

Analysis of Rate Structure Options

Options 5 to 7

Ref: ECM 2554209 v5

Table of Contents

Rate Structure Option 5: Simple Structure (no subcategories, purely based on land value)	3
Rate Structure Option 6: Option to reduce farmland rates.....	4
Rate Structure Option 7: Option to align farmland rates with general rates.....	5

Rate Structure Options

2024/25

Rate Structure Option 5: Simple Structure, everyone pays equivalent ad valorem and the base is used to smooth variations

Principles: No subcategories, all rates determined based solely on apportionment of land value
 Ad valorem yields based on proportionate land value of each category
 Common base amount across all categories

Category	Subcategory	Previous Year	Target Yield: (Ad valorem)	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 23	Ad valorem amount	Base amount	Notional Yield
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH							45.00%		33,649,533	27,531,436	61,180,970
Residential		78.04%	78.04%	27,125	0.196871	933.00	45.00%	13,995,906,385	27,553,857	21,486,524	47,747,832
Business		15.64%	15.64%	1,347	0.196871	933.00	45.00%	1,059,350,348	2,085,552	4,307,180	9,571,510
Mining		0.06%	0.06%	1	0.196871	933.00	45.00%	6,900,000	13,584	15,351	34,112
Farmland		6.26%	6.26%	1,049	0.196871	933.00	45.00%	2,030,031,980	3,996,541	1,722,382	3,827,515
TOTAL		100.00%	100.00%	29,522				17,092,188,713	33,649,533	27,531,436	61,180,970

Rate Structure Options
2024/25

Rate Structure Option 6: Current Structure with reduced farmland rates

- Principles:
- Subcategories for local communities with different public infrastructure and Council services
 - Business subcategories to support business in localities with different commercial opportunities
 - % yield for farmland set to achieve average rates farmland rates of neighbouring Councils in 2023/24
 - % yield for all other categories based on same proportionate previous year actuals
 - Ad valorem based on annual cost of infrastructure upgrade, renewal, maintenance and debt servicing
 - Base set for relative cost of services and operations

	42,430,000
18,750,970	

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 23	Ad valorem amount	Base amount	Notional Yield
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									42,766,856	18,414,113	61,180,970
Residential		78.04%	78.84%	27,125				13,995,906,385	32,194,543	16,040,247	48,234,790
Residential	Queanbeyan	46.06%	46.53%	15,742	0.281080	596.00	33.0%	6,789,111,568	19,082,835	9,382,232	28,465,067
Residential	Googong	11.65%	11.77%	3,265	0.281080	699.00	31.7%	1,751,239,167	4,922,383	2,282,235	7,204,618
Residential	Bungendore	3.97%	4.01%	1,702	0.168483	539.00	37.4%	910,902,001	1,534,715	917,540	2,452,255
Residential	Braidwood	1.35%	1.36%	756	0.168483	539.00	48.9%	253,000,839	426,263	407,500	833,764
Residential	General	15.01%	15.17%	5,660	0.145127	539.00	32.9%	4,291,652,810	6,228,347	3,050,740	9,279,087
Business		15.64%	15.80%	1,347				1,059,350,348	8,746,579	922,547	9,669,126
Business	Queanbeyan CBD	3.87%	3.91%	145	1.219206	961.00	5.8%	184,533,820	2,249,847	139,345	2,389,192
Business	Poplars Business Park	0.76%	0.77%	12	1.219206	961.00	2.5%	37,577,300	458,145	11,532	469,677
Business	Googong	0.27%	0.28%	24	1.219206	961.00	13.7%	11,920,021	145,330	23,064	168,394
Business	Industrial	7.32%	7.40%	791	0.723407	655.00	11.4%	554,106,901	4,008,448	518,105	4,526,553
Business	Queanbeyan Suburban	2.84%	2.87%	122	1.273595	655.00	4.5%	131,694,670	1,677,257	79,910	1,757,167
Business	General	0.58%	0.59%	253	0.148764	596.00	42.0%	139,517,636	207,552	150,591	358,143
Mining		0.06%	0.06%	1				6,900,000	32,859	1,601	34,460
Mining		0.06%	0.06%	1	0.476220	1,601.00	4.6%	6,900,000	32,859	1,601	34,460
Farmland		6.26%	5.30%	1,049				2,030,031,980	1,792,863	1,449,718	3,242,581
Farmland		6.26%	5.30%	1,049	0.088317	1,382.00	44.7%	2,030,031,980	1,792,863	1,449,718	3,242,581
TOTAL		100.00%	100.00%	29,522				17,092,188,713	42,766,844	18,414,113	61,180,958

Rate Structure Options
2024/25

Rate Structure Option 7: Current Structure with farmland rates matched to Residential General Rates

- Principles:
- Subcategories for local communities with different public infrastructure and Council services

Business subcategories to support business in localities with different commercial opportunities

% yield for farmland set to achieve the same rate as Residential General subcategory

% yield by category based on previous year actuals

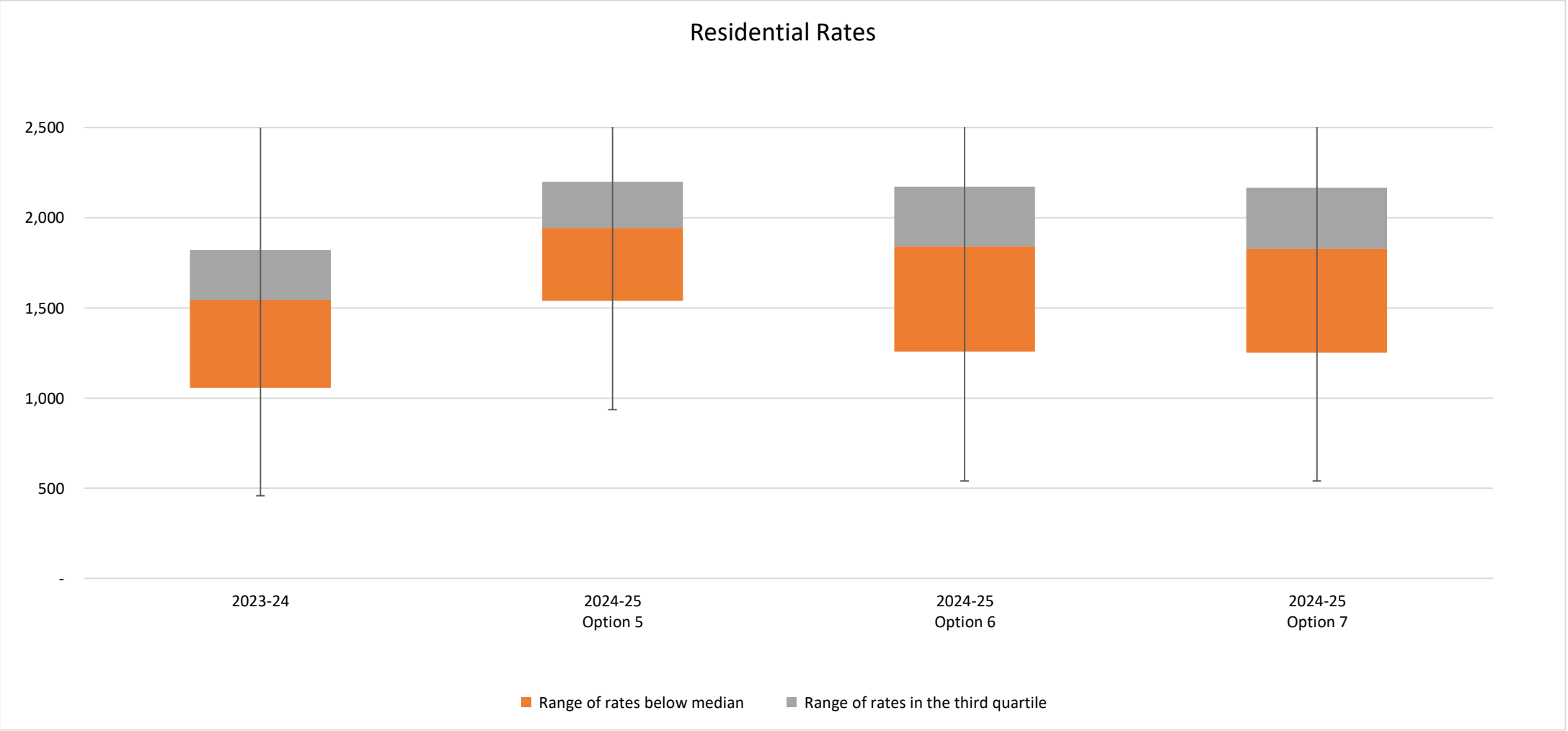
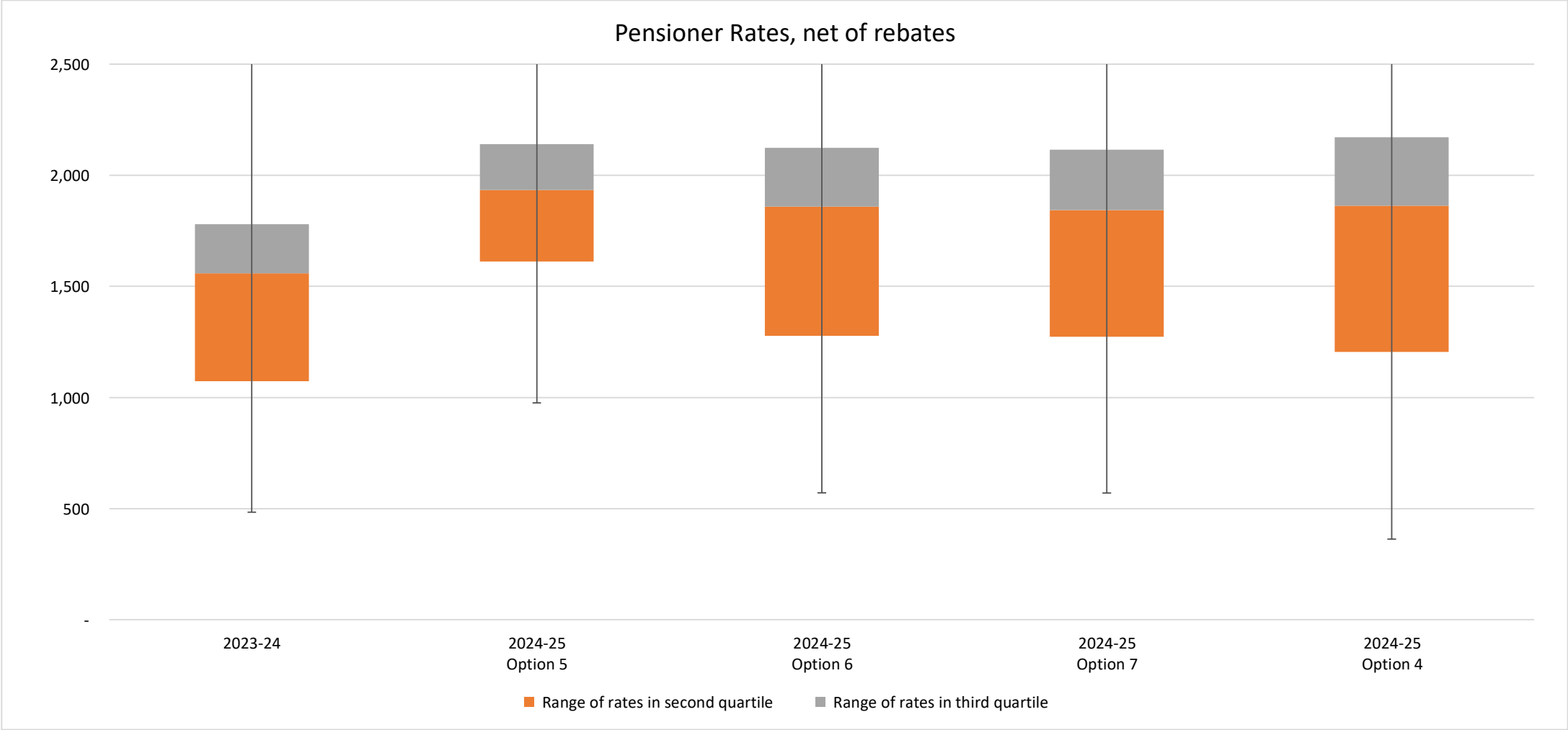
Ad valorem based on annual cost of infrastructure upgrade, renewal, maintenance and debt servicing

