,098	12,461	12,835	13,220	13,617	14,025	14,446	14,880	15,326	15,786	16,259
Fees and charges - on-street parking	5,356	5,715	5,886	6,063	6,245	6,432	6,625	6,824	7,029	7,239	7,457	7,680	7,911	8,148	8,392	8,644	8,904	9,171	9,446	9,729	10,021	10,322
Fees and charges - parking fines	7,330	7,719	7,951	8,189	8,435	8,688	8,949	9,217	9,494	9,778	10,072	10,374	10,685	11,006	11,336	11,676	12,026	12,387	12,759	13,141	13,536	13,942
Operating revenue for new initiatives	890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other fees and charges	14,082	14,323	14,752	15,195	15,651	16,120	16,604	17,102	17,615	18,144	18,688	19,249	19,826	20,421	21,034	21,665	22,314	22,984	23,673	24,384	25,115	25,869
Operating grants	3,079	3,109	3,171	3,234	3,299	3,365	3,432	3,501	3,571	3,643	3,715	3,790	3,865	3,943	4,022	4,102	4,184	4,268	4,353	4,440	4,529	4,620
Interest and investment revenues	886	760	644	729	757	880	839	722	721	904	934	853	991	1,155	1,353	1,601	1,871	1,943	2,163	2,130	2,333	2,643
Rents	3,101	3,246	3,344	3,444	3,547	3,654	3,764	3,876	3,993	4,112	4,236	4,363	4,494	4,629	4,767	4,911	5,058	5,210	5,366	5,527	5,693	5,863
TasWater Distributions	3,258	3,258	2,172	2,172	2,172	2,172	2,172	2,172	2,172	-	-	-	-	-	-	-	-	-	-	-	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	125,078	129,020	131,738	136,881	142,260	147,637	153,053	158,605	164,494	168,083	173,889	179,539	185,864	192,433	199,262	206,373	213,747	220,452	227,513	234,538	242,022	249,842
Underlying result	1,470	1,328	42	144	722	2,443	3,452	5,164	6,552	5,547	6,434	7,272	8,813	9,695	10,913	12,261	13,332	13,902	13,920	14,404	14,642	14,679
Non-operating items																						
Capital grants	4,619	2,664	514	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Gain on Disposal	200	800	-	27	-	-	25	72	124	180	240	239	380	199	458	433	315	571	688	939	896	820
Loss on Disposal	(29)	(33)	(387)	-	(55)	(18)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributed assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Movement in TasWater investment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other non-operating items	1,318	(1,318)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total non-operating items	6,108	2,113	127	627	545	582	625	672	724	780	840	839	980	799	1,058	1,033	915	1,171	1,288	1,539	1,496	1,420
Net surplus / (deficit)	7,578	3,441	169	771	1,268	3,025	4,076	5,836	7,275	6,326	7,274	8,111	9,793	10,494	11,970	13,294	14,247	15,073	15,208	15,943	16,139	16,099

Hobart City Council

Cash flow	Forecast 2017 $000	Forecast 2018 $000	Forecast 2019 $000	Forecast 2020 $000	Forecast 2021 $000	Forecast 2022 $000	Forecast 2023 $000	Forecast 2024 $000	Forecast 2025 $000	Forecast 2026 $000	Forecast 2027 $000	Forecast 2028 $000	Forecast 2029 $000	Forecast 2030 $000	Forecast 2031 $000	Forecast 2032 $000	Forecast 2033 $000	Forecast 2034 $000	Forecast 2035 $000	Forecast 2036 $000	Forecast 2037 $000	Forecast 2038 $000
Cash flows from operating activities																						
Receipts																						
Rates and charges	77,790	81,333	84,004	87,692	91,667	95,519	99,521	103,690	108,035	112,044	116,181	120,234	124,673	129,285	134,069	139,030	144,174	148,815	153,577	158,492	163,564	168,798
