



11 March 2026

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Submission on Uralla Shire Council -Special Variation 2026-27

This draft submission is made by the Uralla Branch of NSW Farmers. IPART have granted an extension to lodge the final version on 11 March 2026, to allow for the submission to be approved by our members at a branch meeting held on 10 March 26.

Executive Summary

Over the past four years the Uralla Branch has undertaken ongoing dialogue with Uralla Shire Council (USC) re the inequitable levels of rates paid by the different rating categories, resulting from the rating methodology used by USC. This has seen farmland ratepayers, which represent only 20% of the total ratepayers, carrying 62% of the rates burden.

The SRV only exacerbates this situation with farmland ratepayers seeing a rate increase in dollar value that is eightfold the increase that residential rate payers will incur.

The Uralla Branch of NSW Farmers:

1. does not support the SRV in its current form, as the impact on farmland ratepayers is inequitable and will result in financial hardship for many in this sector;
2. does not support the changes to the base rate methodology which sees farmland ratepayers base rate increased by more than 500%, meaning this category representing 20% of ratepayers will contribute 50 % of the Shires base rate yield;
3. requests that prior to any SRV being approved by IPART, a full review of rates methodology is to be undertaken by USC, with the outcome such that the SRV is equitably shared by **all** ratepayers.

The need for a financial sustainable Council is acknowledged, and we look forward to working constructively with USC and the wider Uralla Community so that the financial security of our Shire is achieved in a manner that is equitably resourced by all ratepayers.

Introduction

The response from members of the Uralla branch of NSW Farmers on the need and justification for an SRV is mixed. This submission does not comment on whether the application from USC has met the IPART requirements for the justification of the financial need for an SRV, nor does it comment on the requirements that USC show productivity improvements and cost-containment measures in their application for a SRV. Rather this submission focuses on the OLG SV Criteria 2 & 3 being respectively Community Awareness and the Impact of the Special Rate Variation.

OLG SV Criterion 2 – Community awareness and engagement

The submission from USC does show that extensive community awareness activities were undertaken and does show the cumulative increase in both percentage terms and in dollar values. The Council foreshadowed the need for the SRV in their Long Term Financial Plan (LTFP) delivered early in 2025, and since then has provided many opportunities for comment and input from the community.

However, the application does not give evidence that the responses from the various sectors, and the community in general, have been incorporated to reshape the SRV to address the concerns of the community.

The Uralla Branch of NSW Farmers made a submission on the Draft Long Term Financial Plan in May 2025, (Attachment 1), stating that the proposed SRV would not be supported by rural ratepayers if USC did not address a long standing inequity in its adopted rating policy.

The results of this rating policy has seen NSW Farmers make several submissions to Council, on the inequities in the rates set for the different rating categories. The methodology that has been employed by Council is a common ad-valorem amount across all rating categories and a common base rate, which by default sets to be 50% of the category with the lowest ad-valorem value.

The outcome of using a common ad valorem across all rating categories means the category with the largest increase bears the brunt of the rate increase. For the 2022 revaluation period the extent of the increase in rural land values (due in part to the announcement of the REZ, and other factors) saw the rate peg increase of 3.7% applied as an increase of 11% to farmland ratepayers, and a decrease in rates of 9.5% for residential ratepayers, 2.4% decrease in rates for rural residential, and a 9% decrease in rates for business. The rating policy of Council meant that ratepayers in the farming category cross subsidised a rate relief afforded to other categories. (See Attachment 2 *Land Valuations and Rates – Effect of policy adopted by Council*)

The default process of having the base rate set by the common ad-valorem amount, means Council is not using the tools given to it under the Local Government Act to ensure that the base rate contributed by each and every ratepayer is an informed decision of Council,

based on assessing the financial requirements of running a sustainable Council. The rating method is choosing the base rate, rather than Council making a deliberative decision based on Section 536 of the local Government Act, which sets the criteria Council should consider when setting a base rate.

As a result of this methodology there have been times when the base rate decreased from that of the previous year's rate cycle. It could be said that, in part, the need for USC to have such a large SRV is the cumulative result of not ensuring this base contribution has been managed to meet the needs of the Shire.

Council responded to our submission on rating policy made in 2022, and to our submission on the LTFP made in 2025, stating that a review of rate policy would be undertaken. However, as at the launch of the community consultation period for the SRV, no such actions had been undertaken or communicated.

Following the launch of the community consultation the Uralla branch of NSW asked for a meeting with Council to reiterate our concerns. As per our previous submissions to Council the thrust of the discussion was that Council should use the tools provided to it by the LG Act to employ methodologies that would more equitably share the rate burden. Suggestions were to:

1. increase the base rate of **all** categories to a somewhat common amount, so that the yield from each category would meet common core operating costs of Council, thus ensuring all ratepayers contribute more equally to achieving the communities desire to have an independent (non-amalgamated) Council;
2. Use the tool of differential ad valorem amounts to ensure that the balance of rates collected was a deliberative process undertaken by Council to achieve the outcomes desired by the community as a whole.

No response has been received by Uralla branch of NSW Farmers from this meeting, however the SRV application at page 47 acknowledges that

Large landholders and farmers are seeking a review of rates distribution for equity,

and the response provided by Council is

USC has committed to a review of its rating categories.

We note that in Part A of the Application (the Xcel workbook) that Council has in fact taken on board the use of differential ad-valorem rating and have changed the base rate from a common figure to a different base rate for each category –the impact of these changes will be discussed under the next criteria.

However, in relation to community awareness, no community consultation or awareness of this VERY significant change was made to the group requesting the review of rating policy nor the wider community at large. Whilst the total SRV for each category remains as per the published % and at the published average dollar value, no rationale for the change to the base rates and the reasoning for the value of each base rate has been provided.

The tables below show the current and proposed base rate for each category and the base rate yield raised per category.

Base Rate Change

	number of ratepayers	Yr 0 current	Proposed Yr 1 SRV	Increase over yr 0
Residential	1477	\$ 306.50	\$ 380.00	23.98%
Rural Res	875	\$ 306.50	\$ 500.00	63.13%
Business	159	\$ 306.50	\$ 380.00	23.98%
Farmland	613	\$ 306.50	\$ 1,850.00	503.59%
	3124			

Base Rate Yield		Yr 0		Yr 1 SRV	
	number of ratepayers	total of base rate raised per category	% of total base	total of base rate raised per category	% of total base
Residential	1477	\$ 452,700	47.28%	\$ 561,260	25.6%
Rural Res	875	\$ 268,187	28.01%	\$ 437,500	19.9%
Business	159	\$ 48,733	5.09%	\$ 60,420	2.8%
Farmland	613	\$ 187,884	19.62%	\$ 1,134,050	51.7%
	3124	\$ 957,506	100.00%	\$ 2,193,230	100.0%

The base rate has increase by **503%** for farmland ratepayers and will see them contribute 50% of the \$2.1 m collected from the base rate component. Previously the base rate for all categories totalled \$ \$957,000, with farmland rate payers contributing 20% of this (\$188,000) which is proportionate to their representation of total ratepayers.

The request by NSW Farmers for all ratepayers to more equitably contribute to the base running costs of Council has been ignored, and no communication has been made as to why 20% of the ratepayers now bear 50% of the increased base rate revenue.

In their rationale for the need for an SRV, USC has communicated that cost shifting from State to Local Government is a major contributing factor to the unsustainable financial position of the Council.

In their application USC quote the *'Cost Shifting 2025' summary report commissioned by LG NSW, which notes the impact of this cost shifting to be in the vicinity of \$571.10 per ratepayer per year.*

USC state that, *for Uralla, with 3,124 assessments cost shifting equates to a value of \$1,784,116.10 per year which relates to 57.55% of the proposed Special Rate increase.*

If this is taken to be correct, under the rating policy adopted by USC the \$1.784m cost shift is not shared across all ratepayers equally – rather than each rate payer under the SRV contributing \$571.10, the rating method skews the amount borne by residential and business toward rural residential and farmland ratepayers, as is shown in the table below.

Proportion of "Cost Shift" amount of \$1784116.10 in Yr 1 borne by each rating category

	Assessments		average rate	total rate yield	% of rates paid Yr 1 SRV	"Cost shift" pd by each category	cost shift borne by av ratepayer per category
	Number	%					
Residential	1484	47.3%	\$ 784.14	\$ 1,163,671	19%	\$337,701	\$227.56
Rural Res	879	28.0%	\$ 1,202.29	\$ 1,056,814	17%	\$306,690	\$348.91
Business	160	5.1%	\$ 861.43	\$ 37,829	2%	\$39,998	\$249.99
Farmland	616	19.6%	\$ 6,151.80	\$ 3,789,511	62%	\$1,099,727	\$1,785.27
	3139	100.0%		\$ 6,147,824	100%	\$1,784,116	

As the cost shifting issue affects all ratepayers –the impact should be fairly shared by all ratepayers. As can be seen from above, the impact of Council recouping the cost shift falls significantly more on to the farmland sector, compared to other sectors.

No justification has been provided why a farmland ratepayer should shoulder **eight times** the burden of this State Government cost shift compared to a residential ratepayer.

OLG SV Criterion 3 – Impact on ratepayers

This Criterion states *“The impact on affected ratepayers must be reasonable, having regard to both the current rate levels, existing ratepayer base and the proposed purpose of the variation”*.

The communicated purpose of the SRV is to provide sufficient funding to ensure that USC remains a sustainable Council delivering upon the needs of the community. All ratepayers are impacted by the SRV, however the proportion of the SRV borne by various sectors is markedly different. Whilst the cumulative % increase across all categories of ratepayers is common, being 58% over 2 years, the magnitude of the difference in the dollar amount paid by the different categories is huge.

The cumulative result of the SRV will see total rates collected of \$7,561,824 for the 2027/28 year. Spread evenly over the estimated 3154 properties in 2027/28 rating year, this would be an average increase of \$880 to give an average rate of \$2398 per ratepayer.

However, under the current methodology this translates to an average increase for farmland of \$2719, bringing the average rate to \$7530; whereas residential ratepayers see an average increase of \$347, bringing their average rate to \$960 at year 2 of the SRV.

Averages only tell part of the story – for many larger landholders, the SRV as proposed and communicated during the engagement process, would have resulted in an increase of \$20,000 or more per year – clearly not sustainable or equitable.

For Uralla Shire, there is a disproportionate reliance upon rates from the Farmland sector, meaning this sector will most feel the impact of the SRV, and for larger landholders the impacts would be very significant.

In response to the concern of the impact on farmland ratepayers of the SRV raised to USC by NSW Farmers, Council did modify their SRV proposal to use different ad-valorem and base rates for the different rating categories, however the total amount collected from each rating category remained unchanged. This means any relief to larger farmland ratepayers has come at the expense of smaller farmland ratepayers, as any saving given to large landholders is picked up by other ratepayers within that category

These changes will see around 300 smaller farmland ratepayers paying more than the stated 28% SRV rate rise in Yr 1 of the SRV. Of these 150 will see their rates increase by up to 100% (i.e. doubled), and the remaining 150 paying up to 250%! *Attachment 3 Effect of base rate change on farmland ratepayers*. These affected ratepayers include farmers who run smaller properties, or properties in more marginal areas - and whose profitability is generally lower.

This was not the desired outcome of our discussion with USC - NSW Farmers sought to spread the impact more evenly across **all** rating categories and all ratepayers, reducing the reliance on farmland ratepayers, and increasing the share of rates paid by the non-farmland sector.

Compared to other New England Councils, farmland provides a significantly higher proportion of total rates. In Uralla, farmland ratepayers represent 20% of ratepayers and contribute 62% of rates, whereas for Glen Innes, farmland ratepayers are 20% of ratepayers and contribute 44% of total rates, and for Tenterfield Shire farmland ratepayers are 28% of ratepayers and contribute 47% of rates.

Many residential ratepayers have expressed concern at the affordability of the SRV. However, when compared to other New England Rural Councils, the rates paid by Uralla residential ratepayers is quite low. For the current rating year:

- An average residential ratepayer in Uralla currently pays \$613 in rates.
- For Glen Innes the average residential rate is \$1028
- For Tenterfield Shire the average residential rate (including villages) is \$890

The IPART application by USC shows the annual increases in rates for under the SRV to be on average \$171 for Residential ratepayers, \$263 for Rural Residential, \$187 for Business and \$1341 for farmland ratepayers.

Whilst the concerns of residential ratepayers are acknowledged, the dollar value of the increase for them is just one eighth of that borne by farmland ratepayers. Whilst the USC application touches on affordability generally, and specifically in relation to pensioners, it does not address the capacity of farmland ratepayers to pay this large increase, nor acknowledges the impact, particularly for those on smaller or less productive blocks. Nor does it address the impact for those landholders whose rates will more than double due to the base rate changes.

With agriculture recognised as the largest employer in the Shire (*Census data 2021 as quoted on USC Capacity to Pay attachment to the SRV application*), factors that affect the profitability of the sector have a flow on effect to the labour that can be employed by those farmland businesses. Thus, the economic impact of the SRV in its current form, has the potential to widely affect the economy of the Shire.

Conclusion

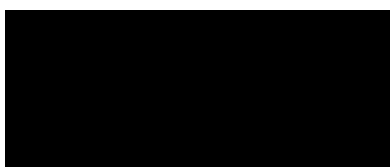
There is no doubt that Council faces a difficult task in ensuring it operates sustainably and continues to meet the needs and desires of the community. In seeking additional financial resourcing through the SRV, it is important that the equity issue that has arisen due to the past and current rating methodology is addressed.

However, under the SRV as proposed, farmland ratepayers, who represent just 20% of the total ratepayers, continue to pay 62% of the rates, whilst residential ratepayers, representing 47% of the ratepayers, continue to contribute just 19% of the total rates collected. Without addressing this inequity, the impact of the SRV on farmland ratepayers is not acceptable, as it further perpetuates the ongoing issue of farmland ratepayers subsidising the regionally low rates paid by Uralla residential, rural residential and business ratepayers.