Base set for relative cost of services and operations
- 42,430,000

18,750,970

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 19	Ad valorem amount	Base amount	Notional Yield
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									43,651,163	17,529,806	61,180,970
Residential		78.04%	78.51%	27,125				13,995,906,385	31,995,407	16,040,247	48,035,654
Residential	Queanbeyan	46.06%	46.40%	15,742	0.279910	596.00	33.1%	6,789,111,568	19,003,402	9,382,232	28,385,634
Residential	Googong	11.65%	11.74%	3,265	0.279910	699.00	31.8%	1,751,239,167	4,901,894	2,282,235	7,184,129
Residential	Bungendore	3.97%	3.99%	1,702	0.167691	539.00	37.5%	910,902,001	1,527,501	917,540	2,445,040
Residential	Braidwood	1.35%	1.36%	756	0.167691	539.00	49.0%	253,000,839	424,260	407,500	831,760
Residential	General	15.01%	15.01%	5,660	0.143030	539.00	33.2%	4,291,652,810	6,138,351	3,050,740	9,189,091
Business		15.64%	15.76%	1,347				1,059,350,348	8,719,481	922,547	9,642,028
Business	Queanbeyan CBD	3.87%	3.89%	145	1.215589	961.00	5.8%	184,533,820	2,243,173	139,345	2,382,518
Business	Poplars Business Park	0.76%	0.77%	12	1.215281	961.00	2.5%	37,577,300	456,670	11,532	468,202
Business	Googong	0.27%	0.27%	24	1.216399	961.00	13.7%	11,920,021	144,995	23,064	168,059
Business	Industrial	7.32%	7.38%	791	0.721118	655.00	11.5%	554,106,901	3,995,765	518,105	4,513,870
Business	Queanbeyan Suburban	2.84%	2.86%	122	1.269855	655.00	4.6%	131,694,670	1,672,331	79,910	1,752,241
Business	General	0.58%	0.58%	253	0.148044	596.00	42.2%	139,517,636	206,547	150,591	357,139
Mining		0.06%	0.06%	1				6,900,000	32,763	1,601	34,364
Mining		0.06%	0.06%	1	0.474820	1,601.00	4.7%	6,900,000	32,763	1,601	34,364
Farmland		6.26%	5.68%	1,049				2,030,031,980	2,903,555	565,411	3,468,966
Farmland		6.26%	5.68%	1,049	0.143030	539.00	16.3%	2,030,031,980	2,903,555	565,411	3,468,966
TOTAL		100.00%	100.00%	29,522				17,092,188,713	43,651,205	17,529,806	61,181,012

Residential Rates Structures - Options Review



Residential Rates Structures - Options Review

Residential assessments

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 weekly change	Option 5 change %	Option 6 Rates	Option 6 annual change	Option 6 weekly change	Option 6 change %	Option 7 Rates	Option 7 annual change	Option 7 weekly change	Option 7 change %
All Residential	27,125														
Lowest Value		1,000	458	935	477	\$ 9.17	104.0%	540	82	\$ 1.58	17.9%	540	82	\$ 1.58	17.9%
First Quartile	6,781	308,000	1,058	1,539	482	\$ 9.27	45.6%	1,258	200	\$ 3.85	18.9%	1,252	194	\$ 3.73	18.4%
Median Value		513,000	1,545	1,943	398	\$ 7.66	25.8%	1,842	297	\$ 5.71	19.2%	1,828	283	\$ 5.45	18.3%
Third Quartile	6,781	644,000	1,821	2,201	379	\$ 7.30	20.8%	2,173	351	\$ 6.76	19.3%	2,166	345	\$ 6.63	18.9%
Maximum Value		25,000,000	59,257	50,151	(9,106)	-\$ 175.12	-15.4%	70,969	11,712	\$ 225.23	19.8%	70,677	11,420	\$ 219.61	19.3%
Pensioners - residential (before concessions and rebat	2,360														
Lowest Value		21,600	483	976	492	\$ 9.47	101.9%	570	87	\$ 1.68	18.0%	570	87	\$ 1.67	18.0%
First Quartile	590	344,750	1,073	1,612	538	\$ 10.35	50.1%	1,277	203	\$ 3.91	19.0%	1,274	200	\$ 3.85	18.7%
Median Value		508,000	1,559	1,933	374	\$ 7.20	24.0%	1,859	300	\$ 5.77	19.2%	1,843	285	\$ 5.47	18.3%
Third Quartile	590	613,000	1,779	2,140	361	\$ 6.94	20.3%	2,123	344	\$ 6.61	19.3%	2,115	336	\$ 6.47	18.9%
Maximum Value		2,020,000	3,297	4,910	1,612	\$ 31.01	48.9%	3,942	645	\$ 12.40	19.6%	3,927	629	\$ 12.11	19.1%
Strata Unit	5,648														
Lowest Value		28,054	549	988	439	\$ 8.44	79.9%	650	101	\$ 1.93	18.3%	649	100	\$ 1.92	18.2%
First Quartile	1,412	75,420	681	1,081	400	\$ 7.69	58.7%	807	126	\$ 2.42	18.5%	807	125	\$ 2.40	18.3%
Median Value		128,282	805	1,186	380	\$ 7.31	47.2%	956	150	\$ 2.89	18.7%	954	149	\$ 2.86	18.5%
Third Quartile	1,412	198,333	972	1,323	351	\$ 6.75	36.1%	1,156	183	\$ 3.53	18.9%	1,153	181	\$ 3.48	18.6%
Maximum Value		570,000	1,843	2,055	213	\$ 4.09	11.5%	2,198	356	\$ 6.84	19.3%	2,191	349	\$ 6.71	18.9%
Non Strata	21,477														
Lowest Value		1,000	458	935	477	\$ 9.17	104.0%	540	82	\$ 1.58	17.9%	540	82	\$ 1.58	17.9%
First Quartile	5,369	480,000	1,404	1,878	474	\$ 9.11	33.8%	1,674	270	\$ 5.19	19.2%	1,662	258	\$ 4.97	18.4%
Median Value		555,000	1,669	2,026	357	\$ 6.86	21.4%	1,990	321	\$ 6.18	19.3%	1,984	315	\$ 6.05	18.9%
Third Quartile	5,369	690,000	1,885	2,291	407	\$ 7.82	21.6%	2,248	363	\$ 6.98	19.3%	2,239	354	\$ 6.81	18.8%
Maximum Value		25,000,000	59,257	50,151	(9,106)	-\$ 175.12	-15.4%	70,969	11,712	\$ 225.23	19.8%	70,677	11,420	\$ 219.61	19.3%

