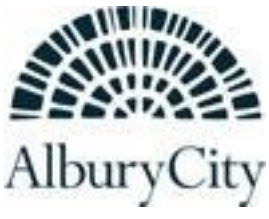
Albury City Council

SPECIAL SCHEDULES

for the year ended 30 June 2026



Albury City Council

Special Schedules
for the year ended 30 June 2026

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Albury City Council

Permissible income for general rates

	Notes	Calculation 2025/26 $ '000	**Calculation 2026/27 $ '000**
Notional general income calculation [1]			
Last year notional general income yield	a	53,304	**55,933**
Plus or minus adjustments [2]	b	428	**606**
Notional general income	c = a + b	**53,732**	**56,539**
Permissible income calculation			
Percentage increase	d	4.10%	**3.60%**
Plus percentage increase amount [3]	f = d x (c + e)	2,203	**2,035**
Sub-total	g = (c + e + f)	**55,935**	**58,574**
Plus (or minus) last year's carry forward total	h	40	**42**
Sub-total	j = (h + i)	**40**	**42**
Total permissible income	k = g + j	55,975	**58,616**
Less notional general income yield	l	55,933	**58,562**
Catch-up or (excess) result	m = k – l	42	**54**
Carry forward to next year [6]	p = m + n + o	42	**54**

Notes

(1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

(2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW).*

(3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).

(6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

INDEPENDENT AUDITOR'S REPORT

Special Schedule – Permissible income for general rates

Albury City Council

To the Councillors of Albury City Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the schedule) of Albury City Council (the council) for the year ending 30 June 2027.

In my opinion, the schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2025–26 (LG Code) and is in accordance with the books and records of the council.

My opinion should be read in conjunction with the rest of this report.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's responsibilities for the audit of the schedule' section of my report.

I am independent of the council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of matter - basis of accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the schedule. The schedule has been prepared for the purpose of fulfilling the council's reporting obligations under the LG Code. As a result, the schedule may not be suitable for another purpose.

Other information

The council's annual report for the year ended 30 June 2026 includes other information in addition to the schedule and my Independent Auditor's Report thereon. The councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule - Report on infrastructure assets as at 30 June 2026.

My opinion on the schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The councillors' responsibilities for the schedule

The councillors are responsible for the preparation of the schedule in accordance with the LG Code. The councillors' responsibility also includes such internal control as the councillors determine is necessary to enable the preparation of the schedule that is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the schedule

My objectives are to:

- obtain reasonable assurance whether the schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the schedule.

A description of my responsibilities for the audit of the schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the schedule.