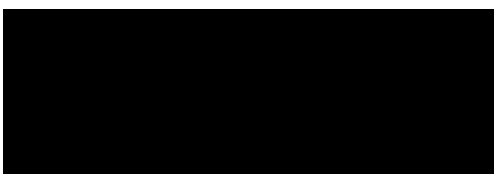
The current SRV proposal has not taken on board the feedback from the farmland ratepayers, nor has it communicated the rationale for the change to the base rate and has not examined financial impact of this change. USC have not demonstrated that it has explored the capacity of the farmland sector to pay the significant increase in rates, nor has shown that it has examined the financial impact of the SRV on this sector.

We recognise that it is politically unpalatable for Council to increase rates on the non-farmland sectors to the extent required to improve the parity of rates paid by all sectors. The overwhelming majority of ratepayers in the Shire are residential and rural residential ratepayers (75%). If the majority of ratepayers wish to retain an autonomous financially sustainable Council that delivers on the needs and desires articulated by the community, then this majority will need to contribute equitably to achieve those outcomes, rather than continue to rely on a disproportionate amount being levied on farmland ratepayers.

The need for a financial sustainable Shire is acknowledged, and we look forward to working constructively with USC and the wider Uralla Community to ensure that the financial security of our Shire is achieved in a manner that is equitably resourced by all ratepayers



Justin Hoad
Chair



Sonia Williams
Honorary Secretary



5 May 2025

The General Manager
Uralla Shire Council
PO Box 106
Uralla NSW 2358

Submission on USC Draft Long-Term Financial Plan.

On behalf of the Uralla Branch of NSW Farmers we thank Council for allowing an extension to provide this submission on the Draft Long Term Financial Plan (LTFP).

We acknowledge that Council has a difficult task in ensuring the long-term financial viability for our Shire. Our Submission does not support or reject the need for a Special Rate Variation (SRV), rather it highlights the disproportionate impact borne by our rural ratepayers if the current methodology employed by Council in setting rates, including the SRV as proposed in the LTFP, remains unchanged.

NSW Farmers and some of its members have, over previous years, brought to Councils attention the inequity resulting from the methodology of using a common ad-valorem amount. At the meeting held by NSW Farmers last week, modelling of the impact of the SRV using this methodology was tabled and discussed.

The modelling uses the percentage rate increases as per Annexure A of the Report on the Long-Term Financial Plan as sourced from Councils website. Using the proposed rate increases of 4.9% for 25/26, 28.5% for 26/27 and 23% for 27/28, the rate increases for those years were calculated.

In doing so, assumptions were made that the number of properties remains unchanged, as does the land value, along with the respective split of land values between rating categories. It is acknowledged that in reality this will not be the case, however the Valuer General has not yet released land valuations upon which the 2026/27 to 2028/29 rates will be based.

Despite this, the results shown in the Attachment and discussed in this submission, are indicative of the trends that we are likely to see from the proposed SRV, which will result in an overall rate increase of 66% over the next three years as compared to the 2024/25 rates.

Our members' main concern is not the quantum of the SRV, but rather the inequitable impact of this SRV increase on the rural sector arising from the methodology used by Uralla Shire Council (USC) in setting rates.

USC is one of the few Shires to apply a common ad-valorem to all categories of holdings. This means that Council is foregoing options available to it to set rates using a method that ensures the rate burden is borne equitably across all sectors of ratepayers. The issues arising from this methodology are highlighted below, and the impact of this method if applied to the SRV is discussed.

BASE RATE COMPONENT

As the base rate can only be 50% of the category's total rate, the base rate is in effect being capped by the use of the common ad-valorem rate. This method produces a low residential ad-valorem rate (due to residential land only being 12% of the land value but spread over 47% of the ratepayers), which by default then sets the base rate. Thus, the method is selecting the base rate, and is denying Council the ability or choice to set base rates at the level it believes is required or is equitable.

Other Councils set a much higher base rate in recognition that all ratepayers have equal access to the benefits of their Shire. At present only 20% of rates collected in USC comes from the base rate; we believe that a levying a higher base rate would improve the parity of rates levied on ratepayers.

AD-VALOREM COMPONENT

Whilst the method to set rates must use land value, the use of the common ad-valorem across all rating categories fails to acknowledge that land value in and of itself is not reflective of either the percentage of the Shires population on that land, nor in the case of farmland or business, the financial capability of those enterprises to bear the rates imposed upon them. Councils are allowed to set differential ad-valorem rates per category (and even sub-categories), to ensure the rates mechanism takes such factors into account, however USC does not.

Past rates information has been sourced from Uralla Shire documents, and an analysis of this data is provided in the attachments to this submission. The following points are based on this analysis.

- Under the current methodology of rate setting, farmland represents 19% of ratepayers but contributes 62% of the rates income.
- The proportion of rates paid by farmland ratepayers (62%) and non-farmland ratepayers (38%) has remained unchanged over the years.
- This is despite the fact that across the 18 year period from 2006/7 to 2024/25 there has been a shift in the proportion of properties within each category:
 - the number of farmland properties declined by 11% (76 properties) and,
 - the number of non- farmland properties has increased by 18% (an additional 379).
- The average rates per property have increased over this 18 year period by 90% for farmland, compared to 38% for all other categories. The increase borne by farmland rates payers over this period is more than double that of other categories purely as a result of the methodology used by USC in setting rates.

Members of NSW Farmers Uralla branch believe the current methodology used by Uralla Shire Council in setting rates is inequitable, and that this inequity will be further exacerbated by the imposition of the proposed SRV.

SPECIAL RATE VARIATION

The following points are based on the analysis provided in the attachments. These illustrate the impact of a SRV under the current methodology, and the proportion that will be borne by farmland ratepayers.

- The total rates collected for the 24/25 year were \$4,57,2426.
 - If this were to be spread evenly over the 3111 properties this is \$1470 per ratepayer (with only \$294 being the base rate and the balance being the ad- valorem component).
 - However, because of the methodology used by USC to set rates, this translates to an average rate for farmland of \$4661 (ad-valorem being \$4367 and base rate \$294) , and residential of \$589 (\$294 ad-valorem, and \$294 base rate).

- The cumulative result of the SRV will see total rates collected of \$7,581,068 for the 2027/28 year.
 - Spread evenly over the 3111 properties this is \$2437 per ratepayer.
 - However, under the current methodology this translates to an average rate for farmland of \$7728, whereas residential ratepayers see an average rate of \$977.

It was noted in our meeting that the average is just that - an average. Under the current methodology some of our larger landholders will bear increases from the SRV that are of an order that will impact their financial viability. As an example, for one of our members whose rates are currently \$32,000pa, under the SRV their rates would increase by \$21,000; meaning for the 27/28 year their rates would be \$53,000!

If the SRV goes ahead as proposed this equates to an averaged rate increase of \$967 per ratepayer per year over each of the 3 years. However, if the methodology remains unchanged this increase would be applied as an averaged yearly increase of \$1022 each year for farmland ratepayers and an averaged yearly increase of \$129 each year for residential ratepayers.

This result is clearly inequitable and a huge impost on our rural sector at a time when rural incomes are in decline.

REQUEST BY NSW FARMERS URALLA BRANCH

The above points all raise the question of equity, with rural ratepayers set to carry a disproportionate burden of any SRV that is levied, compared with other categories of ratepayers. This occurs because our rates methodology is based upon applying a common ad-valorem rate to all categories.

This methodology is constraining Councils ability in exercising their decision making role to improve parity in the setting of rates.

NSW Farmers Uralla Branch therefore requests that the decision to adopt **any** level of SRV is immutably linked to:

- a decision to review the methodology used by Uralla Shire Council to set rates, and
- adoption of a method that ensures there is greater parity in both the proposed SRV increase, and ongoing rates that are levied across all categories of ratepayers.

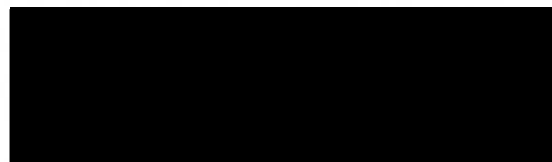
We request that the review of rate methodologies and rates setting should include those methods used by comparable local governments, and that the findings of the review are to be made publicly available.

NSW Farmers would welcome the opportunity to present to Council the attached analysis and the information as outlined in this submission, and to take questions on the matters we have raised.

Yours sincerely,



Justin Hoad, Chair
NSW Farmers Uralla Branch



Sonia Williams, Secretary
NSW Farmers Uralla Branch

**Attachments to the Submission by NSW Farmers Uralla Branch
On the
Uralla Shire Council Long-Term Financial Plan**

Change in Rates 2006-7 to 2024-25 & SRV

Rates Analysis – SRV

Published information on Rates 2024/25 and 2006/07

ANALYSIS OF RATE INCREASES AS PER THE URALLA LONG TERM FINANCIAL PLAN 25-26 TO 34-35

Category	24/25 rates				% total ratepayers	Total rates collected	% total rates paid
	Number	Av rate	less base rate	ad valorem			
farmland	604	4661	294	4367	19%	2,815,244	62%
residential	1474	589	294	295	47%	868,186	19%
rural res	874	900	294	606	28%	786,600	17%
business	159	644	294	350	5%	102,396	2%
TOTAL	3111	1,469.76				4,572,426	

Category	Number	PREV YR Av rate	25/26 rate peg		Total rates collected
			4.90% increase of		
farmland	604	4661	4889	\$ 228.39	2,953,191
residential	1474	589	618	\$ 28.86	910,727
rural res	874	900	944	\$ 44.10	825,143
business	159	644	676	\$ 31.56	107,413
TOTAL	3111	1,469.76	1,541.78	\$ 72.02	4,796,475

Category	Number	PREV YR Av rate	26/27 SRV inc CPI		Total rates collected
			28.50% increase of		
farmland	604	4889	6283	\$ 1,393.48	3,794,850
residential	1474	618	794	\$ 176.09	1,170,284
rural res	874	944	1213	\$ 269.07	1,060,309
business	159	676	868	\$ 192.53	138,026
TOTAL	3111	1,541.78	1,981.19	\$ 439.41	6,163,470

Category	Number	PREV YR Av rate	27/28 SRV inc CPI		Total rates collected
			23.00% increase of		
farmland	604	6283	7728	\$ 1,445.06	4,667,666
residential	1474	794	977	\$ 182.61	1,439,450
rural res	874	1213	1492	\$ 279.03	1,304,180
business	159	868	1068	\$ 199.66	169,772
TOTAL	3111	1,981.19	2,436.86	\$ 455.67	7,581,068

Category	Number	Av rate 24/25	Av rate 27/28	increase over 3 years		% increase
farmland	604	4661	7728	\$ 3,066.92		66%
residential	1474	589	977	\$ 387.56		66%
rural res	874	900	1492	\$ 592.20		66%
business	159	644	1068	\$ 423.75		66%
TOTAL	3111	1,469.76	2,436.86	967.10		

Category	Number	Av rate 24/25	Av rate 27/28	Total rates 24/25	Total rates 27/28	Increase per category	% of ratepayers	share of the % increase
farmland	604	4661	7728	2,815,244	4,667,666	1,852,422	19%	62%
residential	1474	589	977	868,186	1,439,450	571,264	47%	19%
rural res	874	900	1492	786,600	1,304,180	517,580	28%	17%
business	159	644	1068	102,396	169,772	67,376	5%	2%
TOTAL	3111	1,469.76	2,436.86	4,572,426	7,581,068	3,008,642		

Rates Structure – 2024/2025

Rate Type	Category	Number of Assessment		Ad Valorem Amount		Base Amount (\$)		Total Rate Levy		Yield of Total Rate Levy	
		2024/25	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24
Ordinary	Farmland	604	601	\$2,637,704	\$2,523,086	\$177,818	\$169,963	\$2,815,522	\$2,693,898	61.57%	61.62%
Ordinary	Residential	1,474	1,463	\$433,991	\$414,531	\$433,946	\$413,736	\$867,937	\$831,378	18.98%	18.95%
Rural	Residential	874	868	\$529,729	\$505,397	\$257,306	\$245,470	\$787,034	\$752,565	17.21%	17.18%
Ordinary	Business	159	159	\$55,636	\$53,225	\$46,810	\$44,965	\$102,446	\$98,190	2.24%	2.25%
Ordinary	Mining	-	-	-	-	-	-	-	-	0.00%	0.00%
Total		3,111	3,091	\$3,657,061	\$3,496,239	\$915,878	\$874,134	\$4,572,939	\$4,370,373	100%	100%

Note:

The Base Rate for the FY 2024/25 is \$294.40. In 2023/24 the Base Rate was \$282.80.
 Ad Valorem for the FY 2024/25 is \$0.2155 cents and 2023/24 \$0.2062 cents.

Average Rate for each Land Category 2024/2025

	Farmland	Residential	Rural Residential	Business	Mining
Approximate Total Rates from Category	\$2,815,522	\$867,937	\$787,034	\$102,446	\$0
% of Total Rates	61.57%	18.98%	17.21%	2.24%	0%
Number of assessments	604	1,474	874	159	0
Average rates per assessment	\$4,661	\$589	\$900	\$644	\$0
Total Land Value of category	\$1,223,823,400	\$201,360,180	\$245,779,850	\$25,813,700	\$0
% of Total Land Value	72%	12%	14%	2%	0%

Uralla Shire Council Operational Plan 2024-2025

	2007/2007				
	Farmland	Residential	Rural Residential	Mining	Special Rate
Approximate Total Rates from Category	\$1,662,693	\$509,693	\$464,359	\$0	\$10,709
% of Total Rates	63.25%	19.39%	17.67%	0%	0.28%
Number of assessments	680	1,279	685	0	1,127
Average rates per assessment	\$2,455	\$399	\$678	\$0	\$10
Total Land Value of category	\$254,014,050	\$42,373,230	\$54,474,300	\$0	\$7,272,930
% of Total Land Value	71.93%	11.83%	15.21%	0%	2.03%
					In other categories



Land Valuations and Rates Part 2

Effect of the Common Ad-Valorem Rate Policy as
adopted by Council for the 23/24 rates

Rates Structure 2023-24

Rate Type	Category	Number of Assessment		Ad Valorem Amount Cents in \$		Base Amount (\$)		Total Rate Levy		Yield of Total Rate Levy	
		2023/24	2022/23	2023/24	2022/23	2023/24	2022/23	2023/24	2022/23	2023/24	2022/23
Ordinary	Farmland	601	591	0.2062	0.3286	\$282.80	\$310.00	\$2,693,049	\$2,423,056	61.62%	57.49%
Ordinary	Residential	1463	1465	0.2062	0.3286	\$282.80	\$310.00	\$828,267	\$914,364	18.95%	21.70%
Rural	Residential	868	840	0.2062	0.3286	\$282.80	\$310.00	\$750,868	\$769,239	17.18%	18.25%
Ordinary	Business	159	158	0.2062	0.3286	\$282.80	\$310.00	\$98,190	\$107,782	2.25%	2.56%
Ordinary	Mining	-	-	0.2062	0.3286	\$282.80	\$310.00	-	-	0%	0%
Total		3,091	3,054					\$4,370,374	\$4,214,441	100%	100%

5 years ago farmland represented 20% of rateable properties and contributed 54% of total rates
 For the current year farmland represents 19% of properties and contributes 62% of total rates.