Residential Rates Structures - Options Review

Residential sub-categories

		Current		Option 5	Option 5	Option 5	Option 5	Option 6	Option 6	Option 6	Option 6	Option 7	Option 7	Option 7	Option 7
		Land values	Rates	Rates	annual change	weekly change	change %	Rates	annual change	weekly change	change %	Rates	annual change	weekly change	change %
Braidwood	756														
Lowest Value		65,875	549	1,063	513	\$ 9.87	93.4%	650	101	\$ 1.93	18.3%	649	100	\$ 1.92	18.2%
First Quartile	189	250,000	808	1,425	617	\$ 11.87	76.4%	960	152	\$ 2.93	18.9%	958	150	\$ 2.89	18.6%
Median Value		301,000	879	1,526	646	\$ 12.43	73.5%	1,046	167	\$ 3.21	19.0%	1,044	164	\$ 3.16	18.7%
Third Quartile	189	376,000	985	1,673	689	\$ 13.24	69.9%	1,173	188	\$ 3.61	19.1%	1,170	185	\$ 3.56	18.8%
Maximum Value		1,220,000	2,169	3,335	1,166	\$ 22.42	53.8%	2,594	426	\$ 8.18	19.6%	2,585	416	\$ 8.00	19.2%
Bungendore	1,702														
Lowest Value		5,000	464	943	479	\$ 9.21	103.2%	547	83	\$ 1.60	18.0%	547	83	\$ 1.60	18.0%
First Quartile	426	485,000	1,138	1,888	750	\$ 14.43	66.0%	1,356	219	\$ 4.20	19.2%	1,352	215	\$ 4.13	18.9%
Median Value		532,000	1,204	1,980	777	\$ 14.94	64.5%	1,435	232	\$ 4.46	19.3%	1,431	228	\$ 4.38	18.9%
Third Quartile	426	571,000	1,258	2,057	799	\$ 15.36	63.5%	1,501	243	\$ 4.67	19.3%	1,497	238	\$ 4.58	18.9%
Maximum Value		3,187,600	4,930	7,208	2,279	\$ 43.82	46.2%	5,910	980	\$ 18.84	19.9%	5,884	954	\$ 18.36	19.4%
Googong	3,265														
Lowest Value		20,000	639	972	333	\$ 6.41	52.2%	755	116	\$ 2.24	18.2%	755	116	\$ 2.23	18.2%
First Quartile	816	472,000	1,700	1,862	163	\$ 3.13	9.6%	2,026	326	\$ 6.27	19.2%	2,020	321	\$ 6.17	18.9%
Median Value		518,000	1,808	1,953	145	\$ 2.79	8.0%	2,155	347	\$ 6.68	19.2%	2,149	341	\$ 6.57	18.9%
Third Quartile	816	573,000	1,937	2,061	124	\$ 2.39	6.4%	2,310	373	\$ 7.17	19.3%	2,303	366	\$ 7.04	18.9%
Maximum Value		25,000,000	59,257	50,151	(9,106)	-\$ 175.12	-15.4%	70,969	11,712	\$ 225.23	19.8%	70,677	11,420	\$ 219.61	19.3%
Queanbeyan	15,742														
Lowest Value		28,054	571	988	417	\$ 8.03	73.1%	675	104	\$ 2.00	18.2%	675	104	\$ 1.99	18.2%
First Quartile	3,936	189,787	950	1,307	356	\$ 6.85	37.5%	1,129	179	\$ 3.44	18.8%	1,127	177	\$ 3.40	18.6%
Median Value		478,000	1,627	1,874	247	\$ 4.76	15.2%	1,940	313	\$ 6.02	19.2%	1,934	307	\$ 5.91	18.9%
Third Quartile	3,936	579,000	1,864	2,073	209	\$ 4.02	11.2%	2,223	360	\$ 6.92	19.3%	2,217	353	\$ 6.79	18.9%
Maximum Value		18,635,000	44,234	37,620	(6,614)	-\$ 127.19	-15.0%	52,975	8,741	\$ 168.10	19.8%	52,757	8,523	\$ 163.91	19.3%
General	5,660														
Lowest Value		1,000	458	935	477	\$ 9.17	104.0%	540	82	\$ 1.58	17.9%	540	82	\$ 1.58	17.9%
First Quartile	1,415	555,750	1,130	2,027	897	\$ 17.25	79.4%	1,346	215	\$ 4.14	19.1%	1,334	204	\$ 3.92	18.0%
Median Value		802,000	1,428	2,512	1,084	\$ 20.84	75.9%	1,703	275	\$ 5.28	19.2%	1,686	258	\$ 4.96	18.0%
Third Quartile	1,415	948,000	1,605	2,799	1,194	\$ 22.97	74.4%	1,915	310	\$ 5.96	19.3%	1,895	290	\$ 5.57	18.1%
Maximum Value		2,560,000	3,557	5,973	2,415	\$ 46.45	67.9%	4,254	697	\$ 13.40	19.6%	4,201	643	\$ 12.37	18.1%

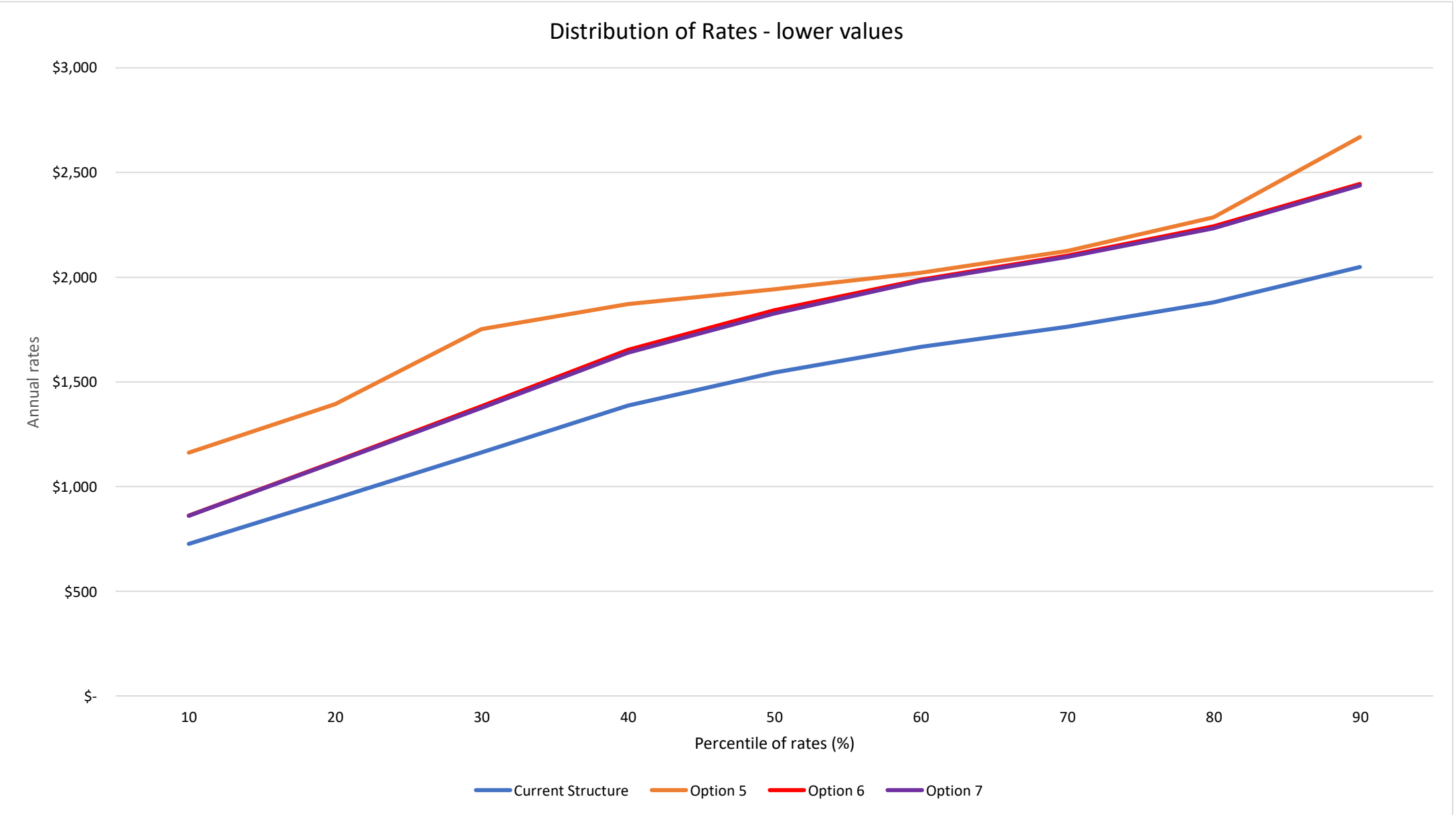
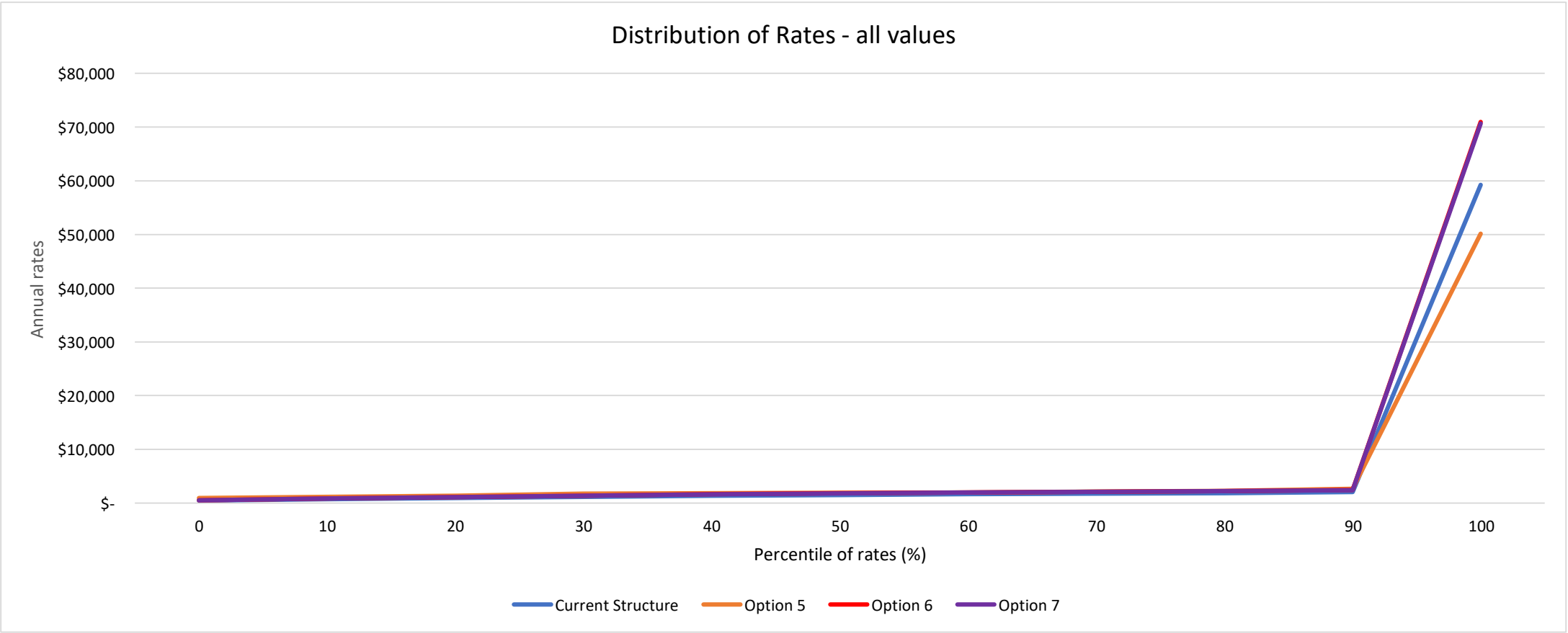
Residential Rates Structures - Options Review

