

Analysis of Rate Structure Options

Options 1 to 4

Ref: ECM 2554209 v4

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Rate Structure Options

2024/25

Rate Structure Option 1: Simple Structure

Principles: No subcategories, all rates determined based solely on apportionment of land value
All category yields based on previous year
Base amounts set at 30% for all categories; lower base amount to benefit lower value residential properties

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							30.00%		42,826,679	18,354,291	61,180,970
Residential		78.04%	78.04%	27,125	0.238809	528.00	30.00%	13,995,906,385	33,423,484	14,324,350	47,747,832
Business		15.64%	15.64%	1,347	0.632468	2,132.00	30.00%	1,059,350,348	6,700,052	2,871,453	9,571,510
Mining		0.06%	0.06%	1	0.346066	10,234.00	30.00%	6,900,000	23,879	10,234	34,112
Farmland		6.26%	6.26%	1,049	0.131981	1,095.00	30.00%	2,030,031,980	2,679,257	1,148,255	3,827,515
TOTAL		100.00%	100.00%	29,522				17,092,188,713	42,826,671	18,354,291	61,180,970

Rate Structure Options
2024/25

Rate Structure Option 2: Current Structure

Principles: Subcategories for local communities with different public infrastructure and Council services
Business subcategories to support business in localities with different commercial opportunities
% 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 23	Ad valorem amount	Base amount	Notional Yield
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									42,505,655	18,675,314	61,180,970
Residential		78.04%	78.04%	27,125				13,995,906,385	31,707,612	16,040,247	47,747,859
Residential	Queanbeyan	46.06%	46.06%	15,742	0.276864	596.00	33.3%	6,789,111,568	18,796,606	9,382,232	28,178,838
Residential	Googong	11.65%	11.65%	3,265	0.276864	699.00	32.0%	1,751,239,167	4,848,551	2,282,235	7,130,786
Residential	Bungendore	3.97%	3.97%	1,702	0.165632	539.00	37.8%	910,902,001	1,508,745	917,540	2,426,285
Residential	Braidwood	1.35%	1.35%	756	0.165632	539.00	49.3%	253,000,839	419,050	407,500	826,551
Residential	General	15.01%	15.01%	5,660	0.142944	539.00	33.2%	4,291,652,810	6,134,660	3,050,740	9,185,400
Business		15.64%	15.64%	1,347				1,059,350,348	8,648,962	922,547	9,571,510
Business	Queanbeyan CBD	3.87%	3.87%	145	1.206147	961.00	5.9%	184,533,820	2,225,749	139,345	2,365,094
Business	Poplars Business Park	0.76%	0.76%	12	1.206147	961.00	2.5%	37,577,300	453,237	11,532	464,769
Business	Googong	0.27%	0.27%	24	1.206147	961.00	13.8%	11,920,021	143,773	23,064	166,837
Business	Industrial	7.32%	7.32%	791	0.715160	655.00	11.6%	554,106,901	3,962,751	518,105	4,480,856
Business	Queanbeyan Suburban	2.84%	2.84%	122	1.260124	655.00	4.6%	131,694,670	1,659,516	79,910	1,739,426
Business	General	0.58%	0.58%	253	0.146172	596.00	42.5%	139,517,636	203,936	150,591	354,527
Mining		0.06%	0.06%	1				6,900,000	32,511	1,601	34,112
Mining		0.06%	0.06%	1	0.471178	1,601.00	4.7%	6,900,000	32,511	1,601	34,112
Farmland		6.26%	6.26%	1,049				2,030,031,980	2,116,593	1,710,919	3,827,515
Farmland		6.26%	6.26%	1,049	0.104264	1,631.00	44.7%	2,030,031,980	2,116,593	1,710,919	3,827,512
TOTAL		100.00%	100.00%	29,522				17,092,188,713	42,505,679	18,675,314	61,180,997

Rate Structure Options 2024/25

Rate Structure Option 3: Current Rate Structure with higher base %

Principles:

- Subcategories for local communities with different public infrastructure and Council services
- Business subcategories to support business in localities with different commercial opportunities
- % yield by category based on previous year actuals
- Base set for higher % in all subcategories - to help to reduce the impact of large variances in land valuation

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							45.00%		33,643,707	27,537,263	61,180,970
Residential		78.04%	78.04%	27,125				13,995,906,385	26,255,352	21,492,488	47,747,840
Residential	Queanbeyan	46.06%	46.06%	15,742	0.228183	806.00	45.0%	6,789,111,568	15,491,598	12,688,052	28,179,650
Residential	Googong	11.65%	11.65%	3,265	0.223868	983.00	45.0%	1,751,239,167	3,920,464	3,209,495	7,129,959
Residential	Bungendore	3.97%	3.97%	1,702	0.146564	641.00	45.0%	910,902,001	1,335,054	1,091,174	2,426,229
Residential	Braidwood	1.35%	1.35%	756	0.179700	492.00	45.0%	253,000,839	454,643	371,967	826,609
Residential	General	15.01%	15.01%	5,660	0.117754	730.00	45.0%	4,291,652,810	5,053,593	4,131,800	9,185,393
Business		15.64%	15.64%	1,347				1,059,350,348	5,264,545	4,306,966	9,571,510
Business	Queanbeyan CBD	3.87%	3.87%	145	0.704908	7,340.00	45.0%	184,533,820	1,300,794	1,064,300	2,365,094
Business	Poplars Business Park	0.76%	0.76%	12	0.680277	17,429.00	45.0%	37,577,300	255,630	209,148	464,778
Business	Googong	0.27%	0.27%	24	0.769779	3,128.00	45.0%	11,920,021	91,758	75,072	166,830
Business	Industrial	7.32%	7.32%	791	0.444787	2,549.00	45.0%	554,106,901	2,464,595	2,016,259	4,480,854
Business	Queanbeyan Suburban	2.84%	2.84%	122	0.726434	6,416.00	45.0%	131,694,670	956,675	782,752	1,739,427
Business	General	0.58%	0.58%	253	0.139834	631.00	45.0%	139,517,636	195,093	159,435	354,528
Mining		0.06%	0.06%	1				6,900,000	18,761	15,351	34,112
Mining		0.06%	0.06%	1	0.271902	15,351.00	45.0%	6,900,000	18,761	15,351	34,112
Farmland		6.26%	6.26%	1,049				2,030,031,980	2,105,062	1,722,458	3,827,515
Farmland		6.26%	6.26%	1,049	0.103696	1,642.00	45.0%	2,030,031,980	2,105,062	1,722,458	3,827,520
TOTAL		100.00%	100.00%					17,092,188,713	33,643,720	27,537,263	61,180,978

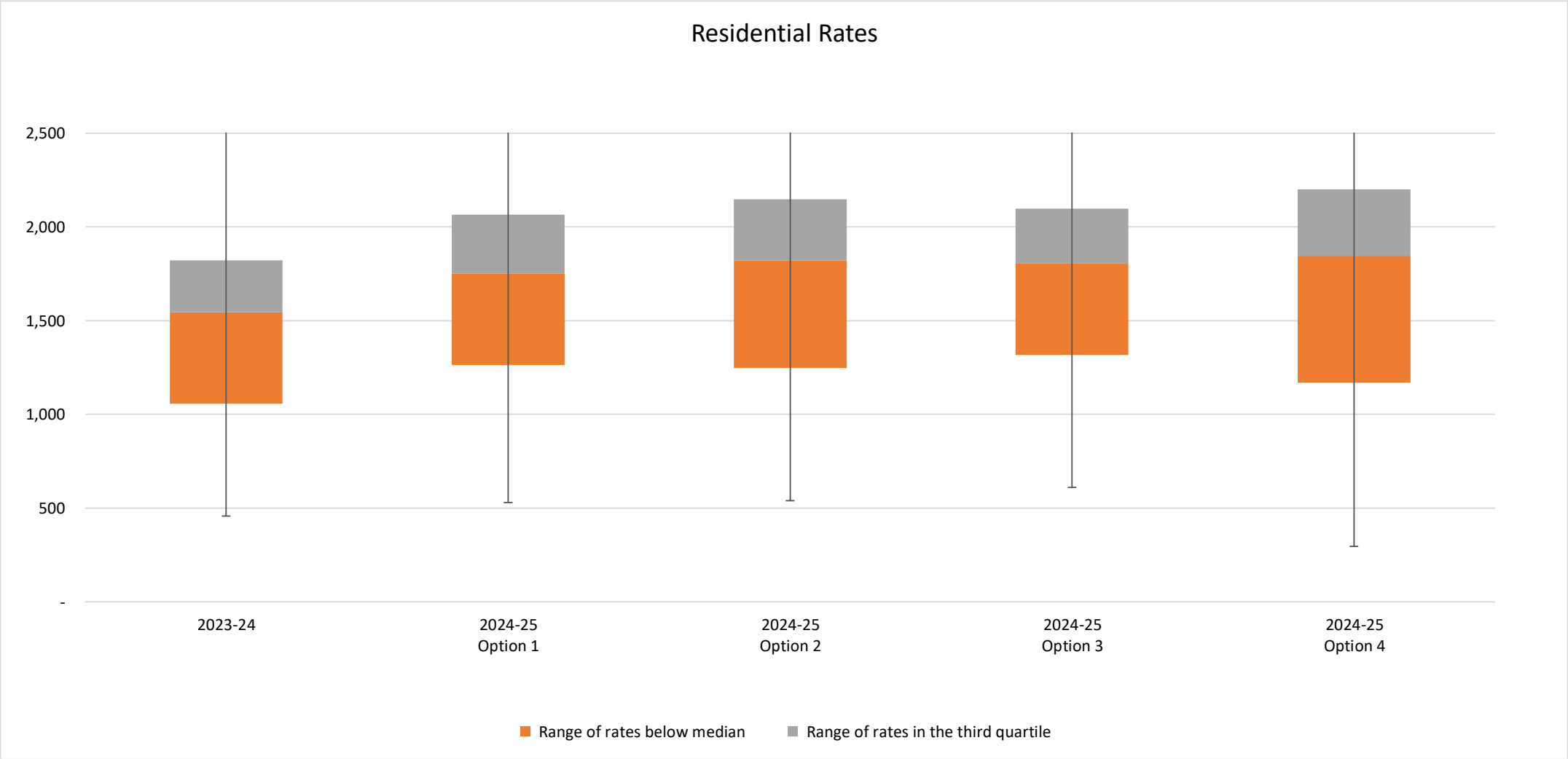
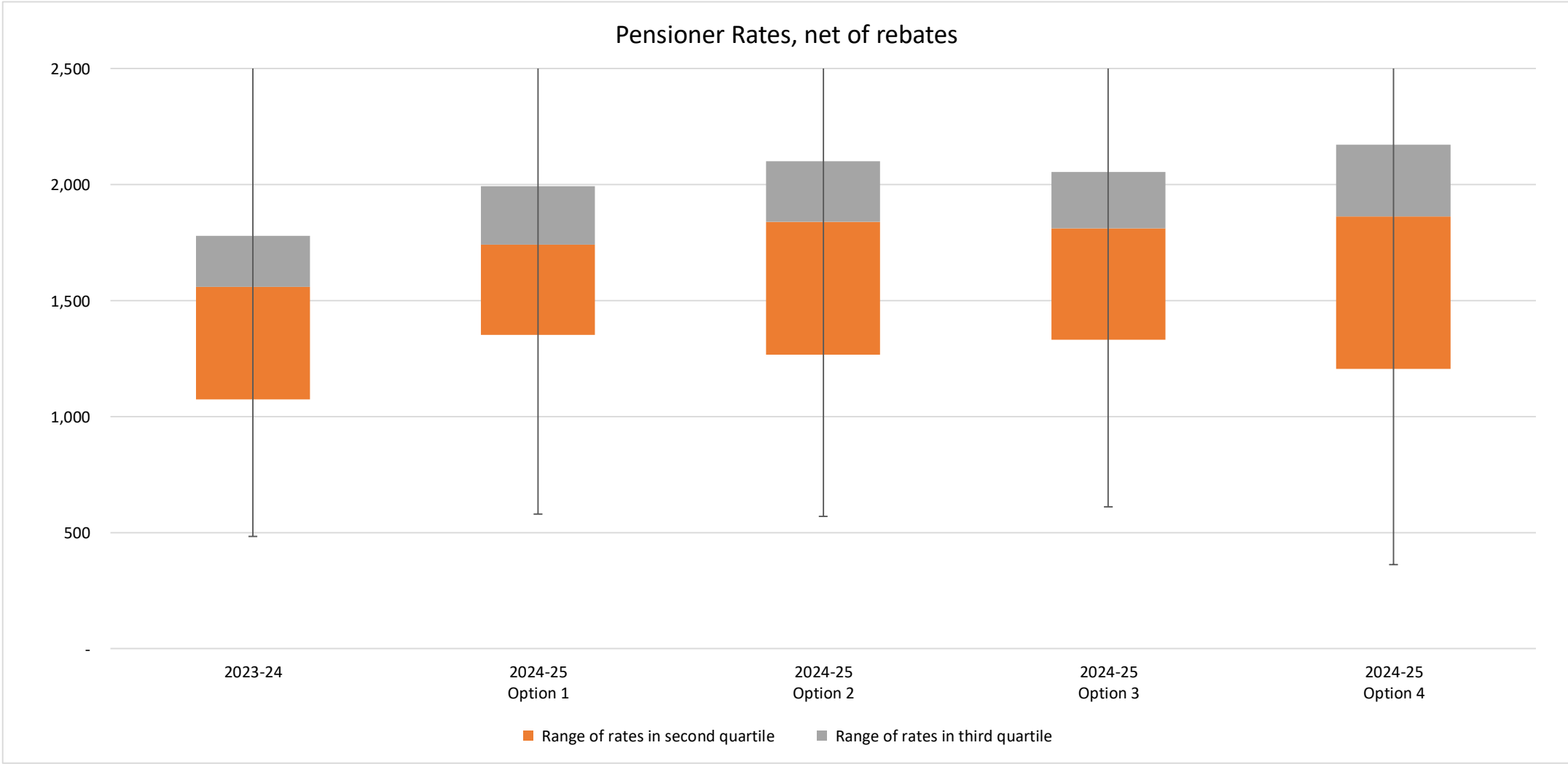
Rate Structure Options
2024/25

