

## Communication licence rent

In October 2012, the Independent Pricing and Regulatory Tribunal (IPART) commenced a review into the rental arrangements for communication facilities located on Crown land managed by the NSW Department of Industry—Lands & Water (the department), Forestry Corporation of NSW and the NSW Office of Environment and Heritage.

In July 2013, IPART released its final report, titled *Review of Rental Arrangements for Communication Towers on Crown Land* (IPART 2013 Report). A copy of the IPART 2013 report can be found at [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au). In July 2014, the NSW Government adopted all 23 recommendations of the IPART 2013 Report.

Among the recommendations accepted was the rental fee schedule for standard sites.

## Density classification and rent calculation

The annual rent charged for communication facilities located on a standard site is dependent upon the type of occupation and the location of the facilities. In line with the IPART 2013 Report recommendations, the state of NSW is divided into four density classifications and these determine the annual rent that is charged for each site. These classifications are defined in Table 1. The affected local government areas and urban centre and localities (UCLs) of the classifications are detailed further in Annexure A. Figure 1 depicts the location of the classifications.

A primary user of a site who owns and maintains the communication infrastructure will be charged the rent figures detailed in Table 2. A co-user of a site will be charged rent at a rate of 50% of what is charged to a primary user. Co-users may also have to pay usage fees to the primary user of the site. The payment of these fees is a matter purely between the co-user and primary user.

**Table 1. IPART Definition of density classifications**

Density classification	Definition
Sydney	Local council areas in metropolitan Sydney with a population density of greater than 1,800 people per square kilometre
High	<ul style="list-style-type: none"> <li>Local council areas in metropolitan Sydney with a population density of less than or equal to 1,800 people per square kilometre</li> <li>Greater metropolitan area of Central Coast, Newcastle and Wollongong</li> </ul>

# Communication licence rent Fact Sheet

Density classification	Definition
<p>Medium</p> <p>WAGGA WAGGA LGA</p>	<p>Areas within 12.5 kilometres of the centre of the 37 urban centres and localities defined by the Australian Bureau of Statistics as having a population of 10,000 people or more, based on the 2011 census</p>
<p>Low</p> <p>MT. FLANKNEY</p>	<p>The remainder of NSW</p>