Other - by suburb

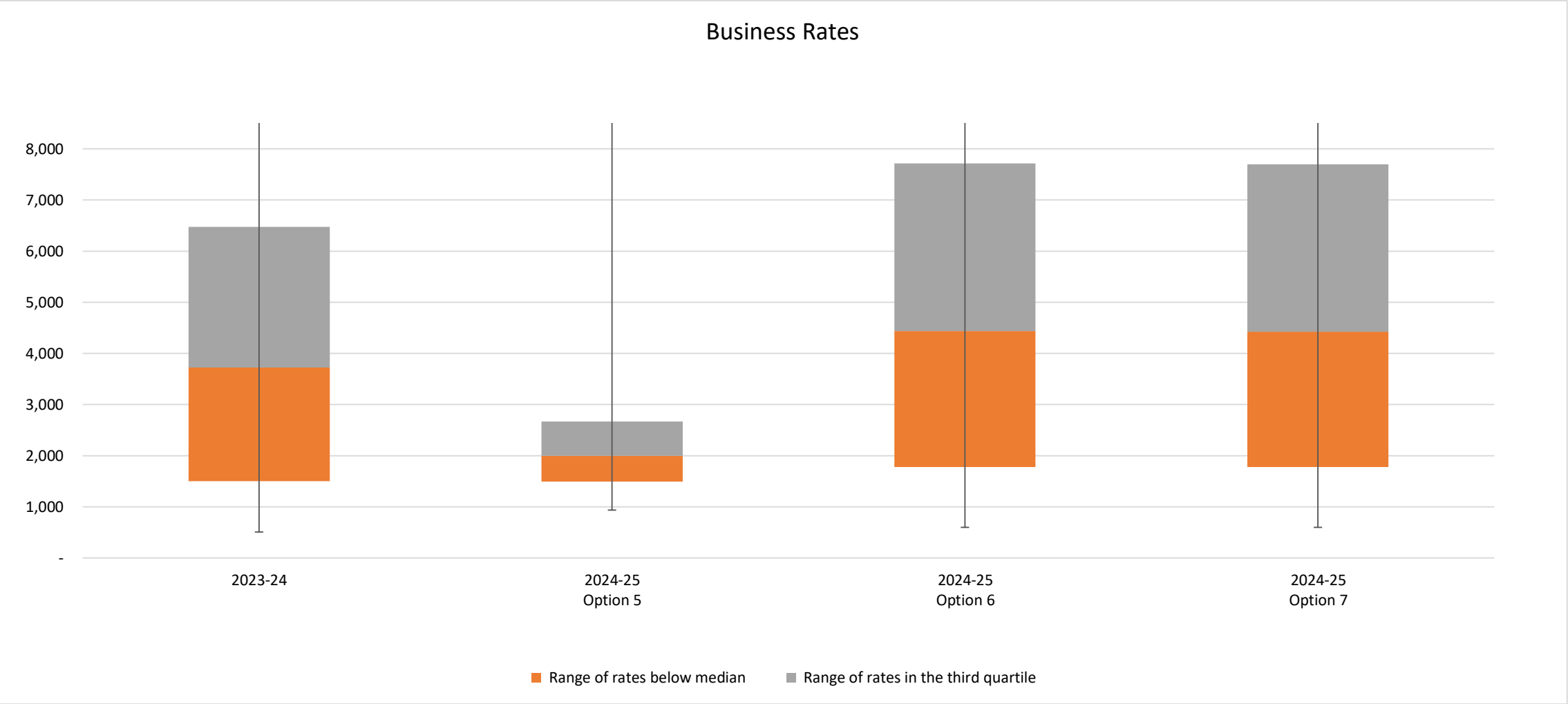
		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 weekly change	Option 5 change %	Option 6 Rates	Option 6 annual change	Option 6 weekly change	Option 6 change %	Option 7 Rates	Option 7 annual change	Option 7 weekly change	Option 7 change %
Wamboin	617														
Lowest Value		337,000	865	1,596	731	\$	14.06	1,028	163	\$	3.13	1,021	156	\$	18.0%
First Quartile	154	777,000	1,398	2,463	1,065	\$	20.47	1,667	269	\$	5.17	1,650	252	\$	18.0%
Median Value		824,000	1,455	2,555	1,100	\$	21.16	1,735	280	\$	5.38	1,718	263	\$	18.1%
Third Quartile	154	894,000	1,540	2,693	1,153	\$	22.18	1,836	297	\$	5.71	1,818	278	\$	18.1%
Maximum Value		1,210,000	1,922	3,315	1,393	\$	26.78	2,295	373	\$	7.17	2,270	347	\$	18.1%
Captains Flat	285														
Lowest Value		8,860	468	950	483	\$	9.28	552	84	\$	1.62	552	84	\$	17.9%
First Quartile	71	132,000	617	1,193	576	\$	11.08	731	114	\$	2.19	728	111	\$	18.0%
Median Value		152,000	641	1,232	591	\$	11.37	760	119	\$	2.28	756	115	\$	18.0%
Third Quartile	71	217,000	720	1,360	640	\$	12.32	854	134	\$	2.58	849	130	\$	18.0%
Maximum Value		990,000	1,656	2,882	1,226	\$	23.58	1,976	320	\$	6.15	1,955	299	\$	18.1%
Jerrabomberra	3,291														
Lowest Value		64,300	656	1,060	404	\$	7.76	777	121	\$	2.32	776	120	\$	18.3%
First Quartile	823	543,000	1,779	2,002	223	\$	4.28	2,122	343	\$	6.60	2,116	337	\$	18.9%
Median Value		633,000	1,990	2,179	189	\$	3.63	2,375	385	\$	7.40	2,368	377	\$	19.0%
Third Quartile	823	698,000	2,143	2,307	164	\$	3.16	2,558	415	\$	7.98	2,550	407	\$	19.0%
Maximum Value		3,490,000	8,695	7,804	(891)	-\$	17.13	10,406	1,711	\$	32.91	10,365	1,670	\$	19.2%
Karabar	3,258														
Lowest Value		54,995	634	1,041	407	\$	7.83	751	117	\$	2.24	750	116	\$	18.3%
First Quartile	815	422,000	1,495	1,764	269	\$	5.16	1,782	287	\$	5.52	1,777	282	\$	18.9%
Median Value		496,000	1,669	1,909	241	\$	4.63	1,990	321	\$	6.18	1,984	315	\$	18.9%
Third Quartile	815	538,000	1,767	1,992	225	\$	4.32	2,108	341	\$	6.55	2,102	334	\$	18.9%
Maximum Value		1,950,000	5,081	4,772	(309)	-\$	5.94	6,077	996	\$	19.16	6,054	973	\$	19.2%
Queanbeyan	2,829														
Lowest Value		28,571	572	989	417	\$	8.02	676	104	\$	2.01	676	104	\$	18.2%
First Quartile	707	97,805	735	1,126	391	\$	7.52	871	136	\$	2.62	870	135	\$	18.4%
Median Value		261,667	1,119	1,448	329	\$	6.33	1,331	212	\$	4.09	1,328	209	\$	18.7%
Third Quartile	707	579,000	1,864	2,073	209	\$	4.02	2,223	360	\$	6.92	2,217	353	\$	18.9%
Maximum Value		2,580,000	6,559	6,012	(547)	-\$	10.52	7,848	1,289	\$	24.78	7,818	1,258	\$	19.2%