Fees and charges - parking	21,417	22,398	22,732	23,406	24,108	24,832	25,577	26,344	27,134	27,948	28,787	29,650	30,540	31,456	32,400	33,372	34,373	35,404	36,466	37,560	38,687	39,848
Other fees and charges	14,080	14,313	14,735	15,177	15,632	16,101	16,585	17,082	17,595	18,122	18,666	19,226	19,803	20,397	21,009	21,639	22,288	22,957	23,646	24,355	25,086	25,838
Operating grants	3,045	3,108	3,169	3,232	3,297	3,362	3,430	3,498	3,568	3,640	3,712	3,787	3,862	3,940	4,018	4,099	4,181	4,264	4,350	4,437	4,525	4,616
Rents	3,107	3,241	3,340	3,440	3,543	3,650	3,759	3,872	3,988	4,108	4,231	4,358	4,489	4,623	4,762	4,905	5,052	5,203	5,360	5,520	5,686	5,857
Interest and investment income	886	760	644	729	757	880	839	722	721	904	934	853	991	1,155	1,353	1,601	1,871	1,943	2,163	2,130	2,333	2,643
Operating revenue for new initiatives	890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	388	409	434	460	487	516	547	580	615	652	691	733	777	823	873	925	980	1,039	1,102	1,168	1,238	1,312
Non-operating items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments																						
Less employee costs	(46,910)	(50,475)	(51,990)	(53,549)	(55,156)	(56,811)	(58,515)	(60,270)	(62,078)	(63,941)	(65,859)	(67,835)	(69,870)	(71,966)	(74,125)	(76,349)	(78,639)	(80,998)	(83,428)	(85,931)	(88,509)	(91,164)
Less leave enitlements paid	(3,182)	(3,360)	(3,547)	(3,745)	(3,954)	(4,175)	(4,408)	(4,654)	(4,914)	(5,188)	(5,477)	(5,783)	(6,106)	(6,446)	(6,806)	(7,186)	(7,587)	(8,010)	(8,457)	(8,929)	(9,427)	(9,953)
Less employer contributions DBS	(965)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)	(918)
Less operating costs	(31,352)	(32,118)	(32,897)	(33,720)	(34,563)	(35,427)	(36,313)	(37,220)	(38,151)	(39,105)	(40,082)	(41,084)	(42,112)	(43,164)	(44,243)	(45,350)	(46,483)	(47,645)	(48,837)	(50,057)	(51,309)	(52,592)
Less interest paid	(726)	(651)	(1,531)	(2,841)	(3,597)	(4,314)	(4,558)	(4,267)	(3,977)	(3,688)	(3,384)	(3,065)	(2,731)	(2,380)	(2,012)	(1,626)	(1,221)	(796)	(441)	(205)	(49)	-
Less operating expenses for new initiatives	(2,634)	(3,013)	(2,328)	(1,985)	(2,056)	(600)	(330)	21	44	66	(107)	113	116	119	122	125	(183)	(103)	(522)	(334)	(316)	(312)
Less cash paid out of TSR	(1,296)	(915)	(680)	(185)	(190)	(195)	(201)	(207)	(528)	(755)	(415)	(146)	(420)	(527)	(255)	(843)	-	-	-	-	-	-
Other	(14,807)	(13,667)	(14,357)	(15,094)	(15,872)	(16,693)	(17,561)	(18,477)	(19,445)	(20,468)	(21,548)	(22,689)	(23,895)	(25,170)	(26,517)	(27,940)	(29,445)	(31,036)	(32,718)	(34,497)	(36,377)	(38,366)
Non-operating items	1,318	(1,318)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net cash flows from operating activities	21,048	19,126	20,809	22,098	23,185	25,729	27,454	29,796	31,689	33,422	35,411	37,433	39,198	41,227	43,729	45,483	48,442	50,119	51,341	52,790	54,212	55,606
Cash flows from investing activities																						
Receipts																						
Capital grants	4,619	2,664	514	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
TasWater Distribution	3,258	3,258	2,172	2,172	2,172	2,172	2,172	2,172	2,172	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of assets	1,159	1,673	526	972	880	902	925	948	972	996	1,021	974	1,076	818	1,024	932	720	916	988	1,240	1,191	1,083
Payments																						
