

# URALLA SHIRE COUNCIL RATES MODELLING SCENARIOS SUMMARY

	BASE MODELS		SCENARIO ONE	SCENARIO TWO	SCENARIO THREE	SCENARIO FOUR	SCENARIO FIVE	SCENARIO SIX
Description of scenario	CURRENT [2022/23 BUDGET WITH 2019 VALUATIONS]	2022 VALUATIONS IMPACT TO 2022/23 BUDGET ALLOCATION	RATE PEG & MAINTAINING YIELD PERCENTAGE FROM 2022/23 BUDGETED	RATE PEG & MAINTAINING YIELD PERCENTAGE BASED ON 2022 VALUATIONS SPLIT	RATE PEG & MAINTAINING YIELD PERCENTAGE FROM 2022/23 BUDGETED & INCREASE BASE RATE TO \$350	RATE PEG & MAINTAINING YIELD PERCENTAGE FROM 2022/23 BUDGETED & DECREASE BASE RATE TO \$250	INCREASE RESIDENTIAL 0.5% RURAL 0.5% & BUSINESS BURDEN 0.2% & REDUCE FARMLAND 1.2%	MAINTAIN SAME BASE RATE & AD VALOREM
<b>Base Rate</b>								
Residential	310.00	310.00	310.00	310.00	350.00	250.00	310.00	282.80
Rural Residential	310.00	310.00	310.00	310.00	350.00	250.00	310.00	282.80
Business	310.00	310.00	310.00	310.00	350.00	250.00	310.00	282.80
Farmland	310.00	310.00	310.00	310.00	350.00	250.00	310.00	282.80
Mining	310.00	310.00	310.00	310.00	350.00	250.00	310.00	282.80
<b>Change in Base Rate (\$)</b>								
Residential		-	-	-	40.00	(60.00)	-	(27.20)
Rural Residential		-	-	-	40.00	(60.00)	-	(27.20)
Business		-	-	-	40.00	(60.00)	-	(27.20)
Farmland		-	-	-	40.00	(60.00)	-	(27.20)
Mining		-	-	-	40.00	(60.00)	-	(27.20)
<b>Base Rate of TOTAL YIELD (\$)</b>								
Residential	50.2%	53.9%	48.5%	51.9%	54.7%	39.0%	47.4%	49.8%
Rural Residential	33.9%	36.2%	32.7%	34.9%	36.9%	26.4%	31.9%	32.5%
Business	45.6%	49.7%	43.1%	47.9%	48.7%	35.5%	40.1%	45.6%
Farmland	7.6%	7.3%	7.4%	7.0%	8.3%	5.9%	7.5%	6.2%
Mining	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>TOTAL</b>	<b>22.6%</b>	<b>22.6%</b>	<b>21.8%</b>	<b>21.8%</b>	<b>24.6%</b>	<b>17.6%</b>	<b>21.8%</b>	<b>19.9%</b>
<b>Rate in Dollar (Ad Valorem)</b>								
Residential	0.32860000	0.19356624	0.24022400	0.20908600	0.21107700	0.28464142	0.25116600	0.20777321
Rural Residential	0.32860000	0.19356624	0.22586500	0.20479100	0.21169600	0.24713936	0.23484000	0.20777321
Business	0.32860000	0.19356624	0.25158800	0.20779300	0.22695000	0.28013941	0.28562900	0.20777321
Farmland	0.32860000	0.19356624	0.19103600	0.20128900	0.18908000	0.19402828	0.18672500	0.20777321
Mining	0.32860000	0.19356624	0.24022400	0.20908600	0.21107700	0.28464142	0.25116600	0.20777321
<b>Change in Ad Valorem (%)</b>								
Residential		-41.1%	-26.9%	-36.4%	-35.8%	-13.4%	-23.6%	-36.8%
Rural Residential		-41.1%	-31.3%	-37.7%	-35.6%	-24.8%	-28.5%	-36.8%
Business		-41.1%	-23.4%	-36.8%	-30.9%	-14.7%	-13.1%	-36.8%
Farmland		-41.1%	-41.9%	-38.7%	-42.5%	-41.0%	-43.2%	-36.8%
Mining		-41.1%	-26.9%	-36.4%	-35.8%	-13.4%	-23.6%	-36.8%
<b>Ad Valorem % to Residential</b>								
Residential	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural Residential	100.0%	100.0%	94.0%	97.9%	100.3%	86.8%	93.5%	100.0%