Farmlands carry a disproportionate share of general rates, which is worsening each time we have a rating revaluation, due to the methodology of the common ad-valorem rate

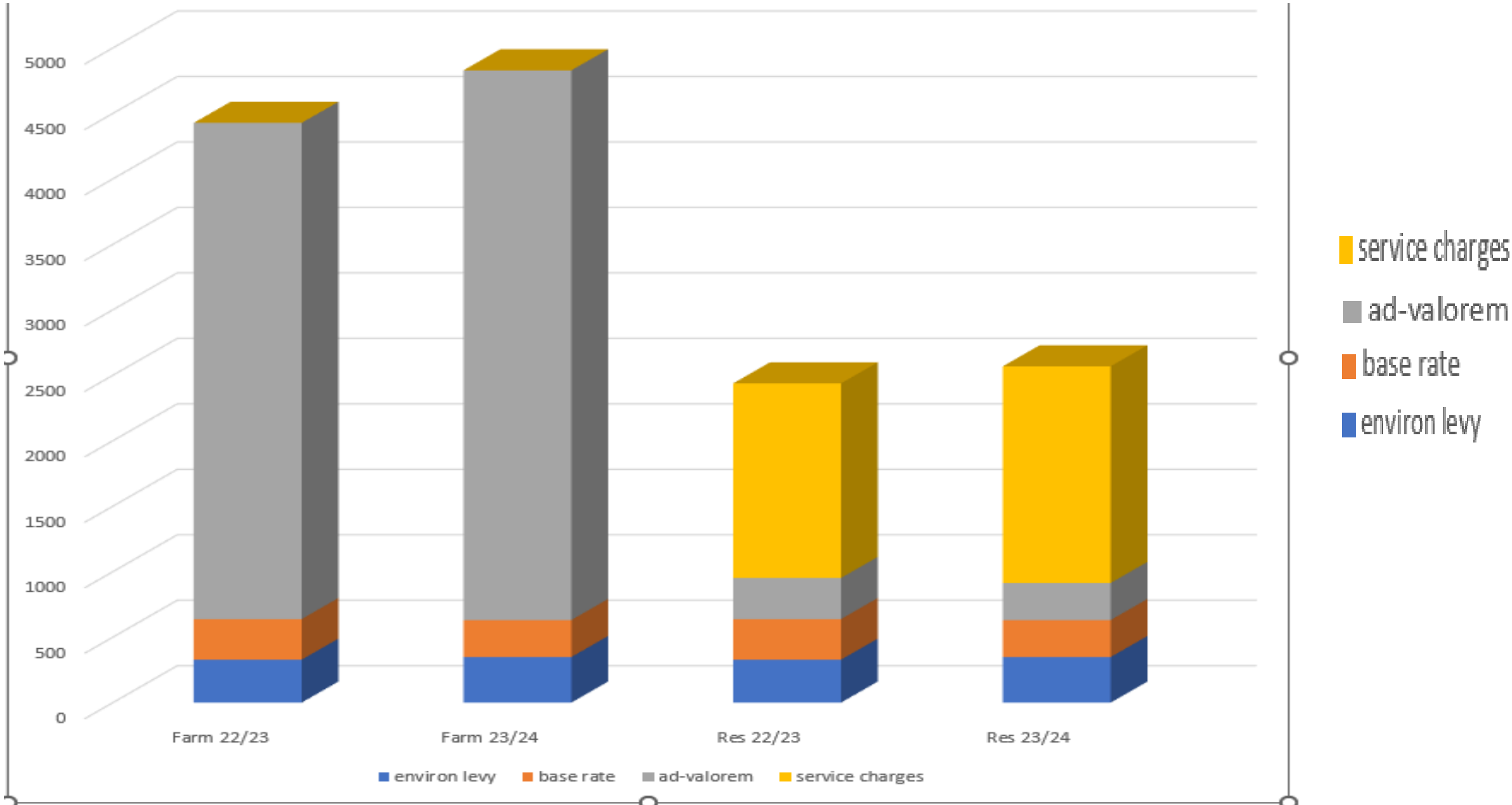
The effect on the average assessment for the farmland and residential categories of the rating policy adopted by Council

	Farmland	Residential
2022/23 Average rate	\$4100	\$624
2023/24 Average rate	\$4481	\$566
Change in average rate	\$381.00 (11% increase)	-\$58.00 (9% decrease)
Change in service charges	NA	\$168.45
Increase in environmental levy	\$20.00	\$20.00
Net increase	\$401.00	\$130.45

Compare this to the impact of a 3.7% increase in general rates to each category if a differential ad-valorum rate had been applied so that each rating category increased by 3.7%

	Farmland	Residential
2022/23 Average rate	\$4100	\$624
3.7% increase to average rate	\$151.70	\$23.00
Increase in service charges	NA	\$168.45
Increase in environmental levy	\$20.00	\$20.00
Net increase	\$171.70	\$211.45

Average Rates paid by Farmland and Residential 2022-23 vs 2023-24



Change in Av Rates over the past 5 years

Rating Category	18/19 to 19/20	19/20 to 20/21	20/21 to 21/22	21/22 to 22/23	22/23 to 23/24
Total all Categories	2.59%	2.70%	2.41%	3.14%	3.70%
Farmland	2.24%	10%	1.90%	2.67%	11.14%
Residential	2.78%	-5.02%	2.78%	2.76%	-9.42%
Rural Residential	3.26%	-6.74%	3.41%	5.06%	-2.39%
Business	3.14%	-5.56%	3.58%	3.27%	-8.90%

Cumulative 5 year impact

Rates Collected	Total	Farmland	Residential	Rural Res	Business	Mining
2023/24	\$ 4,370,374	\$ 2,693,049	\$ 828,267	\$ 750,868	\$ 98,190	0
2018/19	\$ 3,812,378	\$ 2,064,121	\$ 882,795	\$ 762,418	\$ 103,044	0
Change	\$ 557,996	\$ 628,928	-\$ 54,528	-\$ 11,550	-\$ 4,854	0
increase/decrease	14.6%	30%	-6%	-2%	-5%	

Over the past 5 years total rates collected has risen by 14.6%.

Farmland has seen an increase in its rates of 30%, whereas other categories have seen a decrease.

The decrease of other categories is a cost shift to farmland assessments.

Options to distribute rate increase more evenly

Increase

Increase base rate so the overall % contributed to rates through land value is decreased

Apply

Apply different ad valorem rates per category to ensure an average rise of 3.7% for all categories . This is the case in Armidale and many other Councils

Create

Create additional categories for highly impacted (eg greater than 80% increase in land value) and apply a lesser ad valorem rate

Data from VG bulk land values July 2025. Selected on RU1 & RU2 greater than 80acres (may not fully reflect Council rat list for this category)

PROPERTY ID	ZONE CODE	category			Proposed under SRV Yr 1			Current			Change		
		AREA	AREA TYPE	BASE DATE 1	Ad- Valorem Base	total rate	Ad- Valorem Base	total rate	\$	%			
					0.001766	1850		0.002254	306.5				
	RU1	10103.8	H	1/07/2025	40,200,000	70993	1850	72843	90611	307	90917	-18074	-20%
	RU1	4291.531	H	1/07/2025	31,000,000	54746	1850	56596	69874	307	70181	-13585	-19%
	RU1	2625.166	H	1/07/2025	30,100,000	53157	1850	55007	67845	307	68152	-13145	-19%
	RU2	12834	H	1/07/2025	21,900,000	38675	1850	40525	49363	307	49669	-9144	-18%
	RU1	1957.222	H	1/07/2025	19,700,000	34790	1850	36640	44404	307	44710	-8070	-18%
	RU1	4084	H	1/07/2025	17,500,000	30905	1850	32755	39445	307	39752	-6997	-18%
	RU1	1721.924	H	1/07/2025	16,100,000	28433	1850	30283	36289	307	36596	-6313	-17%
	RU1	1381.871	H	1/07/2025	15,800,000	27903	1850	29753	35613	307	35920	-6167	-17%
	RU1	2617.4	H	1/07/2025	13,800,000	24371	1850	26221	31105	307	31412	-5191	-17%
	RU1	2202.485	H	1/07/2025	13,100,000	23135	1850	24985	29527	307	29834	-4849	-16%
	RU1	2500.788	H	1/07/2025	12,500,000	22075	1850	23925	28175	307	28482	-4557	-16%
	RU1	2242.3	H	1/07/2025	12,400,000	21898	1850	23748	27950	307	28256	-4508	-16%
	RU1	1258.461	H	1/07/2025	11,700,000	20662	1850	22512	26372	307	26678	-4166	-16%
	RU1	1149.282	H	1/07/2025	11,500,000	20309	1850	22159	25921	307	26228	-4069	-16%
	RU1	1907.5	H	1/07/2025	11,400,000	20132	1850	21982	25696	307	26002	-4020	-15%
	RU2	1469	H	1/07/2025	11,300,000	19956	1850	21806	25470	307	25777	-3971	-15%
	RU1	1053.364	H	1/07/2025	11,200,000	19779	1850	21629	25245	307	25551	-3922	-15%
	RU1	1137	H	1/07/2025	11,100,000	19603	1850	21453	25019	307	25326	-3873	-15%
	RU1	1415	H	1/07/2025	10,900,000	19249	1850	21099	24569	307	24875	-3776	-15%
	RU1	991.765	H	1/07/2025	10,800,000	19073	1850	20923	24343	307	24650	-3727	-15%
	RU1	1254.503	H	1/07/2025	10,500,000	18543	1850	20393	23667	307	23974	-3581	-15%
	RU2	3766	H	1/07/2025	10,400,000	18366	1850	20216	23442	307	23748	-3532	-15%
	RU2	1919.97	H	1/07/2025	10,300,000	18190	1850	20040	23216	307	23523	-3483	-15%
	RU1	2397.8	H	1/07/2025	10,100,000	17837	1850	19687	22765	307	23072	-3385	-15%
	RU1	923.281	H	1/07/2025	10,100,000	17837	1850	19687	22765	307	23072	-3385	-15%
	RU1	1198.643	H	1/07/2025	9,980,000	17625	1850	19475	22495	307	22801	-3327	-15%
	RU2	2406.125	H	1/07/2025	9,860,000	17413	1850	19263	22224	307	22531	-3268	-15%
	RU1	890.019	H	1/07/2025	9,630,000	17007	1850	18857	21706	307	22013	-3156	-14%
	RU1	938.21	H	1/07/2025	9,290,000	16406	1850	18256	20940	307	21246	-2990	-14%
	RU1	952.464	H	1/07/2025	9,240,000	16318	1850	18168	20827	307	21133	-2966	-14%
	RU1	789.076	H	1/07/2025	9,190,000	16230	1850	18080	20714	307	21021	-2941	-14%
	RU2	2813.277	H	1/07/2025	9,030,000	15947	1850	17797	20354	307	20660	-2863	-14%
	RU1	772.823	H	1/07/2025	8,890,000	15700	1850	17550	20038	307	20345	-2795	-14%
	RU2	2644	H	1/07/2025	8,290,000	14640	1850	16490	18686	307	18992	-2502	-13%
	RU1	863.97	H	1/07/2025	8,290,000	14640	1850	16490	18686	307	18992	-2502	-13%
	RU1	1674	H	1/07/2025	8,100,000	14305	1850	16155	18257	307	18564	-2409	-13%
	RU1	763.1	H	1/07/2025	8,050,000	14216	1850	16066	18145	307	18451	-2385	-13%
	RU1	1601	H	1/07/2025	8,020,000	14163	1850	16013	18077	307	18384	-2370	-13%
	RU1	768.03	H	1/07/2025	7,810,000	13792	1850	15642	17604	307	17910	-2268	-13%
	RU1	622.13	H	1/07/2025	7,770,000	13722	1850	15572	17514	307	17820	-2248	-13%
	RU2	1627.8	H	1/07/2025	7,610,000	13439	1850	15289	17153	307	17459	-2170	-12%
	RU2	3351	H	1/07/2025	7,510,000	13263	1850	15113	16928	307	17234	-2121	-12%
	RU1	771.112	H	1/07/2025	7,480,000	13210	1850	15060	16860	307	17166	-2107	-12%
	RU1	683.4	H	1/07/2025	7,480,000	13210	1850	15060	16860	307	17166	-2107	-12%
	RU1	554.446	H	1/07/2025	7,480,000	13210	1850	15060	16860	307	17166	-2107	-12%
	RU1	2187	H	1/07/2025	7,320,000	12927	1850	14777	16499	307	16806	-2029	-12%
	RU1	1455	H	1/07/2025	7,310,000	12909	1850	14759	16477	307	16783	-2024	-12%
	RU1	819.17	H	1/07/2025	7,310,000	12909	1850	14759	16477	307	16783	-2024	-12%
	RU2	1854.431	H	1/07/2025	7,280,000	12856	1850	14706	16409	307	16716	-2009	-12%
	RU1	1862.833	H	1/07/2025	6,980,000	12327	1850	14177	15733	307	16039	-1863	-12%
	RU1	644.849	H	1/07/2025	6,800,000	12009	1850	13859	15327	307	15634	-1775	-11%
	RU1	1033.873	H	1/07/2025	6,750,000	11921	1850	13771	15215	307	15521	-1751	-11%
	RU2	1799.7	H	1/07/2025	6,660,000	11762	1850	13612	15012	307	15318	-1707	-11%
	RU1	1236.8	H	1/07/2025	6,380,000	11267	1850	13117	14381	307	14687	-1570	-11%
	RU1	1217.602	H	1/07/2025	6,260,000	11055	1850	12905	14110	307	14417	-1511	-10%
	RU1	1182.788	H	1/07/2025	6,170,000	10896	1850	12746	13907	307	14214	-1467	-10%
	RU2	3139	H	1/07/2025	6,010,000	10614	1850	12464	13547	307	13853	-1389	-10%
	RU1	550.045	H	1/07/2025	6,010,000	10614	1850	12464	13547	307	13853	-1389	-10%
	RU1	806.2	H	1/07/2025	5,960,000	10525	1850	12375	13434	307	13740	-1365	-10%
	RU1	509.67	H	1/07/2025	5,780,000	10207	1850	12057	13028	307	13335	-1277	-10%
	RU1	1116.511	H	1/07/2025	5,750,000	10155	1850	12005	12961	307	13267	-1263	-10%
	RU1	492.9	H	1/07/2025	5,720,000	10102	1850	11952	12893	307	13199	-1248	-9%
	RU1	1694.45	H	1/07/2025	5,600,000	9890	1850	11740	12622	307	12929	-1189	-9%
	RU1	624.619	H	1/07/2025	5,600,000	9890	1850	11740	12622	307	12929	-1189	-9%
	RU1	550.168	H	1/07/2025	5,570,000	9837	1850	11687	12555	307	12861	-1175	-9%
	RU1	499.81	H	1/07/2025	5,570,000	9837	1850	11687	12555	307	12861	-1175	-9%
	RU1	594.429	H	1/07/2025	5,550,000	9801	1850	11651	12510	307	12816	-1165	-9%
	RU1	638.1	H	1/07/2025	5,540,000	9784	1850	11634	12487	307	12794	-1160	-9%
	RU1	1187.65	H	1/07/2025	5,450,000	9625	1850	11475	12284	307	12591	-1116	-9%
	RU1	522.734	H	1/07/2025	5,240,000	9254	1850	11104	11811	307	12117	-1014	-8%
	RU2	3012.85	H	1/07/2025	5,210,000	9201	1850	11051	11743	307	12050	-999	-8%
	RU1	585.03	H	1/07/2025	5,210,000	9201	1850	11051	11743	307	12050	-999	-8%

