



# 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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WILLIAMTOWN MANAGEMENT AREA - RATES & CHARGES ESTIMATES

## Williamstown Primary Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$373	\$401	\$431	\$464	\$499	\$536	\$576	\$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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$966	\$1,018	\$1,070	\$1,125	\$1,184	\$1,244	\$1,308	\$1,375	42.35%
Cumulative SRV rate increase		\$28	\$58	\$91	\$125	\$163	\$203	\$246	

Land Value: \$250,000									
Residential/Farmland Rates	\$562	\$605	\$650	\$699	\$751	\$808	\$868	\$933	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,155	\$1,222	\$1,289	\$1,360	\$1,436	\$1,515	\$1,600	\$1,689	46.21%
Cumulative SRV rate increase		\$42	\$88	\$136	\$189	\$245	\$306	\$371	

Land Value: \$350,000									
Residential/Farmland Rates	\$714	\$767	\$825	\$887	\$953	\$1,025	\$1,102	\$1,184	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,307	\$1,384	\$1,464	\$1,548	\$1,638	\$1,733	\$1,834	\$1,940	48.49%
Cumulative SRV rate increase		\$54	\$111	\$173	\$240	\$311	\$388	\$471	

## Williamstown Secondary Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$560	\$602	\$647	\$696	\$748	\$804	\$864	\$929	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,153	\$1,219	\$1,286	\$1,357	\$1,433	\$1,512	\$1,596	\$1,685	46.17%
Cumulative SRV rate increase		\$42	\$87	\$136	\$188	\$244	\$304	\$369	

Land Value: \$250,000									
Residential/Farmland Rates	\$844	\$907	\$975	\$1,048	\$1,127	\$1,211	\$1,302	\$1,400	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,437	\$1,524	\$1,614	\$1,709	\$1,812	\$1,919	\$2,034	\$2,156	50.06%
Cumulative SRV rate increase		\$63	\$131	\$205	\$283	\$368	\$459	\$556	

Land Value: \$350,000									
Residential/Farmland Rates	\$1,071	\$1,151	\$1,237	\$1,330	\$1,430	\$1,537	\$1,652	\$1,776	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,664	\$1,768	\$1,876	\$1,991	\$2,115	\$2,245	\$2,384	\$2,532	52.21%
Cumulative SRV rate increase		\$80	\$167	\$260	\$359	\$467	\$582	\$706	

## Williamstown Broader Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$672	\$722	\$777	\$835	\$897	\$965	\$1,037	\$1,115	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,265	\$1,339	\$1,415	\$1,496	\$1,582	\$1,673	\$1,769	\$1,871	47.92%
Cumulative SRV rate increase		\$51	\$105	\$163	\$226	\$293	\$365	\$443	

Land Value: \$250,000									
Residential/Farmland Rates	\$1,012	\$1,088	\$1,170	\$1,258	\$1,352	\$1,454	\$1,563	\$1,680	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,605	\$1,705	\$1,809	\$1,919	\$2,037	\$2,161	\$2,294	\$2,436	51.73%
Cumulative SRV rate increase		\$76	\$158	\$246	\$340	\$441	\$550	\$667	

Land Value: \$350,000									
Residential/Farmland Rates	\$1,285	\$1,381	\$1,485	\$1,596	\$1,716	\$1,845	\$1,983	\$2,132	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%
On-Site Sewage Management Fee	\$117	\$119	\$122	\$125	\$128	\$131	\$135	\$138	17.95%
Total rates & charges bill	\$1,878	\$1,998	\$2,123	\$2,257	\$2,401	\$2,552	\$2,715	\$2,888	53.78%
Cumulative SRV rate increase		\$96	\$200	\$311	\$431	\$560	\$698	\$847	

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. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.