Residential Rates Structures - Options Review

Residential Rates Distribution



Business Rates Structures - Rates Harmonisation Options



Business Assessments

		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change
All Business	1,347											
Lowest Value		76	505	933	428	84.7%	596	91	18.0%	596	91	18.0%
First Quartile	337	283,500	1,499	1,491	(8)	-0.5%	1,782	283	18.8%	1,778	279	18.6%
Median Value		543,000	3,725	2,002	(1,723)	-46.3%	4,438	714	19.2%	4,426	702	18.8%
Third Quartile	337	881,000	6,475	2,667	(3,807)	-58.8%	7,718	1,244	19.2%	7,697	1,222	18.9%
Maximum Value		21,900,000	224,674	44,048	(180,626)	-80.4%	267,967	43,294	19.3%	267,175	42,501	18.9%
Strata	261											
Lowest Value		35,370	607	1,003	396	65.3%	718	111	18.4%	717	111	18.3%
First Quartile	65	98,040	1,162	1,126	(36)	-3.1%	1,379	217	18.7%	1,377	215	18.5%
Median Value		132,440	1,493	1,194	(299)	-20.0%	1,773	281	18.8%	1,770	277	18.6%
Third Quartile	65	191,995	1,954	1,311	(643)	-32.9%	2,324	371	19.0%	2,319	365	18.7%
Maximum Value		1,253,300	13,625	3,400	(10,225)	-75.0%	16,241	2,616	19.2%	16,206	2,581	18.9%
Non-Strata	1,086											
Lowest Value		76	505	933	428	84.7%	596	91	18.0%	596	91	18.0%
First Quartile	271	482,500	3,198	1,883	(1,315)	-41.1%	3,809	612	19.1%	3,799	602	18.8%
Median Value		664,000	4,810	2,240	(2,569)	-53.4%	5,733	924	19.2%	5,717	908	18.9%
Third Quartile	271	986,000	7,438	2,874	(4,564)	-61.4%	8,861	1,424	19.1%	8,838	1,400	18.8%
Maximum Value		21,900,000	224,674	44,048	(180,626)	-80.4%	267,967	43,294	19.3%	267,175	42,501	18.9%

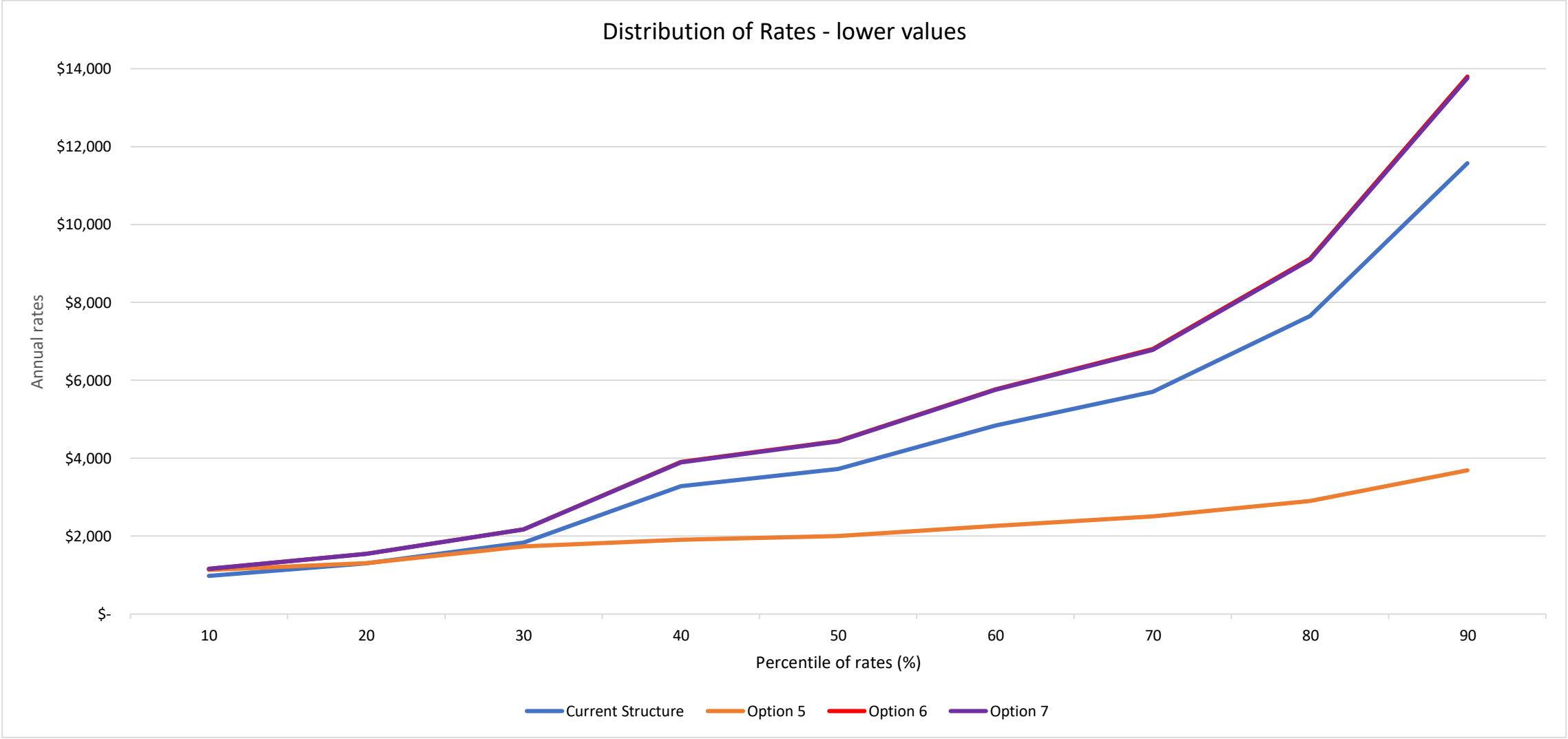
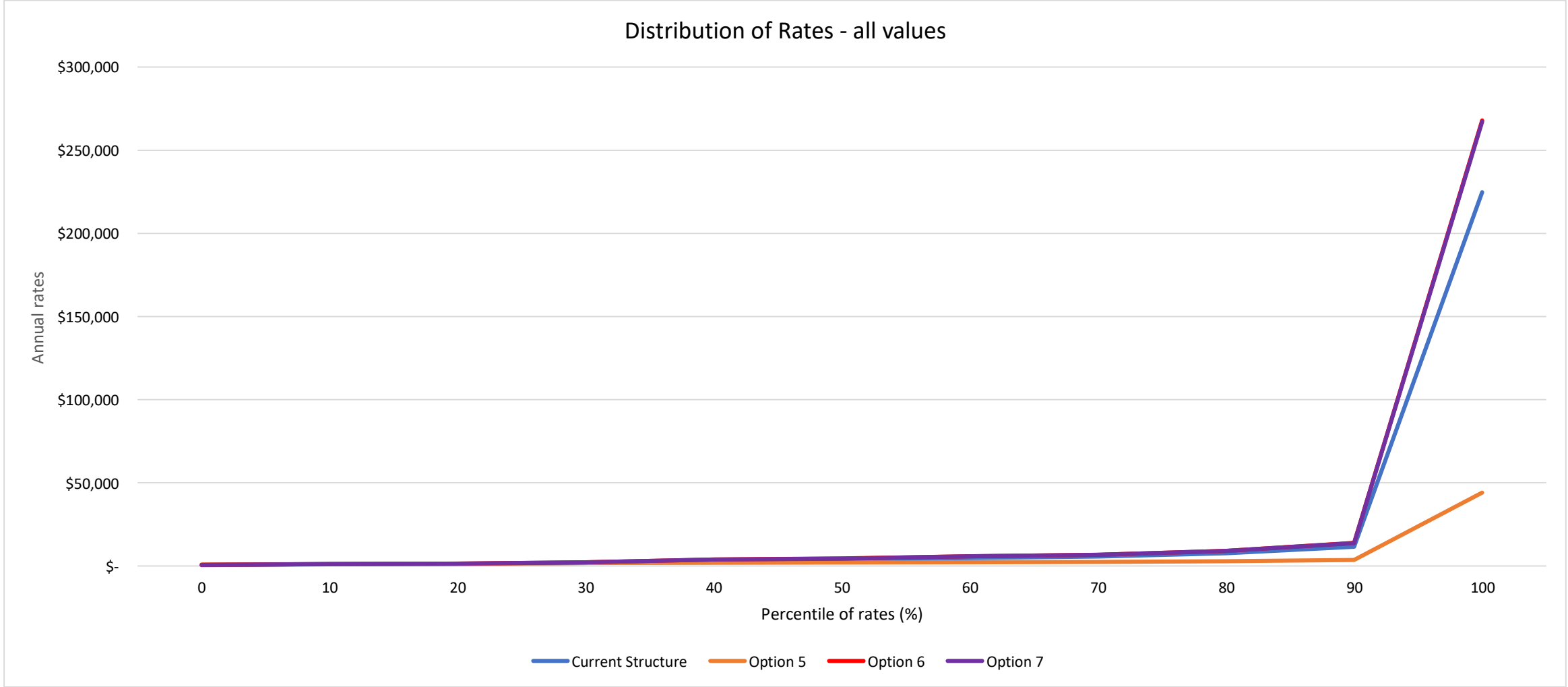
Business sub-categories