RU1	1246.6	H	1/07/2025	5,130,000	9060	1850	10910	11563	307	11870	-960	-8%
RU1	462.173	H	1/07/2025	5,060,000	8936	1850	10786	11405	307	11712	-926	-8%
RU2	1820.929	H	1/07/2025	5,050,000	8918	1850	10768	11383	307	11689	-921	-8%
RU1	496.1	H	1/07/2025	5,020,000	8865	1850	10715	11315	307	11622	-906	-8%
RU2	548.77	H	1/07/2025	4,960,000	8759	1850	10609	11180	307	11486	-877	-8%
RU1	743.3	H	1/07/2025	4,840,000	8547	1850	10397	10909	307	11216	-818	-7%
RU1	553.864	H	1/07/2025	4,800,000	8477	1850	10327	10819	307	11126	-799	-7%
RU1	426.499	H	1/07/2025	4,760,000	8406	1850	10256	10729	307	11036	-779	-7%
RU1	434.578	H	1/07/2025	4,750,000	8389	1850	10239	10707	307	11013	-775	-7%
RU1	666.554	H	1/07/2025	4,730,000	8353	1850	10203	10661	307	10968	-765	-7%
RU1	536.069	H	1/07/2025	4,620,000	8159	1850	10009	10413	307	10720	-711	-7%
RU2	1326.6	H	1/07/2025	4,610,000	8141	1850	9991	10391	307	10697	-706	-7%
RU2	1273.7	H	1/07/2025	4,590,000	8106	1850	9956	10346	307	10652	-696	-7%
RU1	499.916	H	1/07/2025	4,500,000	7947	1850	9797	10143	307	10450	-653	-6%
RU1	411.095	H	1/07/2025	4,490,000	7929	1850	9779	10120	307	10427	-648	-6%
RU1	335.86	H	1/07/2025	4,480,000	7912	1850	9762	10098	307	10404	-643	-6%
RU2	2212.57	H	1/07/2025	4,400,000	7770	1850	9620	9918	307	10224	-604	-6%
RU2	2091.324	H	1/07/2025	4,390,000	7753	1850	9603	9895	307	10202	-599	-6%
RU1	325.3	H	1/07/2025	4,390,000	7753	1850	9603	9895	307	10202	-599	-6%
RU1	1575.391	H	1/07/2025	4,310,000	7611	1850	9461	9715	307	10021	-560	-6%
RU1	461.85	H	1/07/2025	4,310,000	7611	1850	9461	9715	307	10021	-560	-6%
RU2	855.5	H	1/07/2025	4,300,000	7594	1850	9444	9692	307	9999	-555	-6%
RU2	1712.259	H	1/07/2025	4,280,000	7558	1850	9408	9647	307	9954	-545	-5%
RU1	408.279	H	1/07/2025	4,280,000	7558	1850	9408	9647	307	9954	-545	-5%
RU1	964.02	H	1/07/2025	4,270,000	7541	1850	9391	9625	307	9931	-540	-5%
RU2	1181	H	1/07/2025	4,260,000	7523	1850	9373	9602	307	9909	-535	-5%
RU1	877.4	H	1/07/2025	4,250,000	7506	1850	9356	9580	307	9886	-531	-5%
RU1	460.22	H	1/07/2025	4,250,000	7506	1850	9356	9580	307	9886	-531	-5%
RU1	546.31	H	1/07/2025	4,220,000	7453	1850	9303	9512	307	9818	-516	-5%
RU1	458.6	H	1/07/2025	4,210,000	7435	1850	9285	9489	307	9796	-511	-5%
RU1	387.989	H	1/07/2025	4,210,000	7435	1850	9285	9489	307	9796	-511	-5%
RU1	311.7	H	1/07/2025	4,190,000	7400	1850	9250	9444	307	9751	-501	-5%
RU1	508.1	H	1/07/2025	4,160,000	7347	1850	9197	9377	307	9683	-487	-5%
RU1	971.9	H	1/07/2025	4,150,000	7329	1850	9179	9354	307	9661	-482	-5%
RU1	394.654	H	1/07/2025	4,150,000	7329	1850	9179	9354	307	9661	-482	-5%
RU2	1252	H	1/07/2025	4,120,000	7276	1850	9126	9286	307	9593	-467	-5%
RU1	378.77	H	1/07/2025	4,120,000	7276	1850	9126	9286	307	9593	-467	-5%
RU1	358.374	H	1/07/2025	4,120,000	7276	1850	9126	9286	307	9593	-467	-5%
RU1	1427	H	1/07/2025	4,100,000	7241	1850	9091	9241	307	9548	-457	-5%
RU1	380.234	H	1/07/2025	4,050,000	7152	1850	9002	9129	307	9435	-433	-5%
RU1	317.3	H	1/07/2025	4,050,000	7152	1850	9002	9129	307	9435	-433	-5%
RU1	439.15	H	1/07/2025	3,990,000	7046	1850	8896	8993	307	9300	-404	-4%
RU1	771.93	H	1/07/2025	3,930,000	6940	1850	8790	8858	307	9165	-374	-4%
RU1	414	H	1/07/2025	3,930,000	6940	1850	8790	8858	307	9165	-374	-4%
RU1	358.79	H	1/07/2025	3,900,000	6887	1850	8737	8791	307	9097	-360	-4%
RU1	368.741	H	1/07/2025	3,870,000	6834	1850	8684	8723	307	9029	-345	-4%
RU1	354.116	H	1/07/2025	3,870,000	6834	1850	8684	8723	307	9029	-345	-4%
RU1	463.2	H	1/07/2025	3,830,000	6764	1850	8614	8633	307	8939	-326	-4%
RU2	2077	H	1/07/2025	3,820,000	6746	1850	8596	8610	307	8917	-321	-4%
RU1	556.207	H	1/07/2025	3,820,000	6746	1850	8596	8610	307	8917	-321	-4%
RU1	552.6	H	1/07/2025	3,760,000	6640	1850	8490	8475	307	8782	-291	-3%
RU1	429.74	H	1/07/2025	3,730,000	6587	1850	8437	8407	307	8714	-277	-3%
RU1	386.03	H	1/07/2025	3,730,000	6587	1850	8437	8407	307	8714	-277	-3%
RU1	751	H	1/07/2025	3,720,000	6570	1850	8420	8385	307	8691	-272	-3%
RU1	749.44	H	1/07/2025	3,720,000	6570	1850	8420	8385	307	8691	-272	-3%
RU1	864.46	H	1/07/2025	3,710,000	6552	1850	8402	8362	307	8669	-267	-3%
RU1	310.962	H	1/07/2025	3,710,000	6552	1850	8402	8362	307	8669	-267	-3%
RU1	526.2	H	1/07/2025	3,660,000	6464	1850	8314	8250	307	8556	-243	-3%
RU1	727.73	H	1/07/2025	3,620,000	6393	1850	8243	8159	307	8466	-223	-3%
RU1	343.2	H	1/07/2025	3,600,000	6358	1850	8208	8114	307	8421	-213	-3%
RU2	1181.068	H	1/07/2025	3,590,000	6340	1850	8190	8092	307	8398	-208	-2%
RU1	324.317	H	1/07/2025	3,560,000	6287	1850	8137	8024	307	8331	-194	-2%
RU2	1443.7	H	1/07/2025	3,540,000	6252	1850	8102	7979	307	8286	-184	-2%
RU2	685.503	H	1/07/2025	3,540,000	6252	1850	8102	7979	307	8286	-184	-2%
RU2	2311.736	H	1/07/2025	3,530,000	6234	1850	8084	7957	307	8263	-179	-2%
RU1	322.84	H	1/07/2025	3,500,000	6181	1850	8031	7889	307	8196	-165	-2%
RU1	690.65	H	1/07/2025	3,480,000	6146	1850	7996	7844	307	8150	-155	-2%
RU1	385.1	H	1/07/2025	3,480,000	6146	1850	7996	7844	307	8150	-155	-2%
RU1	753.69	H	1/07/2025	3,450,000	6093	1850	7943	7776	307	8083	-140	-2%
RU1	691.3	H	1/07/2025	3,450,000	6093	1850	7943	7776	307	8083	-140	-2%
RU1	336.203	H	1/07/2025	3,380,000	5969	1850	7819	7619	307	7925	-106	-1%
RU2	667.397	H	1/07/2025	3,360,000	5934	1850	7784	7573	307	7880	-96	-1%
RU1	325.384	H	1/07/2025	3,360,000	5934	1850	7784	7573	307	7880	-96	-1%
RU1	742.1	H	1/07/2025	3,350,000	5916	1850	7766	7551	307	7857	-91	-1%
RU2	663.3	H	1/07/2025	3,350,000	5916	1850	7766	7551	307	7857	-91	-1%
RU1	397.37	H	1/07/2025	3,330,000	5881	1850	7731	7506	307	7812	-82	-1%
RU1	693.517	H	1/07/2025	3,310,000	5845	1850	7695	7461	307	7767	-72	-1%
RU1	399.631	H	1/07/2025	3,270,000	5775	1850	7625	7371	307	7677	-52	-1%

