



Special Rate Variation Proposal 7.5% per annum (incl rate peg) for 7 years

You can find your land value on your rate notice

Current	Year 1 - 7.5% 2019-20	Year 2 - 7.5% 2020-21	Year 3 - 7.5% 2021-22	Year 4 - 7.5% 2022-23	Year 5 - 7.5% 2023-24	Year 6 - 7.5% 2024-25	Year 7 - 7.5% 2025-26	Cumulative Increase
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BUSINESS CATEGORY - RATES & CHARGES ESTIMATES

Land Value: \$50,000

Business Rates	\$1,983	\$2,131	\$2,290	\$2,462	\$2,647	\$2,845	\$3,059	\$3,288	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,459	\$2,629	\$2,807	\$2,998	\$3,204	\$3,422	\$3,656	\$3,906	58.87%
Cumulative SRV rate increase		\$148	\$308	\$479	\$664	\$863	\$1,076	\$1,305	

Land Value: \$100,000

Business Rates	\$2,408	\$2,588	\$2,782	\$2,991	\$3,215	\$3,456	\$3,716	\$3,994	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,884	\$3,086	\$3,299	\$3,527	\$3,772	\$4,033	\$4,313	\$4,612	59.90%
Cumulative SRV rate increase		\$180	\$374	\$583	\$807	\$1,048	\$1,307	\$1,586	

Land Value: \$150,000

Business Rates	\$2,834	\$3,046	\$3,274	\$3,520	\$3,784	\$4,067	\$4,372	\$4,700	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,310	\$3,544	\$3,791	\$4,056	\$4,340	\$4,644	\$4,970	\$5,318	60.67%
Cumulative SRV rate increase		\$212	\$440	\$686	\$950	\$1,233	\$1,538	\$1,866	

Land Value: \$200,000

Business Rates	\$3,260	\$3,503	\$3,766	\$4,048	\$4,352	\$4,678	\$5,029	\$5,406	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,736	\$4,001	\$4,282	\$4,585	\$4,909	\$5,255	\$5,626	\$6,024	61.27%
Cumulative SRV rate increase		\$244	\$506	\$789	\$1,092	\$1,419	\$1,770	\$2,147	

Land Value: \$300,000

Business Rates	\$4,111	\$4,418	\$4,750	\$5,106	\$5,489	\$5,901	\$6,343	\$6,819	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$4,587	\$4,916	\$5,266	\$5,642	\$6,046	\$6,477	\$6,940	\$7,437	62.13%
Cumulative SRV rate increase		\$307	\$639	\$995	\$1,378	\$1,790	\$2,232	\$2,708	

Land Value: \$340,000

Business Rates	\$4,451	\$4,784	\$5,143	\$5,529	\$5,944	\$6,389	\$6,869	\$7,384	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$4,927	\$5,282	\$5,660	\$6,065	\$6,500	\$6,966	\$7,466	\$8,002	62.39%
Cumulative SRV rate increase		\$333	\$692	\$1,077	\$1,492	\$1,938	\$2,417	\$2,932	

Land Value: \$400,000

Business Rates	\$4,962	\$5,333	\$5,733	\$6,163	\$6,626	\$7,123	\$7,657	\$8,231	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$5,438	\$5,831	\$6,250	\$6,700	\$7,182	\$7,699	\$8,254	\$8,849	62.72%
Cumulative SRV rate increase		\$371	\$771	\$1,201	\$1,663	\$2,160	\$2,695	\$3,269	

Land Value: \$600,000

Business Rates	\$6,665	\$7,164	\$7,701	\$8,278	\$8,899	\$9,567	\$10,284	\$11,056	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$7,141	\$7,662	\$8,217	\$8,815	\$9,456	\$10,143	\$10,881	\$11,673	63.48%
Cumulative SRV rate increase		\$499	\$1,036	\$1,614	\$2,235	\$2,902	\$3,619	\$4,391	

Land Value: \$800,000

Business Rates	\$8,367	\$8,994	\$9,668	\$10,393	\$11,173	\$12,011	\$12,912	\$13,880	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$8,843	\$9,492	\$10,185	\$10,930	\$11,730	\$12,587	\$13,509	\$14,498	63.94%
Cumulative SRV rate increase		\$626	\$1,301	\$2,026	\$2,806	\$3,644	\$4,544	\$5,513	

Land Value: \$1,000,000

Business Rates	\$10,070	\$10,824	\$11,636	\$12,508	\$13,447	\$14,455	\$15,539	\$16,705	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$10,546	\$11,322	\$12,152	\$13,045	\$14,003	\$15,032	\$16,136	\$17,323	64.26%
Cumulative SRV rate increase		\$754	\$1,566	\$2,438	\$3,377	\$4,385	\$5,469	\$6,635	

Land Value: \$1,200,000

Business Rates	\$11,773	\$12,654	\$13,603	\$14,624	\$15,720	\$16,899	\$18,167	\$19,529	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$12,249	\$13,152	\$14,120	\$15,160	\$16,277	\$17,476	\$18,764	\$20,147	64.49%
Cumulative SRV rate increase		\$882	\$1,831	\$2,851	\$3,948	\$5,127	\$6,394	\$7,757	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Rates and SRV rate increase includes rate pegging. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.



