

ATTACHMENT 16

RATES TABLES

RatesTable 1: Residential Rates projections over four years with Rate Peg Only

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with Rate Peg only 1.8% (& AREAS expiry)	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Waste Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
		Frequently Occurring Value	\$ 264,000	\$ 198,735	\$ 904	\$ 934	\$ 31	\$ 958	\$ 23	\$ 982	\$ 24	\$ 1,006	\$ 25	\$ 103	\$ 80	\$ 183	\$ 26	\$ 46
		Average Value	\$ 605,838	\$ 456,066	\$ 2,074	\$ 2,145	\$ 71	\$ 2,198	\$ 54	\$ 2,253	\$ 55	\$ 2,309	\$ 56	\$ 236	\$ 80	\$ 316	\$ 59	\$ 79
		Minimum Rate	\$ 238,236	\$ 179,341	\$ 864	\$ 843	\$ 21	\$ 864	\$ 21	\$ 886	\$ 22	\$ 908	\$ 22	\$ 44	\$ 80	\$ 124	\$ 11	\$ 31
2015 Values																		
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with Rate Peg only 1.8% (& AREAS expiry)	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Waste Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
\$ 1	\$ 238,236	14,367	\$ 238,236	\$ 190,059	\$ 864	\$ 843	\$ 21	\$ 864	\$ 21	\$ 886	\$ 22	\$ 908	\$ 22	\$ 44	\$ 80	\$ 124	\$ 11	\$ 31
\$ 238,237	\$ 249,999	2,601	\$ 240,000	\$ 190,059	\$ 864	\$ 850	\$ 15	\$ 871	\$ 21	\$ 893	\$ 22	\$ 915	\$ 22	\$ 51	\$ 80	\$ 131	\$ 13	\$ 33
\$ 250,000	\$ 274,999	14,903	\$ 262,500	\$ 197,606	\$ 899	\$ 929	\$ 31	\$ 952	\$ 23	\$ 976	\$ 24	\$ 1,006	\$ 29	\$ 107	\$ 80	\$ 187	\$ 27	\$ 47
\$ 275,000	\$ 299,999	11,090	\$ 287,500	\$ 216,426	\$ 984	\$ 1,018	\$ 34	\$ 1,043	\$ 25	\$ 1,069	\$ 26	\$ 1,101	\$ 32	\$ 117	\$ 80	\$ 197	\$ 29	\$ 49
\$ 300,000	\$ 324,999	9,109	\$ 312,500	\$ 235,245	\$ 1,070	\$ 1,106	\$ 37	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 1,197	\$ 35	\$ 127	\$ 80	\$ 207	\$ 32	\$ 52
\$ 325,000	\$ 349,999	3,707	\$ 337,500	\$ 254,065	\$ 1,155	\$ 1,195	\$ 39	\$ 1,225	\$ 30	\$ 1,255	\$ 31	\$ 1,293	\$ 38	\$ 138	\$ 80	\$ 218	\$ 34	\$ 54
\$ 350,000	\$ 374,999	1,580	\$ 362,500	\$ 272,885	\$ 1,241	\$ 1,283	\$ 42	\$ 1,315	\$ 32	\$ 1,348	\$ 33	\$ 1,389	\$ 40	\$ 148	\$ 80	\$ 228	\$ 37	\$ 57
\$ 375,000	\$ 399,999	1,191	\$ 387,500	\$ 291,704	\$ 1,326	\$ 1,372	\$ 45	\$ 1,406	\$ 34	\$ 1,441	\$ 35	\$ 1,484	\$ 43	\$ 158	\$ 80	\$ 238	\$ 39	\$ 59
\$ 400,000	\$ 424,999	964	\$ 412,500	\$ 310,524	\$ 1,412	\$ 1,460	\$ 48	\$ 1,497	\$ 37	\$ 1,534	\$ 37	\$ 1,580	\$ 46	\$ 168	\$ 80	\$ 248	\$ 42	\$ 62
\$ 425,000	\$ 449,999	1,129	\$ 437,500	\$ 329,344	\$ 1,498	\$ 1,549	\$ 51	\$ 1,587	\$ 39	\$ 1,627	\$ 40	\$ 1,676	\$ 49	\$ 178	\$ 80	\$ 258	\$ 45	\$ 65
\$ 450,000	\$ 474,999	592	\$ 462,500	\$ 348,163	\$ 1,583	\$ 1,637	\$ 54	\$ 1,678	\$ 41	\$ 1,720	\$ 42	\$ 1,772	\$ 52	\$ 189	\$ 80	\$ 269	\$ 47	\$ 67
\$ 475,000	\$ 499,999	447	\$ 487,500	\$ 366,983	\$ 1,669	\$ 1,726	\$ 57	\$ 1,769	\$ 43	\$ 1,813	\$ 44	\$ 1,867	\$ 54	\$ 199	\$ 80	\$ 279	\$ 50	\$ 70
\$ 500,000	\$ 599,999	1,142	\$ 575,000	\$ 432,852	\$ 1,968	\$ 2,035	\$ 67	\$ 2,086	\$ 51	\$ 2,138	\$ 52	\$ 2,203	\$ 64	\$ 234	\$ 80	\$ 314	\$ 59	\$ 79
\$ 600,000	\$ 699,999	1,183	\$ 675,000	\$ 508,130	\$ 2,310	\$ 2,389	\$ 79	\$ 2,449	\$ 60	\$ 2,510	\$ 61	\$ 2,586	\$ 75	\$ 275	\$ 80	\$ 355	\$ 69	\$ 89
\$ 700,000	\$ 799,999	1,112	\$ 775,000	\$ 583,409	\$ 2,653	\$ 2,743	\$ 91	\$ 2,812	\$ 69	\$ 2,882	\$ 70	\$ 2,969	\$ 86	\$ 316	\$ 80	\$ 396	\$ 79	\$ 99
\$ 800,000	\$ 899,999	590	\$ 875,000	\$ 658,687	\$ 2,995	\$ 3,097	\$ 102	\$ 3,175	\$ 77	\$ 3,254	\$ 79	\$ 3,352	\$ 98	\$ 357	\$ 80	\$ 437	\$ 89	\$ 109
\$ 900,000	\$ 999,999	279	\$ 975,000	\$ 733,966	\$ 3,337	\$ 3,451	\$ 114	\$ 3,538	\$ 86	\$ 3,626	\$ 88	\$ 3,735	\$ 109	\$ 397	\$ 80	\$ 477	\$ 99	\$ 119
\$ 1,000,000	\$ 2,000,000	637	\$ 1,500,000	\$ 1,129,178	\$ 5,134	\$ 5,310	\$ 175	\$ 5,442	\$ 133	\$ 5,578	\$ 136	\$ 5,746	\$ 167	\$ 611	\$ 80	\$ 691	\$ 153	\$ 173
\$ 2,000,000	\$ 5,000,000	68	\$ 3,500,000	\$ 2,634,749	\$ 11,980	\$ 12,389	\$ 409	\$ 12,699	\$ 310	\$ 13,016	\$ 317	\$ 13,407	\$ 390	\$ 1,427	\$ 80	\$ 1,507	\$ 357	\$ 377
\$ 5,000,000	\$ 14,520,000	12	\$ 9,760,000	\$ 7,347,186	\$ 33,408	\$ 34,548	\$ 1,140	\$ 35,412	\$ 864	\$ 36,297	\$ 885	\$ 37,386	\$ 1,089	\$ 3,978	\$ 80	\$ 4,058	\$ 995	\$ 1,015

RatesTable 2: Residential Rates projections over four years with SRV over four years - without any special increase to minimum rates