RU1	266.595	H	1/07/2025	3,270,000	5775	1850	7625	7371	307	7677	-52	-1%
RU1	328.912	H	1/07/2025	3,250,000	5740	1850	7590	7326	307	7632	-43	-1%
RU2	327.2	H	1/07/2025	3,250,000	5740	1850	7590	7326	307	7632	-43	-1%
RU1	439.893	H	1/07/2025	3,210,000	5669	1850	7519	7235	307	7542	-23	0%
RU1	589.909	H	1/07/2025	3,190,000	5634	1850	7484	7190	307	7497	-13	0%
RU1	398	H	1/07/2025	3,190,000	5634	1850	7484	7190	307	7497	-13	0%
RU1	648.072	H	1/07/2025	3,180,000	5616	1850	7466	7168	307	7474	-8	0%
RU1	382.98	H	1/07/2025	3,170,000	5598	1850	7448	7145	307	7452	-3	0%
RU1	728.4	H	1/07/2025	3,160,000	5581	1850	7431	7123	307	7429	1	0%
RU1	342.9	H	1/07/2025	3,150,000	5563	1850	7413	7100	307	7407	6	0%
RU1	698.2	H	1/07/2025	3,030,000	5351	1850	7201	6830	307	7136	65	1%
RU2	935.48	H	1/07/2025	2,970,000	5245	1850	7095	6694	307	7001	94	1%
RU1	220.6	H	1/07/2025	2,960,000	5227	1850	7077	6672	307	6978	99	1%
RU2	558.789	H	1/07/2025	2,900,000	5121	1850	6971	6537	307	6843	128	2%
RU2	488.928	H	1/07/2025	2,900,000	5121	1850	6971	6537	307	6843	128	2%
RU2	764.819	H	1/07/2025	2,880,000	5086	1850	6936	6492	307	6798	138	2%
RU2	1001.32	H	1/07/2025	2,870,000	5068	1850	6918	6469	307	6775	143	2%
RU1	243.734	H	1/07/2025	2,860,000	5051	1850	6901	6446	307	6753	148	2%
RU1	215.36	H	1/07/2025	2,860,000	5051	1850	6901	6446	307	6753	148	2%
RU1	240.883	H	1/07/2025	2,820,000	4980	1850	6830	6356	307	6663	167	3%
RU2	1618	H	1/07/2025	2,780,000	4909	1850	6759	6266	307	6573	187	3%
RU1	278.64	H	1/07/2025	2,750,000	4857	1850	6707	6199	307	6505	202	3%
RU1	522.9	H	1/07/2025	2,670,000	4715	1850	6565	6018	307	6325	241	4%
RU1	233.2	H	1/07/2025	2,660,000	4698	1850	6548	5996	307	6302	245	4%
RU1	342.93	H	1/07/2025	2,650,000	4680	1850	6530	5973	307	6280	250	4%
RU1	209.9	H	1/07/2025	2,650,000	4680	1850	6530	5973	307	6280	250	4%
RU2	544.1	H	1/07/2025	2,640,000	4662	1850	6512	5951	307	6257	255	4%
RU1	251.3	H	1/07/2025	2,620,000	4627	1850	6477	5905	307	6212	265	4%
RU1	237.969	H	1/07/2025	2,600,000	4592	1850	6442	5860	307	6167	275	4%
RU2	698.514	H	1/07/2025	2,540,000	4486	1850	6336	5725	307	6032	304	5%
RU2	666.758	H	1/07/2025	2,530,000	4468	1850	6318	5703	307	6009	309	5%
RU2	468.8	H	1/07/2025	2,520,000	4450	1850	6300	5680	307	5987	314	5%
RU2	1625.3	H	1/07/2025	2,500,000	4415	1850	6265	5635	307	5942	324	5%
RU1	241.8	H	1/07/2025	2,470,000	4362	1850	6212	5567	307	5874	338	6%
RU1	267.747	H	1/07/2025	2,460,000	4344	1850	6194	5545	307	5851	343	6%
RU1	206	H	1/07/2025	2,430,000	4291	1850	6141	5477	307	5784	358	6%
RU1	248.2	H	1/07/2025	2,420,000	4274	1850	6124	5455	307	5761	363	6%
RU2	1027.073	H	1/07/2025	2,310,000	4079	1850	5929	5207	307	5513	416	8%
RU1	182.1	H	1/07/2025	2,310,000	4079	1850	5929	5207	307	5513	416	8%
RU1	191.88	H	1/07/2025	2,300,000	4062	1850	5912	5184	307	5491	421	8%
RU1	151.093	H	1/07/2025	2,300,000	4062	1850	5912	5184	307	5491	421	8%
RU2	374.6	H	1/07/2025	2,290,000	4044	1850	5894	5162	307	5468	426	8%
RU1	219.83	H	1/07/2025	2,280,000	4026	1850	5876	5139	307	5446	431	8%
RU1	358.1	H	1/07/2025	2,240,000	3956	1850	5806	5049	307	5355	450	8%
RU1	789.3	H	1/07/2025	2,220,000	3921	1850	5771	5004	307	5310	460	9%
RU1	236.1	H	1/07/2025	2,210,000	3903	1850	5753	4981	307	5288	465	9%
RU2	199.48	H	1/07/2025	2,200,000	3885	1850	5735	4959	307	5265	470	9%
RU2	993.4	H	1/07/2025	2,190,000	3868	1850	5718	4936	307	5243	475	9%
RU2	298.62	H	1/07/2025	2,190,000	3868	1850	5718	4936	307	5243	475	9%
RU1	196.8	H	1/07/2025	2,150,000	3797	1850	5647	4846	307	5153	494	10%
RU2	383.047	H	1/07/2025	2,140,000	3779	1850	5629	4824	307	5130	499	10%
RU1	417.97	H	1/07/2025	2,130,000	3762	1850	5612	4801	307	5108	504	10%
RU1	513.659	H	1/07/2025	2,120,000	3744	1850	5594	4778	307	5085	509	10%
RU1	234.006	H	1/07/2025	2,110,000	3726	1850	5576	4756	307	5062	514	10%
RU1	202.7	H	1/07/2025	2,100,000	3709	1850	5559	4733	307	5040	519	10%
RU1	208.267	H	1/07/2025	2,090,000	3691	1850	5541	4711	307	5017	524	10%
RU1	201.38	H	1/07/2025	2,080,000	3673	1850	5523	4688	307	4995	528	11%
RU2	503.17	H	1/07/2025	2,030,000	3585	1850	5435	4576	307	4882	553	11%
RU1	146.649	H	1/07/2025	2,030,000	3585	1850	5435	4576	307	4882	553	11%
RU1	231.8	H	1/07/2025	2,020,000	3567	1850	5417	4553	307	4860	558	11%
RU1	432.98	H	1/07/2025	2,000,000	3532	1850	5382	4508	307	4815	568	12%
RU2	794.73	H	1/07/2025	1,980,000	3497	1850	5347	4463	307	4769	577	12%
RU2	305	H	1/07/2025	1,980,000	3497	1850	5347	4463	307	4769	577	12%
RU2	767.599	H	1/07/2025	1,970,000	3479	1850	5329	4440	307	4747	582	12%
RU1	184.8	H	1/07/2025	1,970,000	3479	1850	5329	4440	307	4747	582	12%
RU1	391.2	H	1/07/2025	1,960,000	3461	1850	5311	4418	307	4724	587	12%
RU1	369.7	H	1/07/2025	1,960,000	3461	1850	5311	4418	307	4724	587	12%
RU1	127.11	H	1/07/2025	1,920,000	3391	1850	5241	4328	307	4634	607	13%
RU2	245.85	H	1/07/2025	1,910,000	3373	1850	5223	4305	307	4612	611	13%
RU1	257.958	H	1/07/2025	1,900,000	3355	1850	5205	4283	307	4589	616	13%
RU2	793.239	H	1/07/2025	1,890,000	3338	1850	5188	4260	307	4567	621	14%
RU1	401.3	H	1/07/2025	1,880,000	3320	1850	5170	4238	307	4544	626	14%
RU1	173.56	H	1/07/2025	1,880,000	3320	1850	5170	4238	307	4544	626	14%
RU1	205.53	H	1/07/2025	1,850,000	3267	1850	5117	4170	307	4476	641	14%
RU2	1165.4	H	1/07/2025	1,810,000	3196	1850	5046	4080	307	4386	660	15%
RU2	950.2	H	1/07/2025	1,800,000	3179	1850	5029	4057	307	4364	665	15%
RU1	94.42	H	1/07/2025	1,800,000	3179	1850	5029	4057	307	4364	665	15%
RU2	346.8	H	1/07/2025	1,780,000	3143	1850	4993	4012	307	4319	675	16%

RU2	871.397	H	1/07/2025	1,740,000	3073	1850	4923	3922	307	4228	694	16%
RU1	376.2	H	1/07/2025	1,740,000	3073	1850	4923	3922	307	4228	694	16%
RU2	988.029	H	1/07/2025	1,730,000	3055	1850	4905	3899	307	4206	699	17%
RU1	247.7	H	1/07/2025	1,730,000	3055	1850	4905	3899	307	4206	699	17%
RU2	368.4	H	1/07/2025	1,710,000	3020	1850	4870	3854	307	4161	709	17%
RU1	143.5	H	1/07/2025	1,710,000	3020	1850	4870	3854	307	4161	709	17%
RU1	97.51	H	1/07/2025	1,710,000	3020	1850	4870	3854	307	4161	709	17%
RU1	139.2	H	1/07/2025	1,660,000	2932	1850	4782	3742	307	4048	733	18%
RU1	174.4	H	1/07/2025	1,650,000	2914	1850	4764	3719	307	4026	738	18%
RU2	675.004	H	1/07/2025	1,640,000	2896	1850	4746	3697	307	4003	743	19%
RU2	157.309	H	1/07/2025	1,640,000	2896	1850	4746	3697	307	4003	743	19%
RU1	135.007	H	1/07/2025	1,640,000	2896	1850	4746	3697	307	4003	743	19%
RU1	167.443	H	1/07/2025	1,630,000	2879	1850	4729	3674	307	3981	748	19%
RU1	135.39	H	1/07/2025	1,630,000	2879	1850	4729	3674	307	3981	748	19%
RU1	258	H	1/07/2025	1,610,000	2843	1850	4693	3629	307	3935	758	19%
RU1	202.7	H	1/07/2025	1,610,000	2843	1850	4693	3629	307	3935	758	19%
RU1	137.2	H	1/07/2025	1,610,000	2843	1850	4693	3629	307	3935	758	19%
RU1	128	H	1/07/2025	1,610,000	2843	1850	4693	3629	307	3935	758	19%
RU1	119.917	H	1/07/2025	1,610,000	2843	1850	4693	3629	307	3935	758	19%
RU2	942.3	H	1/07/2025	1,600,000	2826	1850	4676	3606	307	3913	763	19%
RU1	138.4	H	1/07/2025	1,560,000	2755	1850	4605	3516	307	3823	782	20%
RU2	261.16	H	1/07/2025	1,550,000	2737	1850	4587	3494	307	3800	787	21%
RU1	118.32	H	1/07/2025	1,550,000	2737	1850	4587	3494	307	3800	787	21%
RU2	1128	H	1/07/2025	1,540,000	2720	1850	4570	3471	307	3778	792	21%
RU1	144.19	H	1/07/2025	1,540,000	2720	1850	4570	3471	307	3778	792	21%
RU1	114.59	H	1/07/2025	1,530,000	2702	1850	4552	3449	307	3755	797	21%
RU1	328.759	H	1/07/2025	1,520,000	2684	1850	4534	3426	307	3733	802	21%
RU1	319.4	H	1/07/2025	1,510,000	2667	1850	4517	3404	307	3710	807	22%
RU1	324.8	H	1/07/2025	1,500,000	2649	1850	4499	3381	307	3688	812	22%
RU1	150.94	H	1/07/2025	1,500,000	2649	1850	4499	3381	307	3688	812	22%
RU1	142.62	H	1/07/2025	1,500,000	2649	1850	4499	3381	307	3688	812	22%
RU1	111.07	H	1/07/2025	1,490,000	2631	1850	4481	3358	307	3665	816	22%
RU1	506.311	H	1/07/2025	1,480,000	2614	1850	4464	3336	307	3642	821	23%
RU2	829.6	H	1/07/2025	1,470,000	2596	1850	4446	3313	307	3620	826	23%
RU1	361.8	H	1/07/2025	1,460,000	2578	1850	4428	3291	307	3597	831	23%
RU1	92.31	H	1/07/2025	1,460,000	2578	1850	4428	3291	307	3597	831	23%
RU2	320.9	H	1/07/2025	1,450,000	2561	1850	4411	3268	307	3575	836	23%
RU2	1296	H	1/07/2025	1,440,000	2543	1850	4393	3246	307	3552	841	24%
RU1	143.7	H	1/07/2025	1,440,000	2543	1850	4393	3246	307	3552	841	24%
RU1	122.53	H	1/07/2025	1,400,000	2472	1850	4322	3156	307	3462	860	25%
RU2	310.518	H	1/07/2025	1,390,000	2455	1850	4305	3133	307	3440	865	25%
RU2	442.4	H	1/07/2025	1,380,000	2437	1850	4287	3111	307	3417	870	25%
RU1	144.765	H	1/07/2025	1,380,000	2437	1850	4287	3111	307	3417	870	25%
RU1	108.9	H	1/07/2025	1,370,000	2419	1850	4269	3088	307	3394	875	26%
RU2	312.593	H	1/07/2025	1,360,000	2402	1850	4252	3065	307	3372	880	26%
RU2	260.6	H	1/07/2025	1,360,000	2402	1850	4252	3065	307	3372	880	26%
RU2	1191.7	H	1/07/2025	1,350,000	2384	1850	4234	3043	307	3349	885	26%
RU2	700.282	H	1/07/2025	1,350,000	2384	1850	4234	3043	307	3349	885	26%
RU1	83.43	H	1/07/2025	1,350,000	2384	1850	4234	3043	307	3349	885	26%
RU2	792.49	H	1/07/2025	1,340,000	2366	1850	4216	3020	307	3327	890	27%
RU2	234.9	H	1/07/2025	1,340,000	2366	1850	4216	3020	307	3327	890	27%
RU1	106.2	H	1/07/2025	1,340,000	2366	1850	4216	3020	307	3327	890	27%
RU2	105.2	H	1/07/2025	1,330,000	2349	1850	4199	2998	307	3304	894	27%
RU2	902.8	H	1/07/2025	1,320,000	2331	1850	4181	2975	307	3282	899	27%
RU2	788.6	H	1/07/2025	1,320,000	2331	1850	4181	2975	307	3282	899	27%
RU2	628	H	1/07/2025	1,320,000	2331	1850	4181	2975	307	3282	899	27%
RU2	532.9	H	1/07/2025	1,320,000	2331	1850	4181	2975	307	3282	899	27%
RU2	528.6	H	1/07/2025	1,320,000	2331	1850	4181	2975	307	3282	899	27%
RU1	134.06	H	1/07/2025	1,310,000	2313	1850	4163	2953	307	3259	904	28%
RU1	119.762	H	1/07/2025	1,310,000	2313	1850	4163	2953	307	3259	904	28%
RU2	738.9	H	1/07/2025	1,300,000	2296	1850	4146	2930	307	3237	909	28%
RU1	130.106	H	1/07/2025	1,300,000	2296	1850	4146	2930	307	3237	909	28%
RU2	118.229	H	1/07/2025	1,300,000	2296	1850	4146	2930	307	3237	909	28%
RU1	81.75	H	1/07/2025	1,290,000	2278	1850	4128	2908	307	3214	914	28%

