

SPECIAL RATE VARIATION COMPARATIVE RATE CHANGE INFORMATION

The following tables outline the two possible scenarios and the impact on ratepayers, based upon current information available to Council. The calculations may change for some individual assessments as a result of changes to land valuations in future rating years.

THE TABLE BELOW OUTLINES THE CURRENT AVERAGE RATE PER RATE CATEGORY FOR THE 2013-2014 RATING YEAR.

Current 2013-2014		
Rate Category	Number of Assessments	Average Rate 2014-15
Residential - Guyra	901	\$467
Residential - Tingha	278	\$467
Residential - Village	125	\$352
Residential - Non Urban	170	\$547
Business - Guyra	99	\$794
Business - Tingha	30	\$515
Business - Village	15	\$227
Mining	5	\$577
Farmland	815	\$2,236
Farmland Intensive	1	\$10,746

SCENARIO 1 – INCREASE OF 2.3% ONLY, WHICH IS THE APPROVED RATE PEGGING INCREASE FOR THE 2014-15 RATING YEAR. THE CURRENT SPECIAL RATE VARIATION IS REMOVED AND NEW LAND VALUATIONS APPLY.

2014-2015 Rate Forecast 2.3% Change - Current Special Rate Variation Removed		
Rate Category	Number of Assessments	Average Rate 2014-15
Residential - Guyra	901	\$453
Residential - Tingha	277	\$454
Residential - Village	124	\$344
Residential - Non Urban	177	\$509
Business - Guyra	99	\$769
Business - Tingha	30	\$499
Business - Village	15	\$220
Mining	5	\$558
Farmland	817	\$2,159
Farmland Intensive	1	\$10,407

SCENARIO 2 - INCREASE OF 2.3%, WHICH IS THE APPROVED RATE PEGGING INCREASE FOR THE 2014-15 RATING YEAR, APPLIED TO THE EXISTING SPECIAL RATE VARIATION AND THE NEW LAND VALUATIONS.

2014-2015 Rate Forecast 2.3% Change - Current Special Rate Variation Retained		
Rate Category	Number of Assessments	Average Rate 2014-15
Residential - Guyra	901	\$478
Residential - Tingha	277	\$479
Residential - Village	124	\$363
Residential - Non Urban	177	\$538
Business - Guyra	99	\$812
Business - Tingha	30	\$527
Business - Village	15	\$232
Mining	5	\$590
Farmland	817	\$2,280
Farmland Intensive	1	\$10,993

SUMMARY OF IMPACTS

Rate Category	Current Average Rate in 2013-2014	Scenario 1 \$ Difference in 2014-2015	Scenario 1 % Difference in 2014-2015	Scenario 2 \$ Difference in 2014-2015	Scenario 2 % Difference in 2014-2015
Residential - Guyra	\$467	-\$14	-2.98%	\$11	2.36%
Residential - Tingha	\$467	-\$13	-2.81%	\$12	2.66%
Residential - Village	\$352	-\$8	-2.38%	\$11	3.12%
Residential - Non Urban	\$547	-\$38	-6.99%	-\$10	-1.74%
Business - Guyra	\$794	-\$25	-3.16%	\$18	2.30%
Business - Tingha	\$515	-\$16	-3.16%	\$12	2.29%
Business - Village	\$227	-\$7	-3.17%	\$5	2.28%
Mining	\$577	-\$18	-3.16%	\$13	2.29%
Farmland	\$2,236	-\$77	-3.44%	\$45	1.99%
Farmland Intensive	\$10,746	-\$339	-3.16%	\$247	2.29%

The specific impact of the rate change across the different Rate Categories is dependent upon a number of factors, the main one being land valuation. The Valuer General has recently issued new land valuations for the 2014-2015 financial year. These new valuations have been used to calculate the estimated change to the average rates levied for each scenario. Significant variations between Rate Categories are indicative of the recent changes to land valuations.