Susan Prichard
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

28 October 2026
SYDNEY

Albury City Council

Report on infrastructure assets as at 30 June 2026

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard $ '000	Estimated cost to bring to the agreed level of service set by Council $ '000	2025/26 Required maintenance [a] $ '000	2025/26 Actual maintenance $ '000	Net carrying amount $ '000	Gross replacement cost (GRC) $ '000	Asset condition as a percentage of gross replacement cost 1	2	3	4	5
Buildings	Buildings	9,052	9,052	11,248	10,396	222,310	396,998	17.8%	47.1%	28.9%	5.6%	0.6%
	Buildings	**9,052**	**9,052**	**11,248**	**10,396**	**220,890**	**396,998**	**17.8%**	**47.1%**	**28.9%**	**5.6%**	**0.6%**
Other structures	Other structures	986	986	962	818	19,613	29,795	70.3%	8.6%	10.4%	10.7%	0.0%
	Other Structures	**986**	**986**	**962**	**818**	**19,613**	**29,795**	**70.3%**	**8.6%**	**10.4%**	**10.7%**	**0.0%**
Roads	Sealed roads	3,289	3,289	3,392	2,895	643,927	909,641	73.2%	16.5%	8.9%	1.0%	0.3%
	Footpaths	1,139	1,139	858	871	52,236	78,005	31.0%	29.1%	32.5%	7.5%	0.1%
	Roads	**4,428**	**4,428**	**4,250**	**3,766**	**689,284**	**987,646**	**69.9%**	**17.5%**	**10.8%**	**1.5%**	**0.3%**
Water supply network	Water supply network	8,124	8,124	7,288	7,474	287,189	507,761	50.1%	24.9%	19.9%	5.0%	0.1%
	Water supply network	**8,124**	**8,124**	**7,288**	**7,474**	**286,511**	**507,761**	**50.1%**	**24.9%**	**19.9%**	**5.0%**	**0.1%**
Sewerage network	Sewerage network	6,461	6,461	6,805	7,462	231,823	430,727	50.0%	25.0%	20.0%	5.0%	0.0%
	Sewerage network	**6,461**	**6,461**	**6,805**	**7,462**	**237,040**	**430,727**	**50.0%**	**25.0%**	**20.0%**	**5.0%**	**0.0%**
Stormwater drainage	Stormwater drainage	3,486	3,486	3,165	3,274	160,530	222,053	49.9%	24.9%	20.2%	4.9%	0.1%
	Stormwater drainage	**3,486**	**3,486**	**3,165**	**3,274**	**161,118**	**222,053**	**49.9%**	**24.9%**	**20.2%**	**4.9%**	**0.1%**
	Total – all assets	**32,537**	**32,537**	**33,718**	**33,190**	**1,614,456**	**2,574,980**	**52.9%**	**25.3%**	**17.7%**	**3.8%**	**0.3%**

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	**Excellent/very good**	No work required (normal maintenance)
2	**Good**	Only minor maintenance work required
3	**Satisfactory**	Maintenance work required
4	**Poor**	Renewal required
5	**Very poor**	Urgent renewal/upgrading required

Albury City Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (consolidated)

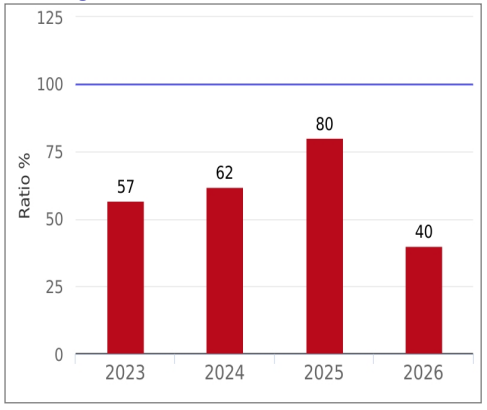
	Amounts 2026 $ '000	Indicator 2026	Indicators 2025	2024	2023	Benchmark
Buildings and infrastructure renewals ratio						
Asset renewals / Depreciation, amortisation and impairment	14,253 / 35,830	40%	80%	62%	57%	> 100%
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard / Net carrying amount of infrastructure assets	32,537 / 1,666,533	2.0%	3.1%	2.4%	2.6%	< 2.0%
Asset maintenance ratio						
Actual asset maintenance / Required asset maintenance	33,190 / 33,718	98%	101%	109%	106%	> 100%
Cost to bring assets to agreed service level						
Estimated cost to bring assets to an agreed service level set by Council / Gross replacement cost	32,537 / 2,574,980	1.3%	2.0%	1.4%	1.5%	

All asset performance indicators are calculated using classes identified in the previous table.

Albury City Council

Report on infrastructure assets as at 30 June 2026

Buildings and infrastructure renewals ratio



Buildings and infrastructure renewals ratio	Commentary on result
	25/26 ratio 40%
To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.	The demand for renewal of assets is lower than depreciation expense in part due to the relatively young age of AlburyCity's long term assets. The ratio decreased in 2026 is due to the lower renewal expenditure compared with depreciation expense. AlburyCity will continue to develop renewal programs based on asset condition and whole of life costs.