Rate Structure Option 4: Current Rate Structure with lower base %

Principles: Subcategories for local communities with different public infrastructure and Council services
Business subcategories to support business in localities with different commercial opportunities
% yield by category based on previous year actuals
Base set for lower % in all subcategories - to help reduce rates further for ratepayers with less property value

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							20.00%		48,941,261	12,239,708	61,180,970
Residential		78.04%	78.04%	27,125				13,995,906,385	38,195,156	9,552,667	47,747,823
Residential	Queanbeyan	46.06%	46.06%	15,742	0.332061	358.00	20.0%	6,789,111,568	22,543,992	5,635,636	28,179,628
Residential	Googong	11.65%	11.65%	3,265	0.325664	437.00	20.0%	1,751,239,167	5,703,156	1,426,805	7,129,961
Residential	Bungendore	3.97%	3.97%	1,702	0.213094	285.00	20.0%	910,902,001	1,941,078	485,156	2,426,233
Residential	Braidwood	1.35%	1.35%	756	0.261279	219.00	20.0%	253,000,839	661,038	165,571	826,609
Residential	General	15.01%	15.01%	5,660	0.171167	325.00	20.0%	4,291,652,810	7,345,893	1,839,500	9,185,393
Business		15.64%	15.64%	1,347				1,059,350,348	7,657,057	1,914,449	9,571,510
Business	Queanbeyan CBD	3.87%	3.87%	145	1.025342	3,262.00	20.0%	184,533,820	1,892,103	472,990	2,365,093
Business	Poplars Business Park	0.76%	0.76%	12	0.989495	7,746.00	20.0%	37,577,300	371,826	92,952	464,778
Business	Googong	0.27%	0.27%	24	1.119712	1,390.00	20.0%	11,920,021	133,470	33,360	166,830
Business	Industrial	7.32%	7.32%	791	0.646924	1,133.00	20.0%	554,106,901	3,584,651	896,203	4,480,854
Business	Queanbeyan Suburban	2.84%	2.84%	122	1.056597	2,852.00	20.0%	131,694,670	1,391,482	347,944	1,739,426
Business	General	0.58%	0.58%	253	0.203219	281.00	20.0%	139,517,636	283,526	71,000	354,527
Mining		0.06%	0.06%	1	0.395511	6,822.00		6,900,000	27,290	6,822	34,112
Mining		0.06%	0.06%	1	0.395511	6,822.00	20.0%	6,900,000	27,290	6,822	34,112
Farmland		6.26%	6.26%	1,049	0.150823	730.00		2,030,031,980	3,061,755	765,770	3,827,515
Farmland		6.26%	6.26%	1,049	0.150823	730.00	20.0%	2,030,031,980	3,061,755	765,770	3,827,525
TOTAL		100.00%	100.00%					17,092,188,713	48,941,259	12,239,708	61,180,961

Residential Rates Structures - Options Review



Residential Rates Structures - Options Review

Residential assessments

			Current	Option 1	Option 1			Option 2	Option 2			Option 3	Option 3			Option 4	Option 4						
		Land values	Rates	Option 1	annual	weekly	Option 1	Option 2	annual	weekly	Option 2	Option 3	annual	weekly	Option 3	Option 4	annual	weekly	Option 4				
				Rates	change	change	change %	Rates	change	change	change %	Rates	change	change	change %	Rates	change	change	change %				
All Residential	27,125																						
Lowest Value		1,000	458	530	72	\$	1.39	15.8%	540	82	\$	1.58	17.9%	610	152	\$	2.93	33.2%	296 (163) -\$	3.13	-35.5%		
First Quartile	6,781	308,000	1,058	1,264	206	\$	3.96	19.5%	1,248	190	\$	3.66	18.0%	1,316	259	\$	4.98	24.5%	1,169	112	\$	2.15	10.6%
Median Value		513,000	1,545	1,753	209	\$	4.01	13.5%	1,823	278	\$	5.35	18.0%	1,808	263	\$	5.06	17.0%	1,847	302	\$	5.81	19.6%
Third Quartile	6,781	644,000	1,821	2,066	244	\$	4.70	13.4%	2,149	328	\$	6.30	18.0%	2,098	276	\$	5.31	15.2%	2,201	380	\$	7.30	20.8%
Maximum Value		25,000,000	59,257	60,230	973	\$	18.72	1.6%	69,915	10,658	\$	204.96	18.0%	56,950 (2,307) -\$	44.37	-3.9%	81,853	22,596	\$	434.54	38.1%		
Pensioners - residential (before concessions and rebal	2,360																						
Lowest Value		21,600	483	580	96	\$	1.85	20.0%	570	87	\$	1.67	17.9%	610	127	\$	2.45	26.3%	362 (121) -\$	2.33	-25.1%		
First Quartile	590	344,750	1,073	1,351	278	\$	5.34	25.9%	1,267	193	\$	3.72	18.0%	1,332	258	\$	4.97	24.1%	1,205	131	\$	2.52	12.2%
Median Value		508,000	1,559	1,741	182	\$	3.51	11.7%	1,839	281	\$	5.40	18.0%	1,811	252	\$	4.85	16.2%	1,862	303	\$	5.83	19.5%
Third Quartile	590	613,000	1,779	1,992	213	\$	4.10	12.0%	2,099	320	\$	6.16	18.0%	2,054	275	\$	5.30	15.5%	2,171	392	\$	7.54	22.1%
Maximum Value		2,020,000	3,297	5,352	2,054	\$	39.51	62.3%	3,891	593	\$	11.41	18.0%	3,602	304	\$	5.85	9.2%	4,590	1,292	\$	24.85	39.2%
Strata Unit	5,648																						
Lowest Value		28,054	549	595	46	\$	0.88	8.3%	648	99	\$	1.90	18.0%	610	61	\$	1.17	11.1%	391 (158) -\$	3.04	-28.8%		
First Quartile	1,412	75,420	681	708	27	\$	0.51	3.9%	804	123	\$	2.36	18.0%	977	296	\$	5.69	43.4%	607 (74) -\$	1.42	-10.9%		
Median Value		128,282	805	834	29	\$	0.56	3.6%	950	145	\$	2.79	18.0%	1,097	292	\$	5.61	36.2%	782 (23) -\$	0.45	-2.9%		
Third Quartile	1,412	198,333	972	1,002	29	\$	0.57	3.0%	1,148	175	\$	3.37	18.0%	1,268	296	\$	5.70	30.5%	1,015	43	\$	0.83	4.4%
Maximum Value		570,000	1,843	1,889	47	\$	0.90	2.5%	2,174	332	\$	6.38	18.0%	2,107	264	\$	5.08	14.3%	2,251	408	\$	7.85	22.2%
Non Strata	21,477																						
Lowest Value		1,000	458	530	72	\$	1.39	15.8%	540	82	\$	1.58	17.9%	648	190	\$	3.66	41.5%	296 (163) -\$	3.13	-35.5%		
First Quartile	5,369	480,000	1,404	1,674	270	\$	5.20	19.2%	1,657	253	\$	4.86	18.0%	1,658	254	\$	4.88	18.1%	1,664	259	\$	4.99	18.5%
Median Value		555,000	1,669	1,853	184	\$	3.55	11.1%	1,969	300	\$	5.78	18.0%	1,942	273	\$	5.26	16.4%	2,005	336	\$	6.46	20.1%
Third Quartile	5,369	690,000	1,885	2,176	291	\$	5.60	15.4%	2,224	339	\$	6.52	18.0%	2,170	285	\$	5.48	15.1%	2,284	399	\$	7.67	21.2%
Maximum Value		25,000,000	59,257	60,230	973	\$	18.72	1.6%	69,915	10,658	\$	204.96	18.0%	56,950 (2,307) -\$	44.37	-3.9%	81,853	22,596	\$	434.54	38.1%		