	Assessments	Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change
Queanbeyan CBD	145											
Lowest Value		20,200	1,020	973	(48)	-4.7%	1,207	187	18.3%	1,207	186	18.2%
First Quartile	36	387,000	4,770	1,695	(3,075)	-64.5%	5,679	909	19.1%	5,665	895	18.8%
Median Value		694,000	7,908	2,299	(5,609)	-70.9%	9,422	1,514	19.1%	9,397	1,489	18.8%
Third Quartile	36	1,160,000	12,671	3,217	(9,455)	-74.6%	15,104	2,432	19.2%	15,062	2,390	18.9%
Maximum Value		21,900,000	224,674	44,048	(180,626)	-80.4%	267,967	43,294	19.3%	267,175	42,501	18.9%
Poplars Business Park	12											
Lowest Value		571,000	6,651	2,057	(4,594)	-69.1%	7,923	1,272	19.1%	7,900	1,250	18.8%
First Quartile	3	1,605,250	17,223	4,093	(13,129)	-76.2%	20,532	3,310	19.2%	20,469	3,247	18.9%
Median Value		1,985,000	21,104	4,841	(16,264)	-77.1%	25,162	4,058	19.2%	25,084	3,980	18.9%
Third Quartile	3	3,087,500	32,374	7,011	(25,363)	-78.3%	38,604	6,230	19.2%	38,483	6,109	18.9%
Maximum Value		11,750,000	120,921	24,065	(96,856)	-80.1%	144,218	23,296	19.3%	143,757	22,835	18.9%
Googong	24											
Lowest Value		95,866	1,794	1,122	(672)	-37.5%	2,130	336	18.7%	2,127	333	18.6%
First Quartile	6	262,072	3,493	1,449	(2,044)	-58.5%	4,156	663	19.0%	4,149	656	18.8%
Median Value		530,000	6,232	1,976	(4,255)	-68.3%	7,423	1,191	19.1%	7,408	1,176	18.9%
Third Quartile	6	591,750	6,863	2,098	(4,765)	-69.4%	8,176	1,313	19.1%	8,159	1,296	18.9%
Maximum Value		1,253,300	13,625	3,400	(10,225)	-75.0%	16,241	2,616	19.2%	16,206	2,581	18.9%
Queanbeyan Industrial	791											
Lowest Value		20,100	677	973	296	43.7%	800	124	18.3%	800	123	18.2%
First Quartile	198	383,000	2,876	1,687	(1,189)	-41.3%	3,426	549	19.1%	3,417	541	18.8%
Median Value		540,000	3,828	1,996	(1,832)	-47.9%	4,561	734	19.2%	4,549	721	18.8%
Third Quartile	198	845,000	5,676	2,597	(3,080)	-54.3%	6,768	1,091	19.2%	6,748	1,072	18.9%
Maximum Value		4,450,000	27,526	9,694	(17,832)	-64.8%	32,847	5,321	19.3%	32,745	5,219	19.0%
Queanbeyan	122											
Lowest Value		6,270	622	945	323	52.0%	735	113	18.2%	735	113	18.1%
First Quartile	31	423,750	5,080	1,767	(3,313)	-65.2%	6,052	972	19.1%	6,036	956	18.8%
Median Value		794,000	9,034	2,496	(6,538)	-72.4%	10,767	1,733	19.2%	10,738	1,703	18.9%
Third Quartile	31	1,237,500	13,770	3,369	(10,401)	-75.5%	16,416	2,645	19.2%	16,369	2,599	18.9%
Maximum Value		6,710,000	72,212	14,143	(58,069)	-80.4%	86,113	13,901	19.3%	85,862	13,651	18.9%
General	253											
Lowest Value		76	505	933	428	84.7%	596	91	18.0%	596	91	18.0%
First Quartile	63	140,000	678	1,209	530	78.1%	804	126	18.5%	803	125	18.4%
Median Value		408,500	1,011	1,737	726	71.8%	1,204	193	19.0%	1,201	190	18.8%
Third Quartile	63	685,250	1,354	2,282	928	68.5%	1,615	261	19.3%	1,610	257	18.9%
Maximum Value		8,505,000	11,042	17,677	6,635	60.1%	13,248	2,207	20.0%	13,187	2,145	19.4%

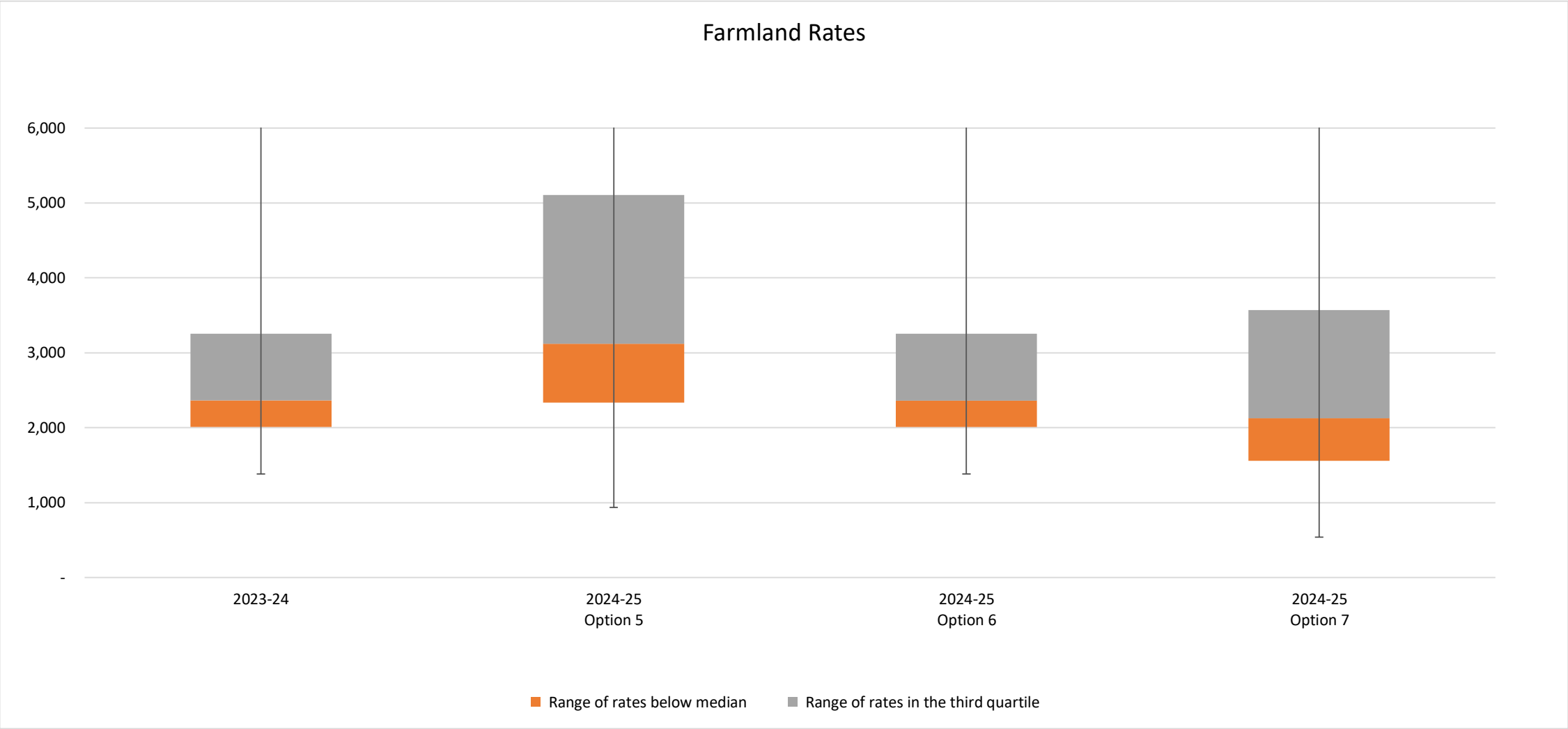
Other - by suburb

	Assessments	Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change
Braidwood	69											
Lowest Value		45,800	562	1,023	461	82.1%	664	102	18.2%	664	102	18.2%
First Quartile	17	244,000	807	1,413	606	75.1%	959	152	18.8%	957	150	18.6%
Median Value		397,000	997	1,715	718	72.0%	1,187	190	19.0%	1,184	187	18.7%
Third Quartile	17	485,000	1,106	1,888	782	70.7%	1,318	212	19.1%	1,314	208	18.8%
Maximum Value		1,560,000	2,438	4,004	1,567	64.3%	2,917	479	19.7%	2,905	468	19.2%
Bungendore	79											
Lowest Value		50,000	567	1,031	464	81.9%	670	103	18.2%	670	103	18.2%
First Quartile	20	535,000	1,168	1,986	818	70.1%	1,392	224	19.2%	1,388	220	18.9%
Median Value		626,000	1,281	2,165	885	69.1%	1,527	247	19.3%	1,523	242	18.9%
Third Quartile	20	750,000	1,434	2,410	975	68.0%	1,712	278	19.4%	1,706	272	19.0%
Maximum Value		3,580,000	4,940	7,981	3,041	61.5%	5,922	981	19.9%	5,896	956	19.3%

