

# STATE UNDERGROUND POWER PROGRAM

## Manning project area



### **INFORMATION FOR PROPERTY OWNERS IN MANNING**

The State Underground Power Program replaces overhead power lines with underground power infrastructure. The Program is a partnership between the State Government, Western Power and local government and is administered by Energy Policy WA (formerly the Public Utilities Office).

Western Power contractors have been working in the Manning and Collier project areas as part of Round Six of the State Underground Power Program.

City of  
South Perth



## BENEFITS OF UNDERGROUND POWER

The benefits to property owners include:

### IMPROVED STREET APPEARANCE

The removal of poles and wires makes areas more desirable to live in. It also reduces the requirement for tree pruning and the unsightly foliage deformation that occurs to keep trees clear of overhead wires.

### IMPROVED PROPERTY VALUES

The removal of poles and power lines, plus the improvement to the streetscape, has been shown to increase property values.

### INCREASE IN TREE CANOPY COVER

Tree canopy will increase when trees don't need to be trimmed away from power lines and with the absence of poles, more trees can be planted. This results in greener streets, reduced urban temperatures and therefore lower energy costs.

### IMPROVED SECURITY AND RELIABILITY OF POWER SUPPLY

Moving to an underground electricity distribution system can improve the reliability and quality of power supplies. This includes reducing faults and outages caused by storms, trees, wildlife, vandalism and motor vehicle collisions with poles.

### A SAFER PUBLIC ENVIRONMENT

The removal of poles and power lines prevents personal safety hazards caused by fallen power lines, pruning near power lines and car accidents involving power poles.

### IMPROVED STREET LIGHTING

Street lighting will be upgraded to energy efficient LED luminaires as part of the project. Upgraded street lighting can help to prevent crime and improve road safety.

## YOUR SERVICE CHARGE EXPLAINED

Your underground power charge will include a connection fee and a network charge.

Your **connection fee** is based on the status of the connection between your property boundary and the meter box as determined by Western Power.

Your total connection fee will be between \$0 - \$750. Where connections between the front of the property and the meter box are already wholly or partially underground, the charge will be discounted based on the type of existing connection.

Your **network charge** is your proportion of the total project cost for connection to your property boundary.

Several models were considered to equitably apportion the owner contribution to the project cost with Council adopting a simple methodology based on three tiers of the Gross Rental Value (GRV) per dwelling/unit.

GRV is an estimate of the total rent (full year) that may be received from a property as determined by Landgate. For many years GRV has been used as part of the calculation to determine your rate charges. For more information about how GRV is calculated, visit the Landgate website.

The GRV for your property is indicated on your rate notice.

Your service charge will be levied in five equal annual instalments and will be automatically included in your rate notice each year, with the first instalment payable by 7 September 2021.

# FREQUENTLY ASKED QUESTIONS

## Why am I getting underground power?

A survey of property owners in the Collier, Manning and South Perth project areas was undertaken by the Public Utilities Office (now Energy Policy WA) in August 2016. The survey provided an indicative average cost for each property and gave the opportunity to vote yes or no for underground power.

Survey results from the Collier/Manning/South Perth areas indicated strong support for underground power and the areas were subsequently nominated and approved for Round Six of the State Underground Power Program.

## What if I don't want underground power?

The results of the survey indicated that a representative majority of property owners are in favour of the proposal to install underground power and accepting of the cost of the installation.

It is not possible for an individual property owner to 'opt out' of the project as all overhead distribution power lines will be removed.



## YOUR CONNECTION

### Will the underground power go all the way to my meter box?

Yes. If required, the contractor carrying out the work will install a new private underground cable within each property and connect it to the meter box when the street main cable has been energised. The property owner becomes the owner of the private underground cable from the point that it leaves the pillar and is responsible for any future repair or relocation if required.

### What if I already have underground power to my property?

All properties are checked for the type of existing connection. Where underground connections between the front of the property and the meter box already exist, the connection charge will be discounted according to the type of connection.

The property owner will also be required to contribute to the network infrastructure cost referred to as the network charge.