Business	100.0%	100.0%	104.7%	99.4%	107.5%	98.4%	113.7%	100.0%
Farmland	100.0%	100.0%	79.5%	96.3%	89.6%	68.2%	74.3%	100.0%
Mining	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Rates Revenue</b>								
Residential	\$903,802	\$842,165	\$935,843	\$873,326	\$935,844	\$937,243	\$957,812	\$830,896
Rural Residential	\$792,343	\$742,553	\$821,609	\$770,027	\$821,609	\$821,661	\$843,577	\$753,744
Business	\$108,066	\$99,257	\$114,234	\$102,929	\$114,235	\$112,065	\$123,022	\$98,599
Farmland	\$2,432,655	\$2,552,892	\$2,521,944	\$2,647,349	\$2,521,942	\$2,522,662	\$2,469,220	\$2,710,392
Mining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Rates Revenue</b>	<b>\$4,236,867</b>	<b>\$4,236,867</b>	<b>\$4,393,631</b>	<b>\$4,393,631</b>	<b>\$4,393,631</b>	<b>\$4,393,631</b>	<b>\$4,393,631</b>	<b>\$4,393,631</b>
<b>% of Total Rates Revenue (Rates Burden)</b>								
Residential	21.3%	19.9%	21.3%	19.9%	21.3%	21.3%	21.8%	18.9%
Rural Residential	18.7%	17.5%	18.7%	17.5%	18.7%	18.7%	19.2%	17.2%
Business	2.6%	2.3%	2.6%	2.3%	2.6%	2.6%	2.8%	2.2%
Farmland	57.4%	60.3%	57.4%	60.3%	57.4%	57.4%	56.2%	61.7%
Mining	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total Rates Revenue</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Revenue increase (Rate Peg)</b>		<b>0.00%</b>	<b>3.70%</b>	<b>3.70%</b>	<b>3.70%</b>	<b>3.70%</b>	<b>3.70%</b>	<b>3.70%</b>
<b>Average rate increase/(decrease)</b>								
Residential		(\$48)	\$26	(\$23)	\$26	\$27	\$45	(\$48)
Rural Residential								
Business		(\$55)	\$39	(\$32)	\$39	\$25	\$94	(\$60)
Farmland		\$201	\$149	\$359	\$149	\$151	\$61	\$464
Mining		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Land Value</b>								
Residential	\$137,027,490	\$200,776,480	\$200,776,480	\$200,776,480	\$200,776,480	\$200,776,480	\$200,776,480	\$200,776,480
Rural Residential	\$159,334,420	\$244,765,250	\$244,765,250	\$244,765,250	\$244,765,250	\$244,765,250	\$244,765,250	\$244,765,250
Business	\$17,886,847	\$25,813,800	\$25,813,800	\$25,813,800	\$25,813,800	\$25,813,800	\$25,813,800	\$25,813,800
Farmland	\$683,893,900	\$1,223,101,500	\$1,223,101,500	\$1,223,101,500	\$1,223,101,500	\$1,223,101,500	\$1,223,101,500	\$1,223,101,500
Mining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Land Value</b>	<b>\$998,142,657</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>	<b>\$1,694,457,030</b>
<b>% of Land Value</b>								
Residential	14%	12%	12%	12%	12%	12%	12%	12%
Rural Residential	16%	14%	14%	14%	14%	14%	14%	14%
Business	2%	2%	2%	2%	2%	2%	2%	2%
Farmland	69%	72%	72%	72%	72%	72%	72%	72%
Mining	0%	0%	0%	0%	0%	0%	0%	0%
<b>Total Land Value</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Change in proportion of land value</b>								
Residential		-2%	-2%	-2%	-2%	-2%	-2%	-2%
Rural Residential		-2%	-2%	-2%	-2%	-2%	-2%	-2%
Business		0%	0%	0%	0%	0%	0%	0%
Farmland		4%	4%	4%	4%	4%	4%	4%
Mining		0%	0%	0%	0%	0%	0%	0%