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09%	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
		Frequently Occurring Value	\$ 264,000	\$ 198,735	\$ 904	\$ 994	\$ 90	\$ 1,044	\$ 50	\$ 1,098	\$ 54	\$ 1,157	\$ 59	\$ 253	\$ 80	\$ 333.43	\$ 63.36	\$ 83.36
		Average Value	\$ 605,838	\$ 456,066	\$ 2,074	\$ 2,281	\$ 207	\$ 2,340	\$ 59	\$ 2,462	\$ 122	\$ 2,595	\$ 133	\$ 521	\$ 80	\$ 600.89	\$ 130.22	\$ 150.22
		Minimum Rate	\$ 240,055	\$ 190,059	\$ 864	\$ 904	\$ 40	\$ 949	\$ 45	\$ 998	\$ 49	\$ 1,052	\$ 54	\$ 188	\$ 80	\$ 267.85	\$ 46.96	\$ 66.96
2015 Values																		
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09%	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
\$ 1	\$ 240,055	14,874	\$ 238,236	\$ 190,059	\$ 864	\$ 904	\$ 40	\$ 949	\$ 45	\$ 998	\$ 49	\$ 1,052	\$ 54	\$ 188	\$ 80	\$ 268	\$ 47	\$ 67
\$ 240,056	\$ 249,999	2,094	\$ 245,000	\$ 184,432	\$ 839	\$ 922	\$ 84	\$ 968	\$ 46	\$ 1,019	\$ 50	\$ 1,074	\$ 55	\$ 235	\$ 80	\$ 315	\$ 59	\$ 79
\$ 250,000	\$ 274,999	14,903	\$ 262,500	\$ 197,606	\$ 899	\$ 988	\$ 90	\$ 1,038	\$ 49	\$ 1,092	\$ 54	\$ 1,151	\$ 59	\$ 252	\$ 80	\$ 332	\$ 63	\$ 83
\$ 275,000	\$ 299,999	11,090	\$ 287,500	\$ 216,426	\$ 984	\$ 1,082	\$ 98	\$ 1,136	\$ 54	\$ 1,196	\$ 59	\$ 1,260	\$ 65	\$ 276	\$ 80	\$ 356	\$ 69	\$ 89
\$ 300,000	\$ 324,999	9,109	\$ 312,500	\$ 235,245	\$ 1,070	\$ 1,176	\$ 107	\$ 1,235	\$ 59	\$ 1,299	\$ 64	\$ 1,370	\$ 70	\$ 300	\$ 80	\$ 380	\$ 75	\$ 95
\$ 325,000	\$ 349,999	3,707	\$ 337,500	\$ 254,065	\$ 1,155	\$ 1,271	\$ 115	\$ 1,334	\$ 64	\$ 1,403	\$ 69	\$ 1,479	\$ 76	\$ 324	\$ 80	\$ 404	\$ 81	\$ 101
\$ 350,000	\$ 374,999	1,580	\$ 362,500	\$ 272,885	\$ 1,241	\$ 1,365	\$ 124	\$ 1,433	\$ 68	\$ 1,507	\$ 75	\$ 1,589	\$ 81	\$ 348	\$ 80	\$ 428	\$ 87	\$ 107
\$ 375,000	\$ 399,999	1,191	\$ 387,500	\$ 291,704	\$ 1,326	\$ 1,459	\$ 132	\$ 1,532	\$ 73	\$ 1,611	\$ 80	\$ 1,698	\$ 87	\$ 372	\$ 80	\$ 452	\$ 93	\$ 113
\$ 400,000	\$ 424,999	964	\$ 412,500	\$ 310,524	\$ 1,412	\$ 1,553	\$ 141	\$ 1,631	\$ 78	\$ 1,715	\$ 85	\$ 1,808	\$ 93	\$ 396	\$ 80	\$ 476	\$ 99	\$ 119
\$ 425,000	\$ 449,999	1,129	\$ 437,500	\$ 329,344	\$ 1,498	\$ 1,647	\$ 149	\$ 1,729	\$ 82	\$ 1,819	\$ 90	\$ 1,918	\$ 98	\$ 420	\$ 80	\$ 500	\$ 105	\$ 125
\$ 450,000	\$ 474,999	592	\$ 462,500	\$ 348,163	\$ 1,583	\$ 1,741	\$ 158	\$ 1,828	\$ 87	\$ 1,923	\$ 95	\$ 2,027	\$ 104	\$ 444	\$ 80	\$ 524	\$ 111	\$ 131
\$ 475,000	\$ 499,999	447	\$ 487,500	\$ 366,983	\$ 1,669	\$ 1,835	\$ 167	\$ 1,927	\$ 92	\$ 2,027	\$ 100	\$ 2,137	\$ 109	\$ 468	\$ 80	\$ 548	\$ 117	\$ 137
\$ 500,000	\$ 599,999	1,142	\$ 575,000	\$ 432,852	\$ 1,968	\$ 2,165	\$ 196	\$ 2,273	\$ 108	\$ 2,391	\$ 118	\$ 2,520	\$ 129	\$ 552	\$ 80	\$ 632	\$ 138	\$ 158
\$ 600,000	\$ 699,999	1,183	\$ 675,000	\$ 508,130	\$ 2,310	\$ 2,541	\$ 231	\$ 2,668	\$ 127	\$ 2,807	\$ 139	\$ 2,958	\$ 152	\$ 648	\$ 80	\$ 728	\$ 162	\$ 182
\$ 700,000	\$ 799,999	1,112	\$ 775,000	\$ 583,409	\$ 2,653	\$ 2,918	\$ 265	\$ 3,063	\$ 146	\$ 3,223	\$ 159	\$ 3,397	\$ 174	\$ 744	\$ 80	\$ 824	\$ 186	\$ 206
\$ 800,000	\$ 899,999	590	\$ 875,000	\$ 658,687	\$ 2,995	\$ 3,294	\$ 299	\$ 3,459	\$ 165	\$ 3,639	\$ 180	\$ 3,835	\$ 196	\$ 840	\$ 80	\$ 920	\$ 210	\$ 230
\$ 900,000	\$ 999,999	279	\$ 975,000	\$ 733,966	\$ 3,337	\$ 3,670	\$ 333	\$ 3,854	\$ 184	\$ 4,054	\$ 200	\$ 4,273	\$ 219	\$ 936	\$ 80	\$ 1,016	\$ 234	\$ 254
\$ 1,000,000	\$ 2,000,000	637	\$ 1,500,000	\$ 1,129,178	\$ 5,134	\$ 5,647	\$ 512	\$ 5,929	\$ 282	\$ 6,237	\$ 308	\$ 6,574	\$ 337	\$ 1,440	\$ 80	\$ 1,520	\$ 360	\$ 380
\$ 2,000,000	\$ 5,000,000	68	\$ 3,500,000	\$ 2,634,749	\$ 11,980	\$ 13,176	\$ 1,196	\$ 13,835	\$ 659	\$ 14,554	\$ 719	\$ 15,340	\$ 786	\$ 3,360	\$ 80	\$ 3,440	\$ 840	\$ 860
\$ 5,000,000	\$ 14,520,000	12	\$ 9,760,000	\$ 7,347,186	\$ 33,408	\$ 36,742	\$ 3,334	\$ 38,579	\$ 1,837	\$ 40,585	\$ 2,006	\$ 42,777	\$ 2,192	\$ 9,369	\$ 80	\$ 9,449	\$ 2,342	\$ 2,362

RatesTable 3: Residential Rates projections over four years with SRV over four years - with Special Increase to Residential/Farmland Minimums in 2016-17

