



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 ESTIMATES

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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$997	\$1,058	\$1,118	\$1,183	\$1,252	\$1,324	\$1,401	\$1,482	48.71%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,148	\$1,221	\$1,294	\$1,372	\$1,455	\$1,542	\$1,635	\$1,734	50.97%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,300	\$1,384	\$1,469	\$1,560	\$1,657	\$1,759	\$1,869	\$1,985	52.70%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,452	\$1,547	\$1,644	\$1,748	\$1,860	\$1,977	\$2,103	\$2,237	54.07%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,524	\$1,625	\$1,728	\$1,839	\$1,957	\$2,082	\$2,215	\$2,357	54.63%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$1,755	\$1,873	\$1,994	\$2,125	\$2,265	\$2,412	\$2,571	\$2,739	56.10%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,058	\$2,199	\$2,345	\$2,501	\$2,669	\$2,848	\$3,039	\$3,242	57.54%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,362	\$2,525	\$2,695	\$2,878	\$3,074	\$3,283	\$3,506	\$3,745	58.60%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$2,665	\$2,850	\$3,045	\$3,255	\$3,479	\$3,718	\$3,974	\$4,248	59.43%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,271	\$3,502	\$3,746	\$4,008	\$4,289	\$4,588	\$4,910	\$5,254	60.61%
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	\$436	\$453	\$471	\$490	\$508	\$527	\$546	30.62%
Total rates & charges bill	\$3,878	\$4,154	\$4,447	\$4,761	\$5,099	\$5,459	\$5,846	\$6,260	61.43%
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

You can find your land value on your rate notice

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 ESTIMATES

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%
Total rates & charges bill	\$997	\$1,025	\$1,051	\$1,077	\$1,104	\$1,132	\$1,160	\$1,189	19.30%
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%
Total rates & charges bill	\$1,148	\$1,180	\$1,210	\$1,241	\$1,271	\$1,304	\$1,336	\$1,370	19.27%
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%
Total rates & charges bill	\$1,300	\$1,336	\$1,370	\$1,404	\$1,439	\$1,475	\$1,513	\$1,550	19.25%
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%
Total rates & charges bill	\$1,452	\$1,492	\$1,530	\$1,568	\$1,607	\$1,647	\$1,689	\$1,731	19.24%
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%
Total rates & charges bill	\$1,524	\$1,567	\$1,606	\$1,646	\$1,687	\$1,730	\$1,773	\$1,818	19.23%
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%
Total rates & charges bill	\$1,755	\$1,803	\$1,849	\$1,895	\$1,942	\$1,991	\$2,041	\$2,092	19.21%
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%
Total rates & charges bill	\$2,058	\$2,115	\$2,168	\$2,222	\$2,278	\$2,335	\$2,394	\$2,453	19.19%
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%
Total rates & charges bill	\$2,362	\$2,426	\$2,487	\$2,549	\$2,613	\$2,679	\$2,746	\$2,814	19.18%
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%
Total rates & charges bill	\$2,665	\$2,738	\$2,807	\$2,877	\$2,948	\$3,023	\$3,098	\$3,176	19.17%
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%
Total rates & charges bill	\$3,271	\$3,361	\$3,445	\$3,531	\$3,619	\$3,710	\$3,803	\$3,898	19.15%
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%
Total rates & charges bill	\$3,878	\$3,984	\$4,083	\$4,186	\$4,290	\$4,398	\$4,508	\$4,620	19.14%
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.