Properties whose rates will increase by more than the 28% SRV

RU2	790.36	H	1/07/2025	1,280,000	2260	1850	4110	2885	307	3192	919	29%
RU1	136.9	H	1/07/2025	1,280,000	2260	1850	4110	2885	307	3192	919	29%
RU1	257.69	H	1/07/2025	1,260,000	2225	1850	4075	2840	307	3147	929	30%
RU1	115.343	H	1/07/2025	1,260,000	2225	1850	4075	2840	307	3147	929	30%
RU1	113.921	H	1/07/2025	1,260,000	2225	1850	4075	2840	307	3147	929	30%
RU1	111.569	H	1/07/2025	1,260,000	2225	1850	4075	2840	307	3147	929	30%
RU2	584.969	H	1/07/2025	1,240,000	2190	1850	4040	2795	307	3101	938	30%
RU2	500.9	H	1/07/2025	1,240,000	2190	1850	4040	2795	307	3101	938	30%
RU1	281.671	H	1/07/2025	1,240,000	2190	1850	4040	2795	307	3101	938	30%
RU2	97.82	H	1/07/2025	1,220,000	2155	1850	4005	2750	307	3056	948	31%
RU1	129.498	H	1/07/2025	1,200,000	2119	1850	3969	2705	307	3011	958	32%
RU2	408.6	H	1/07/2025	1,190,000	2102	1850	3952	2682	307	2989	963	32%

RU2	962.663	H	1/07/2025	1,150,000	2031	1850	3881	2592	307	2899	982	34%
RU2	409.7	H	1/07/2025	1,140,000	2013	1850	3863	2570	307	2876	987	34%
RU2	244.4	H	1/07/2025	1,140,000	2013	1850	3863	2570	307	2876	987	34%
RU2	505	H	1/07/2025	1,130,000	1996	1850	3846	2547	307	2854	992	35%
RU2	84.78	H	1/07/2025	1,130,000	1996	1850	3846	2547	307	2854	992	35%
RU1	109.27	H	1/07/2025	1,110,000	1960	1850	3810	2502	307	2808	1002	36%
RU2	102.283	H	1/07/2025	1,110,000	1960	1850	3810	2502	307	2808	1002	36%
RU2	102.281	H	1/07/2025	1,110,000	1960	1850	3810	2502	307	2808	1002	36%
RU1	65.14	H	1/07/2025	1,110,000	1960	1850	3810	2502	307	2808	1002	36%
RU2	642.63	H	1/07/2025	1,100,000	1943	1850	3793	2479	307	2786	1007	36%
RU1	61.99	H	1/07/2025	1,100,000	1943	1850	3793	2479	307	2786	1007	36%
RU2	511.6	H	1/07/2025	1,080,000	1907	1850	3757	2434	307	2741	1016	37%
RU1	235.1	H	1/07/2025	1,080,000	1907	1850	3757	2434	307	2741	1016	37%
RU1	72.843	H	1/07/2025	1,080,000	1907	1850	3757	2434	307	2741	1016	37%
RU1	88.168	H	1/07/2025	1,070,000	1890	1850	3740	2412	307	2718	1021	38%
RU1	56.667	H	1/07/2025	1,060,000	1872	1850	3722	2389	307	2696	1026	38%
RU2	288.977	H	1/07/2025	1,050,000	1854	1850	3704	2367	307	2673	1031	39%
RU1	199.12	H	1/07/2025	1,050,000	1854	1850	3704	2367	307	2673	1031	39%
RU2	543.3	H	1/07/2025	1,040,000	1837	1850	3687	2344	307	2651	1036	39%
RU2	485.63	H	1/07/2025	1,040,000	1837	1850	3687	2344	307	2651	1036	39%
RU1	82.96	H	1/07/2025	1,040,000	1837	1850	3687	2344	307	2651	1036	39%
RU2	400.361	H	1/07/2025	1,030,000	1819	1850	3669	2322	307	2628	1041	40%
RU1	315.554	H	1/07/2025	1,020,000	1801	1850	3651	2299	307	2606	1046	40%
RU2	485.7	H	1/07/2025	1,010,000	1784	1850	3634	2277	307	2583	1051	41%
RU1	207.3	H	1/07/2025	1,010,000	1784	1850	3634	2277	307	2583	1051	41%
RU1	223.2	H	1/07/2025	997,000	1761	1850	3611	2247	307	2554	1057	41%
RU1	37.54	H	1/07/2025	995,000	1757	1850	3607	2243	307	2549	1058	42%
RU2	251.5	H	1/07/2025	991,000	1750	1850	3600	2234	307	2540	1060	42%
RU2	473.9	H	1/07/2025	989,000	1747	1850	3597	2229	307	2536	1061	42%
RU2	457.5	H	1/07/2025	989,000	1747	1850	3597	2229	307	2536	1061	42%
RU2	563.2	H	1/07/2025	985,000	1740	1850	3590	2220	307	2527	1063	42%
RU1	104.3	H	1/07/2025	979,000	1729	1850	3579	2207	307	2513	1066	42%
RU2	75.5	H	1/07/2025	973,000	1718	1850	3568	2193	307	2500	1069	43%
RU1	90.56	H	1/07/2025	970,000	1713	1850	3563	2186	307	2493	1070	43%
RU1	67.08	H	1/07/2025	964,000	1702	1850	3552	2173	307	2479	1073	43%
RU1	46.026	H	1/07/2025	957,000	1690	1850	3540	2157	307	2464	1076	44%
RU2	85.08	H	1/07/2025	955,000	1687	1850	3537	2153	307	2459	1077	44%
RU2	149.401	H	1/07/2025	953,000	1683	1850	3533	2148	307	2455	1078	44%
RU2	363.968	H	1/07/2025	943,000	1665	1850	3515	2126	307	2432	1083	45%
RU1	87.095	H	1/07/2025	942,000	1664	1850	3514	2123	307	2430	1084	45%
RU1	71.646	H	1/07/2025	940,000	1660	1850	3510	2119	307	2425	1085	45%
RU2	474.8	H	1/07/2025	931,000	1644	1850	3494	2098	307	2405	1089	45%
RU1	69.754	H	1/07/2025	905,000	1598	1850	3448	2040	307	2346	1102	47%
RU1	257	H	1/07/2025	893,000	1577	1850	3427	2013	307	2319	1108	48%
RU2	732.375	H	1/07/2025	886,000	1565	1850	3415	1997	307	2304	1111	48%
RU2	580.5	H	1/07/2025	882,000	1558	1850	3408	1988	307	2295	1113	49%
RU1	67.89	H	1/07/2025	876,000	1547	1850	3397	1975	307	2281	1116	49%
RU1	204.5	H	1/07/2025	863,000	1524	1850	3374	1945	307	2252	1122	50%
RU2	164.6	H	1/07/2025	863,000	1524	1850	3374	1945	307	2252	1122	50%
RU2	781.271	H	1/07/2025	860,000	1519	1850	3369	1938	307	2245	1124	50%
RU1	73.98	H	1/07/2025	857,000	1513	1850	3363	1932	307	2238	1125	50%
RU1	130.41	H	1/07/2025	856,000	1512	1850	3362	1929	307	2236	1126	50%
RU1	85.389	H	1/07/2025	847,000	1496	1850	3346	1909	307	2216	1130	51%
RU1	46.79	H	1/07/2025	843,000	1489	1850	3339	1900	307	2207	1132	51%
RU1	69.04	H	1/07/2025	840,000	1483	1850	3333	1893	307	2200	1134	52%
RU1	49.6	H	1/07/2025	839,000	1482	1850	3332	1891	307	2198	1134	52%
RU2	118.36	H	1/07/2025	836,000	1476	1850	3326	1884	307	2191	1136	52%
RU1	50.04	H	1/07/2025	833,000	1471	1850	3321	1878	307	2184	1137	52%
RU1	49.25	H	1/07/2025	833,000	1471	1850	3321	1878	307	2184	1137	52%
RU1	47.368	H	1/07/2025	833,000	1471	1850	3321	1878	307	2184	1137	52%
RU1	43.7	H	1/07/2025	833,000	1471	1850	3321	1878	307	2184	1137	52%
RU1	59.06	H	1/07/2025	831,000	1468	1850	3318	1873	307	2180	1138	52%
RU2	338.52	H	1/07/2025	827,000	1460	1850	3310	1864	307	2171	1140	53%
RU2	367	H	1/07/2025	825,000	1457	1850	3307	1860	307	2166	1141	53%
RU1	44.73	H	1/07/2025	824,000	1455	1850	3305	1857	307	2164	1141	53%
RU1	41.06	H	1/07/2025	824,000	1455	1850	3305	1857	307	2164	1141	53%
RU1	40.47	H	1/07/2025	824,000	1455	1850	3305	1857	307	2164	1141	53%
RU2	40.28	H	1/07/2025	820,000	1448	1850	3298	1848	307	2155	1143	53%
RU2	455.6	H	1/07/2025	819,000	1446	1850	3296	1846	307	2153	1144	53%
RU2	1024	H	1/07/2025	815,000	1439	1850	3289	1837	307	2144	1146	53%
RU1	74.77	H	1/07/2025	815,000	1439	1850	3289	1837	307	2144	1146	53%
RU2	683.564	H	1/07/2025	812,000	1434	1850	3284	1830	307	2137	1147	54%
RU2	709	H	1/07/2025	809,000	1429	1850	3279	1823	307	2130	1149	54%
RU1	40.45	H	1/07/2025	805,000	1422	1850	3272	1814	307	2121	1151	54%
RU1	77.2	H	1/07/2025	800,000	1413	1850	3263	1803	307	2110	1153	55%
RU1	75.37	H	1/07/2025	793,000	1400	1850	3250	1787	307	2094	1157	55%
RU2	45.297	H	1/07/2025	785,000	1386	1850	3236	1769	307	2076	1160	56%
RU2	424.9	H	1/07/2025	780,000	1377	1850	3227	1758	307	2065	1163	56%

RU1	73.95	H	1/07/2025	779,000	1376	1850	3226	1756	307	2062	1163	56%
RU2	477.266	H	1/07/2025	778,000	1374	1850	3224	1754	307	2060	1164	56%
RU2	433.816	H	1/07/2025	778,000	1374	1850	3224	1754	307	2060	1164	56%
RU1	100.8	H	1/07/2025	774,000	1367	1850	3217	1745	307	2051	1166	57%
RU2	116.1	H	1/07/2025	768,000	1356	1850	3206	1731	307	2038	1169	57%
RU1	80.936	H	1/07/2025	768,000	1356	1850	3206	1731	307	2038	1169	57%
RU1	78.77	H	1/07/2025	764,000	1349	1850	3199	1722	307	2029	1171	58%
RU1	47.191	H	1/07/2025	760,000	1342	1850	3192	1713	307	2020	1173	58%
RU1	72.04	H	1/07/2025	759,000	1340	1850	3190	1711	307	2017	1173	58%
RU2	40	H	1/07/2025	752,000	1328	1850	3178	1695	307	2002	1177	59%
RU2	139.519	H	1/07/2025	751,000	1326	1850	3176	1693	307	1999	1177	59%
RU1	45.17	H	1/07/2025	745,000	1316	1850	3166	1679	307	1986	1180	59%
RU2	103.7	H	1/07/2025	738,000	1303	1850	3153	1663	307	1970	1183	60%
RU1	43.431	H	1/07/2025	731,000	1291	1850	3141	1648	307	1954	1187	61%
RU1	43.03	H	1/07/2025	731,000	1291	1850	3141	1648	307	1954	1187	61%
RU2	280.03	H	1/07/2025	727,000	1284	1850	3134	1639	307	1945	1189	61%
RU1	61.08	H	1/07/2025	727,000	1284	1850	3134	1639	307	1945	1189	61%
RU1	68.94	H	1/07/2025	725,000	1280	1850	3130	1634	307	1941	1190	61%
RU2	102.898	H	1/07/2025	723,000	1277	1850	3127	1630	307	1936	1191	61%
RU1	40.87	H	1/07/2025	717,000	1266	1850	3116	1616	307	1923	1194	62%
RU1	40.77	H	1/07/2025	717,000	1266	1850	3116	1616	307	1923	1194	62%
RU2	41.409	H	1/07/2025	715,000	1263	1850	3113	1612	307	1918	1195	62%
RU1	70.04	H	1/07/2025	706,000	1247	1850	3097	1591	307	1898	1199	63%
RU2	307.33	H	1/07/2025	704,000	1243	1850	3093	1587	307	1893	1200	63%
RU2	242.18	H	1/07/2025	703,000	1241	1850	3091	1585	307	1891	1200	63%
RU2	945.4	H	1/07/2025	699,000	1234	1850	3084	1576	307	1882	1202	64%
RU1	39.02	H	1/07/2025	696,000	1229	1850	3079	1569	307	1875	1204	64%
RU2	66.127	H	1/07/2025	695,000	1227	1850	3077	1567	307	1873	1204	64%
RU1	163.561	H	1/07/2025	688,000	1215	1850	3065	1551	307	1857	1208	65%
RU1	244.635	H	1/07/2025	687,000	1213	1850	3063	1548	307	1855	1208	65%
RU2	177.4	H	1/07/2025	686,000	1211	1850	3061	1546	307	1853	1209	65%
RU2	497.4	H	1/07/2025	682,000	1204	1850	3054	1537	307	1844	1211	66%
RU1	37.939	H	1/07/2025	682,000	1204	1850	3054	1537	307	1844	1211	66%
RU1	51.544	H	1/07/2025	680,000	1201	1850	3051	1533	307	1839	1212	66%
RU1	48.02	H	1/07/2025	680,000	1201	1850	3051	1533	307	1839	1212	66%
RU1	45.1	H	1/07/2025	680,000	1201	1850	3051	1533	307	1839	1212	66%
RU1	44.56	H	1/07/2025	680,000	1201	1850	3051	1533	307	1839	1212	66%
RU2	259.1	H	1/07/2025	676,000	1194	1850	3044	1524	307	1830	1214	66%
RU2	208.9	H	1/07/2025	676,000	1194	1850	3044	1524	307	1830	1214	66%
RU1	38.2	H	1/07/2025	675,000	1192	1850	3042	1521	307	1828	1214	66%
RU2	374.3	H	1/07/2025	671,000	1185	1850	3035	1512	307	1819	1216	67%
RU1	49.549	H	1/07/2025	662,000	1169	1850	3019	1492	307	1799	1220	68%
RU1	95.7	H	1/07/2025	661,000	1167	1850	3017	1490	307	1796	1221	68%
RU1	52.904	H	1/07/2025	657,000	1160	1850	3010	1481	307	1787	1223	68%
RU2	141.478	H	1/07/2025	655,000	1157	1850	3007	1476	307	1783	1224	69%
RU1	35.802	H	1/07/2025	654,000	1155	1850	3005	1474	307	1781	1224	69%
RU2	86.09	H	1/07/2025	648,000	1144	1850	2994	1461	307	1767	1227	69%
RU1	41.17	H	1/07/2025	642,000	1134	1850	2984	1447	307	1754	1230	70%
RU2	480	H	1/07/2025	640,000	1130	1850	2980	1443	307	1749	1231	70%
RU2	47.35	H	1/07/2025	636,000	1123	1850	2973	1434	307	1740	1233	71%
RU2	314.3	H	1/07/2025	633,000	1118	1850	2968	1427	307	1733	1235	71%
RU2	82.75	H	1/07/2025	632,000	1116	1850	2966	1425	307	1731	1235	71%
RU1	57.85	H	1/07/2025	632,000	1116	1850	2966	1425	307	1731	1235	71%
RU2	35.2	H	1/07/2025	630,000	1113	1850	2963	1420	307	1727	1236	72%
RU2	345.047	H	1/07/2025	629,000	1111	1850	2961	1418	307	1724	1237	72%
RU2	587.16	H	1/07/2025	628,000	1109	1850	2959	1416	307	1722	1237	72%
RU2	369.77	H	1/07/2025	625,000	1104	1850	2954	1409	307	1715	1239	72%
RU2	255.3	H	1/07/2025	624,000	1102	1850	2952	1406	307	1713	1239	72%
RU1	42.4	H	1/07/2025	623,000	1100	1850	2950	1404	307	1711	1239	72%
RU1	226.6	H	1/07/2025	622,000	1098	1850	2948	1402	307	1708	1240	73%
RU1	33.065	H	1/07/2025	622,000	1098	1850	2948	1402	307	1708	1240	73%
RU2	34.94	H	1/07/2025	620,000	1095	1850	2945	1397	307	1704	1241	73%
RU2	364.255	H	1/07/2025	617,000	1090	1850	2940	1391	307	1697	1242	73%
RU1	228.904	H	1/07/2025	611,000	1079	1850	2929	1377	307	1684	1245	74%
RU1	32.47	H	1/07/2025	611,000	1079	1850	2929	1377	307	1684	1245	74%
RU2	1009	H	1/07/2025	606,000	1070	1850	2920	1366	307	1672	1248	75%
RU2	261.8	H	1/07/2025	603,000	1065	1850	2915	1359	307	1666	1249	75%
RU2	501.8	H	1/07/2025	602,000	1063	1850	2913	1357	307	1663	1250	75%
RU2	396.8	H	1/07/2025	600,000	1060	1850	2910	1352	307	1659	1251	75%
RU2	391.223	H	1/07/2025	600,000	1060	1850	2910	1352	307	1659	1251	75%
RU2	211.4	H	1/07/2025	597,000	1054	1850	2904	1346	307	1652	1252	76%
RU1	72.54	H	1/07/2025	597,000	1054	1850	2904	1346	307	1652	1252	76%
RU2	95.02	H	1/07/2025	595,000	1051	1850	2901	1341	307	1648	1253	76%
RU1	41.22	H	1/07/2025	595,000	1051	1850	2901	1341	307	1648	1253	76%
RU2	210	H	1/07/2025	593,000	1047	1850	2897	1337	307	1643	1254	76%
RU2	93.08	H	1/07/2025	586,000	1035	1850	2885	1321	307	1627	1258	77%
RU2	550.5	H	1/07/2025	576,000	1017	1850	2867	1298	307	1605	1262	79%
RU2	388.1	H	1/07/2025	570,000	1007	1850	2857	1285	307	1591	1265	80%