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV & Special Increase to Residential and Farmland Minimum Rate	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
		Frequently Occurring Value	\$ 264,000	\$ 198,735	\$ 904	\$ 978	\$ 74	\$ 1,027	\$ 49	\$ 1,080	\$ 53	\$ 1,139	\$ 58	\$ 235	\$ 120	\$ 355	\$ 59	\$ 89
		Average Value	\$ 605,838	\$ 456,066	\$ 2,074	\$ 2,244	\$ 171	\$ 2,303	\$ 58	\$ 2,423	\$ 120	\$ 2,553	\$ 131	\$ 480	\$ 120	\$ 600	\$ 120	\$ 150
		Minimum Rate	\$ 259,000	\$ 190,059	\$ 864	\$ 960	\$ 95	\$ 1,007	\$ 48	\$ 1,060	\$ 52	\$ 1,117	\$ 57	\$ 253	\$ 120	\$ 373	\$ 63	\$ 93
2015 Values																		
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.84% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV & Special Increase to residential and Farmland Minimum Rate	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Estimated Total Increase for Waste Charges over four years (\$80.00)	Total Increase for Rates and Charges combined over four years	Average Increase over four years (Rates Only)	Average Increase over four years (Rates and Waste Charges combined)
\$ 1	\$ 259,000	22,821	\$ 259,000	\$ 190,059	\$ 864	\$ 960	\$ 95	\$ 1,007	\$ 48	\$ 1,060	\$ 52	\$ 1,117	\$ 57	\$ 253	\$ 120	\$ 373	\$ 63	\$ 93
\$ 259,001	\$ 274,999	9,050	\$ 262,500	\$ 197,606	\$ 899	\$ 972	\$ 74	\$ 1,021	\$ 49	\$ 1,074	\$ 53	\$ 1,132	\$ 58	\$ 234	\$ 120	\$ 354	\$ 58	\$ 88
\$ 275,000	\$ 299,999	11,090	\$ 287,500	\$ 216,426	\$ 984	\$ 1,065	\$ 81	\$ 1,118	\$ 53	\$ 1,176	\$ 58	\$ 1,240	\$ 64	\$ 256	\$ 120	\$ 376	\$ 64	\$ 94
\$ 300,000	\$ 324,999	9,109	\$ 312,500	\$ 235,245	\$ 1,070	\$ 1,158	\$ 88	\$ 1,216	\$ 58	\$ 1,279	\$ 63	\$ 1,348	\$ 69	\$ 278	\$ 120	\$ 398	\$ 70	\$ 100
\$ 325,000	\$ 349,999	3,707	\$ 337,500	\$ 254,065	\$ 1,155	\$ 1,250	\$ 95	\$ 1,313	\$ 63	\$ 1,381	\$ 68	\$ 1,456	\$ 75	\$ 300	\$ 120	\$ 420	\$ 75	\$ 105
\$ 350,000	\$ 374,999	1,580	\$ 362,500	\$ 272,885	\$ 1,241	\$ 1,343	\$ 102	\$ 1,410	\$ 67	\$ 1,483	\$ 73	\$ 1,564	\$ 80	\$ 323	\$ 120	\$ 443	\$ 81	\$ 111
\$ 375,000	\$ 399,999	1,191	\$ 387,500	\$ 291,704	\$ 1,326	\$ 1,436	\$ 109	\$ 1,507	\$ 72	\$ 1,586	\$ 78	\$ 1,671	\$ 86	\$ 345	\$ 120	\$ 465	\$ 86	\$ 116
\$ 400,000	\$ 424,999	964	\$ 412,500	\$ 310,524	\$ 1,412	\$ 1,528	\$ 116	\$ 1,605	\$ 76	\$ 1,688	\$ 83	\$ 1,779	\$ 91	\$ 367	\$ 120	\$ 487	\$ 92	\$ 122
\$ 425,000	\$ 449,999	1,129	\$ 437,500	\$ 329,344	\$ 1,498	\$ 1,621	\$ 123	\$ 1,702	\$ 81	\$ 1,790	\$ 88	\$ 1,887	\$ 97	\$ 389	\$ 120	\$ 509	\$ 97	\$ 127
\$ 450,000	\$ 474,999	592	\$ 462,500	\$ 348,163	\$ 1,583	\$ 1,713	\$ 130	\$ 1,799	\$ 86	\$ 1,893	\$ 94	\$ 1,995	\$ 102	\$ 412	\$ 120	\$ 532	\$ 103	\$ 133
\$ 475,000	\$ 499,999	447	\$ 487,500	\$ 366,983	\$ 1,669	\$ 1,806	\$ 137	\$ 1,896	\$ 90	\$ 1,995	\$ 99	\$ 2,103	\$ 108	\$ 434	\$ 120	\$ 554	\$ 108	\$ 138
\$ 500,000	\$ 599,999	1,142	\$ 575,000	\$ 432,852	\$ 1,968	\$ 2,130	\$ 162	\$ 2,237	\$ 107	\$ 2,353	\$ 116	\$ 2,480	\$ 127	\$ 512	\$ 120	\$ 632	\$ 128	\$ 158
\$ 600,000	\$ 699,999	1,183	\$ 675,000	\$ 508,130	\$ 2,310	\$ 2,501	\$ 190	\$ 2,626	\$ 125	\$ 2,762	\$ 137	\$ 2,911	\$ 149	\$ 601	\$ 120	\$ 721	\$ 150	\$ 180
\$ 700,000	\$ 799,999	1,112	\$ 775,000	\$ 583,409	\$ 2,653	\$ 2,871	\$ 218	\$ 3,015	\$ 144	\$ 3,171	\$ 157	\$ 3,343	\$ 171	\$ 690	\$ 120	\$ 810	\$ 172	\$ 202
\$ 800,000	\$ 899,999	590	\$ 875,000	\$ 658,687	\$ 2,995	\$ 3,242	\$ 247	\$ 3,404	\$ 162	\$ 3,581	\$ 177	\$ 3,774	\$ 193	\$ 779	\$ 120	\$ 899	\$ 195	\$ 225
\$ 900,000	\$ 999,999	279	\$ 975,000	\$ 733,966	\$ 3,337	\$ 3,612	\$ 275	\$ 3,793	\$ 181	\$ 3,990	\$ 197	\$ 4,205	\$ 215	\$ 868	\$ 120	\$ 988	\$ 217	\$ 247
\$ 1,000,000	\$ 2,000,000	637	\$ 1,500,000	\$ 1,129,178	\$ 5,134	\$ 5,557	\$ 423	\$ 5,835	\$ 278	\$ 6,138	\$ 303	\$ 6,470	\$ 331	\$ 1,335	\$ 120	\$ 1,455	\$ 334	\$ 364
\$ 2,000,000	\$ 5,000,000	68	\$ 3,500,000	\$ 2,634,749	\$ 11,980	\$ 12,966	\$ 986	\$ 13,615	\$ 648	\$ 14,322	\$ 708	\$ 15,096	\$ 773	\$ 3,116	\$ 120	\$ 3,236	\$ 779	\$ 809
\$ 5,000,000	\$ 14,520,000	12	\$ 9,760,000	\$ 7,347,186	\$ 33,408	\$ 36,157	\$ 2,750	\$ 37,965	\$ 1,808	\$ 39,939	\$ 1,974	\$ 42,096	\$ 2,157	\$ 8,688	\$ 120	\$ 8,808	\$ 2,172	\$ 2,202

Table 4: Suburb analysis - Valuation changes and average rate changes in first year of SRV - Sorted by Average % Rates

Suburb Name	Average Valuation 2012 Base Date	Average Valuation 2015 Base Date	Average Valuation change %	2015-16 Average Current Rate Amount	Rate Peg Only		SRV with no Minimum		SRV with Minimum Rate	
					Average \$ Increase/Decrease from current 2015-16 Rate	Average % Increase/Decrease from current 2015-16 Rate	Average \$ Increase/Decrease from current 2015-16 Rate	Average % Increase/Decrease from current 2015-16 Rate	Average \$ Increase/Decrease from current 2015-16 Rate	Average % Increase/Decrease from current 2015-16 Rate
LEONAY	\$ 298,554	\$ 298,564	0.00	\$ 1,360	-\$ 300	-21.96	-\$ 232	-20.82	-\$ 248	-22.17
EMU PLAINS	\$ 248,324	\$ 264,992	7.85	\$ 1,178	-\$ 181	-14.37	-\$ 116	-10.58	-\$ 106	-9.32
CADDENS	\$ 340,673	\$ 400,911	15.38	\$ 1,551	-\$ 130	-10.14	-\$ 39	-5.33	-\$ 63	-6.90
MULGOA	\$ 536,516	\$ 634,578	20.71	\$ 2,444	-\$ 194	-6.06	-\$ 51	-1.37	-\$ 88	-2.90
MOUNT VERNON	\$ 788,614	\$ 964,251	22.44	\$ 3,586	-\$ 173	-4.69	\$ 44	1.18	-\$ 14	-0.44
CASTLEREAGH	\$ 590,806	\$ 728,461	22.76	\$ 2,702	-\$ 106	-3.96	\$ 59	1.27	\$ 17	-0.08
WALLACIA	\$ 287,859	\$ 354,731	22.82	\$ 1,410	-\$ 57	-4.62	\$ 30	-0.07	\$ 23	-0.02
EMU HEIGHTS	\$ 240,004	\$ 296,105	24.70	\$ 1,099	-\$ 44	-3.01	\$ 23	2.59	\$ 8	1.26
SOUTH PENRITH	\$ 215,703	\$ 266,648	23.55	\$ 1,013	-\$ 36	-3.55	\$ 26	2.41	\$ 18	1.69
JORDAN SPRINGS	\$ 238,175	\$ 304,899	36.00	\$ 1,097	-\$ 11	-2.49	\$ 59	2.89	\$ 49	2.22
JAMISONTOWN	\$ 177,643	\$ 215,834	22.66	\$ 999	-\$ 50	-4.91	\$ 13	1.22	\$ 24	2.49
AGNES BANKS	\$ 497,901	\$ 637,867	28.51	\$ 2,289	-\$ 5	0.23	\$ 140	5.07	\$ 108	4.08
LONDONDERRY	\$ 468,646	\$ 599,445	29.25	\$ 2,142	-\$ 10	0.53	\$ 126	5.87	\$ 91	4.42
CRANE BROOK	\$ 219,072	\$ 275,923	27.00	\$ 1,062	-\$ 23	-1.47	\$ 45	4.33	\$ 51	5.23
CLAREMONT MEADOWS	\$ 227,893	\$ 294,667	29.92	\$ 1,071	\$ 4	0.76	\$ 73	6.68	\$ 64	6.05
CAMBRIDGE GARDENS	\$ 206,204	\$ 272,249	32.03	\$ 940	\$ 25	2.70	\$ 87	8.56	\$ 73	7.20
WERRINGTON DOWNS	\$ 202,982	\$ 268,163	32.11	\$ 927	\$ 26	2.80	\$ 87	8.66	\$ 72	7.25
WERRINGTON	\$ 151,026	\$ 179,446	23.53	\$ 1,003	-\$ 56	-3.76	\$ 10	2.54	\$ 54	7.34
WERRINGTON COUNTY	\$ 202,580	\$ 267,618	32.09	\$ 929	\$ 25	2.69	\$ 86	8.55	\$ 75	7.45
REGENTVILLE	\$ 278,810	\$ 376,133	33.76	\$ 1,275	\$ 64	4.14	\$ 149	9.48	\$ 128	8.02
CAMBRIDGE PARK	\$ 182,839	\$ 242,277	32.59	\$ 903	\$ 17	1.82	\$ 77	7.69	\$ 85	8.62
COLYTON	\$ 187,877	\$ 247,410	31.69	\$ 892	\$ 11	1.14	\$ 70	7.08	\$ 85	8.65
PENRITH	\$ 172,159	\$ 223,809	32.12	\$ 1,023	-\$ 1	1.10	\$ 68	6.62	\$ 86	8.76
ST CLAIR	\$ 228,503	\$ 307,478	34.55	\$ 1,046	\$ 48	4.55	\$ 118	10.22	\$ 101	8.80
ORCHARD HILLS	\$ 633,805	\$ 883,871	37.59	\$ 2,886	\$ 247	7.14	\$ 446	10.41	\$ 393	8.84
BERKSHIRE PARK	\$ 500,047	\$ 685,100	37.04	\$ 2,274	\$ 151	6.68	\$ 305	11.88	\$ 264	10.26
NORTH ST MARYS	\$ 161,220	\$ 245,320	52.13	\$ 862	\$ 23	2.61	\$ 81	8.30	\$ 100	10.33
KINGSWOOD	\$ 155,152	\$ 219,298	40.67	\$ 946	\$ 45	4.00	\$ 111	9.14	\$ 127	11.01
ST MARYS	\$ 153,936	\$ 221,698	44.17	\$ 941	\$ 50	4.63	\$ 116	9.57	\$ 139	12.19
BADGERYS CREEK	\$ 995,000	\$ 1,400,000	40.72	\$ 4,524	\$ 431	9.55	\$ 746	14.39	\$ 662	12.78
OXLEY PARK	\$ 175,518	\$ 254,310	44.04	\$ 1,017	\$ 63	5.33	\$ 136	10.29	\$ 157	12.91
GLANMORE PARK	\$ 252,747	\$ 361,659	43.38	\$ 1,182	\$ 123	10.29	\$ 206	14.72	\$ 191	13.78
LLANDILO	\$ 491,440	\$ 711,592	44.72	\$ 2,235	\$ 284	12.62	\$ 444	16.54	\$ 402	14.95
ERSKINE PARK	\$ 228,167	\$ 332,289	45.81	\$ 1,042	\$ 137	13.22	\$ 212	17.18	\$ 193	15.69
LUDDENHAM	\$ 531,822	\$ 817,308	53.68	\$ 2,419	\$ 475	19.61	\$ 658	17.89	\$ 611	16.45
KEMPS CREEK	\$ 815,099	\$ 1,300,448	81.25	\$ 3,724	\$ 879	28.82	\$ 1,172	19.70	\$ 1,094	18.08