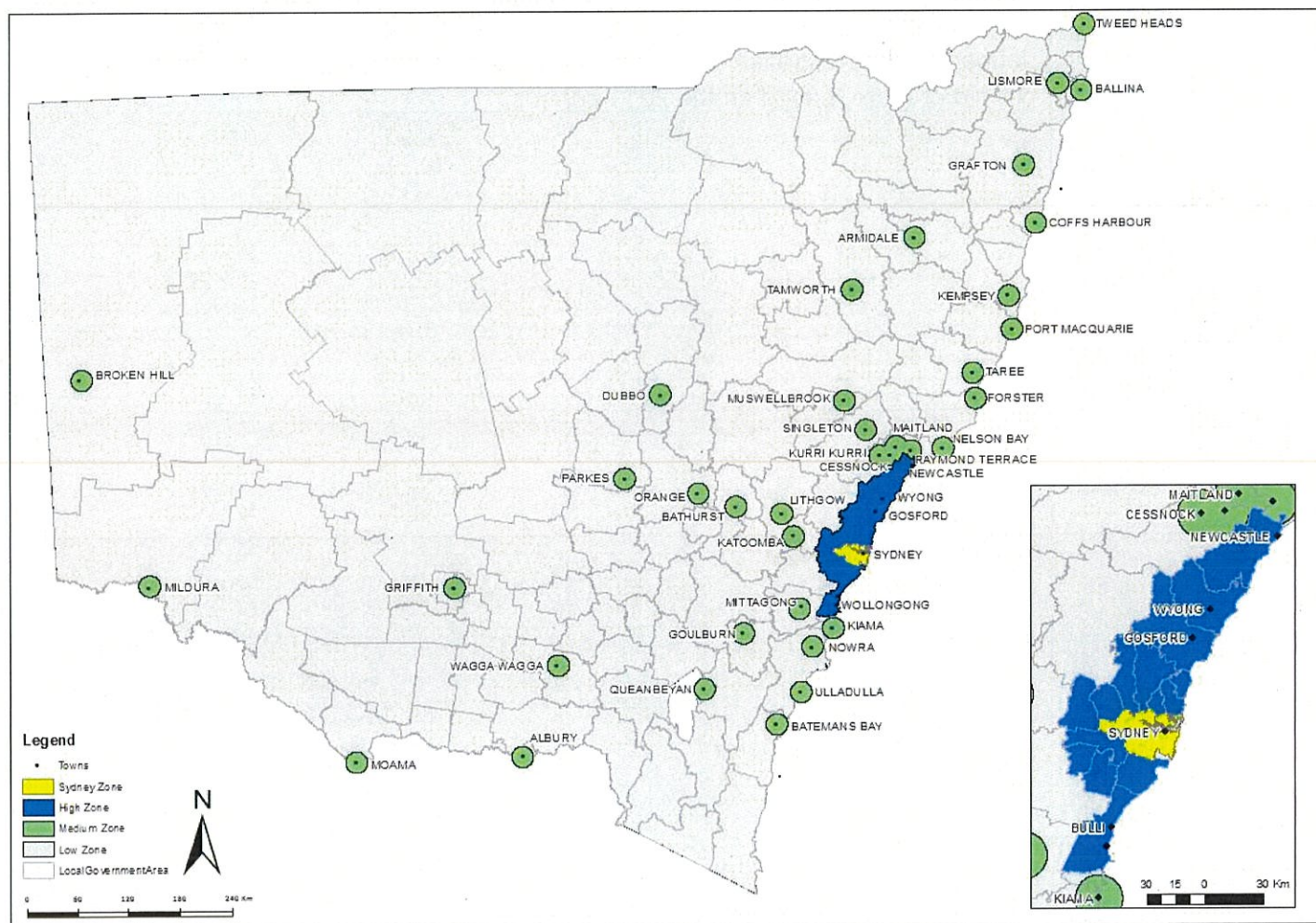


Figure 1. Map of the density classifications in NSW

Table 2. Rent for communication licences for standard sites

Financial year	Sydney	High	Medium	Low
2013–14	\$32,607	\$27,172	\$15,095	\$7,245
2014–15	\$33,528	\$27,939	\$15,521	\$7,450
2015–16	\$34,067	\$28,389	\$15,771	\$7,570
2016–17	\$34,512	\$28,759	\$15,977	\$7,668
2017–18	\$35,338	\$29,447	\$16,359	\$7,852
2018–19	\$36,068	\$30,056	\$16,697	\$8,014
2019–20	\$36,544	\$30,453	\$16,918	\$8,120

RATE WHICH APPLIES TO  
COUNCIL



## Rent rebates

Communications providers who meet the criteria in Table 3 may be eligible for a rental rebate. To apply for a rebate, organisations must lodge a [Communication Service Providers Rebate Application Form](#) to the department for assessment. Organisations can find more information regarding rebate eligibility within the department's Financial concessions - Guidelines which can be found on the department's website.

Organisations must notify the department if there is a change of circumstances that may affect rebate eligibility.

**Table 3. Definition of rebate categories**

Category	Definition
Community groups	Special community interest groups that are run on a not-for-profit basis
Budget-funded sector	Government emergency service bodies (agencies or authorities) that deliver essential services to the public and typically cannot fully recover the value they create through user fees. The Budget-funded sector includes both Commonwealth and NSW Government agencies and authorities.
Local service providers	Commercial entities which solely or predominately service communities in a limited number of low and/or medium-density locations. The business operations must be predominately in these areas and the rebate is only available to the sites located in the low and medium- density locations.
Telephony service providers	Telephone service providers required to provide telephony services under government direction or legislative requirements in low-density locations, specifically for small country automatic exchange sites (SCAX).

Table 4 describes rebates that may apply for eligible organisations, if a rebate application is approved.

**Table 4. Annual rate of rebated rent**

Rebate category	Financial year	Density location rebates (annual)			
		Sydney	High	Medium	Low
Community groups	2013–14	\$ 32,163	\$ 26,728	\$ 14,651	\$ 6,801
	2014–15	\$ 33,072	\$ 27,483	\$ 15,065	\$ 6,994
	2015–16	\$ 33,603	\$ 27,925	\$ 15,307	\$ 7,106
	2016–17	\$ 34,042	\$ 28,290	\$ 15,507	\$ 7,198
	2017–18	\$ 34,857	\$ 28,966	\$ 15,878	\$ 7,371
	2018–19	\$ 35,577	\$ 29,565	\$ 16,206	\$ 7,523
	2019–20	\$36,047	\$29,954	\$16,419	\$7,622
Budget-funded sector	2013–14	\$ 26,085	\$ 21,738	\$ 12,076	\$ 5,796
	2014–15	\$ 26,822	\$ 22,352	\$ 12,417	\$ 5,960



# Communication licence rent Fact Sheet

Rebate category	Financial year	Density location rebates (annual)			
		Sydney	High	Medium	Low
<p><i>RATE WHICH APPLIES TO NSW GOVT. TELCOMM. AUTHORITY</i></p>	2015–16	\$ 27,254	\$ 22,711	\$ 12,617	\$ 6,056
	2016–17	\$ 27,609	\$ 23,008	\$ 12,782	\$ 6,135
	2017–18	\$ 28,270	\$ 23,557	\$ 13,087	\$ 6,282
	2018–19	\$ 28,854	\$ 24,044	\$ 13,357	\$ 6,411
	2019–20	\$29,237	\$24,362	\$13,534	\$6,496
Local service providers	2013–14	\$ -	\$ -	\$ 9,057	\$ 4,347
	2014–15	\$ -	\$ -	\$ 9,313	\$ 4,470
	2015–16	\$ -	\$ -	\$ 9,463	\$ 4,542
	2016–17	\$ -	\$ -	\$ 9,586	\$ 4,601
	2017–18	\$ -	\$ -	\$ 9,815	\$ 4,711
	2018–19	\$ -	\$ -	\$ 10,018	\$ 4,808
	2019–20	\$ -	\$ -	\$10,151	\$4,872
Telephony service providers	2013–14	\$ -	\$ -	\$ -	\$ 4,347
	2014–15	\$ -	\$ -	\$ -	\$ 4,470
	2015–16	\$ -	\$ -	\$ -	\$ 4,542
	2016–17	\$ -	\$ -	\$ -	\$ 4,601
	2017–18	\$ -	\$ -	\$ -	\$ 4,711
	2018–19	\$ -	\$ -	\$ -	\$ 4,808
	2019–20	\$ -	\$ -	\$ -	\$4,872