Business Rates Distribution



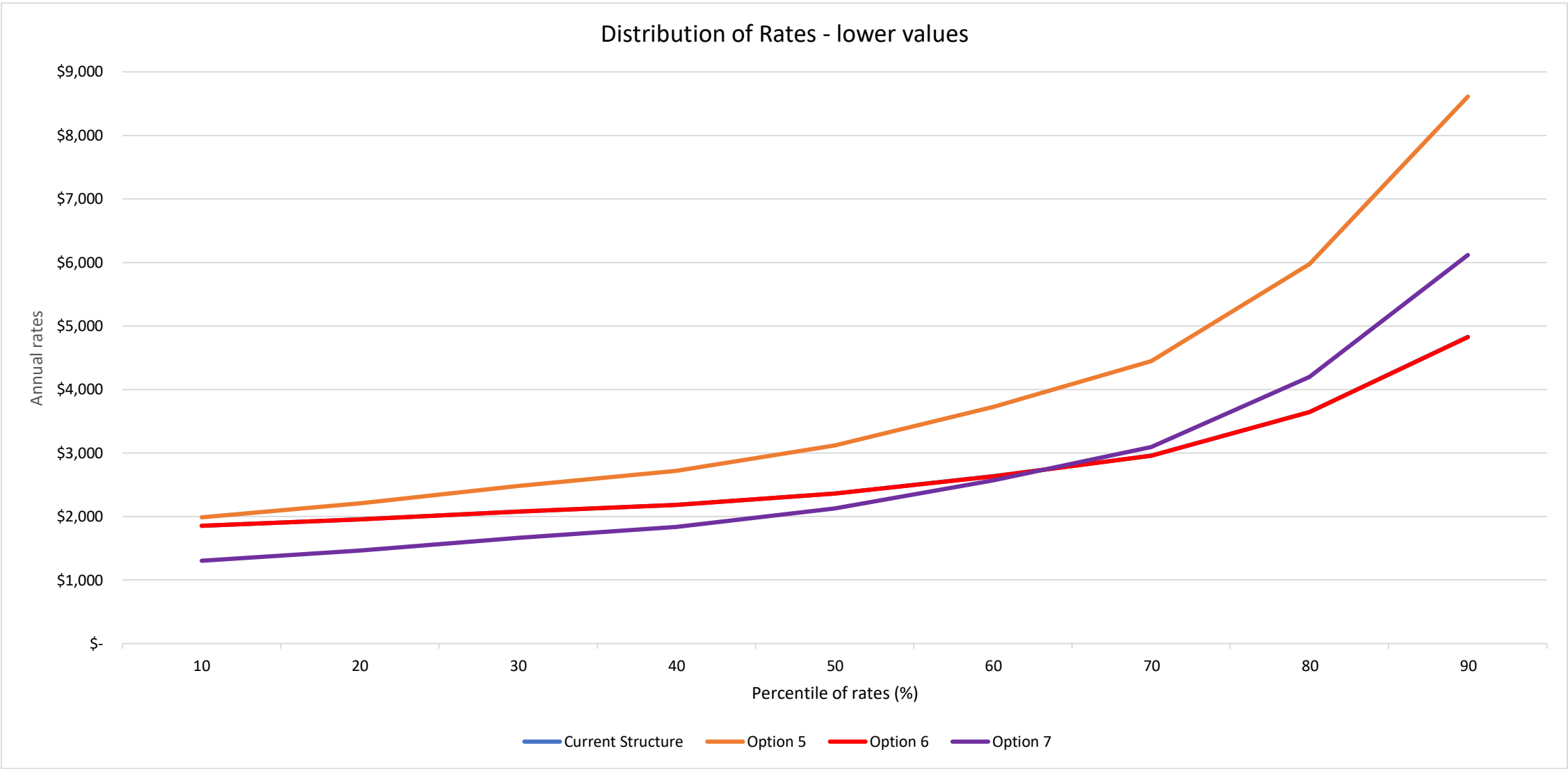
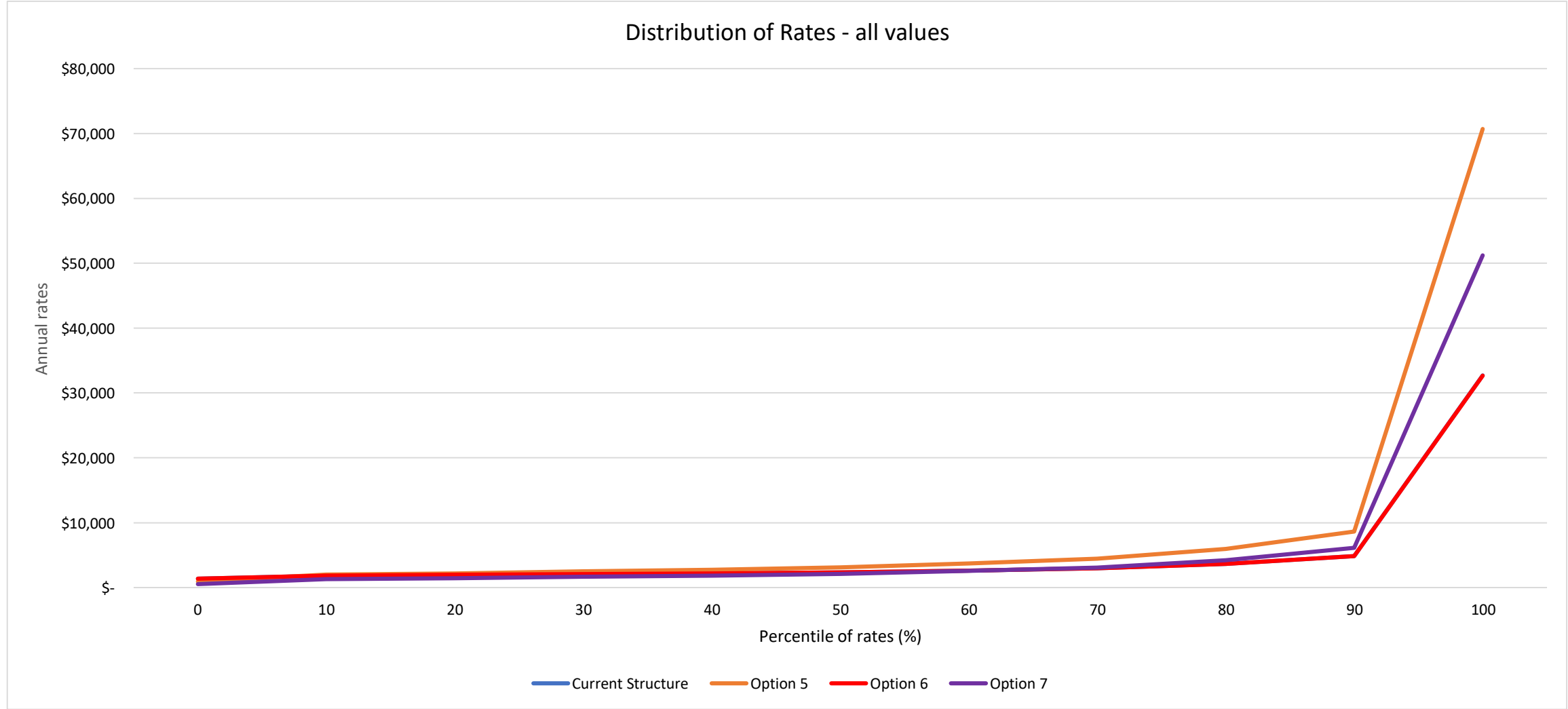
Farmland Rates Structures - Rates Harmonisation Options