Rates Table 5: Farmland Rates projections over four years with Rate Peg Only

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with Rate Peg only 1.8% (& AREAS expiry)	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 801,000	\$ 604,894	\$ 1,375	\$ 1,418	\$ 42	\$ 1,453	\$ 35	\$ 1,489	\$ 36	\$ 1,527	\$ 37	\$ 151	\$ 38
		Average Value	\$ 1,907,644	\$ 1,440,601	\$ 3,275	\$ 3,376	\$ 101	\$ 3,466	\$ 89	\$ 3,552	\$ 87	\$ 3,641	\$ 89	\$ 366	\$ 91
		Minimum Rate	\$ 476,486	\$ 359,829	\$ 864	\$ 843	\$ 21	\$ 864	\$ 21	\$ 886	\$ 22	\$ 908	\$ 22	\$ 44	\$ 11
2015 Values															
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in valuations)	2015-16 Current Rate	2016-17 Rate with AREAS Expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 476,486	9	\$ 476,486	\$ 190,059	\$ 864	\$ 843	\$ 21	\$ 864	\$ 21	\$ 886	\$ 22	\$ 908	\$ 22	\$ 44	\$ 11
\$ 476,487	\$ 499,999	-	\$ 490,000	\$ 370,035	\$ 864	\$ 867	\$ 3	\$ 889	\$ 22	\$ 911	\$ 22	\$ 934	\$ 23	\$ 70	\$ 17
\$ 500,000	\$ 799,999	78	\$ 600,000	\$ 453,104	\$ 1,030	\$ 1,062	\$ 32	\$ 1,088	\$ 27	\$ 1,116	\$ 27	\$ 1,144	\$ 28	\$ 113	\$ 28
\$ 800,000	\$ 999,999	104	\$ 900,000	\$ 679,656	\$ 1,545	\$ 1,593	\$ 48	\$ 1,633	\$ 40	\$ 1,673	\$ 41	\$ 1,715	\$ 42	\$ 170	\$ 43
\$ 1,000,000	\$ 1,499,999	97	\$ 1,250,000	\$ 943,966	\$ 2,146	\$ 2,212	\$ 66	\$ 2,268	\$ 55	\$ 2,324	\$ 57	\$ 2,382	\$ 58	\$ 236	\$ 59
\$ 1,500,000	\$ 1,999,999	63	\$ 1,750,000	\$ 1,321,553	\$ 3,005	\$ 3,097	\$ 93	\$ 3,175	\$ 77	\$ 3,254	\$ 79	\$ 3,335	\$ 81	\$ 331	\$ 83
\$ 2,000,000	\$ 4,999,999	37	\$ 3,500,000	\$ 2,643,106	\$ 6,009	\$ 6,194	\$ 185	\$ 6,349	\$ 155	\$ 6,508	\$ 159	\$ 6,671	\$ 163	\$ 662	\$ 165
\$ 5,000,000	\$ 9,999,999	4	\$ 7,500,000	\$ 5,663,798	\$ 12,877	\$ 13,274	\$ 397	\$ 13,606	\$ 332	\$ 13,946	\$ 340	\$ 14,294	\$ 349	\$ 1,418	\$ 354
\$ 10,000,000	\$ 19,999,999	6	\$ 15,000,000	\$ 11,327,595	\$ 25,753	\$ 26,547	\$ 794	\$ 27,211	\$ 664	\$ 27,891	\$ 680	\$ 28,589	\$ 697	\$ 2,835	\$ 709
\$ 20,000,000	\$ 39,000,000	1	\$ 30,000,000	\$ 22,655,190	\$ 51,507	\$ 53,095	\$ 1,588	\$ 54,422	\$ 1,327	\$ 55,783	\$ 1,361	\$ 57,177	\$ 1,395	\$ 5,671	\$ 1,418
\$ 40,000,000	\$ 48,000,000	3	\$ 45,000,000	\$ 33,982,785	\$ 77,260	\$ 79,642	\$ 2,382	\$ 81,633	\$ 1,991	\$ 83,674	\$ 2,041	\$ 85,766	\$ 2,092	\$ 8,506	\$ 2,127

Rates Table 6: Farmland Rates projections over four years with SRV over four years - without any special increase to minimum rates

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 801,000	\$ 604,894	\$ 1,375	\$ 1,519	\$ 144	\$ 1,595	\$ 76	\$ 1,678	\$ 83	\$ 1,769	\$ 91	\$ 393	\$ 98
		Average Value	\$ 1,907,644	\$ 1,440,601	\$ 3,275	\$ 3,618	\$ 343	\$ 3,799	\$ 181	\$ 3,996	\$ 198	\$ 4,212	\$ 216	\$ 937	\$ 234
		Minimum Rate	\$ 476,486	\$ 359,829	\$ 864	\$ 904	\$ 40	\$ 949	\$ 45	\$ 998	\$ 49	\$ 1,052	\$ 54	\$ 188	\$ 47
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 476,486	9	\$ 476,486	\$ 190,059	\$ 864	\$ 904	\$ 40	\$ 949	\$ 45	\$ 998	\$ 49	\$ 1,052	\$ 54	\$ 188	\$ 47
\$ 476,487	\$ 499,999	-	\$ 490,000	\$ 370,035	\$ 864	\$ 929	\$ 65	\$ 976	\$ 46	\$ 1,026	\$ 51	\$ 1,082	\$ 55	\$ 218	\$ 54
\$ 500,000	\$ 799,999	78	\$ 600,000	\$ 453,104	\$ 1,030	\$ 1,138	\$ 108	\$ 1,195	\$ 57	\$ 1,257	\$ 62	\$ 1,325	\$ 68	\$ 295	\$ 74
\$ 800,000	\$ 999,999	104	\$ 900,000	\$ 679,656	\$ 1,545	\$ 1,707	\$ 162	\$ 1,792	\$ 85	\$ 1,885	\$ 93	\$ 1,987	\$ 102	\$ 442	\$ 111
\$ 1,000,000	\$ 1,499,999	97	\$ 1,250,000	\$ 943,966	\$ 2,146	\$ 2,371	\$ 225	\$ 2,489	\$ 119	\$ 2,619	\$ 129	\$ 2,760	\$ 141	\$ 614	\$ 153
\$ 1,500,000	\$ 1,999,999	63	\$ 1,750,000	\$ 1,321,553	\$ 3,005	\$ 3,319	\$ 314	\$ 3,485	\$ 166	\$ 3,666	\$ 181	\$ 3,864	\$ 198	\$ 859	\$ 215
\$ 2,000,000	\$ 4,999,999	37	\$ 3,500,000	\$ 2,643,106	\$ 6,009	\$ 6,638	\$ 629	\$ 6,970	\$ 332	\$ 7,332	\$ 362	\$ 7,728	\$ 396	\$ 1,719	\$ 430
\$ 5,000,000	\$ 9,999,999	4	\$ 7,500,000	\$ 5,663,798	\$ 12,877	\$ 14,224	\$ 1,347	\$ 14,935	\$ 711	\$ 15,712	\$ 777	\$ 16,560	\$ 848	\$ 3,683	\$ 921
\$ 10,000,000	\$ 19,999,999	6	\$ 15,000,000	\$ 11,327,595	\$ 25,753	\$ 28,448	\$ 2,694	\$ 29,870	\$ 1,422	\$ 31,423	\$ 1,553	\$ 33,120	\$ 1,697	\$ 7,367	\$ 1,842
\$ 20,000,000	\$ 39,000,000	1	\$ 30,000,000	\$ 22,655,190	\$ 51,507	\$ 56,895	\$ 5,388	\$ 59,740	\$ 2,845	\$ 62,846	\$ 3,106	\$ 66,240	\$ 3,394	\$ 14,733	\$ 3,683
\$ 40,000,000	\$ 48,000,000	3	\$ 45,000,000	\$ 33,982,785	\$ 77,260	\$ 85,343	\$ 8,083	\$ 89,610	\$ 4,267	\$ 94,269	\$ 4,660	\$ 99,360	\$ 5,091	\$ 22,100	\$ 5,525