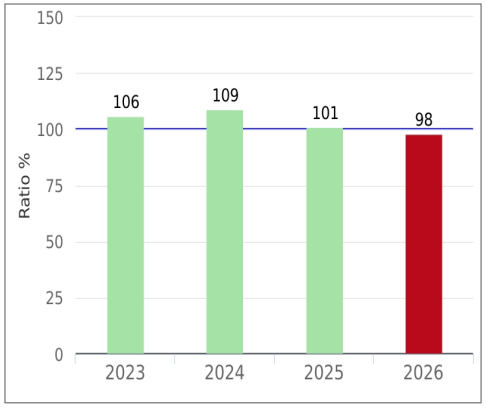
Benchmark: — > 100%

Ratio achieves benchmark

Ratio is outside benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Asset maintenance ratio



Asset maintenance ratio	Commentary on result
	25/26 ratio 98%
Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.	Actual maintenance expenditure during 2025/26 was in line with budgeted expenditure.

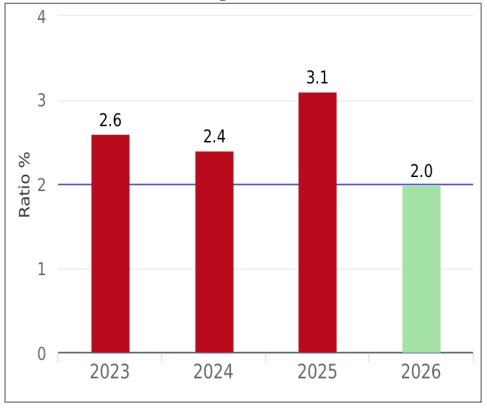
Benchmark: — > 100%

Ratio achieves benchmark

Ratio is outside benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Infrastructure backlog ratio



Infrastructure backlog ratio	Commentary on result
	25/26 ratio 2.0%
This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.	The reduction reflects ongoing asset renewal and maintenance, along with updated asset condition assessments and service level requirements. It indicates Council's infrastructure backlog is now at the industry benchmark threshold. Overall, the ratio shows that the cost to bring assets to a satisfactory standard is a relatively small proportion of total infrastructure asset value.

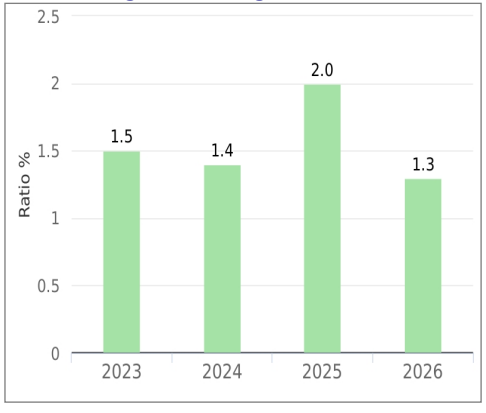
Benchmark: — < 2.0%

Ratio achieves benchmark

Ratio is outside benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Cost to bring assets to agreed service level



Cost to bring assets to agreed service level	Commentary on result
	25/26 ratio 1.3%
This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.	This improvement reflects a reduced infrastructure backlog and ongoing renewal and maintenance investment. It indicates that less of Council's asset base requires intervention to maintain agreed service levels. The ratio shows Council's infrastructure remains in good condition and that asset management strategies are effectively sustaining service standards.

Albury City Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (by fund)

$ '000	General fund 2026	General fund 2025	Water fund 2026	Water fund 2025	Sewer fund 2026	Sewer fund 2025	Benchmark
Buildings and infrastructure renewals ratio Asset renewals / Depreciation, amortisation and impairment	**34%**	94%	**42%**	55%	**59%**	62%	> 100%
Infrastructure backlog ratio Estimated cost to bring assets to a satisfactory standard / Net carrying amount of infrastructure assets	**1.6%**	3.3%	**2.8%**	2.8%	**2.7%**	2.8%	< 2.0%
Asset maintenance ratio Actual asset maintenance / Required asset maintenance	**93%**	101%	**103%**	99%	**110%**	103%	> 100%
Cost to bring assets to agreed service level Estimated cost to bring assets to an agreed service level set by Council / Gross replacement cost	**1.1%**	2.3%	**1.6%**	1.6%	**1.5%**	1.5%	