Employee costs capitalised	(3,225)	(3,436)	(3,539)	(3,645)	(3,755)	(3,867)	(3,983)	(4,103)	(4,226)	(4,353)	(4,483)	(4,618)	(4,756)	(4,899)	(5,046)	(5,198)	(5,353)	(5,514)	(5,679)	(5,850)	(6,025)	(6,206)
Materials/services/contracts capitalised	(27,301)	(42,210)	(39,184)	(29,785)	(33,319)	(25,152)	(19,082)	(17,312)	(17,183)	(17,094)	(21,696)	(17,269)	(17,252)	(19,229)	(18,662)	(19,751)	(28,719)	(26,335)	(36,668)	(31,396)	(31,990)	(33,275)
Property	(330)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Assets	(330)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Renewals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant & Equipment	(2,975)	(4,993)	(5,400)	(7,255)	(5,736)	(5,879)	(6,026)	(6,177)	(6,331)	(6,490)	(6,652)	(6,347)	(7,008)	(5,330)	(6,672)	(6,073)	(4,961)	(6,305)	(6,803)	(8,538)	(8,201)	(7,455)
New Assets	(650)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Renewals	(2,325)	(4,435)	(4,740)	(6,404)	(5,078)	(5,205)	(5,335)	(5,469)	(5,606)	(5,746)	(5,889)	(5,619)	(6,205)	(4,719)	(5,907)	(5,377)	(4,387)	(5,575)	(6,015)	(7,550)	(7,252)	(6,592)
Asset Upgrades	-	(558)	(660)	(851)	(658)	(674)	(691)	(708)	(726)	(744)	(763)	(728)	(803)	(611)	(765)	(696)	(574)	(730)	(787)	(988)	(949)	(863)
Net cash flows from investing activities	(24,795)	(43,044)	(44,912)	(36,942)	(39,157)	(31,225)	(25,395)	(23,872)	(23,996)	(26,340)	(31,210)	(26,660)	(27,341)	(28,040)	(28,756)	(29,490)	(37,712)	(36,639)	(47,563)	(43,944)	(44,425)	(45,253)
Cash flows from financing activities																						
Receipts																						
Proceeds from borrowings	-	20,000	30,000	20,000	20,000	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments																						
Less repayment of borrowings	(1,406)	(1,482)	(2,503)	(4,043)	(4,945)	(5,876)	(5,970)	(5,936)	(5,924)	(6,213)	(6,517)	(6,836)	(7,170)	(7,521)	(7,889)	(8,276)	(8,681)	(7,205)	(4,708)	(3,043)	(934)	-
Net cash flows from financing activities	(1,406)	18,518	27,497	15,957	15,055	4,124	(5,970)	(5,936)	(5,924)	(6,213)	(6,517)	(6,836)	(7,170)	(7,521)	(7,889)	(8,276)	(8,681)	(7,205)	(4,708)	(3,043)	(934)	-
Net increase/(decrease) in cash held	(5,153)	(5,399)	3,395	1,113	(917)	(1,371)	(3,911)	(12)	1,769	868	(2,316)	3,937	4,687	5,666	7,084	7,718	2,049	6,276	(929)	5,803	8,854	10,353
Cash held at beginning of the year	36,305	31,152	25,752	29,147	30,260	29,343	27,972	24,061	24,050	25,819	26,687	24,371	28,308	32,994	38,660	45,744	53,462	55,512	61,788	60,858	66,661	75,515
Cash held at the end of the year	31,152	25,752	29,147	30,260	29,343	27,972	24,061	24,050	25,819	26,687	24,371	28,308	32,994	38,660	45,744	53,462	55,512	61,788	60,858	66,661	75,515	85,867
Closing cash balance earmarked for:																						
Contributions in lieu of public open space	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495	495
Contributions in lieu of parking	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
Heritage account	1,464	1,462	1,449	1,435	1,421	1,414	1,406	1,398	1,390	1,389	1,387	1,386	1,384	1,383	1,381	1,380	1,378	1,376	1,374	1,372	1,420	1,470
Unspent grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public infrastructure fund	5,310	3,800	3,800	3,800	3,800	3,350	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