Rates Table 7: Farmland Rates projections over four years with SRV over four years - with Special Increase to Residential/Farmland Minimums in 2016-17

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV & Special Increase to Residential and Farmland Minimum Rate	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 801,000	\$ 604,894	\$ 1,375	\$ 1,484	\$ 108	\$ 1,558	\$ 74	\$ 1,639	\$ 81	\$ 1,727	\$ 89	\$ 352	\$ 88
		Average Value	\$ 1,907,644	\$ 1,440,601	\$ 3,275	\$ 3,534	\$ 258	\$ 3,710	\$ 177	\$ 3,903	\$ 193	\$ 4,114	\$ 211	\$ 839	\$ 210
		Minimum Rate	\$ 476,486	\$ 359,829	\$ 864	\$ 960	\$ 95	\$ 1,007	\$ 48	\$ 1,060	\$ 52	\$ 1,117	\$ 57	\$ 253	\$ 63
2015 Values															
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 32.42% increase in residential valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV & Special Increase to Residential and Farmland Minimum Rate	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 476,486	9	\$ 476,486	\$ 190,059	\$ 864	\$ 960	\$ 95	\$ 1,007	\$ 48	\$ 1,060	\$ 52	\$ 1,117	\$ 57	\$ 253	\$ 63
\$ 476,487	\$ 499,999	-	\$ 490,000	\$ 370,035	\$ 864	\$ 960	\$ 95	\$ 1,007	\$ 48	\$ 1,060	\$ 52	\$ 1,117	\$ 57	\$ 253	\$ 63
\$ 500,000	\$ 799,999	78	\$ 600,000	\$ 453,104	\$ 1,030	\$ 1,111	\$ 81	\$ 1,167	\$ 56	\$ 1,228	\$ 61	\$ 1,294	\$ 66	\$ 264	\$ 66
\$ 800,000	\$ 999,999	104	\$ 900,000	\$ 679,656	\$ 1,545	\$ 1,667	\$ 122	\$ 1,750	\$ 83	\$ 1,841	\$ 91	\$ 1,941	\$ 99	\$ 396	\$ 99
\$ 1,000,000	\$ 1,499,999	97	\$ 1,250,000	\$ 943,966	\$ 2,146	\$ 2,315	\$ 169	\$ 2,431	\$ 116	\$ 2,558	\$ 126	\$ 2,696	\$ 138	\$ 550	\$ 137
\$ 1,500,000	\$ 1,999,999	63	\$ 1,750,000	\$ 1,321,553	\$ 3,005	\$ 3,242	\$ 237	\$ 3,404	\$ 162	\$ 3,581	\$ 177	\$ 3,774	\$ 193	\$ 769	\$ 192
\$ 2,000,000	\$ 4,999,999	37	\$ 3,500,000	\$ 2,643,106	\$ 6,009	\$ 6,483	\$ 474	\$ 6,807	\$ 324	\$ 7,161	\$ 354	\$ 7,548	\$ 387	\$ 1,539	\$ 385
\$ 5,000,000	\$ 9,999,999	4	\$ 7,500,000	\$ 5,663,798	\$ 12,877	\$ 13,892	\$ 1,016	\$ 14,587	\$ 695	\$ 15,346	\$ 759	\$ 16,174	\$ 829	\$ 3,298	\$ 824
\$ 10,000,000	\$ 19,999,999	6	\$ 15,000,000	\$ 11,327,595	\$ 25,753	\$ 27,785	\$ 2,031	\$ 29,174	\$ 1,389	\$ 30,691	\$ 1,517	\$ 32,348	\$ 1,657	\$ 6,595	\$ 1,649
\$ 20,000,000	\$ 39,000,000	1	\$ 30,000,000	\$ 22,655,190	\$ 51,507	\$ 55,569	\$ 4,063	\$ 58,348	\$ 2,778	\$ 61,382	\$ 3,034	\$ 64,697	\$ 3,315	\$ 13,190	\$ 3,298
\$ 40,000,000	\$ 48,000,000	3	\$ 45,000,000	\$ 33,982,785	\$ 77,260	\$ 83,354	\$ 6,094	\$ 87,522	\$ 4,168	\$ 92,073	\$ 4,551	\$ 97,045	\$ 4,972	\$ 19,785	\$ 4,946

Rates Table 8: Business Rates projections over four years with Rate Peg Only

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 260,000	\$ 234,298	\$ 1,855	\$ 1,603	-\$ 253	\$ 1,643	\$ 40	\$ 1,684	\$ 41	\$ 1,726	\$ 42	-\$ 129	-\$ 32
		Average Value	\$ 900,003	\$ 811,033	\$ 6,423	\$ 5,548	-\$ 874	\$ 5,687	\$ 139	\$ 5,829	\$ 142	\$ 5,975	\$ 146	-\$ 448	-\$ 112
		Minimum Rate	\$ 175,039	\$ 139,639	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 175,039	1,117	\$ 175,039	\$ 139,639	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
\$ 175,039	\$ 200,000	45	\$ 190,000	\$ 171,217	\$ 1,356	\$ 1,171	-\$ 185	\$ 1,201	\$ 29	\$ 1,231	\$ 30	\$ 1,261	\$ 31	-\$ 95	\$ 24
\$ 200,000	\$ 299,999	276	\$ 250,000	\$ 225,286	\$ 1,784	\$ 1,541	-\$ 243	\$ 1,580	\$ 39	\$ 1,619	\$ 39	\$ 1,660	\$ 40	-\$ 124	\$ 31
\$ 300,000	\$ 399,999	168	\$ 350,000	\$ 315,401	\$ 2,498	\$ 2,158	-\$ 340	\$ 2,212	\$ 54	\$ 2,267	\$ 55	\$ 2,324	\$ 57	-\$ 174	\$ 44
\$ 400,000	\$ 499,999	149	\$ 450,000	\$ 405,515	\$ 3,211	\$ 2,774	-\$ 437	\$ 2,843	\$ 69	\$ 2,915	\$ 71	\$ 2,987	\$ 73	-\$ 224	\$ 56
\$ 500,000	\$ 599,999	212	\$ 550,000	\$ 495,629	\$ 3,925	\$ 3,391	-\$ 534	\$ 3,475	\$ 85	\$ 3,562	\$ 87	\$ 3,651	\$ 89	-\$ 274	\$ 68
\$ 600,000	\$ 699,999	101	\$ 650,000	\$ 585,744	\$ 4,639	\$ 4,007	-\$ 632	\$ 4,107	\$ 100	\$ 4,210	\$ 103	\$ 4,315	\$ 105	-\$ 323	\$ 81
\$ 700,000	\$ 799,999	70	\$ 750,000	\$ 675,858	\$ 5,352	\$ 4,623	-\$ 729	\$ 4,739	\$ 116	\$ 4,858	\$ 118	\$ 4,979	\$ 121	-\$ 373	\$ 93
\$ 800,000	\$ 899,999	57	\$ 850,000	\$ 765,973	\$ 6,066	\$ 5,240	-\$ 826	\$ 5,371	\$ 131	\$ 5,505	\$ 134	\$ 5,643	\$ 138	-\$ 423	\$ 106
\$ 900,000	\$ 999,999	58	\$ 950,000	\$ 856,087	\$ 6,779	\$ 5,856	-\$ 923	\$ 6,003	\$ 146	\$ 6,153	\$ 150	\$ 6,307	\$ 154	-\$ 473	\$ 118
\$ 1,000,000	\$ 1,999,999	248	\$ 1,050,000	\$ 946,202	\$ 7,493	\$ 6,473	-\$ 1,020	\$ 6,635	\$ 162	\$ 6,801	\$ 166	\$ 6,971	\$ 170	-\$ 522	\$ 131
\$ 2,000,000	\$ 2,999,999	78	\$ 2,500,000	\$ 2,252,861	\$ 17,840	\$ 15,412	-\$ 2,429	\$ 15,797	\$ 385	\$ 16,192	\$ 395	\$ 16,597	\$ 405	-\$ 1,244	\$ 311
\$ 3,000,000	\$ 3,999,999	36	\$ 3,500,000	\$ 3,154,006	\$ 24,977	\$ 21,576	-\$ 3,400	\$ 22,116	\$ 539	\$ 22,668	\$ 553	\$ 23,235	\$ 567	-\$ 1,741	\$ 435
\$ 4,000,000	\$ 4,999,999	31	\$ 4,500,000	\$ 4,055,150	\$ 32,113	\$ 27,741	-\$ 4,372	\$ 28,434	\$ 694	\$ 29,145	\$ 711	\$ 29,874	\$ 729	-\$ 2,239	\$ 560
\$ 5,000,000	\$ 5,999,999	19	\$ 5,500,000	\$ 4,956,295	\$ 39,249	\$ 33,905	-\$ 5,343	\$ 34,753	\$ 848	\$ 35,622	\$ 869	\$ 36,512	\$ 891	-\$ 2,736	\$ 684
\$ 6,000,000	\$ 6,999,999	16	\$ 6,500,000	\$ 5,857,439	\$ 46,385	\$ 40,070	-\$ 6,315	\$ 41,072	\$ 1,002	\$ 42,099	\$ 1,027	\$ 43,151	\$ 1,052	-\$ 3,234	\$ 809
\$ 7,000,000	\$ 7,999,999	5	\$ 7,500,000	\$ 6,758,584	\$ 53,521	\$ 46,235	-\$ 7,287	\$ 47,391	\$ 1,156	\$ 48,575	\$ 1,185	\$ 49,790	\$ 1,214	-\$ 3,732	\$ 933
\$ 8,000,000	\$ 8,999,999	8	\$ 8,500,000	\$ 7,659,728	\$ 60,657	\$ 52,399	-\$ 8,258	\$ 53,709	\$ 1,310	\$ 55,052	\$ 1,343	\$ 56,428	\$ 1,376	-\$ 4,229	\$ 1,057
\$ 9,000,000	\$ 9,999,999	7	\$ 9,500,000	\$ 8,560,873	\$ 67,794	\$ 58,564	-\$ 9,230	\$ 60,028	\$ 1,464	\$ 61,529	\$ 1,501	\$ 63,067	\$ 1,538	-\$ 4,727	\$ 1,182
\$ 10,000,000	\$ 19,999,999	29	\$ 15,000,000	\$ 13,517,168	\$ 107,042	\$ 92,469	-\$ 14,573	\$ 94,781	\$ 2,312	\$ 97,151	\$ 2,370	\$ 99,579	\$ 2,429	-\$ 7,463	\$ 1,866
\$ 20,000,000	\$ 39,999,999	7	\$ 30,000,000	\$ 27,034,335	\$ 214,085	\$ 184,939	-\$ 29,146	\$ 189,562	\$ 4,623	\$ 194,301	\$ 4,739	\$ 199,159	\$ 4,858	-\$ 14,926	\$ 3,732
\$ 40,000,000	\$ 42,500,000	2	\$ 42,500,000	\$ 38,298,641	\$ 303,287	\$ 261,996	-\$ 41,291	\$ 268,546	\$ 6,550	\$ 275,260	\$ 6,714	\$ 282,141	\$ 6,881	-\$ 21,146	\$ 5,286