Residential Rates Structures - Options Review

Residential sub-categories

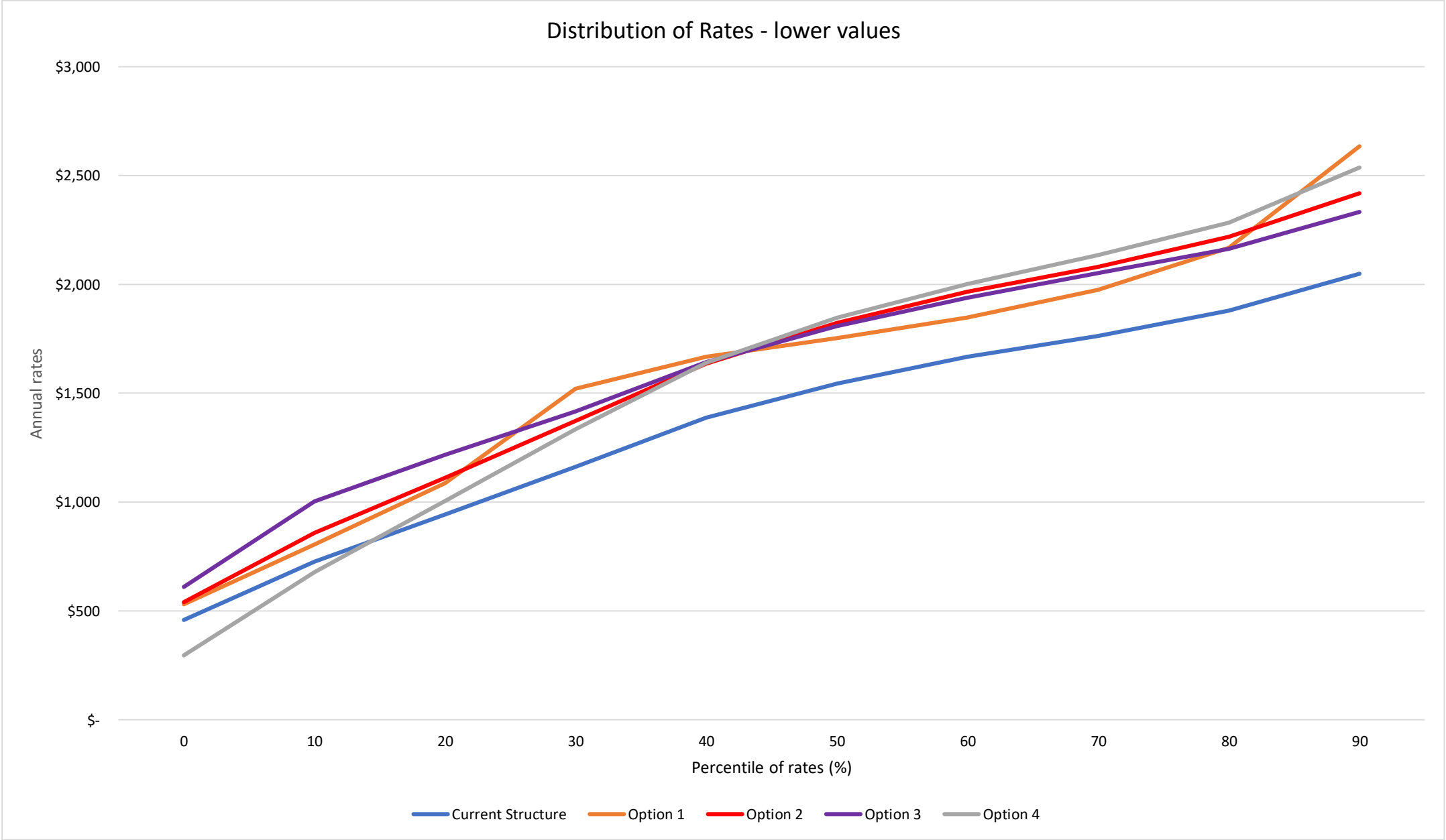
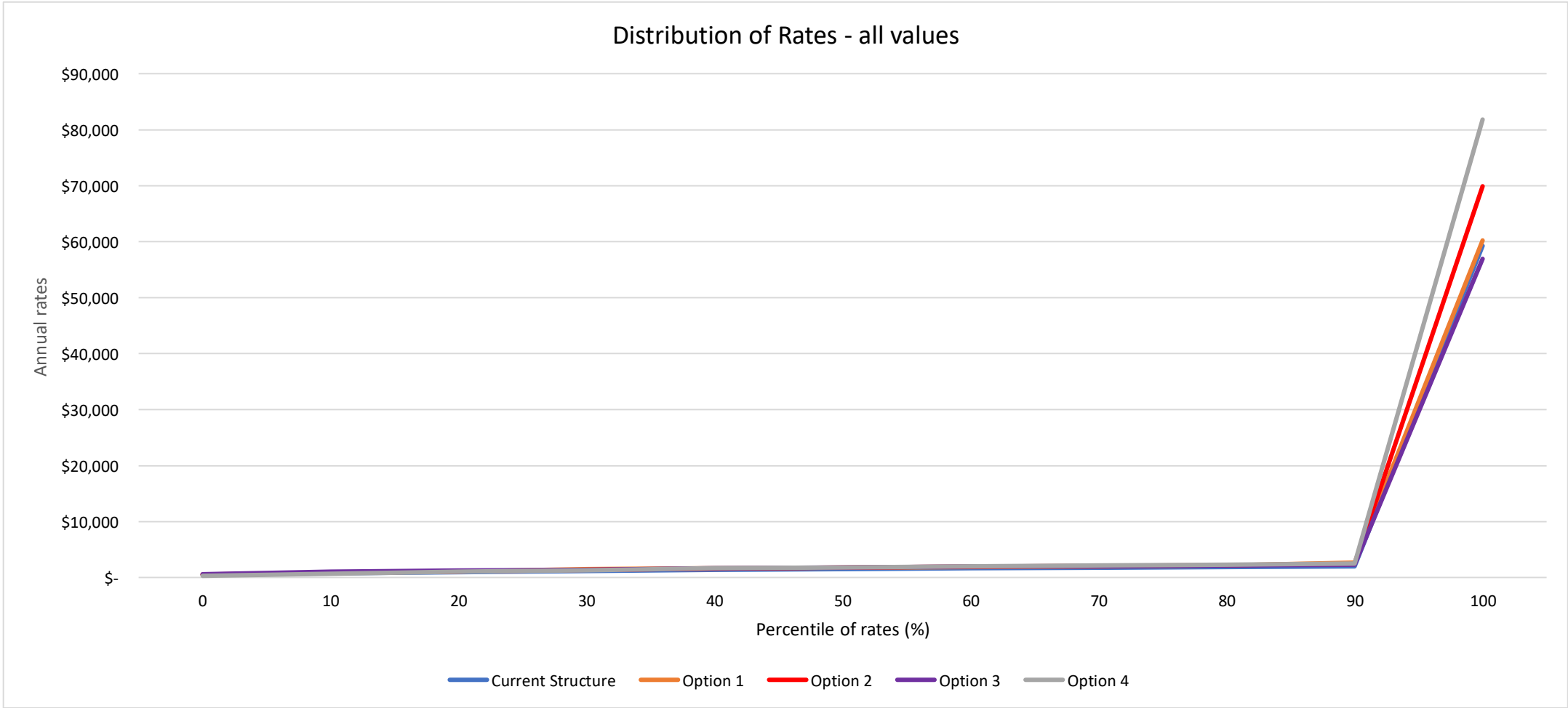
			Current	Option 1	Option 1	Option 1	Option 1	Option 2	Option 2	Option 2	Option 2	Option 3	Option 3	Option 3	Option 3	Option 4	Option 4	Option 4	Option 4					
	Land values	Rates	Rates	annual	weekly	change	change %	Rates	annual	weekly	change	change %	Rates	annual	weekly	change	change %	Rates	annual	weekly	change	change %		
Braidwood	756																							
Lowest Value		65,875	549	685	136	\$	2.61	24.7%	648	99	\$	1.90	18.0%	610	61	\$	1.17	11.1%	391	(	158)	-\$	3.04	-28.8%
First Quartile	189	250,000	808	1,125	317	\$	6.10	39.3%	953	145	\$	2.79	18.0%	941	133	\$	2.57	16.5%	872	64	\$	1.24	8.0%	
Median Value		301,000	879	1,247	367	\$	7.07	41.8%	1,038	158	\$	3.04	18.0%	1,033	154	\$	2.95	17.5%	1,005	126	\$	2.42	14.3%	
Third Quartile	189	376,000	985	1,426	441	\$	8.49	44.8%	1,162	177	\$	3.41	18.0%	1,168	183	\$	3.52	18.6%	1,201	217	\$	4.17	22.0%	
Maximum Value		1,220,000	2,169	3,441	1,273	\$	24.47	58.7%	2,560	391	\$	7.52	18.0%	2,684	515	\$	9.91	23.8%	3,407	1,238	\$	23.80	57.1%	
Bungendore	1,702																							
Lowest Value		5,000	464	540	76	\$	1.46	16.4%	547	83	\$	1.60	17.9%	648	184	\$	3.54	39.7%	296	(	168)	-\$	3.24	-36.3%
First Quartile	426	485,000	1,138	1,686	549	\$	10.55	48.2%	1,342	205	\$	3.94	18.0%	1,352	214	\$	4.12	18.8%	1,319	181	\$	3.48	15.9%	
Median Value		532,000	1,204	1,798	595	\$	11.44	49.4%	1,420	217	\$	4.17	18.0%	1,421	217	\$	4.18	18.0%	1,419	215	\$	4.14	17.9%	
Third Quartile	426	571,000	1,258	1,892	633	\$	12.18	50.3%	1,485	227	\$	4.36	18.0%	1,478	220	\$	4.22	17.5%	1,502	244	\$	4.68	19.4%	
Maximum Value		3,187,600	4,930	8,140	3,210	\$	61.74	65.1%	5,819	889	\$	17.09	18.0%	5,313	383	\$	7.37	7.8%	7,078	2,148	\$	41.30	43.6%	
Googong	3,265																							
Lowest Value		20,000	639	576	(	63)	-\$	1.21	754	115	\$	2.22	18.1%	1,028	389	\$	7.48	60.9%	502	(	137)	-\$	2.63	-21.4%
First Quartile	816	472,000	1,700	1,655	(	44)	-\$	0.85	2,006	306	\$	5.89	18.0%	2,040	340	\$	6.54	20.0%	1,974	275	\$	5.28	16.2%	
Median Value		518,000	1,808	1,765	(	43)	-\$	0.82	2,133	326	\$	6.26	18.0%	2,143	335	\$	6.44	18.5%	2,124	316	\$	6.08	17.5%	
Third Quartile	816	573,000	1,937	1,896	(	40)	-\$	0.77	2,285	349	\$	6.71	18.0%	2,266	329	\$	6.33	17.0%	2,303	366	\$	7.05	18.9%	
Maximum Value		25,000,000	59,257	60,230	973	\$	18.72	1.6%	69,915	10,658	\$	204.96	18.0%	56,950	(	2,307)	-\$	44.37	-3.9%	81,853	22,596	\$	434.54	38.1%
Queanbeyan	15,742																							
Lowest Value		28,054	571	595	24	\$	0.46	4.2%	674	103	\$	1.98	18.0%	870	299	\$	5.75	52.4%	451	(	120)	-\$	2.30	-21.0%
First Quartile	3,936	189,787	950	981	31	\$	0.59	3.2%	1,121	171	\$	3.29	18.0%	1,239	289	\$	5.55	30.4%	988	38	\$	0.73	4.0%	
Median Value		478,000	1,627	1,670	43	\$	0.82	2.6%	1,919	293	\$	5.63	18.0%	1,897	270	\$	5.19	16.6%	1,945	319	\$	6.13	19.6%	
Third Quartile	3,936	579,000	1,864	1,911	47	\$	0.90	2.5%	2,199	335	\$	6.45	18.0%	2,127	264	\$	5.07	14.1%	2,281	417	\$	8.02	22.4%	
Maximum Value		18,635,000	44,234	45,030	796	\$	15.31	1.8%	52,190	7,956	\$	152.99	18.0%	43,328	(	906)	-\$	17.42	-2.0%	62,238	18,004	\$	346.22	40.7%
General	5,660																							
Lowest Value		1,000	458	530	72	\$	1.39	15.8%	540	82	\$	1.58	17.9%	731	273	\$	5.25	59.6%	327	(	132)	-\$	2.53	-28.7%
First Quartile	1,415	555,750	1,130	1,855	725	\$	13.94	64.2%	1,333	203	\$	3.91	18.0%	1,384	254	\$	4.89	22.5%	1,276	146	\$	2.81	12.9%	
Median Value		802,000	1,428	2,443	1,015	\$	19.52	71.1%	1,685	257	\$	4.94	18.0%	1,674	246	\$	4.73	17.2%	1,698	269	\$	5.18	18.9%	
Third Quartile	1,415	948,000	1,605	2,792	1,187	\$	22.82	73.9%	1,894	289	\$	5.56	18.0%	1,846	241	\$	4.64	15.0%	1,948	343	\$	6.59	21.3%	
Maximum Value		2,560,000	3,557	6,642	3,084	\$	59.31	86.7%	4,198	641	\$	12.33	18.0%	3,745	187	\$	3.60	5.3%	4,707	1,149	\$	22.11	32.3%	

