

9 May 2018

Lucy Weston
Essential Services Commission
Level 37, Lonsdale Street,
Melbourne Vic 3004

RE: Coliban Water's 2018 Price Review


Dear Lucy,

Thank-you for the opportunity to make a submission to the Essential Services Commission (ESC) in relation to Coliban Waters 2018, Price Review. Villawood Properties is a local land developer who has developed residential subdivisions within the Coliban Water district for approx. 30 years, and we are therefore generally familiar with the Coliban Water business. It has though over the past several years become less obvious the responsibility of developers and Coliban Water in providing the necessary infrastructure to service future growth corridors in Bendigo, and as such we would like the clarification and additional information included in the Price Review as follows:

1. **Standard NCC** – We are aware of the current Coliban Water NCC charges, but are unable to determine the underpinning assumptions such as the timing, infrastructure provision and maps as per item 1.3 in the Dec 2013 NCC: Explanatory Note
2. **Water Business Communication:** There does not appear to be any Development servicing plans that show the forecast timing and sequencing of infrastructure.
3. **Gifted Assets:** it is unclear which assets by developers are gifted and which are shared. It is our understanding that any asset required by 2 or more developers is a shared asset and is to be funded wholly by the Water Authority
4. **Development Servicing Plans:** as advised in 3 above, we are unaware of such plans which would greatly assist the local development industry

The provision of the additional information would provide more certainty for the development industry as is the desire of the ESC. We would be happy to meet Coliban Water or representatives of the ESC to discuss the matters in greater detail.

Kind Regards



Julian Perez
General Manager Regional Victoria



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Masterplanned Development 2013
National Best Residential Dev. 2010
Winner UDIA More Than 250 Lots 2009
Winner UDIA Judges Award 2006
Winner UDIA Excellence Award 2005
Winner UDIA Judges Award 2002
Winner UDIA President's Award 1998



Environmental Awards
UDIA Melbourne Water Recognition 2013 (Winner)
United Nations (Aus) Enviro. Awards 2008 (Finalist)
Wyndham Enviro. Award 2005 (Winner)
Premier's Sustainability Award 2005 (Finalist)



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Brand 360



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UDIA (VIC) –
EnviroDevelopment
Four Leaves