



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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FARMLAND CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

Land Value: \$100,000									
Farmland Rates	\$672	\$723	\$777	\$835	\$898	\$965	\$1,038	\$1,116	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,015	\$1,052	\$1,092	\$1,136	\$1,184	\$1,238	\$1,298	\$1,363	34.20%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443	
Land Value: \$200,000									
Farmland Rates	\$976	\$1,049	\$1,127	\$1,212	\$1,303	\$1,401	\$1,506	\$1,619	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,319	\$1,378	\$1,442	\$1,512	\$1,589	\$1,673	\$1,765	\$1,866	41.48%
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643	
Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,375	\$1,478	\$1,589	\$1,708	\$1,836	\$1,974	\$2,122	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,622	\$1,704	\$1,792	\$1,889	\$1,994	\$2,109	\$2,233	\$2,368	46.03%
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843	
Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,701	\$1,828	\$1,965	\$2,113	\$2,271	\$2,441	\$2,625	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,925	\$2,030	\$2,143	\$2,265	\$2,399	\$2,544	\$2,701	\$2,871	49.15%
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042	
Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,772	\$1,905	\$2,048	\$2,202	\$2,367	\$2,544	\$2,735	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,992	\$2,101	\$2,220	\$2,348	\$2,488	\$2,640	\$2,804	\$2,982	49.71%
Cumulative SRV rate increase		\$123	\$256	\$399	\$553	\$718	\$895	\$1,086	
Land Value: \$500,000									
Farmland Rates	\$1,886	\$2,027	\$2,178	\$2,342	\$2,518	\$2,706	\$2,909	\$3,128	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,229	\$2,356	\$2,493	\$2,642	\$2,803	\$2,979	\$3,169	\$3,374	51.42%
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242	
Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,352	\$2,529	\$2,718	\$2,922	\$3,142	\$3,377	\$3,630	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,532	\$2,681	\$2,843	\$3,019	\$3,208	\$3,414	\$3,637	\$3,877	53.15%
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442	
Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,678	\$2,879	\$3,095	\$3,327	\$3,577	\$3,845	\$4,133	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,835	\$3,007	\$3,194	\$3,395	\$3,613	\$3,850	\$4,105	\$4,380	54.50%
Cumulative SRV rate increase		\$186	\$387	\$603	\$835	\$1,085	\$1,353	\$1,641	
Land Value: \$800,000									
Farmland Rates	\$2,795	\$3,004	\$3,230	\$3,472	\$3,732	\$4,012	\$4,313	\$4,636	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,138	\$3,333	\$3,544	\$3,772	\$4,018	\$4,285	\$4,573	\$4,883	55.60%
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841	
Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,330	\$3,580	\$3,848	\$4,137	\$4,447	\$4,781	\$5,139	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,442	\$3,659	\$3,894	\$4,149	\$4,423	\$4,720	\$5,041	\$5,386	56.50%
Cumulative SRV rate increase		\$231	\$481	\$750	\$1,038	\$1,349	\$1,682	\$2,041	
Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,656	\$3,930	\$4,225	\$4,542	\$4,882	\$5,249	\$5,642	65.90%
Waste Management Charge	\$58	\$62	\$64	\$65	\$67	\$68	\$70	\$72	23.97%
Waste Service Charge	\$418	\$398	\$379	\$360	\$341	\$323	\$305	\$287	-31.34%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,745	\$3,985	\$4,245	\$4,525	\$4,828	\$5,155	\$5,508	\$5,889	57.26%
Cumulative SRV rate increase		\$254	\$528	\$823	\$1,140	\$1,480	\$1,847	\$2,240	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management fee (disregard if not 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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FARMLAND CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

Land Value: \$100,000									
Farmland Rates	\$672	\$690	\$708	\$725	\$744	\$762	\$781	\$801	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,015	\$1,049	\$1,082	\$1,116	\$1,149	\$1,185	\$1,221	\$1,258	23.87%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

Land Value: \$200,000									
Farmland Rates	\$976	\$1,002	\$1,027	\$1,053	\$1,079	\$1,106	\$1,134	\$1,162	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,319	\$1,361	\$1,401	\$1,443	\$1,485	\$1,529	\$1,573	\$1,619	22.77%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	

Land Value: \$300,000									
Farmland Rates	\$1,279	\$1,313	\$1,346	\$1,380	\$1,414	\$1,450	\$1,486	\$1,523	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,622	\$1,672	\$1,721	\$1,770	\$1,820	\$1,873	\$1,926	\$1,980	22.08%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	

Land Value: \$400,000									
Farmland Rates	\$1,582	\$1,625	\$1,665	\$1,707	\$1,750	\$1,794	\$1,838	\$1,884	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,925	\$1,984	\$2,040	\$2,097	\$2,156	\$2,216	\$2,278	\$2,341	21.61%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	

Land Value: \$422,000									
Farmland Rates	\$1,649	\$1,693	\$1,736	\$1,779	\$1,824	\$1,869	\$1,916	\$1,964	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,992	\$2,052	\$2,110	\$2,169	\$2,229	\$2,292	\$2,356	\$2,421	21.52%
Cumulative rate peg increase		\$44	\$87	\$130	\$175	\$220	\$267	\$315	

Land Value: \$500,000									
Farmland Rates	\$1,886	\$1,936	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,246	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,229	\$2,295	\$2,359	\$2,424	\$2,491	\$2,560	\$2,631	\$2,702	21.27%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	

Land Value: \$600,000									
Farmland Rates	\$2,189	\$2,248	\$2,304	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,532	\$2,607	\$2,678	\$2,752	\$2,827	\$2,904	\$2,983	\$3,064	21.01%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	

Land Value: \$700,000									
Farmland Rates	\$2,492	\$2,559	\$2,623	\$2,689	\$2,756	\$2,825	\$2,896	\$2,968	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,835	\$2,918	\$2,998	\$3,079	\$3,162	\$3,248	\$3,335	\$3,425	20.80%
Cumulative rate peg increase		\$67	\$131	\$197	\$264	\$333	\$403	\$476	

Land Value: \$800,000									
Farmland Rates	\$2,795	\$2,871	\$2,942	\$3,016	\$3,091	\$3,169	\$3,248	\$3,329	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,138	\$3,230	\$3,317	\$3,406	\$3,497	\$3,591	\$3,688	\$3,786	20.64%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	

Land Value: \$900,000									
Farmland Rates	\$3,099	\$3,182	\$3,262	\$3,343	\$3,427	\$3,512	\$3,600	\$3,690	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,442	\$3,541	\$3,636	\$3,733	\$3,833	\$3,935	\$4,040	\$4,147	20.50%
Cumulative rate peg increase		\$83	\$163	\$245	\$328	\$414	\$502	\$592	

Land Value: \$1,000,000									
Farmland Rates	\$3,402	\$3,494	\$3,581	\$3,670	\$3,762	\$3,856	\$3,953	\$4,052	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,745	\$3,853	\$3,955	\$4,061	\$4,168	\$4,279	\$4,392	\$4,508	20.38%
Cumulative rate peg increase		\$92	\$179	\$268	\$360	\$454	\$551	\$650	

Note: Total rates & charges bill estimates exclude Hunter Catchment Contribution (for applicable properties) levied on behalf of Hunter Local Land Services. Includes one On-Site Sewage Management Fee (disregard if not 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.