RU1	53.274	H	1/07/2025	570,000	1007	1850	2857	1285	307	1591	1265	80%
RU2	82.941	H	1/07/2025	564,000	996	1850	2846	1271	307	1578	1268	80%
RU1	35.62	H	1/07/2025	563,000	994	1850	2844	1269	307	1576	1269	81%
RU2	94.39	H	1/07/2025	555,000	980	1850	2830	1251	307	1557	1273	82%
RU2	33.101	H	1/07/2025	554,000	978	1850	2828	1249	307	1555	1273	82%
RU2	427.852	H	1/07/2025	551,000	973	1850	2823	1242	307	1548	1275	82%
RU2	307	H	1/07/2025	543,000	959	1850	2809	1224	307	1530	1279	84%
RU1	50.97	H	1/07/2025	540,000	954	1850	2804	1217	307	1524	1280	84%
RU2	501.6	H	1/07/2025	535,000	945	1850	2795	1206	307	1512	1282	85%
RU1	66.408	H	1/07/2025	534,000	943	1850	2793	1204	307	1510	1283	85%
RU2	151.1	H	1/07/2025	519,000	917	1850	2767	1170	307	1476	1290	87%
RU2	79.62	H	1/07/2025	516,000	911	1850	2761	1163	307	1470	1292	88%
RU2	81.6	H	1/07/2025	515,000	909	1850	2759	1161	307	1467	1292	88%
RU2	79.09	H	1/07/2025	511,000	902	1850	2752	1152	307	1458	1294	89%
RU2	238.353	H	1/07/2025	510,000	901	1850	2751	1150	307	1456	1295	89%
RU2	82	H	1/07/2025	508,000	897	1850	2747	1145	307	1452	1296	89%
RU2	185.4	H	1/07/2025	505,000	892	1850	2742	1138	307	1445	1297	90%
RU2	154.2	H	1/07/2025	500,000	883	1850	2733	1127	307	1434	1300	91%
RU2	51.596	H	1/07/2025	500,000	883	1850	2733	1127	307	1434	1300	91%
RU2	751.3	H	1/07/2025	497,000	878	1850	2728	1120	307	1427	1301	91%
RU2	165.66	H	1/07/2025	497,000	878	1850	2728	1120	307	1427	1301	91%
RU2	140.3	H	1/07/2025	495,000	874	1850	2724	1116	307	1422	1302	92%
RU2	63.412	H	1/07/2025	494,000	872	1850	2722	1113	307	1420	1302	92%
RU2	155.9	H	1/07/2025	486,000	858	1850	2708	1095	307	1402	1306	93%
RU2	53.79	H	1/07/2025	483,000	853	1850	2703	1089	307	1395	1308	94%
RU1	47.83	H	1/07/2025	482,000	851	1850	2701	1086	307	1393	1308	94%
RU2	104.9	H	1/07/2025	473,000	835	1850	2685	1066	307	1373	1313	96%
RU2	87.413	H	1/07/2025	473,000	835	1850	2685	1066	307	1373	1313	96%
RU2	128.2	H	1/07/2025	469,000	828	1850	2678	1057	307	1364	1315	96%
RU2	72.17	H	1/07/2025	466,000	823	1850	2673	1050	307	1357	1316	97%
RU2	271	H	1/07/2025	465,000	821	1850	2671	1048	307	1355	1317	97%
RU2	193.94	H	1/07/2025	465,000	821	1850	2671	1048	307	1355	1317	97%
RU2	109.8	H	1/07/2025	462,000	816	1850	2666	1041	307	1348	1318	98%
RU2	298.033	H	1/07/2025	458,000	809	1850	2659	1032	307	1339	1320	99%
RU2	78.02	H	1/07/2025	454,000	802	1850	2652	1023	307	1330	1322	99%
RU1	48.8	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU2	48.662	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU1	45.15	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU1	43.38	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU1	43.34	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU1	40.08	H	1/07/2025	453,000	800	1850	2650	1021	307	1328	1322	100%
RU2	377.6	H	1/07/2025	452,000	798	1850	2648	1019	307	1325	1323	100%
RU2	339.536	H	1/07/2025	447,000	789	1850	2639	1008	307	1314	1325	101%
RU2	202.342	H	1/07/2025	445,000	786	1850	2636	1003	307	1310	1326	101%
RU2	255	H	1/07/2025	440,000	777	1850	2627	992	307	1298	1329	102%
RU2	118.1	H	1/07/2025	440,000	777	1850	2627	992	307	1298	1329	102%
RU2	69.26	H	1/07/2025	438,000	774	1850	2624	987	307	1294	1330	103%
RU2	102.4	H	1/07/2025	435,000	768	1850	2618	980	307	1287	1331	103%
RU1	79.81	H	1/07/2025	435,000	768	1850	2618	980	307	1287	1331	103%
RU2	199.8	H	1/07/2025	432,000	763	1850	2613	974	307	1280	1333	104%
RU2	64.47	H	1/07/2025	432,000	763	1850	2613	974	307	1280	1333	104%
RU2	57.64	H	1/07/2025	432,000	763	1850	2613	974	307	1280	1333	104%
RU2	55.4	H	1/07/2025	432,000	763	1850	2613	974	307	1280	1333	104%
RU2	179.8	H	1/07/2025	429,000	758	1850	2608	967	307	1273	1334	105%
RU2	40.74	H	1/07/2025	423,000	747	1850	2597	953	307	1260	1337	106%
RU2	979.986	H	1/07/2025	420,000	742	1850	2592	947	307	1253	1339	107%
RU2	57.83	H	1/07/2025	420,000	742	1850	2592	947	307	1253	1339	107%
RU1	42.872	H	1/07/2025	415,000	733	1850	2583	935	307	1242	1341	108%
RU1	39.16	H	1/07/2025	412,000	728	1850	2578	929	307	1235	1342	109%
RU2	40.23	H	1/07/2025	405,000	715	1850	2565	913	307	1219	1346	110%
RU2	49.05	H	1/07/2025	400,000	706	1850	2556	902	307	1208	1348	112%
RU2	40	H	1/07/2025	400,000	706	1850	2556	902	307	1208	1348	112%
RU2	45.36	H	1/07/2025	399,000	705	1850	2555	899	307	1206	1349	112%
RU2	153.2	H	1/07/2025	396,000	699	1850	2549	893	307	1199	1350	113%
RU1	78.45	H	1/07/2025	396,000	699	1850	2549	893	307	1199	1350	113%
RU1	65.64	H	1/07/2025	395,000	698	1850	2548	890	307	1197	1351	113%
RU2	45.71	H	1/07/2025	393,000	694	1850	2544	886	307	1192	1352	113%
RU2	40.55	H	1/07/2025	393,000	694	1850	2544	886	307	1192	1352	113%
RU1	32.78	H	1/07/2025	388,000	685	1850	2535	875	307	1181	1354	115%
RU2	40.37	H	1/07/2025	387,000	683	1850	2533	872	307	1179	1355	115%
RU2	40.3	H	1/07/2025	379,000	669	1850	2519	854	307	1161	1359	117%
RU2	43.76	H	1/07/2025	375,000	662	1850	2512	845	307	1152	1361	118%
RU1	35.452	H	1/07/2025	375,000	662	1850	2512	845	307	1152	1361	118%
RU2	172.3	H	1/07/2025	370,000	653	1850	2503	834	307	1140	1363	120%
RU2	58.85	H	1/07/2025	370,000	653	1850	2503	834	307	1140	1363	120%
RU2	37.05	H	1/07/2025	369,000	652	1850	2502	832	307	1138	1363	120%
RU2	44.57	H	1/07/2025	360,000	636	1850	2486	811	307	1118	1368	122%