Residential Rates Structures - Options Review
Other - by suburb

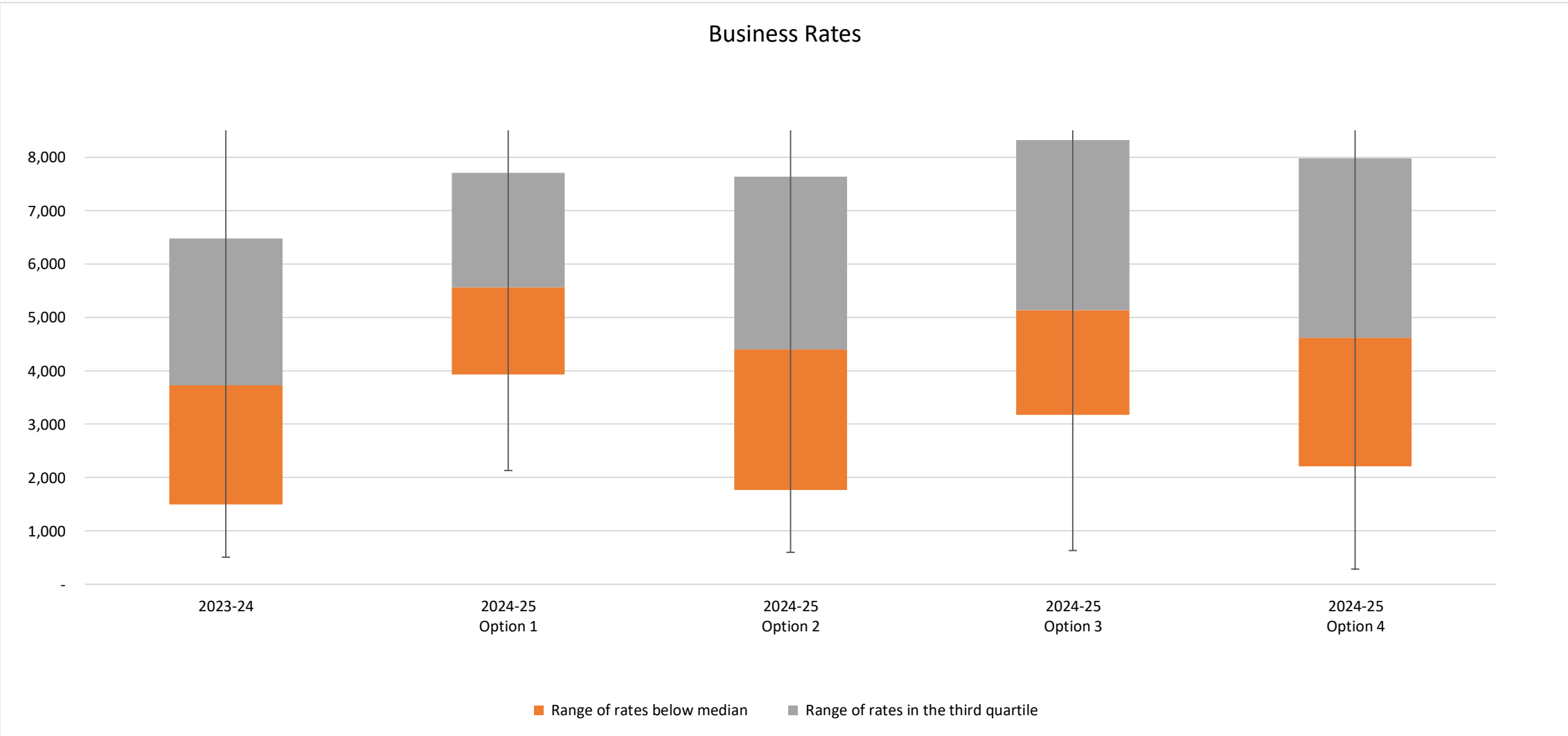
		Current		Option 1	Option 1	Option 1		Option 2	Option 2	Option 2		Option 3	Option 3	Option 3		Option 4	Option 4	Option 4	
	Land values	Rates		Rates	annual change	weekly change	Option 1 change %	Rates	annual change	weekly change	Option 2 change %	Rates	annual change	weekly change	Option 3 change %	Rates	annual change	weekly change	Option 4 change %
Wamboin	617																		
Lowest Value		337,000	865	1,333	468 \$	8.99	54.1%	1,021	156 \$	2.99	18.0%	1,127	262 \$	5.03	30.2%	902	37 \$	0.71	4.2%
First Quartile	154	777,000	1,398	2,384	986 \$	18.95	70.5%	1,650	252 \$	4.84	18.0%	1,645	247 \$	4.75	17.7%	1,655	257 \$	4.94	18.4%
Median Value		824,000	1,455	2,496	1,041 \$	20.02	71.5%	1,717	262 \$	5.04	18.0%	1,700	245 \$	4.72	16.9%	1,735	280 \$	5.39	19.3%
Third Quartile	154	894,000	1,540	2,663	1,123 \$	21.60	73.0%	1,817	277 \$	5.33	18.0%	1,783	243 \$	4.67	15.8%	1,855	316 \$	6.07	20.5%
Maximum Value		1,210,000	1,922	3,418	1,495 \$	28.75	77.8%	2,269	346 \$	6.66	18.0%	2,155	232 \$	4.47	12.1%	2,396	474 \$	9.11	24.6%
Captains Flat	285																		
Lowest Value		8,860	468	549	81 \$	1.57	17.4%	552	84 \$	1.61	17.9%	740	273 \$	5.24	58.3%	340 (	128) -\$	2.45	-27.3%
First Quartile	71	132,000	617	843	226 \$	4.35	36.7%	728	111 \$	2.13	18.0%	885	269 \$	5.16	43.5%	551 (	66) -\$	1.27	-10.7%
Median Value		152,000	641	891	250 \$	4.81	39.0%	756	115 \$	2.22	18.0%	909	268 \$	5.15	41.8%	585 (	56) -\$	1.08	-8.7%
Third Quartile	71	217,000	720	1,046	326 \$	6.28	45.3%	849	129 \$	2.49	18.0%	986	266 \$	5.11	36.9%	696 (	23) -\$	0.45	-3.2%
Maximum Value		990,000	1,656	2,892	1,236 \$	23.77	74.7%	1,954	298 \$	5.73	18.0%	1,896	240 \$	4.61	14.5%	2,020	364 \$	6.99	22.0%
Jerrabomberra	3,291																		
Lowest Value		64,300	656	682	26 \$	0.49	3.9%	774	118 \$	2.27	18.0%	953	297 \$	5.71	45.3%	572 (	84) -\$	1.62	-12.9%
First Quartile	823	543,000	1,779	1,825	46 \$	0.88	2.6%	2,099	320 \$	6.16	18.0%	2,045	266 \$	5.11	14.9%	2,161	382 \$	7.34	21.5%
Median Value		633,000	1,990	2,040	49 \$	0.95	2.5%	2,349	358 \$	6.89	18.0%	2,250	260 \$	5.00	13.1%	2,460	470 \$	9.03	23.6%
Third Quartile	823	698,000	2,143	2,195	52 \$	1.00	2.4%	2,529	386 \$	7.42	18.0%	2,399	256 \$	4.92	11.9%	2,676	533 \$	10.25	24.9%
Maximum Value		3,490,000	8,695	8,862	168 \$	3.23	1.9%	10,259	1,564 \$	30.08	18.0%	8,770	75 \$	1.44	0.9%	11,947	3,252 \$	62.54	37.4%
Karabar	3,258																		
Lowest Value		54,995	634	659	25 \$	0.49	4.0%	748	114 \$	2.20	18.0%	931	297 \$	5.72	46.9%	541 (	93) -\$	1.80	-14.7%
First Quartile	815	422,000	1,495	1,536	41 \$	0.78	2.7%	1,764	269 \$	5.18	18.0%	1,769	274 \$	5.26	18.3%	1,759	264 \$	5.08	17.7%
Median Value		496,000	1,669	1,712	44 \$	0.84	2.6%	1,969	300 \$	5.78	18.0%	1,938	269 \$	5.17	16.1%	2,005	336 \$	6.46	20.1%
Third Quartile	815	538,000	1,767	1,813	45 \$	0.87	2.6%	2,086	318 \$	6.12	18.0%	2,034	266 \$	5.12	15.1%	2,144	377 \$	7.25	21.3%
Maximum Value		1,950,000	5,081	5,185	104 \$	2.00	2.0%	5,995	914 \$	17.58	18.0%	5,256	175 \$	3.36	3.4%	6,833	1,752 \$	33.70	34.5%
Queanbeyan	2,829																		
Lowest Value		28,571	572	596	24 \$	0.47	4.2%	675	103 \$	1.98	18.0%	871	299 \$	5.75	52.3%	453 (	119) -\$	2.29	-20.8%
First Quartile	707	97,805	735	762	27 \$	0.52	3.7%	867	132 \$	2.54	18.0%	1,029	295 \$	5.67	40.1%	683 (	52) -\$	1.00	-7.0%
Median Value		261,667	1,119	1,153	34 \$	0.65	3.0%	1,320	201 \$	3.87	18.0%	1,403	284 \$	5.46	25.4%	1,227	108 \$	2.07	9.6%
Third Quartile	707	579,000	1,864	1,911	47 \$	0.90	2.5%	2,199	335 \$	6.45	18.0%	2,127	264 \$	5.07	14.1%	2,281	417 \$	8.02	22.4%
Maximum Value		2,580,000	6,559	6,689	130 \$	2.50	2.0%	7,739	1,180 \$	22.69	18.0%	6,693	134 \$	2.57	2.0%	8,925	2,366 \$	45.50	36.1%