### Will my power supply be interrupted during the project?

Yes. There will be a short period of outage when your property is converted from overhead supply to underground supply. Generally four to five hours is allowed for the changeover,

however the actual outage time is often much shorter. You will be notified in advance when the changeover outage is planned.

### What if I need power on constantly because of a medical condition?

If a person who is registered as having a medical condition which necessitates constant power supply resides in your property, they will be given special consideration when the changeover is programmed. The resident or their carer will be contacted so that arrangements can be made to carry out the changeover without risk to the affected person's health or welfare.

### Will I get a new electricity meter?

No. Power will be supplied to the existing meter via underground cable. Unless the meter is malfunctioning, it will not be replaced as part of the project.

### Where will the green dome go?

The location of the green dome is determined during the design process. Green domes are located in a front corner of the property, just inside the front boundary adjacent to a side boundary. Usually every second property has a green dome installed, with two adjoining properties being served by the one dome.

# FINANCIAL INFORMATION

## How much will I have to pay?

The table below outlines the total cost per dwelling according to the Gross Rental Value of the property.

All charges will be recovered in five equal instalments over **five financial years**.

Your 2021/22 rate notice indicates your first annual instalment amount (20% of the total cost).

This amount will be charged every year for five years as part of your rate notice.

## When is my first instalment due?

Your first annual instalment is due by 7 September 2021. If the annual underground power instalment is not fully paid along with rates, waste and ESL charges on the 1st due date (7 September 2021) as per the rates notice, it will be subject to the same instalment system and charges as listed on the annual rates notice.

## Are there any discounts for Pensioners or Seniors?

Pensioners and seniors who currently receive a rebate on their Council rates may be entitled to a rebate against their underground power charge in accordance with the State Government Pensioner and Seniors Rebate Scheme.

More information about the Scheme can be found on the Department of Finance website.

## What if I can't afford to pay my underground power invoice?

Payment options will be detailed on your rate notice. If you are unable to meet these options please contact the City to discuss the matter further.

## What if I don't want to pay?

As with Council rates, the underground power service charge is a charge on the property. Outstanding charges on a property may be recoverable in court in the event that you choose not to pay. This is in accordance with section 6.56 of the *Local Government Act 1995*.

## What if I sell my property before I have paid my invoice in full?

As with outstanding rates, any amount outstanding (including instalments not levied) for your underground power service charge would be payable on settlement if the property is sold.

## Does the cost include the connection to my meter box?

Yes. The cost will include a new underground property service cable from the green dome near the front of your property to your meter if required.

## I already have underground power from the front of my property to my meter box, do I still have to pay?

Yes. All properties are checked to see if they have a suitable connection. Where connections between the front of the property and the meter box are already wholly or partially underground, the connection fee will be discounted according to the type of existing connection. The network charge (your share of the total project cost) will still be payable.

<b>Manning - Network Charge</b> (per unit/dwelling) Please refer to your rate notice for your GRV	<b>Total Cost</b> (payable in five equal instalments over five years)	<b>Annual instalment</b>
Residential/Commercial GRV < \$13,000	\$3,800	\$760
Residential/Commercial GRV \$13,001 - \$21,000	\$5,040	\$1,008
Residential/Commercial GRV > \$21,000	\$6,365	\$1,273
Other* - Large	\$19,095	\$3,819

\*Larger properties that are not held or used as Residential or Commercial properties fall under this category.

<b>Manning - Connection fee</b> (per unit/dwelling)	<b>Total Cost</b> (payable in five equal instalments over five years)	<b>Annual instalment</b>
Connection fee <sup>^</sup>	Between \$0 - \$750	Between \$0 - \$150

<sup>^</sup> Where connections between the front of the property and the meter box are already wholly or partially underground, this charge will be discounted according to the type of existing connection.

Note - If the property is sold the outstanding connection fee is recovered at property settlement.

## How can I find out more?

For information related to the timing of the projects, site reinstatement or construction related activities, please email Western Power at [undergroundpower@westernpower.com.au](mailto:undergroundpower@westernpower.com.au).

For information about payment and billing, please contact the City on 9474 0777 or email [enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au).

Please visit the City's website for background information at [southperth.wa.gov.au/SUPP](http://southperth.wa.gov.au/SUPP)