RU2	45.22 H	1/07/2025	354,000	625	1850	2475	798	307	1104	1371	124%
RU2	41.89 H	1/07/2025	354,000	625	1850	2475	798	307	1104	1371	124%
RU2	57.9 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	52.49 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	48 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	43.42 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	42.4 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	41.11 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	41.1 H	1/07/2025	348,000	615	1850	2465	784	307	1091	1374	126%
RU2	40.16 H	1/07/2025	346,000	611	1850	2461	780	307	1086	1375	127%
RU2	46.92 H	1/07/2025	344,000	608	1850	2458	775	307	1082	1376	127%
RU2	44.45 H	1/07/2025	344,000	608	1850	2458	775	307	1082	1376	127%
RU2	461.3 H	1/07/2025	337,000	595	1850	2445	760	307	1066	1379	129%
RU1	64.114 H	1/07/2025	337,000	595	1850	2445	760	307	1066	1379	129%
RU2	96.71 H	1/07/2025	336,000	593	1850	2443	757	307	1064	1380	130%
RU2	55 H	1/07/2025	333,000	588	1850	2438	751	307	1057	1381	131%
RU2	41.33 H	1/07/2025	330,000	583	1850	2433	744	307	1050	1382	132%
RU2	40 H	1/07/2025	330,000	583	1850	2433	744	307	1050	1382	132%
RU2	40 H	1/07/2025	330,000	583	1850	2433	744	307	1050	1382	132%
RU2	1062.925 H	1/07/2025	329,000	581	1850	2431	742	307	1048	1383	132%
RU2	37.46 H	1/07/2025	325,000	574	1850	2424	733	307	1039	1385	133%
RU2	40.51 H	1/07/2025	324,000	572	1850	2422	730	307	1037	1385	134%
RU1	42.73 H	1/07/2025	322,000	569	1850	2419	726	307	1032	1386	134%
RU2	41.5 H	1/07/2025	321,000	567	1850	2417	724	307	1030	1387	135%
RU2	41.3 H	1/07/2025	321,000	567	1850	2417	724	307	1030	1387	135%
RU2	41.21 H	1/07/2025	321,000	567	1850	2417	724	307	1030	1387	135%
RU2	40.78 H	1/07/2025	321,000	567	1850	2417	724	307	1030	1387	135%
RU2	121.41 H	1/07/2025	320,000	565	1850	2415	721	307	1028	1387	135%
RU2	163.8 H	1/07/2025	319,000	563	1850	2413	719	307	1026	1388	135%
RU2	40.84 H	1/07/2025	318,000	562	1850	2412	717	307	1023	1388	136%
RU2	472.496 H	1/07/2025	311,000	549	1850	2399	701	307	1007	1392	138%
RU2	494.7 H	1/07/2025	309,000	546	1850	2396	696	307	1003	1393	139%
RU2	205.2 H	1/07/2025	307,000	542	1850	2392	692	307	998	1394	140%
RU2	60.7 H	1/07/2025	307,000	542	1850	2392	692	307	998	1394	140%
RU2	40.59 H	1/07/2025	307,000	542	1850	2392	692	307	998	1394	140%
RU2	46.842 H	1/07/2025	303,000	535	1850	2385	683	307	989	1396	141%
RU2	66.858 H	1/07/2025	298,000	526	1850	2376	672	307	978	1398	143%
RU2	36.78 H	1/07/2025	298,000	526	1850	2376	672	307	978	1398	143%
RU2	151.55 H	1/07/2025	287,000	507	1850	2357	647	307	953	1403	147%
RU2	144 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	47.752 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	41.13 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	41 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	41 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	41 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU2	41 H	1/07/2025	282,000	498	1850	2348	636	307	942	1406	149%
RU1	69.1 H	1/07/2025	276,000	487	1850	2337	622	307	929	1409	152%
RU2	127.1 H	1/07/2025	275,000	486	1850	2336	620	307	926	1409	152%
RU2	47.955 H	1/07/2025	249,000	440	1850	2290	561	307	868	1422	164%
RU2	242.811 H	1/07/2025	246,000	434	1850	2284	554	307	861	1423	165%
RU2	42.8 H	1/07/2025	245,000	433	1850	2283	552	307	859	1424	166%
RU2	83.08 H	1/07/2025	243,000	429	1850	2279	548	307	854	1425	167%
RU2	157.018 H	1/07/2025	237,000	419	1850	2269	534	307	841	1428	170%
RU2	129.1 H	1/07/2025	237,000	419	1850	2269	534	307	841	1428	170%
RU2	96.82 H	1/07/2025	236,000	417	1850	2267	532	307	838	1428	170%
RU2	37.89 H	1/07/2025	235,000	415	1850	2265	530	307	836	1429	171%
RU2	129.5 H	1/07/2025	224,000	396	1850	2246	505	307	811	1434	177%
RU2	72.5 H	1/07/2025	224,000	396	1850	2246	505	307	811	1434	177%
RU2	93.01 H	1/07/2025	222,000	392	1850	2242	500	307	807	1435	178%
RU1	44.3 H	1/07/2025	214,000	378	1850	2228	482	307	789	1439	182%
RU2	35.02 H	1/07/2025	204,000	360	1850	2210	460	307	766	1444	188%
RU2	80.94 H	1/07/2025	194,000	343	1850	2193	437	307	744	1449	195%
RU2	45.22 H	1/07/2025	194,000	343	1850	2193	437	307	744	1449	195%
RU1	105.2 H	1/07/2025	192,000	339	1850	2189	433	307	739	1450	196%
RU2	191.518 H	1/07/2025	189,000	334	1850	2184	426	307	733	1451	198%
RU2	89.2 H	1/07/2025	179,000	316	1850	2166	403	307	710	1456	205%
RU2	42.292 H	1/07/2025	172,000	304	1850	2154	388	307	694	1460	210%
RU2	41.2 H	1/07/2025	162,000	286	1850	2136	365	307	672	1464	218%
RU2	167.4 H	1/07/2025	156,000	275	1850	2125	352	307	658	1467	223%
RU2	99.55 H	1/07/2025	139,000	245	1850	2095	313	307	620	1476	238%
RU2	40.55 H	1/07/2025	133,000	235	1850	2085	300	307	606	1479	244%
RU2	274.4 H	1/07/2025	126,000	223	1850	2073	284	307	591	1482	251%
RU2	40.469 H	1/07/2025	120,000	212	1850	2062	270	307	577	1485	257%
RU2	103.4 H	1/07/2025	68,500	121	1850	1971	154	307	461	1510	328%
RU1	83.68 H	1/07/2025	64,000	113	1850	1963	144	307	451	1512	335%
			1,516,293,500			3811824			3605610	206214	

Author name: r. goodall

Date of submission: Wednesday, 25 February 2026

Please write your submission below. (Before starting, please ensure that you have chosen the correct council from the dropdown list of councils, at the very top).

the impact on effected ratepayers must be reasonable. - socio-economic indexes of Bundarra village clearly defines and exhibits the impact of rate increases on the community. -reasonable impact should not relate to low/ zero population growth. - the council cannot establish that rate increases have been assessed against the communities ability to pay. and requests to define are ignored. -the mood is apparent that the community is unwilling to pay extra rates (above the CPI) largely because of cost of living pressures. -sewerage levy is applied to Bundarra residents in unfair parity. bundarra residents are paying for energy costs to run the sewerage system at a cost to each property of approximately \$ 360 / year. that is before recent price rises. - growth -there has been no growth in Bundarra numbers. in fact census figures indicate a reduction in population. equates to no job growth as well. -we have no post office, no community transport, no banking facilities (not even an ATM)and the loss of essential business in recent years. Services are not on parity with Uralla but we are imposed with the same rate cost / increases . - the community travel to Inverell nearest LGA for all essential shopping and services . 45 klm at considerable cost. -if Bundarra future is in forced or otherwise amalgamations then the situation has no merit for a revenue path that will cripple this community. - Uralla shire council has shown no consideration of Bundarra ratepayers capacity to pay extra as evidenced by past behaviour. - no growth, rate increases and a reduction in services does not explain or quantify productivity improvements strategies in fact there will no opportunities or a sustainable future in a bankrupt village.

Author name: J. Stibbard

Date of submission: Sunday, 8 March 2026

Please write your submission below. (Before starting, please ensure that you have chosen the correct council from the dropdown list of councils, at the very top).

I disagree with the proposed rate rise. I live in Bundarra and we dont get the same services as Uralla. Our community consists of a high percentage of pensioners and low income families. Many of whom cannot afford to pay such high rates.

IPART Submission on Uralla Shire Council Special Rate Variation Application

We strongly oppose the Uralla Shire Council (USC) application for a Special Rate Variation (SRV).

Demonstrated the Need for the Additional Income

Despite USC expending large amounts of money on upgraded financial systems software there can still be no confidence in the accuracy of the financial information provided by USC as shown in the following examples.

USC Ordinary meeting 23 September 2025 business paper page 21 Item 14.4 Major Projects and Capital Works *“Council has recently adopted further capabilities in the financial management software which will provide a far better understanding of monthly Financial Position.”*

“The full extent of these capabilities, and how to manipulate to provide beneficial outputs, is still being worked through between the Finance Department, Infrastructure Team, and Information Technology Team. While the new financial system is in place, the ability to generate the data required for an analysis of key Risk Metrics, monthly, Project by Project, is still under development.”

USC Ordinary meeting 25 November 2025 business paper attachments page 337 footnote *“* The information provided in the “Recommended Change” column may not yet be fully accurate, as Council is still working to develop the system/templates for the detailed data requirements introduced for the QBRs reports.”*

Rate payers should not be paying for poor quality work due to lack of quality control resulting in financial waste.

In the application USC states that over the past 10 years there has been an increase in staff numbers of 10 FTE.

From the limited Organisation Structure documents that have been publicly available the majority of these positions are in Technical Services Management. In spite of the increase in management staff there is still large expenditure on consultants for determining and scoping civil works and even more expenditure on contractors to carry out capital and maintenance works. It appears that there is minimal, if any, supervision of the contractors work quality as indicated by the number of failures that USC is repairing.

While Councillors have no real input into staffing structures, they **are** responsible for setting the available budget for staffing. Whilst I mean no disrespect to any current staff members - A successful and sustainable small rural Council such as Uralla require well rounded, experienced & most importantly, versatile people in all areas of their field in senior positions. It feels like we are living above our means with so many specialists & yet still using consultants for both policies and reports. In the meantime Outdoor staff numbers appear to be plummeting as more and more maintenance & construction seems to be being outsourced. The current technical staffing levels would be the envy of a Council 3 times the size of Uralla.

This Council needs to make a decision to either –

1. Utilise the current technical staff and keep ALL works in house OR
2. Operate with only “oversight” staffing and use only consultants and contractors

No Council can afford the luxury of both and expect to remain sustainable.

Provided Evidence that the Community is Aware of the Need for and Extent of the Proposed Rate Rise.

While USC may have “ticked all the boxes”, but actually providing any “real” information to the community in the public face to face sessions can best be described as a farce, it has all felt like “going through the motions” rather than genuine consultation. As reported in the Wordsworth newspaper and on social media, questions from the community were often ignored, dismissed or the people were belittled for asking the question.

Explained and Quantified the Council’s Productivity Improvements and Cost Containment Strategies.

The financial figures and productivity improvements provided are deceptive and misleading.

The SRV is for general income rates yet throughout the USC documents water and sewer together with waste management are used as justifications for the SRV application.

In the Cost Containment and Productivity Report, Attachment 18, there are several references to Water and Sewer. On page 6 of the identified \$1.22m savings there is \$750k in water and sewer so the actual general rate savings is only \$470k. The potential additional cash saving of \$1m and ongoing annual saving of \$20k is also water and sewer.

Another example of inept decision making and total lack of financial accountability is the purchase and later sale of a new, unused, garbage truck resulting in a financial loss of \$200k.

At the Ordinary meeting of 25 July 2023 Council resolved to purchase a new garbage truck for \$500k.

At the Ordinary meeting of 23 July 2024 Council resolved to accept a 6 month contract for waste collection with an optional 6 month extension and to also sell the new yet to be delivered garbage truck.

The USC Ordinary meeting 26 November 2024 business paper Quarterly Budget Review Statement page 58 includes payment of \$500k for the garbage truck. The truck is to be stored with the manufacturer in Sydney.

On 17 September 2025 Council is advised that the 6 month waste collection contract (23 July 2024) will now be for 10 years and will go tender. This was after the contract has been reviewed by consultants and legal services at undisclosed costs. The tender has now been issued and closes On 27 March 2026.

The USC Ordinary meeting 24 February 2026 business paper Second Quarterly Budget Review page 53 states that the new garbage truck will be sold for \$300k. This is a loss of \$200k.

In December 2025 USC advertised for Water and Waste Water Operator/s – Multiple Roles with each position offering a \$5k sign on bonus, a \$5k per year retention payment and \$5k per year above award payment. (Job No: USC430) This is NOT cost containment!

USC last year, without community consultation, resolved to sell prime land in Hill Street Uralla for \$1 to Homes North for the development of affordable housing. Council also resolved to waive all development fees and charges for this development. This is absolute financial mismanagement to the detriment of the community.

Conclusion

We strongly oppose the Uralla Shire Council application for a Special Rate Variation.

The SRV application does not clearly show where the additional general fund rate income will be spent for the benefit of the community.

Throughout the SRV application USC has not demonstrated competent general fund financial management and it is clear that the financial information provided cannot be relied upon.

It appears that the outcome of a successful SRV application would be a short-term propping up of unsustainability with very little achieved in productivity, efficiencies and expenditure control.

In 2016 USC was assessed as being financially viable and as a result was not amalgamated with other Councils.

The financial management of USC since 2016 needs to be scrutinised and rectified.

The appointment of an administrator would be more beneficial for the community instead of continuing down the same track of “we need more money”. The community needs transparent, honest and accessible information and certainly accountability. Even the Business Papers are difficult to follow, with only recommendations for outcomes in the Business Paper, with the more relevant documents available only as separate attachments and with complete anonymity of staff members that have compiled reports with only the position of the individual rather than a name – we pay these peoples wages, should we not be allowed to know their name?

The Council website used to be quite “user friendly”, but simple searches, like a document put up for Public Consultation is buried with less relevant documents. I searched for the Ward A Area today and got not a single relatable document – found it on Google instead!

Please consider deferring this special rate variation subject to an independent review of Councils operations. Many in the community have expressed that the appointment of an Administrator would be welcomed, as an Administrator must provide a transparent and accountable understanding of the Shires true financial position.



Author name: Name suppressed

Date of submission: Monday, 9 March 2026

Please write your submission below. (Before starting, please ensure that you have chosen the correct council from the dropdown list of councils, at the very top).

When the state government looked at fit for the future, the kibble report supported Uralla Council remaining independent, this was supported by the local member at the time Adam Marshall and the council, and he lobbied the local government minister. I currently pay as much in rates for my land tax valued home of \$150000 as my mother who lives in Waverley council and her land value is \$2million. We have a pool that runs for only 18 weeks, a library with casual hours, no council pick up on the street. And a facebook page filled with issues regarding the lack of proper communication from anyone trying to get answers from council. We had prior to Covid arsenic in our water and had to have bottled water delivered to the town and collected each day. Only for drinking and cooking, so we washed children, babies, clothes and dishes in arsenic contaminated water. The water is still brown and smells and the hardness destroys taps, washing machine, dishwashers, hoses, shower heads etc at 4 to 5 times the normal rate- and we used to rely on bore water! None of these things are fixed. We have festivals funded, our highways have potholes that blow tires when it rains, roads that are council responsibility but at least 10 times a year they are being repaired. We have in the council in a LGA of 6950 people a mayor and 9 councillors who have phones, internet paid, meetings paid, cars available to them and are on a very nice salary each. We have a GM who earns more than a member of the government plus a relocation allowance and car and housing help plus the cost of an employment agency to employ them, usually about \$60000. There are two deputy GMs on \$200000 each. They also have CFO, seven in the leadership team. Only one is a woman. Rather than allow the 58% rate rise for a community which has only an average income from Abs data 21 of \$1346 and is 9.5 Aboriginal my opinion is that the council be put into administration given that many of the festivals supported are run by members of council- Tara Toomey councillor seasons of New England, Leanne Doran councillor thunderbolt festival. And that the administration services of council be reviewed. We also have another town Bundarra that gets very little attention or funding spent on it. I would ask the state government to also consider again if we are fit for the future.