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	Option 4 Rates	Option 4 annual change	Option 4 % change
All Business	1,347														
Lowest Value		76	505	2,132	1,627	322.2%	596	91	18.0%	631	126	25.0%	281	(224)	-44.3%
First Quartile	337	283,500	1,499	3,925	2,426	161.8%	1,769	270	18.0%	3,175	1,676	111.8%	2,210	711	47.4%
Median Value		543,000	3,725	5,566	1,842	49.4%	4,395	670	18.0%	5,135	1,411	37.9%	4,620	895	24.0%
Third Quartile	337	881,000	6,475	7,704	1,229	19.0%	7,640	1,165	18.0%	8,324	1,849	28.6%	7,985	1,511	23.3%
Maximum Value		21,900,000	224,674	140,642	(84,031)	-37.4%	265,107	40,434	18.0%	161,715	(62,959)	-28.0%	227,812	3,138	1.4%
Strata	261														
Lowest Value		35,370	607	2,356	1,749	288.4%	716	109	18.0%	746	139	22.9%	448	(159)	-26.2%
First Quartile	65	98,040	1,162	2,752	1,590	136.9%	1,371	209	18.0%	2,994	1,833	157.7%	1,781	619	53.3%
Median Value		132,440	1,493	2,970	1,477	99.0%	1,761	269	18.0%	3,335	1,843	123.5%	2,277	784	52.5%
Third Quartile	65	191,995	1,954	3,346	1,393	71.3%	2,305	352	18.0%	3,996	2,042	104.5%	3,198	1,244	63.7%
Maximum Value		1,253,300	13,625	10,059	(3,566)	-26.2%	16,078	2,453	18.0%	12,976	(649)	-4.8%	15,423	1,798	13.2%
Non-Strata	1,086														
Lowest Value		76	505	2,132	1,627	322.2%	596	91	18.0%	631	126	25.0%	281	(224)	-44.3%
First Quartile	271	482,500	3,198	5,184	1,986	62.1%	3,773	576	18.0%	4,502	1,304	40.8%	3,963	766	23.9%
Median Value		664,000	4,810	6,332	1,522	31.6%	5,675	866	18.0%	5,729	920	19.1%	5,707	897	18.7%
Third Quartile	271	986,000	7,438	8,368	930	12.5%	8,777	1,339	18.0%	9,310	1,872	25.2%	8,961	1,523	20.5%
Maximum Value		21,900,000	224,674	140,642	(84,031)	-37.4%	265,107	40,434	18.0%	161,715	(62,959)	-28.0%	227,812	3,138	1.4%

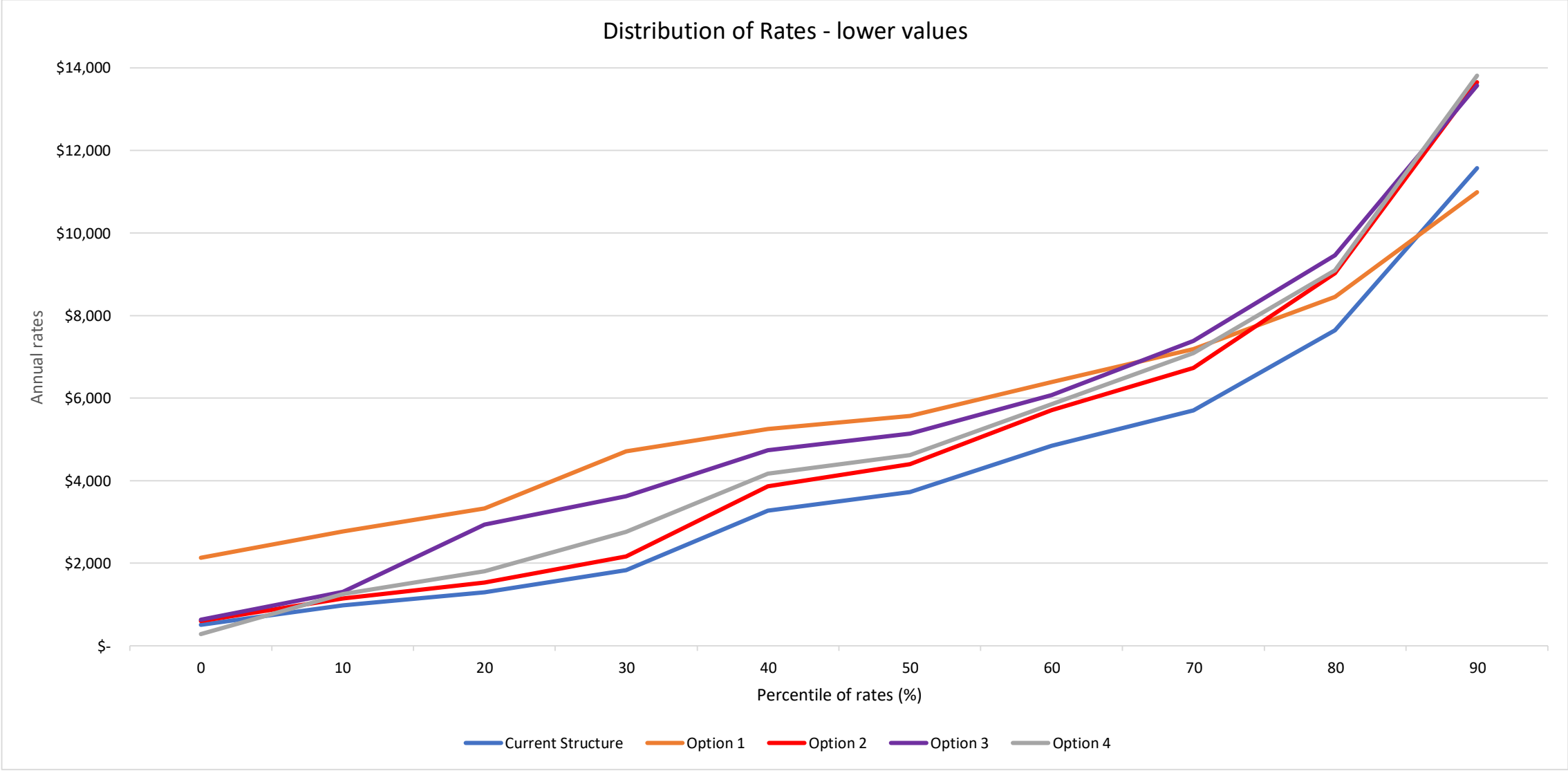
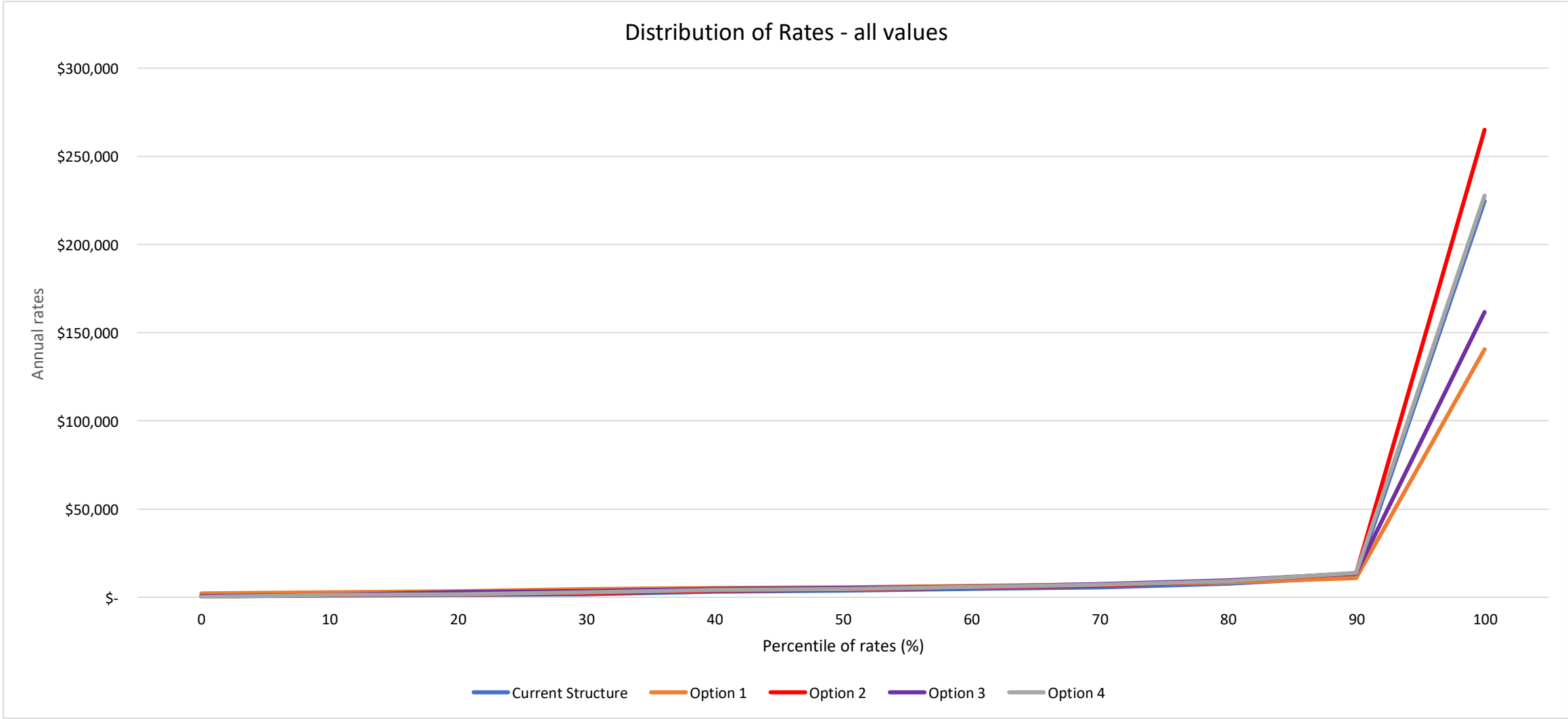
Business sub-categories