Rates Table 9: Business Rates projections over four years with SRV over four years

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 260,000	\$ 234,298	\$ 1,855	\$ 1,718	-\$ 138	\$ 1,803	\$ 86	\$ 1,897	\$ 94	\$ 2,000	\$ 102	\$ 144	\$ 36
		Average Value	\$ 900,003	\$ 811,033	\$ 6,423	\$ 5,945	-\$ 477	\$ 6,243	\$ 297	\$ 6,567	\$ 325	\$ 6,922	\$ 355	\$ 499	\$ 125
		Minimum Rate	\$ 175,048	\$ 139,639	\$ 1,106	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 175,048	1,117	\$ 175,039	\$ 139,639	\$ 1,105.80	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
\$ 175,049	\$ 200,000	45	\$ 190,000	\$ 171,217	\$ 1,355.87	\$ 1,255	-\$ 101	\$ 1,318	\$ 63	\$ 1,386	\$ 69	\$ 1,461	\$ 75	\$ 105	\$ 26
\$ 200,000	\$ 299,999	276	\$ 250,000	\$ 225,286	\$ 1,784.04	\$ 1,651	-\$ 133	\$ 1,734	\$ 83	\$ 1,824	\$ 90	\$ 1,923	\$ 99	\$ 139	\$ 35
\$ 300,000	\$ 399,999	168	\$ 350,000	\$ 315,401	\$ 2,497.66	\$ 2,312	-\$ 186	\$ 2,428	\$ 116	\$ 2,554	\$ 126	\$ 2,692	\$ 138	\$ 194	\$ 49
\$ 400,000	\$ 499,999	149	\$ 450,000	\$ 405,515	\$ 3,211.27	\$ 2,973	-\$ 239	\$ 3,121	\$ 149	\$ 3,284	\$ 162	\$ 3,461	\$ 177	\$ 250	\$ 62
\$ 500,000	\$ 599,999	212	\$ 550,000	\$ 495,629	\$ 3,924.89	\$ 3,633	-\$ 292	\$ 3,815	\$ 182	\$ 4,013	\$ 198	\$ 4,230	\$ 217	\$ 305	\$ 76
\$ 600,000	\$ 699,999	101	\$ 650,000	\$ 585,744	\$ 4,638.51	\$ 4,294	-\$ 345	\$ 4,509	\$ 215	\$ 4,743	\$ 234	\$ 4,999	\$ 256	\$ 361	\$ 90
\$ 700,000	\$ 799,999	70	\$ 750,000	\$ 675,858	\$ 5,352.12	\$ 4,954	-\$ 398	\$ 5,202	\$ 248	\$ 5,473	\$ 271	\$ 5,768	\$ 296	\$ 416	\$ 104
\$ 800,000	\$ 899,999	57	\$ 850,000	\$ 765,973	\$ 6,065.74	\$ 5,615	-\$ 451	\$ 5,896	\$ 281	\$ 6,202	\$ 307	\$ 6,537	\$ 335	\$ 472	\$ 118
\$ 900,000	\$ 999,999	58	\$ 950,000	\$ 856,087	\$ 6,779.36	\$ 6,276	-\$ 504	\$ 6,589	\$ 314	\$ 6,932	\$ 343	\$ 7,306	\$ 374	\$ 527	\$ 132
\$ 1,000,000	\$ 1,999,999	248	\$ 1,050,000	\$ 946,202	\$ 7,492.97	\$ 6,936	-\$ 557	\$ 7,283	\$ 347	\$ 7,662	\$ 379	\$ 8,075	\$ 414	\$ 582	\$ 146
\$ 2,000,000	\$ 2,999,999	78	\$ 2,500,000	\$ 2,252,861	\$ 17,840.41	\$ 16,515	-\$ 1,326	\$ 17,340	\$ 826	\$ 18,242	\$ 902	\$ 19,227	\$ 985	\$ 1,387	\$ 347
\$ 3,000,000	\$ 3,999,999	36	\$ 3,500,000	\$ 3,154,006	\$ 24,976.57	\$ 23,121	-\$ 1,856	\$ 24,277	\$ 1,156	\$ 25,539	\$ 1,262	\$ 26,918	\$ 1,379	\$ 1,942	\$ 485
\$ 4,000,000	\$ 4,999,999	31	\$ 4,500,000	\$ 4,055,150	\$ 32,112.73	\$ 29,727	-\$ 2,386	\$ 31,213	\$ 1,486	\$ 32,836	\$ 1,623	\$ 34,609	\$ 1,773	\$ 2,496	\$ 624
\$ 5,000,000	\$ 5,999,999	19	\$ 5,500,000	\$ 4,956,295	\$ 39,248.90	\$ 36,332	-\$ 2,916	\$ 38,149	\$ 1,817	\$ 40,133	\$ 1,984	\$ 42,300	\$ 2,167	\$ 3,051	\$ 763
\$ 6,000,000	\$ 6,999,999	16	\$ 6,500,000	\$ 5,857,439	\$ 46,385.06	\$ 42,938	-\$ 3,447	\$ 45,085	\$ 2,147	\$ 47,430	\$ 2,344	\$ 49,991	\$ 2,561	\$ 3,606	\$ 901
\$ 7,000,000	\$ 7,999,999	5	\$ 7,500,000	\$ 6,758,584	\$ 53,521.22	\$ 49,544	-\$ 3,977	\$ 52,021	\$ 2,477	\$ 54,727	\$ 2,705	\$ 57,682	\$ 2,955	\$ 4,161	\$ 1,040
\$ 8,000,000	\$ 8,999,999	8	\$ 8,500,000	\$ 7,659,728	\$ 60,657.39	\$ 56,150	-\$ 4,507	\$ 58,958	\$ 2,808	\$ 62,023	\$ 3,066	\$ 65,373	\$ 3,349	\$ 4,715	\$ 1,179
\$ 9,000,000	\$ 9,999,999	7	\$ 9,500,000	\$ 8,560,873	\$ 67,793.55	\$ 62,756	-\$ 5,038	\$ 65,894	\$ 3,138	\$ 69,320	\$ 3,426	\$ 73,064	\$ 3,743	\$ 5,270	\$ 1,318
\$ 10,000,000	\$ 19,999,999	29	\$ 15,000,000	\$ 13,517,168	\$ 107,042.45	\$ 99,089	-\$ 7,954	\$ 104,043	\$ 4,954	\$ 109,453	\$ 5,410	\$ 115,364	\$ 5,910	\$ 8,321	\$ 2,080
\$ 20,000,000	\$ 39,999,999	7	\$ 30,000,000	\$ 27,034,335	\$ 214,084.90	\$ 198,177	-\$ 15,908	\$ 208,086	\$ 9,909	\$ 218,906	\$ 10,820	\$ 230,727	\$ 11,821	\$ 16,642	\$ 4,161
\$ 40,000,000	\$ 42,500,000	2	\$ 42,500,000	\$ 38,298,641	\$ 303,286.94	\$ 280,751	-\$ 22,536	\$ 294,788	\$ 14,038	\$ 310,117	\$ 15,329	\$ 326,864	\$ 16,746	\$ 23,577	\$ 5,894

