

Infrastructure

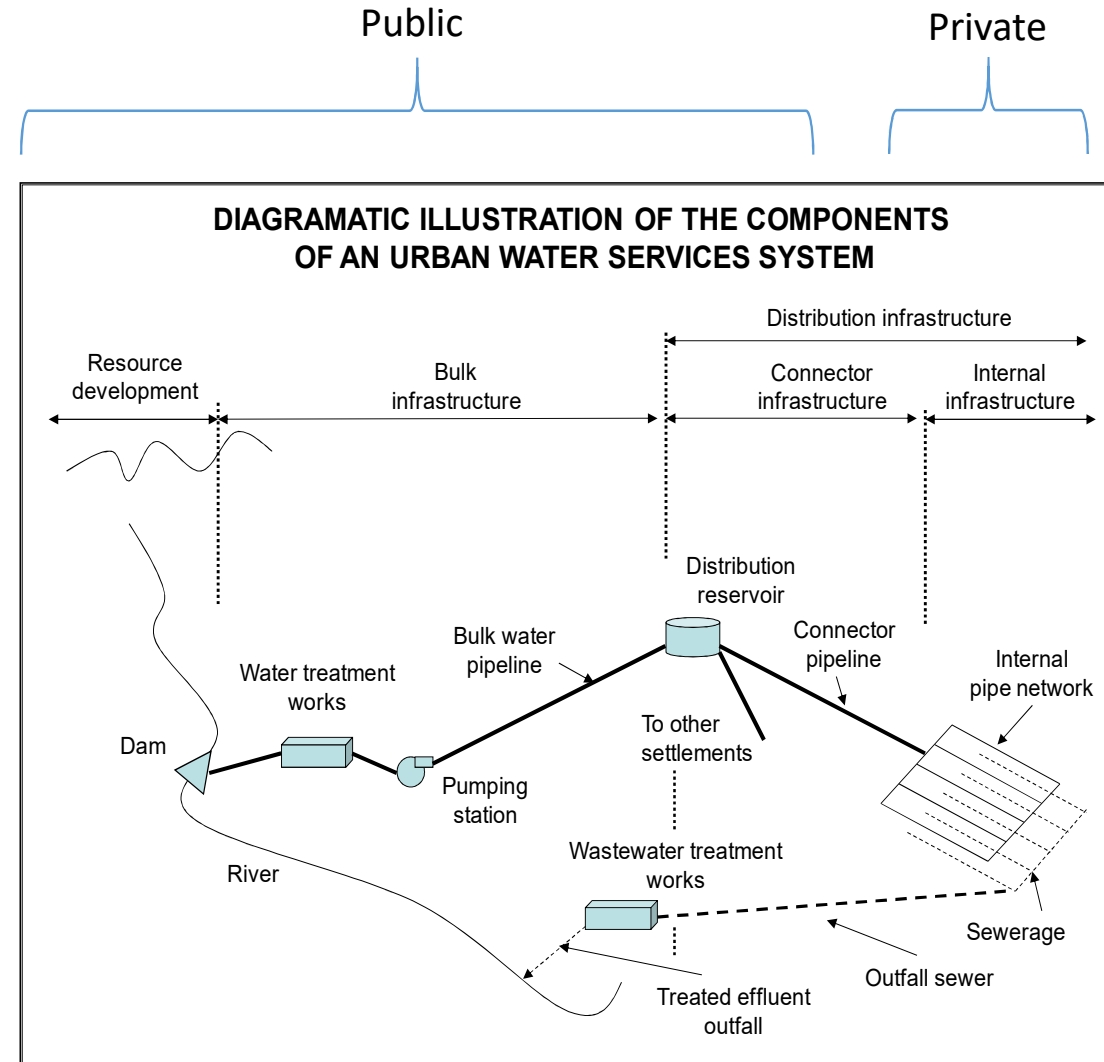
- Multi-faceted
 - Each part funded differently
 - What are the parts?
 - Are they public or private goods?

Engineering Services:

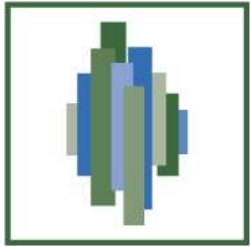
- Water
 - Sanitation
 - Electricity
 - Roads
 - Public transport
 - Solid waste – landfill
 - Broadband?
- ...both “the pipe and the water”

Social Services:

- Schools
- Health
- Libraries
- Fire services
- Etc.



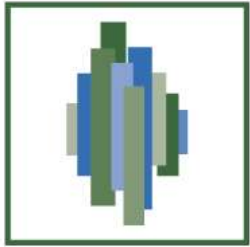
Source: PDG, 2015



“Conventional” Infrastructure model

- Public Infrastructure is delivered at scale, is capital intensive and requires long payback periods
- Property development is smaller, incremental and has shorter repayment periods
- Therefore, state delivers and recoups through development contributions, general taxes and user charges over time





“Conventional” Infrastructure model

Capital Investment:

- National transfers (ES/Grants)
- Development charges

Consumption:

- User charges

Maintenance:

- Property taxes