		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	Option 4 Rates	Option 4 annual change	Option 4 % change
Queanbeyan CBD	145														
Lowest Value		20,200	1,020	2,260	1,239	121.4%	1,205	184	18.0%	7,482	6,462	633.2%	3,469	2,449	239.9%
First Quartile	36	387,000	4,770	4,580 (	190)	-4.0%	5,629	859	18.0%	10,068	5,298	111.1%	7,230	2,460	51.6%
Median Value		694,000	7,908	6,521 (	1,387)	-17.5%	9,332	1,424	18.0%	12,232	4,324	54.7%	10,378	2,470	31.2%
Third Quartile	36	1,160,000	12,671	9,469 (	3,203)	-25.3%	14,952	2,281	18.0%	15,517	2,846	22.5%	15,156	2,485	19.6%
Maximum Value		21,900,000	224,674	140,642 (	84,031)	-37.4%	265,107	40,434	18.0%	161,715 (	62,959)	-28.0%	227,812	3,138	1.4%
Poplars Business Park	12														
Lowest Value		571,000	6,651	5,743 (	907)	-13.6%	7,848	1,197	18.0%	21,313	14,663	220.5%	13,396	6,745	101.4%
First Quartile	3	1,605,250	17,223	12,285 (	4,938)	-28.7%	20,323	3,100	18.0%	28,349	11,126	64.6%	23,630	6,407	37.2%
Median Value		1,985,000	21,104	14,686 (	6,418)	-30.4%	24,903	3,799	18.0%	30,932	9,828	46.6%	27,387	6,283	29.8%
Third Quartile	3	3,087,500	32,374	21,659 (	10,715)	-31.1%	38,201	5,827	18.0%	38,433	6,058	18.7%	38,297	5,923	18.3%
Maximum Value		11,750,000	120,921	76,447 (	44,474)	-36.8%	142,683	21,762	18.0%	97,362 (	23,560)	-19.5%	124,012	3,090	2.6%
Googong	24														
Lowest Value		95,866	1,794	2,738	944	52.6%	2,117	323	18.0%	3,866	2,072	115.5%	2,463	669	37.3%
First Quartile	6	262,072	3,493	3,790	297	8.5%	4,122	629	18.0%	5,145	1,653	47.3%	4,324	832	23.8%
Median Value		530,000	6,232	5,484 (	748)	-12.0%	7,354	1,122	18.0%	7,208	976	15.7%	7,324	1,093	17.5%
Third Quartile	6	591,750	6,863	5,875 (	988)	-14.4%	8,098	1,236	18.0%	7,683	820	12.0%	8,016	1,153	16.8%
Maximum Value		1,253,300	13,625	10,059 (	3,566)	-26.2%	16,078	2,453	18.0%	12,776 (	849)	-6.2%	15,423	1,798	13.2%
Queanbeyan Industrial	791														
Lowest Value		20,100	677	2,259	1,582	233.8%	799	122	18.0%	2,638	1,962	289.8%	1,263	586	86.6%
First Quartile	198	383,000	2,876	4,554	1,678	58.3%	3,394	518	18.0%	4,253	1,376	47.8%	3,611	734	25.5%
Median Value		540,000	3,828	5,547	1,720	44.9%	4,517	689	18.0%	4,951	1,123	29.3%	4,626	799	20.9%
Third Quartile	198	845,000	5,676	7,476	1,800	31.7%	6,698	1,022	18.0%	6,307	631	11.1%	6,600	923	16.3%
Maximum Value		4,450,000	27,526	30,277	2,751	10.0%	32,480	4,954	18.0%	22,342 (	5,184)	-18.8%	29,921	2,396	8.7%
Queanbeyan	122														
Lowest Value		6,270	622	2,172	1,550	249.2%	734	112	18.0%	6,462	5,840	938.9%	2,918	2,296	369.2%
First Quartile	31	423,750	5,080	4,812 (	268)	-5.3%	5,995	915	18.0%	9,494	4,414	86.9%	7,329	2,249	44.3%
Median Value		794,000	9,034	7,154 (	1,880)	-20.8%	10,660	1,626	18.0%	12,184	3,150	34.9%	11,241	2,207	24.4%
Third Quartile	31	1,237,500	13,770	9,959 (	3,812)	-27.7%	16,249	2,479	18.0%	15,406	1,635	11.9%	15,927	2,157	15.7%
Maximum Value		6,710,000	72,212	44,571 (	27,641)	-38.3%	85,209	12,998	18.0%	55,160 (	17,052)	-23.6%	73,750	1,538	2.1%
General	253														
Lowest Value		76	505	2,132	1,627	322.2%	596	91	18.0%	631	126	25.0%	281 (	224)	-44.3%
First Quartile	63	140,000	678	3,017	2,339	344.8%	801	122	18.0%	827	148	21.9%	566 (	113)	-16.6%
Median Value		408,500	1,011	4,716	3,705	366.4%	1,193	182	18.0%	1,202	191	18.9%	1,111	100	9.9%
Third Quartile	63	685,250	1,354	6,466	5,112	377.6%	1,598	244	18.0%	1,589	235	17.4%	1,674	320	23.6%
Maximum Value		8,505,000	11,042	55,923	44,882	406.5%	13,028	1,986	18.0%	12,524	1,482	13.4%	17,565	6,523	59.1%