Table 10: Business - Penrith CBD Rates projections over four years with Rate Peg Only

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 8% increase in Penrith CBD business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 245,600	\$ 225,425	\$ 2,006	\$ 1,719	-\$ 287	\$ 1,762	\$ 43	\$ 1,806	\$ 44	\$ 1,851	\$ 45	-\$ 155	-\$ 39
		Average Value	\$ 850,329	\$ 780,477	\$ 6,945	\$ 5,951	-\$ 995	\$ 6,100	\$ 149	\$ 6,252	\$ 152	\$ 6,408	\$ 156	-\$ 537	-\$ 134
		Minimum Rate	\$ 154,186	\$ 123,003	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in Penrith CBD business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 154,186	153	\$ 154,186	\$ 123,003	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
\$ 154,187	\$ 199,999	11	\$ 170,000	\$ 156,035	\$ 1,389	\$ 1,190	-\$ 199	\$ 1,219	\$ 30	\$ 1,250	\$ 30	\$ 1,281	\$ 31	-\$ 107	-\$ 27
\$ 200,000	\$ 399,999	69	\$ 300,000	\$ 275,356	\$ 2,450	\$ 2,100	-\$ 351	\$ 2,152	\$ 52	\$ 2,206	\$ 54	\$ 2,261	\$ 55	-\$ 189	-\$ 47
\$ 400,000	\$ 599,999	47	\$ 500,000	\$ 458,926	\$ 4,084	\$ 3,499	-\$ 585	\$ 3,587	\$ 87	\$ 3,676	\$ 90	\$ 3,768	\$ 92	-\$ 316	-\$ 79
\$ 600,000	\$ 799,999	35	\$ 700,000	\$ 642,497	\$ 5,718	\$ 4,899	-\$ 819	\$ 5,021	\$ 122	\$ 5,147	\$ 126	\$ 5,276	\$ 129	-\$ 442	-\$ 111
\$ 800,000	\$ 999,999	23	\$ 900,000	\$ 826,067	\$ 7,351	\$ 6,299	-\$ 1,053	\$ 6,456	\$ 157	\$ 6,617	\$ 161	\$ 6,783	\$ 165	-\$ 568	-\$ 142
\$ 1,000,000	\$ 1,499,999	32	\$ 1,250,000	\$ 1,147,316	\$ 10,210	\$ 8,748	-\$ 1,462	\$ 8,967	\$ 219	\$ 9,191	\$ 224	\$ 9,421	\$ 230	-\$ 789	-\$ 197
\$ 1,500,000	\$ 1,999,999	13	\$ 1,750,000	\$ 1,606,242	\$ 14,294	\$ 12,247	-\$ 2,047	\$ 12,553	\$ 306	\$ 12,867	\$ 314	\$ 13,189	\$ 322	-\$ 1,105	-\$ 276
\$ 2,000,000	\$ 4,999,999	25	\$ 3,500,000	\$ 3,212,484	\$ 28,588	\$ 24,494	-\$ 4,094	\$ 25,107	\$ 612	\$ 25,734	\$ 628	\$ 26,378	\$ 643	-\$ 2,210	-\$ 553
\$ 5,000,000	\$ 9,999,999	3	\$ 7,500,000	\$ 6,883,894	\$ 61,260	\$ 52,488	-\$ 8,772	\$ 53,800	\$ 1,312	\$ 55,145	\$ 1,345	\$ 56,524	\$ 1,379	-\$ 4,736	-\$ 1,184
\$ 10,000,000	\$ 21,999,999	-	\$ 15,000,000	\$ 13,767,788	\$ 122,520	\$ 104,975	-\$ 17,544	\$ 107,600	\$ 2,624	\$ 110,290	\$ 2,690	\$ 113,047	\$ 2,757	-\$ 9,473	-\$ 2,368
\$ 22,000,000	\$ 79,000,000	2	\$ 79,000,000	\$ 72,510,348	\$ 645,270	\$ 552,870	-\$ 92,399	\$ 566,692	\$ 13,822	\$ 580,860	\$ 14,167	\$ 595,381	\$ 14,521	-\$ 49,889	-\$ 12,472

Table 11: Business - Penrith CBD Rates projections over four years with SRV over four years

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 8.95% increase in Penrith CBD business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 245,600	\$ 225,425	\$ 2,006	\$ 1,841	-\$ 165	\$ 1,933	\$ 92	\$ 2,034	\$ 101	\$ 2,144	\$ 110	\$ 138	\$ 34
		Average Value	\$ 850,329	\$ 780,477	\$ 6,945	\$ 6,375	-\$ 570	\$ 6,694	\$ 319	\$ 7,042	\$ 348	\$ 7,422	\$ 380	\$ 477	\$ 119
		Minimum Rate	\$ 154,237	\$ 123,003	\$ 1,106	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 10.97% increase in Penrith CBD business valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 154,237	153	\$ 154,186	\$ 123,003	\$ 1,106	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
\$ 154,238	\$ 199,999	11	\$ 170,000	\$ 156,035	\$ 1,389	\$ 1,275	-\$ 114	\$ 1,338	\$ 64	\$ 1,408	\$ 70	\$ 1,484	\$ 76	\$ 95	\$ 24
\$ 200,000	\$ 399,999	69	\$ 300,000	\$ 275,356	\$ 2,450	\$ 2,249	-\$ 201	\$ 2,362	\$ 112	\$ 2,484	\$ 123	\$ 2,619	\$ 134	\$ 168	\$ 42
\$ 400,000	\$ 599,999	47	\$ 500,000	\$ 458,926	\$ 4,084	\$ 3,749	-\$ 335	\$ 3,936	\$ 187	\$ 4,141	\$ 205	\$ 4,364	\$ 224	\$ 280	\$ 70
\$ 600,000	\$ 799,999	35	\$ 700,000	\$ 642,497	\$ 5,718	\$ 5,248	-\$ 470	\$ 5,510	\$ 262	\$ 5,797	\$ 287	\$ 6,110	\$ 313	\$ 392	\$ 98
\$ 800,000	\$ 999,999	23	\$ 900,000	\$ 826,067	\$ 7,351	\$ 6,747	-\$ 604	\$ 7,085	\$ 337	\$ 7,453	\$ 368	\$ 7,856	\$ 402	\$ 505	\$ 126
\$ 1,000,000	\$ 1,499,999	32	\$ 1,250,000	\$ 1,147,316	\$ 10,210	\$ 9,372	-\$ 838	\$ 9,840	\$ 469	\$ 10,352	\$ 512	\$ 10,911	\$ 559	\$ 701	\$ 175
\$ 1,500,000	\$ 1,999,999	13	\$ 1,750,000	\$ 1,606,242	\$ 14,294	\$ 13,120	-\$ 1,174	\$ 13,776	\$ 656	\$ 14,492	\$ 716	\$ 15,275	\$ 783	\$ 981	\$ 245
\$ 2,000,000	\$ 4,999,999	25	\$ 3,500,000	\$ 3,212,484	\$ 28,588	\$ 26,240	\$ 2,348	\$ 27,552	\$ 1,312	\$ 28,985	\$ 1,433	\$ 30,550	\$ 1,565	\$ 1,962	\$ 491
\$ 5,000,000	\$ 9,999,999	3	\$ 7,500,000	\$ 6,883,894	\$ 61,260	\$ 56,229	-\$ 5,031	\$ 59,040	\$ 2,811	\$ 62,111	\$ 3,070	\$ 65,465	\$ 3,354	\$ 4,205	\$ 1,051
\$ 10,000,000	\$ 21,999,999	-	\$ 15,000,000	\$ 13,767,788	\$ 122,520	\$ 112,458	-\$ 10,062	\$ 118,081	\$ 5,623	\$ 124,221	\$ 6,140	\$ 130,929	\$ 6,708	\$ 8,410	\$ 2,102
\$ 22,000,000	\$ 79,000,000	2	\$ 79,000,000	\$ 72,510,348	\$ 645,270	\$ 592,279	-\$ 52,991	\$ 621,893	\$ 29,614	\$ 654,231	\$ 32,338	\$ 689,560	\$ 35,328	\$ 44,290	\$ 11,073

Rates Table 12: Business - St Marys Town Centre Rates projections over four years with Rate Peg Only

