



# 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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RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

Land Value: \$50,000									
Residential Rates	\$521	\$560	\$602	\$647	\$696	\$748	\$804	\$864	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$747	\$770	\$794	\$822	\$853	\$889	\$929	\$973	30.33%
Cumulative SRV rate increase		\$39	\$81	\$126	\$175	\$227	\$283	\$344	

Land Value: \$100,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$898	\$933	\$970	\$1,011	\$1,056	\$1,107	\$1,163	\$1,225	36.32%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$366	\$443	

Land Value: \$150,000									
Residential Rates	\$824	\$886	\$952	\$1,024	\$1,100	\$1,183	\$1,272	\$1,367	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,050	\$1,096	\$1,145	\$1,199	\$1,258	\$1,324	\$1,397	\$1,476	40.58%
Cumulative SRV rate increase		\$62	\$128	\$200	\$277	\$359	\$448	\$543	

Land Value: \$200,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,202	\$1,259	\$1,320	\$1,387	\$1,461	\$1,542	\$1,631	\$1,728	43.77%
Cumulative SRV rate increase		\$73	\$152	\$236	\$327	\$425	\$530	\$643	

Land Value: \$224,000									
Residential Rates	\$1,048	\$1,127	\$1,212	\$1,302	\$1,400	\$1,505	\$1,618	\$1,739	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,274	\$1,337	\$1,404	\$1,478	\$1,558	\$1,647	\$1,743	\$1,848	45.03%
Cumulative SRV rate increase		\$79	\$163	\$254	\$352	\$457	\$570	\$691	

Land Value: \$300,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,505	\$1,585	\$1,670	\$1,764	\$1,866	\$1,977	\$2,099	\$2,230	48.21%
Cumulative SRV rate increase		\$96	\$199	\$310	\$429	\$557	\$695	\$843	

Land Value: \$400,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$1,808	\$1,911	\$2,021	\$2,140	\$2,270	\$2,413	\$2,567	\$2,733	51.17%
Cumulative SRV rate increase		\$118	\$246	\$383	\$530	\$689	\$859	\$1,042	

Land Value: \$500,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,112	\$2,237	\$2,371	\$2,517	\$2,675	\$2,848	\$3,034	\$3,236	53.27%
Cumulative SRV rate increase		\$141	\$293	\$456	\$632	\$821	\$1,024	\$1,242	

Land Value: \$600,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$2,415	\$2,562	\$2,721	\$2,894	\$3,080	\$3,283	\$3,502	\$3,739	54.85%
Cumulative SRV rate increase		\$164	\$340	\$530	\$734	\$953	\$1,188	\$1,442	

Land Value: \$800,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,021	\$3,214	\$3,422	\$3,647	\$3,890	\$4,153	\$4,438	\$4,745	57.06%
Cumulative SRV rate increase		\$209	\$434	\$676	\$937	\$1,217	\$1,518	\$1,841	

Land Value: \$1,000,000									
Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges Bill	\$3,628	\$3,866	\$4,123	\$4,400	\$4,700	\$5,024	\$5,374	\$5,751	58.52%
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, 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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RESIDENTIAL CATEGORY - RATES & CHARGES ESTIMATE - PENSIONERS

**Land Value: \$50,000**

Residential Rates	\$521	\$535	\$548	\$562	\$576	\$590	\$605	\$620	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$747	\$775	\$801	\$827	\$854	\$882	\$910	\$939	25.76%
Cumulative rate peg increase		\$14	\$27	\$41	\$55	\$70	\$84	\$99	

**Land Value: \$100,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$898	\$930	\$960	\$991	\$1,021	\$1,054	\$1,086	\$1,120	24.64%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

**Land Value: \$150,000**

Residential Rates	\$824	\$846	\$867	\$889	\$911	\$934	\$957	\$981	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,050	\$1,086	\$1,120	\$1,154	\$1,189	\$1,225	\$1,263	\$1,300	23.84%
Cumulative rate peg increase		\$22	\$43	\$65	\$87	\$110	\$133	\$157	

**Land Value: \$200,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,202	\$1,242	\$1,280	\$1,318	\$1,357	\$1,397	\$1,439	\$1,481	23.24%
Cumulative rate peg increase		\$26	\$51	\$77	\$103	\$130	\$158	\$186	

**Land Value: \$224,000**

Residential Rates	\$1,048	\$1,077	\$1,104	\$1,131	\$1,159	\$1,188	\$1,218	\$1,249	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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,274	\$1,317	\$1,356	\$1,396	\$1,437	\$1,480	\$1,523	\$1,568	23.00%
Cumulative rate peg increase		\$28	\$55	\$83	\$111	\$140	\$170	\$200	

**Land Value: \$300,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,505	\$1,553	\$1,599	\$1,645	\$1,692	\$1,741	\$1,791	\$1,842	22.40%
Cumulative rate peg increase		\$34	\$67	\$101	\$135	\$171	\$207	\$244	

**Land Value: \$400,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$1,808	\$1,865	\$1,918	\$1,972	\$2,028	\$2,085	\$2,144	\$2,203	21.85%
Cumulative rate peg increase		\$43	\$83	\$125	\$168	\$211	\$256	\$302	

**Land Value: \$500,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,112	\$2,176	\$2,237	\$2,299	\$2,363	\$2,429	\$2,496	\$2,564	21.45%
Cumulative rate peg increase		\$51	\$99	\$149	\$200	\$252	\$305	\$360	

**Land Value: \$600,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$2,415	\$2,488	\$2,557	\$2,627	\$2,698	\$2,773	\$2,848	\$2,926	21.15%
Cumulative rate peg increase		\$59	\$115	\$173	\$232	\$292	\$354	\$418	

**Land Value: \$800,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,021	\$3,111	\$3,195	\$3,281	\$3,369	\$3,460	\$3,553	\$3,648	20.74%
Cumulative rate peg increase		\$75	\$147	\$221	\$296	\$373	\$453	\$534	

**Land Value: \$1,000,000**

Residential 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%
Pensioner concession	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	
Total rates & charges bill	\$3,628	\$3,734	\$3,833	\$3,936	\$4,040	\$4,148	\$4,258	\$4,370	20.46%
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, 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.