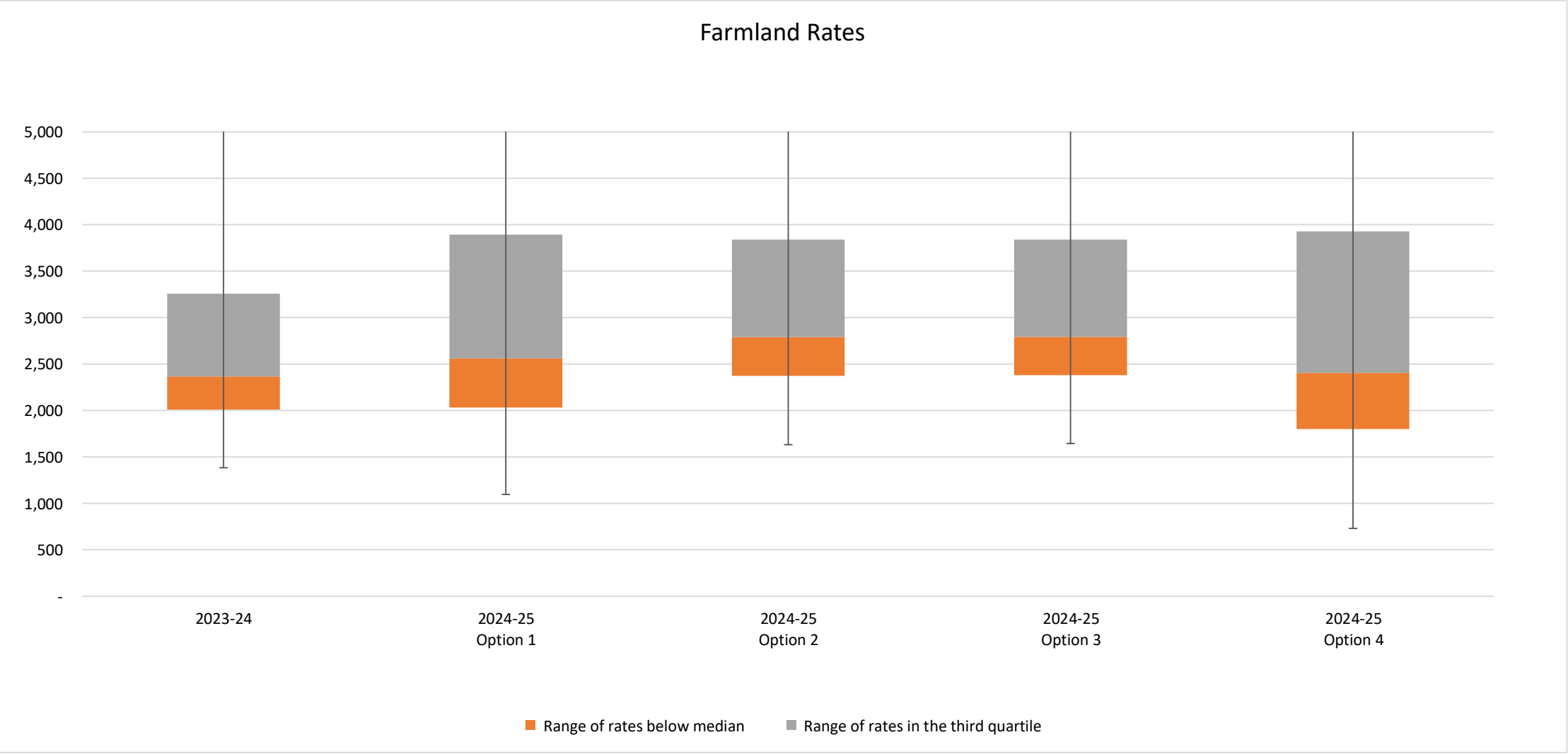
Other - by suburb

		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	Option 4 Rates	Option 4 annual change	Option 4 % change
Braidwood	69														
Lowest Value		45,800	562	2,422	1,860	331.1%	663	101	18.0%	695	133	23.7%	374 (	188)	-33.4%
First Quartile	17	244,000	807	3,675	2,868	355.3%	953	145	18.0%	972	165	20.4%	777 (	30)	-3.8%
Median Value		397,000	997	4,643	3,646	365.8%	1,176	179	18.0%	1,186	189	19.0%	1,088	91	9.1%
Third Quartile	17	485,000	1,106	5,199	4,094	370.2%	1,305	199	18.0%	1,309	203	18.4%	1,267	161	14.5%
Maximum Value		1,560,000	2,438	11,999	9,561	392.2%	2,876	439	18.0%	2,812	375	15.4%	3,451	1,014	41.6%
Bungendore	79														
Lowest Value		50,000	567	2,448	1,881	331.8%	669	102	18.0%	701	134	23.6%	383 (	184)	-32.5%
First Quartile	20	535,000	1,168	5,516	4,348	372.3%	1,378	210	18.0%	1,379	211	18.1%	1,368	200	17.2%
Median Value		626,000	1,281	6,091	4,811	375.7%	1,511	230	18.0%	1,506	226	17.6%	1,553	273	21.3%
Third Quartile	20	750,000	1,434	6,876	5,441	379.4%	1,692	258	18.0%	1,680	246	17.1%	1,805	371	25.9%
Maximum Value		3,580,000	4,940	24,774	19,834	401.5%	5,829	889	18.0%	5,637	697	14.1%	7,556	2,616	53.0%

Business Rates Distribution



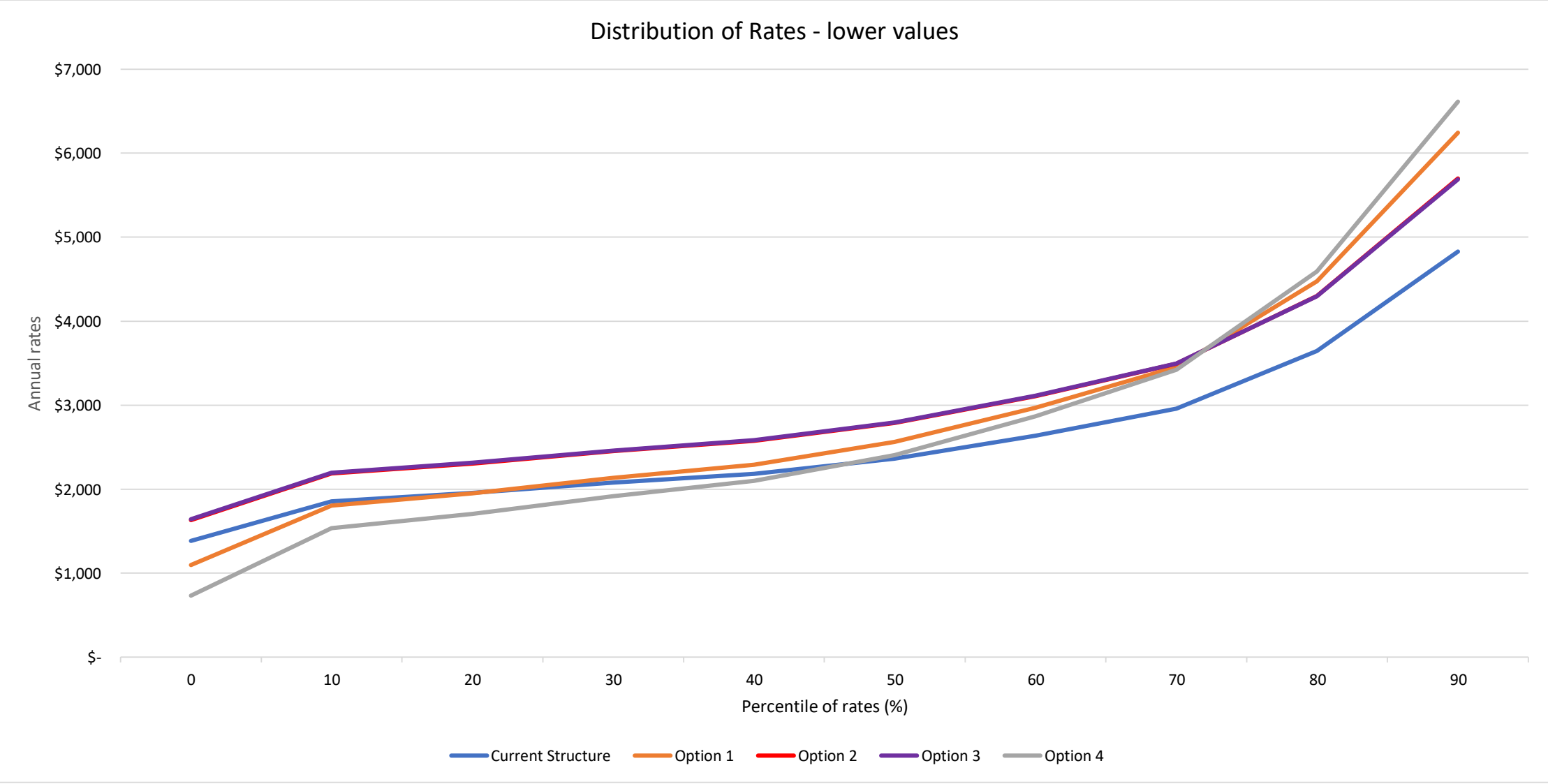
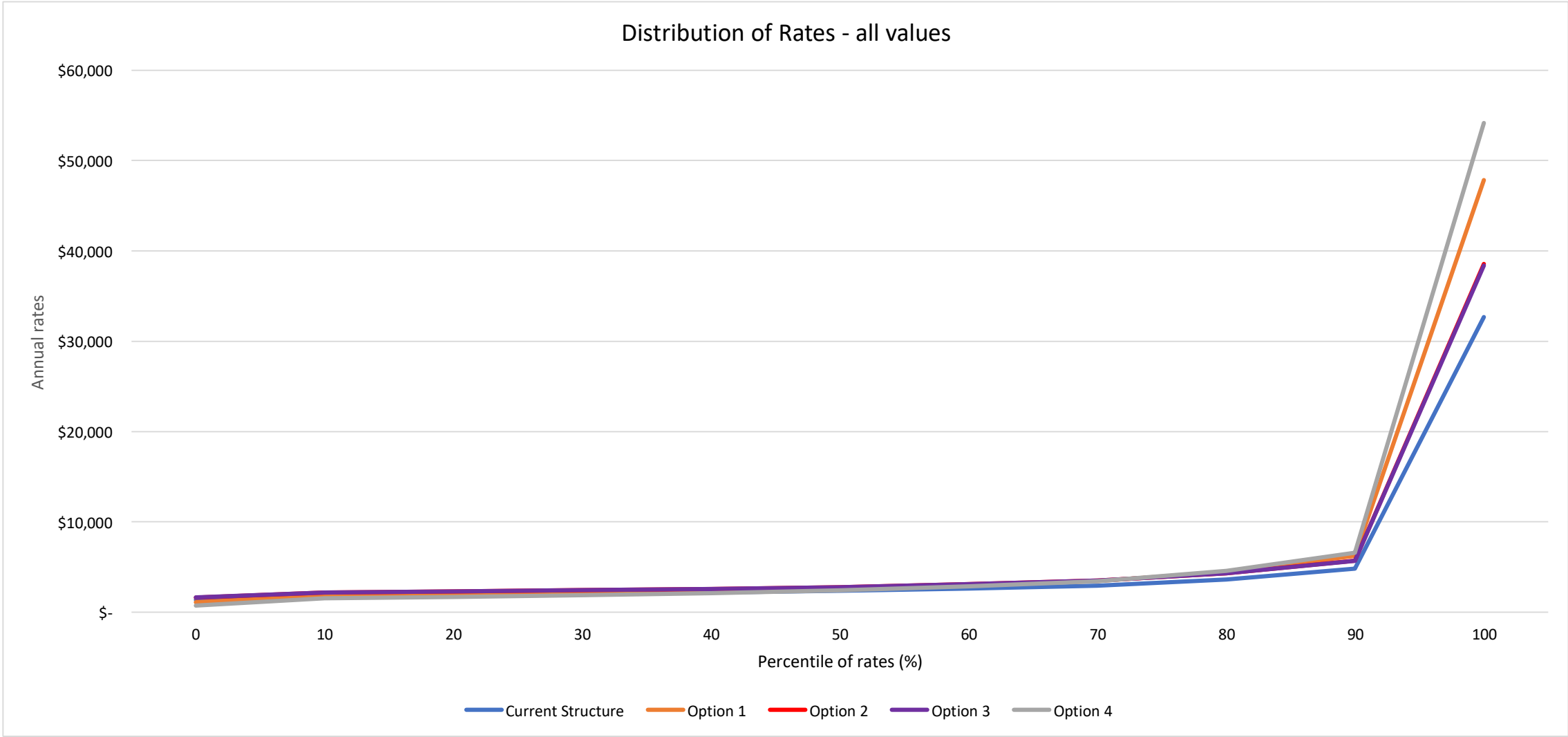
Farmland Rates Structures