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 11.11% increase in St Marys Town Centre valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 173,000	\$ 155,700	\$ 1,896	\$ 1,640	-\$ 256	\$ 1,681	\$ 41	\$ 1,723	\$ 42	\$ 1,766	\$ 43	-\$ 130	-\$ 32
		Average Value	\$ 317,779	\$ 286,001	\$ 3,483	\$ 3,013	-\$ 470	\$ 3,088	\$ 75	\$ 3,166	\$ 77	\$ 3,245	\$ 79	-\$ 239	-\$ 60
		Minimum Rate	\$ 113,804	\$ 123,003	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 11.11% increase in St Marys Town Centre valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 1.8% Rate Peg	Difference from Previous Year	2017-18 With Rate Peg 2.5%	Difference from Previous Year	2018-19 Rate with Rate peg 2.5%	Difference from Previous Year	2019-20 Rate with Rate Peg 2.5%	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 113,804	72	\$ 113,804	\$ 90,788	\$ 1,106	\$ 1,079	-\$ 27	\$ 1,106	\$ 27	\$ 1,134	\$ 28	\$ 1,162	\$ 28	\$ 56	\$ 14
\$ 113,805	\$ 199,999	65	\$ 150,000	\$ 135,000	\$ 1,644	\$ 1,422	-\$ 222	\$ 1,458	\$ 36	\$ 1,494	\$ 36	\$ 1,532	\$ 37	-\$ 113	-\$ 28
\$ 200,000	\$ 299,999	35	\$ 250,000	\$ 225,000	\$ 2,741	\$ 2,370	-\$ 370	\$ 2,430	\$ 59	\$ 2,490	\$ 61	\$ 2,553	\$ 62	-\$ 188	-\$ 47
\$ 300,000	\$ 399,999	20	\$ 350,000	\$ 315,000	\$ 3,837	\$ 3,319	-\$ 518	\$ 3,402	\$ 83	\$ 3,487	\$ 85	\$ 3,574	\$ 87	-\$ 263	-\$ 66
\$ 400,000	\$ 499,999	14	\$ 450,000	\$ 405,000	\$ 4,933	\$ 4,267	-\$ 666	\$ 4,373	\$ 107	\$ 4,483	\$ 109	\$ 4,595	\$ 112	-\$ 338	-\$ 85
\$ 500,000	\$ 599,999	11	\$ 550,000	\$ 495,000	\$ 6,029	\$ 5,215	-\$ 814	\$ 5,345	\$ 130	\$ 5,479	\$ 134	\$ 5,616	\$ 137	-\$ 413	-\$ 103
\$ 600,000	\$ 699,999	1	\$ 650,000	\$ 585,000	\$ 7,125	\$ 6,163	-\$ 962	\$ 6,317	\$ 154	\$ 6,475	\$ 158	\$ 6,637	\$ 162	-\$ 488	-\$ 122
\$ 700,000	\$ 799,999	5	\$ 750,000	\$ 675,000	\$ 8,222	\$ 7,111	-\$ 1,110	\$ 7,289	\$ 178	\$ 7,471	\$ 182	\$ 7,658	\$ 187	-\$ 563	-\$ 141
\$ 800,000	\$ 899,999	4	\$ 850,000	\$ 765,000	\$ 9,318	\$ 8,059	-\$ 1,258	\$ 8,261	\$ 201	\$ 8,467	\$ 207	\$ 8,679	\$ 212	-\$ 639	-\$ 160
\$ 900,000	\$ 999,999	1	\$ 950,000	\$ 855,000	\$ 10,414	\$ 9,008	-\$ 1,406	\$ 9,233	\$ 225	\$ 9,464	\$ 231	\$ 9,700	\$ 237	-\$ 714	-\$ 178
\$ 1,000,000	\$ 2,000,000	2	\$ 1,500,000	\$ 1,350,000	\$ 16,443	\$ 14,222	-\$ 2,221	\$ 14,578	\$ 356	\$ 14,942	\$ 364	\$ 15,316	\$ 374	-\$ 1,127	-\$ 282
\$ 2,000,000	\$ 3,999,999	3	\$ 3,000,000	\$ 2,700,000	\$ 32,886	\$ 28,445	-\$ 4,441	\$ 29,156	\$ 711	\$ 29,885	\$ 729	\$ 30,632	\$ 747	-\$ 2,254	-\$ 563
\$ 4,000,000	\$ 12,100,000	1	\$ 12,100,000	\$ 10,890,000	\$ 132,640	\$ 114,728	-\$ 17,912	\$ 117,596	\$ 2,868	\$ 120,536	\$ 2,940	\$ 123,549	\$ 3,013	-\$ 9,091	-\$ 2,273

Rates Table 13: Business - St Marys Town Centre Rates projections over four years with SRV over four years

			2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 11.11% increase in St Marys Town Centre valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
		Frequently Occurring Value	\$ 173,000	\$ 155,700	\$ 1,896	\$ 1,757	-\$ 139	\$ 1,845	\$ 88	\$ 1,941	\$ 96	\$ 2,046	\$ 105	\$ 149	\$ 37
		Average Value	\$ 317,779	\$ 286,001	\$ 3,483	\$ 3,228	-\$ 256	\$ 3,389	\$ 161	\$ 3,565	\$ 176	\$ 3,758	\$ 193	\$ 274	\$ 69
		Minimum Rate	\$ 113,804	\$ 123,003	\$ 1,106	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
Value Range From	Value Range To	Number of Properties within Valuation Ranges	2015 Land Value Used for Calculations from 2016-17 onwards	Comparable 2012 Value used for Current Rate Calculations (based on average 11.11% increase in St Marys Town Centre valuations)	2015-16 Current Rate	2016-17 Rate with AREAS SRV expiry plus 9.09% SRV	Difference from Previous Year	2017-18 With Rate Peg 5% SRV including Rate Peg	Difference from Previous Year	2018-19 Rate with 5.2% SRV including Rate Peg	Difference from Previous Year	2019-20 Rate with 5.4% SRV including Rate Peg	Difference from Previous Year	Total rates Increase Over four years	Average Increase per annum over four years
\$ 1	\$ 113,804	72	\$ 113,804	\$ 90,788	\$ 1,106	\$ 1,156	\$ 51	\$ 1,214	\$ 58	\$ 1,277	\$ 63	\$ 1,346	\$ 69	\$ 240	\$ 60
\$ 113,805	\$ 199,999	65	\$ 150,000	\$ 135,000	\$ 1,644	\$ 1,523	-\$ 121	\$ 1,600	\$ 76	\$ 1,683	\$ 83	\$ 1,774	\$ 91	\$ 129	\$ 32
\$ 200,000	\$ 299,999	35	\$ 250,000	\$ 225,000	\$ 2,741	\$ 2,539	-\$ 201	\$ 2,666	\$ 127	\$ 2,805	\$ 139	\$ 2,956	\$ 151	\$ 216	\$ 54
\$ 300,000	\$ 399,999	20	\$ 350,000	\$ 315,000	\$ 3,837	\$ 3,555	-\$ 282	\$ 3,733	\$ 178	\$ 3,927	\$ 194	\$ 4,139	\$ 212	\$ 302	\$ 75
\$ 400,000	\$ 499,999	14	\$ 450,000	\$ 405,000	\$ 4,933	\$ 4,570	-\$ 362	\$ 4,799	\$ 229	\$ 5,048	\$ 250	\$ 5,321	\$ 273	\$ 388	\$ 97
\$ 500,000	\$ 599,999	11	\$ 550,000	\$ 495,000	\$ 6,029	\$ 5,586	-\$ 443	\$ 5,865	\$ 279	\$ 6,170	\$ 305	\$ 6,504	\$ 333	\$ 474	\$ 119
\$ 600,000	\$ 699,999	1	\$ 650,000	\$ 585,000	\$ 7,125	\$ 6,602	-\$ 524	\$ 6,932	\$ 330	\$ 7,292	\$ 360	\$ 7,686	\$ 394	\$ 561	\$ 140
\$ 700,000	\$ 799,999	5	\$ 750,000	\$ 675,000	\$ 8,222	\$ 7,617	-\$ 604	\$ 7,998	\$ 381	\$ 8,414	\$ 416	\$ 8,869	\$ 454	\$ 647	\$ 162
\$ 800,000	\$ 899,999	4	\$ 850,000	\$ 765,000	\$ 9,318	\$ 8,633	-\$ 685	\$ 9,065	\$ 432	\$ 9,536	\$ 471	\$ 10,051	\$ 515	\$ 733	\$ 183
\$ 900,000	\$ 999,999	1	\$ 950,000	\$ 855,000	\$ 10,414	\$ 9,649	-\$ 765	\$ 10,131	\$ 482	\$ 10,658	\$ 527	\$ 11,233	\$ 576	\$ 820	\$ 205
\$ 1,000,000	\$ 2,000,000	2	\$ 1,500,000	\$ 1,350,000	\$ 16,443	\$ 15,235	-\$ 1,208	\$ 15,996	\$ 762	\$ 16,828	\$ 832	\$ 17,737	\$ 909	\$ 1,294	\$ 324
\$ 2,000,000	\$ 3,999,999	3	\$ 3,000,000	\$ 2,700,000	\$ 32,886	\$ 30,470	-\$ 2,417	\$ 31,993	\$ 1,523	\$ 33,657	\$ 1,664	\$ 35,474	\$ 1,817	\$ 2,588	\$ 647
\$ 4,000,000	\$ 12,100,000	1	\$ 12,100,000	\$ 10,890,000	\$ 132,640	\$ 122,894	-\$ 9,747	\$ 129,038	\$ 6,145	\$ 135,748	\$ 6,710	\$ 143,079	\$ 7,330	\$ 10,439	\$ 2,610