



1 June 2012

Performance Benchmarking Australian Business Regulation
Productivity Commission
PO Box 1428
Canberra City ACT 2601

localgov@pc.gov.au

Dear Sir/Madam,

Re: Business Regulation Benchmarking – Role of Local Government as Regulator - Submission

I refer to the Productivity Commission's email dated 25 May 2012 advising that Warringah Council has been named in a submission to the Productivity Commission's study "Business Regulation Benchmarking – Role of Local Government as Regulator".

Warringah Council wishes to respond to this submission as follows:

The federal Telecommunications Act 1997 gives Councils very little power over telecommunications carriers serving "low impact" notices to install telecommunications facilities on Community or Operational Land owned by Councils.

For fairness and equity to all parties, Warringah Council has obtained independent expert valuation advice regarding the applicable annual charges for telecommunications facilities on its land and infrastructure. Council adopts annually a schedule of Fees & Charges for telecommunication charges on Council land following public notification of its proposed Fees & Charges for the coming financial year.

Council's listed Fees & Charges for telecommunications facilities on its land and infrastructure are based on the independent expert valuation advice which is based on market evidence including comparable rents/fees paid by carriers for comparable sites within Warringah.

Council's listed annual Fees & Charges for telecommunications facilities on its land and infrastructure are easily available for viewing on Council's website by a carrier prior to it considering any proposal on Council land. Therefore, a carrier is free to investigate alternative sites for its proposed installation if it does not wish to pay the applicable listed annual charge by Council.

Warringah Council believes it is improving productivity by its introduction of its listed annual Fees & Charges for telecommunications facilities on its land and infrastructure which is based on independent expert valuation advice.

If you require further information, please do not hesitate to contact me