Plant and equipment carry-forwards	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Bushland fund	389	439	489	539	589	639	689	739	789	839	889	939	989	1,039	1,089	1,139	1,189	1,239	1,289	1,339	1,389	1,389
McRobies Gully tip site rehabilitation	2,971	3,334	2,900	2,961	3,017	3,068	3,113	3,152	2,870	2,361	2,192	2,046	1,626	1,099	844	-	-	-	-	-	-	-
Other project carry-forwards	29,695	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Refundable deposits	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
Future Asset Renewal Reserve	(14,624)	(9,230)	(5,437)	(4,422)	(5,430)	(6,445)	(10,893)	(10,986)	(8,977)	(7,648)	(9,844)	(5,809)	(751)	5,393	12,683	21,197	23,198	29,426	28,448	34,203	42,958	53,262

Hobart City Council

Balance sheet	Forecast 2017 $000	Forecast 2018 $000	Forecast 2019 $000	Forecast 2020 $000	Forecast 2021 $000	Forecast 2022 $000	Forecast 2023 $000	Forecast 2024 $000	Forecast 2025 $000	Forecast 2026 $000	Forecast 2027 $000	Forecast 2028 $000	Forecast 2029 $000	Forecast 2030 $000	Forecast 2031 $000	Forecast 2032 $000	Forecast 2033 $000	Forecast 2034 $000	Forecast 2035 $000	Forecast 2036 $000	Forecast 2037 $000	Forecast 2038 $000
Assets																						
Current assets																						
Cash & cash equivalents	31,152	25,752	29,147	30,260	29,343	27,972	24,061	24,050	25,819	26,687	24,371	28,308	32,994	38,660	45,744	53,462	55,512	61,788	60,858	66,661	75,515	85,867
Inventories	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331
Receivables	4,852	4,702	4,842	5,036	5,241	5,441	5,650	5,866	6,092	6,304	6,524	6,741	6,977	7,221	7,474	7,735	8,006	8,258	8,517	8,784	9,060	9,345
Other	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
Total current assets	36,357	30,808	34,342	35,649	34,937	33,766	30,064	30,269	32,263	33,344	31,247	35,402	40,324	46,234	53,571	61,551	63,871	70,398	69,728	75,799	84,928	95,565
Non current assets																						
Receivables	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226
Investment in TasWater	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612	163,612
Property, plant & equipment	1,454,503	1,494,222	1,527,936	1,495,310	1,524,142	1,545,272	1,509,654	1,522,928	1,538,862	1,513,052	1,530,132	1,542,187	1,515,350	1,525,555	1,534,758	1,508,512	1,526,031	1,538,940	1,501,567	1,521,515	1,535,793	1,491,203
Total non current assets	1,618,341	1,658,060	1,691,774	1,659,148	1,687,980	1,709,110	1,673,492	1,686,766	1,702,700	1,676,890	1,693,970	1,706,025	1,679,188	1,689,393	1,698,596	1,672,350	1,689,869	1,702,778	1,665,405	1,685,353	1,699,631	1,655,041
Total assets	1,654,698	1,688,867	1,726,116	1,694,797	1,722,916	1,742,876	1,703,556	1,717,035	1,734,963	1,710,233	1,725,217	1,741,427	1,719,513	1,735,627	1,752,167	1,733,901	1,753,740	1,773,176	1,735,133	1,761,152	1,784,559	1,750,606
Liabilities																						
Current liabilities																						
Payables - Creditors	(4,573)	(4,689)	(4,843)	(5,003)	(5,169)	(5,342)	(5,522)	(5,709)	(5,904)	(6,106)	(6,317)	(6,537)	(6,766)	(7,005)	(7,254)	(7,513)	(7,784)	(8,066)	(8,361)	(8,669)	(8,990)	(9,326)
Trust, deposits, retention	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)	(2,890)
Employee benefits	(11,564)	(12,174)	(12,818)	(13,498)	(14,215)	(14,973)	(15,774)	(16,618)	(17,510)	(18,452)	(19,446)	(20,496)	(21,604)	(22,774)	(24,010)	(25,314)	(26,691)	(28,145)	(29,681)	(31,301)	(33,013)	(34,819)