Farmland Assessments

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 % change	Option 6 Rates	Option 6 annual change	Option 6 % change	Option 7 Rates	Option 7 annual change	Option 7 % change
All Farmland	1,049											
Lowest Value		660	1,383	934 (	448)	-32.4%	1,383	-	0.0%	540 (	843)	-60.9%
First Quartile	262	711,000	2,010	2,333	322	16.0%	2,010 (	0)	0.0%	1,556 (	454)	-22.6%
Median Value		1,110,000	2,363	3,118	755	32.0%	2,362 (	1)	0.0%	2,127 (	236)	-10.0%
Third Quartile	262	2,120,000	3,255	5,107	1,851	56.9%	3,254 (	1)	0.0%	3,571	316	9.7%
Maximum Value		35,427,000	32,689	70,678	37,990	116.2%	32,670 (	19)	-0.1%	51,210	18,521	56.7%
Farmland rates distribution	1,049											
Lowest Value		660	1,383	934 (	448)	-32.4%	1,383	-	0.0%	540 (	843)	-60.9%
10th percentile	105	534,800	1,855	1,986	131	7.1%	1,854 (	0)	0.0%	1,304 (	551)	-29.7%
20th percentile	105	647,200	1,954	2,207	253	13.0%	1,954 (	0)	0.0%	1,465 (	489)	-25.0%
30th percentile	105	787,000	2,077	2,482	405	19.5%	2,077 (	0)	0.0%	1,665 (	413)	-19.9%
40th percentile	105	906,600	2,183	2,718	535	24.5%	2,183 (	0)	0.0%	1,836 (	347)	-15.9%
50th percentile	105	1,110,000	2,363	3,118	755	32.0%	2,362 (	1)	0.0%	2,127 (	236)	-10.0%
60th percentile	105	1,418,000	2,635	3,725	1,090	41.3%	2,634 (	1)	0.0%	2,567 (	68)	-2.6%
70th percentile	105	1,786,000	2,960	4,449	1,489	50.3%	2,959 (	1)	0.0%	3,094	133	4.5%
80th percentile	105	2,560,000	3,644	5,973	2,329	63.9%	3,643 (	1)	0.0%	4,201	556	15.3%
90th percentile	105	3,900,000	4,828	8,611	3,783	78.3%	4,826 (	2)	0.0%	6,117	1,289	26.7%
95th percentile	52	5,442,000	6,191	11,647	5,456	88.1%	6,188 (	3)	0.0%	8,323	2,132	34.4%
96th percentile	10	6,334,400	6,980	13,404	6,424	92.0%	6,976 (	3)	0.0%	9,599	2,619	37.5%
97th percentile	10	7,981,200	8,435	16,646	8,211	97.3%	8,431 (	4)	-0.1%	11,955	3,520	41.7%
98th percentile	10	9,350,800	9,645	19,342	9,697	100.5%	9,640 (	5)	-0.1%	13,913	4,268	44.3%
99th percentile	10	12,024,000	12,008	24,605	12,597	104.9%	12,001 (	6)	-0.1%	17,737	5,729	47.7%
100th percentile	10	35,427,000	32,689	70,678	37,990	116.2%	32,670 (	19)	-0.1%	51,210	18,521	56.7%

Farmland Rates Distribution



Increases over x% Full Breakdown

Increases over

20.00%

 per annum

Pensioners

Pensioner Y

Row Labels	Total Assessments	Option 5 Increases over x%	Option 6 Increases over x%	Option 7 Increases over x%
Braidwood	145	145	-	-
BRAIDWOOD	145	145	-	-
Bungendore	142	142	-	-
BUNGENDORE	142	142	-	-
General	488	476	-	1
THE RIDGEWAY	4	4	-	-
GOOGONG	30	30	-	-
CARWOOLA	43	43	-	-
ROYALLA	14	14	-	-
CAPTAINS FLAT	39	39	-	-
BURRA	22	22	-	-
FORBES CREEK	6	6	-	-
BUNGENDORE	17	17	-	-
BYWONG	41	41	-	-
LAKE GEORGE	2	2	-	-
WAMBOIN	42	42	-	-
SUTTON	7	7	-	-
ROSSI	1	1	-	-
HOSKINSTOWN	4	4	-	-
URILA	2	2	-	-
TINDERRY	1	1	-	-
PRIMROSE VALLEY	2	2	-	-
FARRINGDON	1	1	-	-
MAJORS CREEK	27	27	-	-
ARALUEN	20	20	-	-
NERINGLA	1	1	-	-
REIDSDALE	5	5	-	-
BORO	2	2	-	-
MANAR	1	1	-	-
MOUNT FAIRY	10	10	-	-
BRAIDWOOD	25	25	-	-
DURRAN DURRA	5	5	-	-
BUDAWANG	1	1	-	-
CHARLEYS FOREST	7	7	-	-
MONGA	2	2	-	-
JEMBAICUMBENE	3	3	-	-
TOMBOYE	9	9	-	-
HAROLDS CROSS	2	2	-	-
BOMBAY	9	9	-	-
NERRIGA	5	5	-	-
MAYFIELD	1	1	-	-
HEREFORD HALL	2	2	-	-
OALLEN	6	6	-	-
KRAWARREE	4	4	-	-
MONGARLOWE	10	10	-	-
WARRI	2	2	-	-
MULLOON	3	3	-	-
BENDOURA	10	10	-	-
MARLOWE	1	1	-	-

Increases over x% Full Breakdown

Increases over 20.00% per annum

WYANBENE	4	4	-	-
NORTHANGERA	2	2	-	-
JINDEN	1	1	-	-
CORANG	1	1	-	-
JERRABATTGULLA	1	1	-	-
CURRAWANG	6	6	-	-
TARAGO	2	2	-	-
Farmland	20	8	-	1
Googong	71	9	-	-
GOOGONG	71	9	-	-
Queanbeyan Urban	1,535	382	-	-
JERRABOMBERRA	235	52	-	-
QUEANBEYAN WEST	111	14	-	-
CRESTWOOD	242	65	-	-
KARABAR	431	52	-	-
QUEANBEYAN	323	124	-	-
QUEANBEYAN EAST	170	70	-	-
GREENLEIGH	20	5	-	-
TRALEE	2	-	-	-
QBUS-ORD	1	-	-	-
Grand Total	2,381	1,154	-	1

Residential Category

Category Residential

Row Labels	Total Assessments	Option 5 Increases over x%	Option 6 Increases over x%	Option 7 Increases over x%
Braidwood	756	766	-	-
BRAIDWOOD	756	766	-	-
Bungendore	1,702	1,703	-	-
BUNGENDORE	1,702	1,703	-	-
General	5,660	5,660	-	-
JERRABOMBERRA	1	1	-	-
KARABAR	1	1	-	-
QUEANBEYAN EAST	7	7	-	-
THE RIDGEWAY	63	63	-	-
GOOGONG	416	416	-	-
CARWOOLA	509	509	-	-
ROYALLA	327	327	-	-
CAPTAINS FLAT	285	285	-	-
WILLIAMSDALE	9	9	-	-
BURRA	301	301	-	-
FORBES CREEK	27	27	-	-
BUNGENDORE	248	248	-	-
BYWONG	448	448	-	-
LAKE GEORGE	31	31	-	-
WAMBOIN	617	617	-	-
SUTTON	177	177	-	-
ROSSI	40	40	-	-
HOSKINSTOWN	59	59	-	-
URILA	50	50	-	-
TINDERRY	10	10	-	-

Increases over x% Full Breakdown

Increases over 20.00% per annum

PRIMROSE VALLEY	43	43	-	-
FARRINGDON	8	8	-	-
MAJORS CREEK	209	209	-	-
ARALUEN	154	154	-	-
NERINGLA	22	22	-	-
REIDSDALE	66	66	-	-
BORO	58	58	-	-
MANAR	47	47	-	-
MOUNT FAIRY	110	110	-	-
BRAIDWOOD	187	187	-	-
DURRAN DURRA	67	67	-	-
BUDAWANG	21	21	-	-
CHARLEYS FOREST	49	49	-	-
MONGA	23	23	-	-
KINDERVALE	9	9	-	-
JEMBAICUMBENE	23	23	-	-
TOMBOYE	75	75	-	-
HAROLDS CROSS	40	40	-	-
BOMBAY	69	69	-	-
NERRIGA	72	72	-	-
MAYFIELD	14	14	-	-
HEREFORD HALL	37	37	-	-
OALLEN	88	88	-	-
KRAWARREE	57	57	-	-
MONGARLOWE	94	94	-	-
WARRI	33	33	-	-
MULLOON	39	39	-	-
BENDOURA	60	60	-	-
MARLOWE	10	10	-	-
BALLALABA	18	18	-	-
BERLANG	1	1	-	-
LARBERT	23	23	-	-
WYANBENE	41	41	-	-
NORTHANGERA	14	14	-	-
WOG WOG	24	24	-	-
JINDEN	9	9	-	-
CORANG	17	17	-	-
SNOWBALL	7	7	-	-
JERRABATTGULLA	19	19	-	-
PALERANG	3	3	-	-
CURRAWANG	62	62	-	-
TARAGO	12	12	-	-
Googong	3,265	210	-	-
GOOGONG	3,265	210	-	-
Queanbeyan Urban	15,742	5,734	-	-
JERRABOMBERRA	3,291	433	-	-
QUEANBEYAN WEST	1,213	309	-	-
CRESTWOOD	2,220	1,151	-	-
KARABAR	3,258	505	-	-
QUEANBEYAN	2,829	1,562	-	-
QUEANBEYAN EAST	2,094	1,510	-	-
GREENLEIGH	256	25	-	-
ENVIRONA	1	-	-	-
TRALEE	579	239	-	-
LETCHWORTH	1	-	-	-
Grand Total	27,125	14,073	-	-