# 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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WILLIAMTOWN MANAGEMENT AREA - RATES & CHARGES ESTIMATES

## Williamstown Primary Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$373	\$383	\$393	\$403	\$413	\$423	\$434	\$444	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%
Total rates & charges bill	\$966	\$992	\$1,017	\$1,043	\$1,069	\$1,096	\$1,123	\$1,151	19.16%
Cumulative rate peg increase		\$10	\$20	\$29	\$40	\$50	\$60	\$71	

Land Value: \$250,000									
Residential/Farmland Rates	\$562	\$578	\$592	\$607	\$622	\$637	\$653	\$670	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%
Total rates & charges bill	\$1,155	\$1,187	\$1,216	\$1,247	\$1,278	\$1,310	\$1,343	\$1,377	19.15%
Cumulative rate peg increase		\$15	\$30	\$44	\$60	\$75	\$91	\$107	

Land Value: \$350,000									
Residential/Farmland Rates	\$714	\$733	\$751	\$770	\$789	\$809	\$829	\$850	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%
Total rates & charges bill	\$1,307	\$1,342	\$1,376	\$1,410	\$1,445	\$1,482	\$1,519	\$1,557	19.14%
Cumulative rate peg increase		\$19	\$37	\$56	\$76	\$95	\$115	\$136	

## Williamstown Secondary Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$560	\$575	\$589	\$604	\$619	\$635	\$650	\$667	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%
Total rates & charges bill	\$1,153	\$1,184	\$1,214	\$1,244	\$1,275	\$1,307	\$1,340	\$1,374	19.15%
Cumulative rate peg increase		\$15	\$29	\$44	\$59	\$75	\$91	\$107	

Land Value: \$250,000									
Residential/Farmland Rates	\$844	\$866	\$888	\$910	\$933	\$956	\$980	\$1,005	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%
Total rates & charges bill	\$1,437	\$1,475	\$1,512	\$1,550	\$1,589	\$1,629	\$1,670	\$1,711	19.14%
Cumulative rate peg increase		\$23	\$44	\$67	\$89	\$113	\$137	\$161	

Land Value: \$350,000									
Residential/Farmland Rates	\$1,071	\$1,099	\$1,127	\$1,155	\$1,184	\$1,213	\$1,244	\$1,275	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%
Total rates & charges bill	\$1,664	\$1,708	\$1,751	\$1,795	\$1,840	\$1,886	\$1,934	\$1,982	19.13%
Cumulative rate peg increase		\$29	\$56	\$84	\$113	\$143	\$173	\$204	

## Williamstown Broader Management Zone - Residential/Farmland

Land Value: \$125,000									
Residential/Farmland Rates	\$672	\$690	\$707	\$725	\$743	\$761	\$781	\$800	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%
Total rates & charges bill	\$1,265	\$1,299	\$1,332	\$1,365	\$1,399	\$1,434	\$1,470	\$1,507	19.15%
Cumulative rate peg increase		\$18	\$35	\$53	\$71	\$90	\$109	\$128	

Land Value: \$250,000									
Residential/Farmland Rates	\$1,012	\$1,040	\$1,065	\$1,092	\$1,119	\$1,147	\$1,176	\$1,206	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%
Total rates & charges bill	\$1,605	\$1,649	\$1,690	\$1,732	\$1,775	\$1,820	\$1,866	\$1,912	19.13%
Cumulative rate peg increase		\$27	\$53	\$80	\$107	\$135	\$164	\$193	

Land Value: \$350,000									
Residential/Farmland Rates	\$1,285	\$1,319	\$1,352	\$1,386	\$1,421	\$1,456	\$1,493	\$1,530	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%
Total rates & charges bill	\$1,878	\$1,928	\$1,977	\$2,026	\$2,077	\$2,129	\$2,182	\$2,237	19.12%
Cumulative rate peg increase		\$35	\$67	\$101	\$136	\$171	\$208	\$245	

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. The above are sample land values only. There are a small number of Williamstown properties with much larger land values, contact Council for an estimate if this applies to you.