Unearned revenue	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)	(446)
Loans & other borrowings	(1,482)	(2,503)	(4,043)	(4,945)	(5,876)	(5,970)	(5,936)	(5,924)	(6,213)	(6,517)	(6,836)	(7,170)	(7,521)	(7,889)	(8,276)	(8,681)	(7,205)	(4,708)	(3,043)	(934)	-	-
Total current liabilities	(20,955)	(22,702)	(25,040)	(26,782)	(28,596)	(29,621)	(30,567)	(31,587)	(32,963)	(34,411)	(35,936)	(37,540)	(39,228)	(41,005)	(42,875)	(44,844)	(45,016)	(44,256)	(44,420)	(44,240)	(45,339)	(47,481)
Non current liabilities																						
Employee benefits	(3,262)	(3,434)	(3,615)	(3,807)	(4,009)	(4,223)	(4,449)	(4,687)	(4,939)	(5,204)	(5,485)	(5,781)	(6,094)	(6,424)	(6,772)	(7,140)	(7,528)	(7,938)	(8,371)	(8,829)	(9,311)	(9,821)
Defined benefits scheme	(4,149)	(4,561)	(5,026)	(5,547)	(6,125)	(6,763)	(7,463)	(8,228)	(9,060)	(9,962)	(10,937)	(11,988)	(13,117)	(14,329)	(15,625)	(17,010)	(18,488)	(20,061)	(21,733)	(23,510)	(25,394)	(27,390)
Loans & other borrowings	(10,189)	(27,686)	(53,643)	(68,698)	(82,822)	(86,853)	(80,917)	(74,993)	(68,780)	(62,262)	(55,426)	(48,256)	(40,735)	(32,845)	(24,570)	(15,889)	(8,684)	(3,976)	(934)	-	-	-
Provision for landfill restoration	(5,514)	(4,703)	(4,115)	(4,013)	(3,905)	(3,790)	(3,667)	(3,536)	(3,082)	(2,392)	(2,029)	(1,927)	(1,549)	(1,056)	(824)	-	-	-	-	-	-	-
Total non current liabilities	(23,114)	(40,384)	(66,399)	(82,065)	(96,862)	(101,629)	(96,496)	(91,444)	(85,860)	(79,821)	(73,877)	(67,952)	(61,495)	(54,654)	(47,791)	(40,039)	(34,700)	(31,975)	(31,038)	(32,338)	(34,705)	(37,211)
Total liabilities	(44,068)	(63,086)	(91,440)	(108,846)	(125,458)	(131,250)	(127,063)	(123,031)	(118,824)	(114,232)	(109,813)	(105,491)	(100,722)	(95,658)	(90,666)	(84,884)	(79,717)	(76,231)	(75,459)	(76,578)	(80,044)	(84,692)
Net assets	1,610,630	1,625,782	1,634,676	1,585,951	1,597,459	1,611,627	1,576,493	1,594,004	1,616,140	1,596,001	1,615,404	1,635,936	1,618,790	1,639,969	1,661,500	1,649,018	1,674,024	1,696,945	1,659,674	1,684,573	1,704,515	1,665,914
Equity																						
Asset revaluation reserve	(492,378)	(501,684)	(508,778)	(457,163)	(465,639)	(476,156)	(435,324)	(445,692)	(460,261)	(432,531)	(443,623)	(456,402)	(428,651)	(438,487)	(447,185)	(420,517)	(430,517)	(437,599)	(384,343)	(392,822)	(396,126)	(340,908)
Capital appropriation reserve	(11,164)	(13,569)	(15,735)	(17,796)	(19,499)	(21,122)	(22,704)	(23,966)	(25,216)	(26,455)	(27,454)	(28,447)	(29,253)	(30,091)	(30,941)	(31,806)	(32,536)	(33,275)	(34,027)	(34,470)	(34,937)	(35,427)
Other reserves	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)	(65,790)
Accumulated (surplus)/deficit	(1,041,297)	(1,044,738)	(1,044,374)	(1,045,202)	(1,046,531)	(1,048,559)	(1,052,676)	(1,058,557)	(1,064,873)	(1,071,225)	(1,078,537)	(1,085,297)	(1,095,097)	(1,105,601)	(1,117,585)	(1,130,906)	(1,145,181)	(1,160,281)	(1,175,515)	(1,191,492)	(1,207,662)	(1,223,789)
Total equity	(1,610,630)	(1,625,782)	(1,634,677)	(1,585,951)	(1,597,459)	(1,611,627)	(1,576,493)	(1,594,004)	(1,616,140)	(1,596,001)	(1,615,404)	(1,635,936)	(1,618,791)	(1,639,969)	(1,661,501)	(1,649,018)	(1,674,024)	(1,696,945)	(1,659,675)	(1,684,574)	(1,704,515)	(1,665,914)