Rate Peg Only

Rates and Charges estimates if SRV does not proceed

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Current	Year 1 - 2.7% 2019-20	Year 2 - 2.5% 2020-21	Year 3 - 2.5% 2021-22	Year 4 - 2.5% 2022-23	Year 5 - 2.5% 2023-24	Year 6 - 2.5% 2024-25	Year 7 - 2.5% 2025-26	Cumulative Increase
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BUSINESS CATEGORY - RATES & CHARGES ESTIMATES

Land Value: \$50,000

Business Rates	\$1,983	\$2,036	\$2,087	\$2,139	\$2,193	\$2,247	\$2,304	\$2,361	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,459	\$2,526	\$2,590	\$2,654	\$2,720	\$2,789	\$2,859	\$2,930	19.18%
Cumulative rate peg increase		\$53	\$104	\$157	\$210	\$265	\$321	\$379	

Land Value: \$100,000

Business Rates	\$2,408	\$2,473	\$2,535	\$2,598	\$2,663	\$2,730	\$2,798	\$2,868	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$2,884	\$2,963	\$3,038	\$3,114	\$3,191	\$3,271	\$3,353	\$3,437	19.16%
Cumulative rate peg increase		\$65	\$127	\$190	\$255	\$322	\$390	\$460	

Land Value: \$150,000

Business Rates	\$2,834	\$2,910	\$2,983	\$3,058	\$3,134	\$3,212	\$3,293	\$3,375	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,310	\$3,400	\$3,486	\$3,573	\$3,662	\$3,754	\$3,848	\$3,944	19.15%
Cumulative rate peg increase		\$76	\$149	\$224	\$300	\$378	\$459	\$541	

Land Value: \$200,000

Business Rates	\$3,260	\$3,347	\$3,431	\$3,517	\$3,605	\$3,695	\$3,787	\$3,882	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$3,736	\$3,837	\$3,934	\$4,032	\$4,133	\$4,236	\$4,342	\$4,451	19.15%
Cumulative rate peg increase		\$88	\$171	\$257	\$345	\$435	\$528	\$622	

Land Value: \$300,000

Business Rates	\$4,111	\$4,222	\$4,327	\$4,435	\$4,546	\$4,660	\$4,776	\$4,896	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$4,587	\$4,712	\$4,830	\$4,950	\$5,074	\$5,201	\$5,332	\$5,465	19.14%
Cumulative rate peg increase		\$111	\$216	\$324	\$435	\$549	\$665	\$785	

Land Value: \$340,000

Business Rates	\$4,451	\$4,571	\$4,686	\$4,803	\$4,923	\$5,046	\$5,172	\$5,301	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$4,927	\$5,061	\$5,188	\$5,318	\$5,451	\$5,587	\$5,727	\$5,870	19.13%
Cumulative rate peg increase		\$120	\$234	\$351	\$471	\$594	\$721	\$850	

Land Value: \$400,000

Business Rates	\$4,962	\$5,096	\$5,223	\$5,354	\$5,488	\$5,625	\$5,765	\$5,910	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$5,438	\$5,586	\$5,726	\$5,869	\$6,015	\$6,166	\$6,321	\$6,478	19.13%
Cumulative rate peg increase		\$134	\$261	\$392	\$525	\$663	\$803	\$947	

Land Value: \$600,000

Business Rates	\$6,665	\$6,844	\$7,015	\$7,191	\$7,370	\$7,555	\$7,744	\$7,937	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$7,141	\$7,334	\$7,518	\$7,706	\$7,898	\$8,096	\$8,299	\$8,506	19.12%
Cumulative rate peg increase		\$179	\$351	\$526	\$706	\$890	\$1,079	\$1,272	

Land Value: \$800,000

Business Rates	\$8,367	\$8,593	\$8,807	\$9,028	\$9,253	\$9,485	\$9,722	\$9,965	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$8,843	\$9,083	\$9,310	\$9,543	\$9,781	\$10,026	\$10,277	\$10,534	19.11%
Cumulative rate peg increase		\$225	\$440	\$660	\$886	\$1,117	\$1,354	\$1,597	

Land Value: \$1,000,000

Business Rates	\$10,070	\$10,341	\$10,600	\$10,865	\$11,136	\$11,415	\$11,700	\$11,992	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$10,546	\$10,831	\$11,102	\$11,380	\$11,664	\$11,956	\$12,255	\$12,561	19.11%
Cumulative rate peg increase		\$271	\$530	\$795	\$1,066	\$1,345	\$1,630	\$1,922	

Land Value: \$1,200,000

Business Rates	\$11,773	\$12,089	\$12,392	\$12,701	\$13,019	\$13,344	\$13,678	\$14,020	19.10%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$428	\$439	\$450	\$461	\$473	\$485	\$497	18.90%
Total rates & charges bill	\$12,249	\$12,579	\$12,894	\$13,217	\$13,547	\$13,886	\$14,233	\$14,589	19.11%
Cumulative rate peg increase		\$317	\$619	\$929	\$1,246	\$1,572	\$1,905	\$2,247	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services, and any On-Site Sewage Management Fee (if applicable). Rounded amounts may vary by \$1 or \$2. Estimates based on 1 July 2016 base date land values. Individual rate levy relativities in future years will be affected by general revaluations expected each three years.