Farmland 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	Option 4 Rates	Option 4 annual change	Option 4 % change
All Farmland	1,049														
Lowest Value		660	1,383	1,096	(287)	-20.7%	1,632	249	18.0%	1,643	260	18.8%	731	(652)	-47.1%
First Quartile	262	711,000	2,010	2,033	23	1.1%	2,372	362	18.0%	2,379	369	18.4%	1,802	(208)	-10.3%
Median Value		1,110,000	2,363	2,560	197	8.3%	2,788	425	18.0%	2,793	430	18.2%	2,404	41	1.7%
Third Quartile	262	2,120,000	3,255	3,893	638	19.6%	3,841	586	18.0%	3,840	585	18.0%	3,927	672	20.6%
Maximum Value		35,427,000	32,689	47,852	15,163	46.4%	38,569	5,880	18.0%	38,378	5,690	17.4%	54,162	21,473	65.7%
Farmland rates distribution	1,049														
Lowest Value		660	1,383	1,096	(287)	-20.7%	1,632	249	18.0%	1,643	260	18.8%	731	(652)	-47.1%
10th percentile	105	534,800	1,855	1,801	(54)	-2.9%	2,189	334	18.0%	2,197	342	18.4%	1,537	(318)	-17.1%
20th percentile	105	647,200	1,954	1,949	(5)	-0.2%	2,306	352	18.0%	2,313	359	18.4%	1,706	(248)	-12.7%
30th percentile	105	787,000	2,077	2,134	56	2.7%	2,452	374	18.0%	2,458	381	18.3%	1,917	(160)	-7.7%
40th percentile	105	906,600	2,183	2,292	108	5.0%	2,576	393	18.0%	2,582	399	18.3%	2,097	(86)	-3.9%
50th percentile	105	1,110,000	2,363	2,560	197	8.3%	2,788	425	18.0%	2,793	430	18.2%	2,404	41	1.7%
60th percentile	105	1,418,000	2,635	2,966	331	12.6%	3,109	474	18.0%	3,112	477	18.1%	2,869	234	8.9%
70th percentile	105	1,786,000	2,960	3,452	492	16.6%	3,493	533	18.0%	3,494	534	18.0%	3,424	463	15.7%
80th percentile	105	2,560,000	3,644	4,474	829	22.8%	4,300	656	18.0%	4,297	652	17.9%	4,591	947	26.0%
90th percentile	105	3,900,000	4,828	6,242	1,414	29.3%	5,697	869	18.0%	5,686	858	17.8%	6,612	1,784	36.9%
95th percentile	52	5,442,000	6,191	8,277	2,086	33.7%	7,305	1,114	18.0%	7,285	1,094	17.7%	8,938	2,747	44.4%
96th percentile	10	6,334,400	6,980	9,455	2,475	35.5%	8,235	1,256	18.0%	8,211	1,231	17.6%	10,284	3,304	47.3%
97th percentile	10	7,981,200	8,435	11,629	3,194	37.9%	9,953	1,518	18.0%	9,918	1,483	17.6%	12,767	4,333	51.4%
98th percentile	10	9,350,800	9,645	13,436	3,791	39.3%	11,381	1,735	18.0%	11,338	1,693	17.6%	14,833	5,188	53.8%
99th percentile	10	12,024,000	12,008	16,964	4,957	41.3%	14,168	2,160	18.0%	14,110	2,103	17.5%	18,865	6,857	57.1%
100th percentile	10	35,427,000	32,689	47,852	15,163	46.4%	38,569	5,880	18.0%	38,378	5,690	17.4%	54,162	21,473	65.7%

Farmland Rates Distribution



Increases over x% Full Breakdown

Increases over 20.00% per annum

Pensioners

Pensioner Y

Row Labels	Total Assessments	Option 1 Increases over x%	Option 2 Increases over x%	Option 3 Increases over x%	Option 4 Increases over x%
Braidwood	145	145	-	7	38
BRAIDWOOD	145	145	-	7	38
Bungendore	142	142	-	35	37
BUNGENDORE	142	142	-	35	37
General	488	468	-	192	141
THE RIDGEWAY	4	4	-	-	4
GOOGONG	30	30	-	1	26
CARWOOLA	43	43	-	2	20
ROYALLA	14	14	-	-	13
CAPTAINS FLAT	39	39	-	39	-
BURRA	22	22	-	1	2
FORBES CREEK	6	6	-	4	-
BUNGENDORE	17	17	-	6	6
BYWONG	41	41	-	-	32
LAKE GEORGE	2	2	-	-	1
WAMBOIN	42	42	-	-	12
SUTTON	7	7	-	-	7
ROSSI	1	1	-	1	-
HOSKINSTOWN	4	4	-	1	2
URILA	2	2	-	-	-
TINDERRY	1	1	-	1	-
PRIMROSE VALLEY	2	2	-	-	-
FARRINGDON	1	1	-	-	-
MAJORS CREEK	27	27	-	25	-
ARALUEN	20	20	-	20	-
NERINGLA	1	1	-	1	-
REIDSDALE	5	5	-	1	2
BORO	2	2	-	2	-
MANAR	1	1	-	-	1
MOUNT FAIRY	10	10	-	2	1
BRAIDWOOD	25	25	-	9	7
DURRAN DURRA	5	5	-	4	1
BUDAWANG	1	1	-	1	-
CHARLEYS FOREST	7	7	-	6	-
MONGA	2	2	-	2	-
JEMBAICUMBENE	3	3	-	-	-
TOMBOYE	9	9	-	8	-
HAROLDS CROSS	2	2	-	1	-
BOMBAY	9	9	-	6	-
NERRIGA	5	4	-	5	-
MAYFIELD	1	1	-	1	-
HEREFORD HALL	2	2	-	2	-
OALLEN	6	6	-	5	-
KRAWARREE	4	4	-	4	-
MONGARLOWE	10	10	-	9	-
WARRI	2	2	-	2	-
MULLOON	3	3	-	-	2
BENDOURA	10	10	-	8	-
MARLOWE	1	1	-	-	-
WYANBENE	4	4	-	4	-
NORTHANGERA	2	2	-	1	-
JINDEN	1	1	-	1	-
CORANG	1	1	-	1	-
JERRABATTGULLA	1	1	-	1	-
CURRAWANG	6	6	-	3	-
TARAGO	2	2	-	1	1
Farmland	20	1	-	-	1
Googong	71	-	-	28	7

Increases over x% Full Breakdown

Increases over 20.00% per annum

GOOGONG	71	-	-	28	7
Queanbeyan Urban	1,535	-	-	378	828
JERRABOMBERRA	235	-	-	52	165
QUEANBEYAN WEST	111	-	-	14	66
CRESTWOOD	242	-	-	65	129
KARABAR	431	-	-	50	249
QUEANBEYAN	323	-	-	123	161
QUEANBEYAN EAST	170	-	-	68	40
GREENLEIGH	20	-	-	5	15
TRALEE	2	-	-	-	2
QBUS-ORD	1	-	-	1	1
Grand Total	2,381	755	-	640	1,051

Increases over x% Full Breakdown

Increases over 20.00% per annum

Residential Category

Category Residential

Row Labels	Total Assessments	Option 1 Increases over x%	Option 2 Increases over x%	Option 3 Increases over x%	Option 4 Increases over x%
Braidwood	756	766	-	85	246
BRAIDWOOD	756	766	-	85	246
Bungendore	1,702	1,700	-	209	340
BUNGENDORE	1,702	1,700	-	209	340
General	5,660	5,644	-	1,917	2,207
JERRABOMBERRA	1	1	-	-	-
KARABAR	1	1	-	1	-
QUEANBEYAN EAST	7	7	-	-	7
THE RIDGEWAY	63	63	-	-	63
GOOGONG	416	416	-	37	355
CARWOOLA	509	507	-	13	317
ROYALLA	327	327	-	6	304
CAPTAINS FLAT	285	284	-	280	1
WILLIAMSDALE	9	9	-	2	3
BURRA	301	301	-	53	38
FORBES CREEK	27	27	-	21	-
BUNGENDORE	248	248	-	63	101
BYWONG	448	447	-	6	315
LAKE GEORGE	31	31	-	7	14
WAMBOIN	617	617	-	15	209
SUTTON	177	177	-	5	172
ROSSI	40	40	-	28	-
HOSKINSTOWN	59	59	-	9	41
URILA	50	50	-	10	1
TINDERRY	10	10	-	7	-
PRIMROSE VALLEY	43	43	-	6	3
FARRINGDON	8	8	-	3	2
MAJORS CREEK	209	209	-	193	2
ARALUEN	154	154	-	139	4
NERINGLA	22	21	-	20	1
REIDSDALE	66	65	-	30	21
BORO	58	58	-	52	2
MANAR	47	47	-	36	7
MOUNT FAIRY	110	110	-	21	33
BRAIDWOOD	187	187	-	41	95
DURRAN DURRA	67	67	-	42	16
BUDAWANG	21	21	-	18	-
CHARLEYS FOREST	49	48	-	36	4
MONGA	23	21	-	15	5
KINDERVALE	9	9	-	6	-
JEMBAICUMBENE	23	22	-	2	9
TOMBOYE	75	75	-	69	2
HAROLDS CROSS	40	40	-	27	3
BOMBAY	69	69	-	42	6
NERRIGA	72	70	-	64	-
MAYFIELD	14	14	-	8	-
HEREFORD HALL	37	37	-	34	-
OALLEN	88	88	-	51	2
KRAWARREE	57	56	-	49	1
MONGARLOWE	94	94	-	70	4
WARRI	33	33	-	22	2
MULLOON	39	39	-	4	24
BENDOURA	60	60	-	44	1
MARLOWE	10	10	-	8	-
BALLALABA	18	17	-	12	-
BERLANG	1	1	-	1	-
LARBERT	23	23	-	10	7
WYANBENE	41	41	-	41	-

Increases over x% Full Breakdown

Increases over 20.00% per annum

NORTHANGERA	14	14	-	9	3
WOG WOG	24	24	-	23	-
JINDEN	9	9	-	9	-
CORANG	17	17	-	15	-
SNOWBALL	7	7	-	7	-
JERRABATTGULLA	19	19	-	19	-
PALERANG	3	3	-	3	-
CURRAWANG	62	60	-	43	5
TARAGO	12	12	-	10	2
Googong	3,265	-	-	818	269
GOOGONG	3,265	-	-	818	269
Queanbeyan Urban	15,742	-	-	5,696	7,395
JERRABOMBERRA	3,291	-	-	433	2,742
QUEANBEYAN WEST	1,213	-	-	308	524
CRESTWOOD	2,220	-	-	1,145	814
KARABAR	3,258	-	-	499	1,689
QUEANBEYAN	2,829	-	-	1,558	1,009
QUEANBEYAN EAST	2,094	-	-	1,500	229
GREENLEIGH	256	-	-	25	230
ENVIRONA	1	-	-	-	1
TRALEE	579	-	-	228	156
LETCHWORTH	1	-	-	-	1
Grand Total	27,125	8,110	-	8,725	10,457