<b>TOTAL</b>		<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

<b>Rating Median and Quartiles by Category</b>								
<b>Residential</b>								
Minimum	\$312.76	\$310.00	\$310.00	\$310.00	\$350.00	\$250.00	\$310.00	\$282.80
First Quartile	\$557.11	\$522.92	\$574.25	\$539.99	\$582.18	\$563.11	\$586.28	\$511.35
Median	\$612.31	\$565.51	\$627.10	\$585.99	\$628.62	\$625.73	\$641.54	\$557.06
Third Quartile	\$671.46	\$619.71	\$694.36	\$644.54	\$687.72	\$705.43	\$711.87	\$615.24
Maximum	\$1,893.85	\$1,728.84	\$2,070.84	\$1,842.60	\$1,897.19	\$2,336.42	\$2,151.05	\$1,805.78
<b>Rural Residential</b>								
Minimum	\$310.00	\$310.00	\$310.00	\$310.00	\$350.00	\$250.00	\$310.00	\$282.80
First Quartile	\$812.76	\$716.49	\$784.32	\$740.06	\$794.56	\$768.99	\$803.16	\$719.12
Median	\$894.91	\$836.50	\$924.35	\$867.03	\$925.81	\$922.22	\$948.76	\$847.94
Third Quartile	\$1,016.49	\$956.51	\$1,064.39	\$994.00	\$1,057.06	\$1,075.45	\$1,094.37	\$976.76
Maximum	\$3,135.96	\$2,826.36	\$3,246.25	\$2,972.28	\$3,102.05	\$3,462.81	\$3,362.92	\$2,983.85
<b>Business</b>								

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Minimum	\$310.58	\$310.48	\$310.63	\$310.52	\$350.57	\$250.70	\$310.71	\$283.32
First Quartile	\$402.99	\$385.10	\$407.62	\$390.62	\$438.06	\$358.69	\$420.82	\$363.42
Median	\$671.46	\$613.90	\$704.99	\$636.24	\$706.31	\$689.82	\$758.44	\$609.00
Third Quartile	\$793.04	\$737.78	\$866.01	\$769.22	\$851.56	\$869.11	\$941.24	\$741.98
Maximum	\$2,137.02	\$1,796.59	\$2,242.20	\$1,905.85	\$2,092.98	\$2,401.47	\$2,503.63	\$1,878.50
<b>Farmland</b>								
Minimum	\$340.89	\$310.00	\$310.00	\$310.00	\$350.00	\$250.00	\$310.00	\$282.80
First Quartile	\$1,237.47	\$1,227.50	\$1,215.51	\$1,264.11	\$1,246.24	\$1,169.69	\$1,195.08	\$1,267.65
Median	\$2,294.74	\$2,390.84	\$2,363.64	\$2,473.86	\$2,382.61	\$2,335.80	\$2,317.29	\$2,516.36
Third Quartile	\$5,107.56	\$5,115.28	\$5,052.47	\$5,307.00	\$5,043.91	\$5,066.75	\$4,945.45	\$5,440.77
Maximum	\$49,600.00	\$52,572.88	\$51,889.72	\$54,658.03	\$51,401.60	\$52,637.64	\$50,725.75	\$56,381.57
<b>Change in Rating Median and Quartiles by Category</b>								
<b>Residential</b>								
Minimum		-\$2.76	-\$2.76	-\$2.76	\$37.24	-\$62.76	-\$2.76	-\$29.96
First Quartile		-\$34.18	\$17.14	-\$17.11	\$25.08	\$6.00	\$29.18	-\$45.76
Median		-\$46.80	\$14.78	-\$26.32	\$16.31	\$13.41	\$29.23	-\$55.25
Third Quartile		-\$51.75	\$22.90	-\$26.92	\$16.26	\$33.97	\$40.41	-\$56.22
Maximum		-\$165.01	\$176.99	-\$51.25	\$3.34	\$442.57	\$257.19	-\$88.07
<b>Rural Residential</b>								
Minimum		\$0.00	\$0.00	\$0.00	\$40.00	-\$60.00	\$0.00	-\$27.20
First Quartile		-\$96.27	-\$28.44	-\$72.70	-\$18.20	-\$43.77	-\$9.59	-\$93.63
Median		-\$59.41	\$29.44	-\$27.88	\$30.91	\$27.31	\$53.86	-\$46.96
Third Quartile		-\$59.98	\$47.90	-\$22.49	\$40.57	\$58.96	\$77.88	-\$39.73
Maximum		-\$309.60	\$110.29	-\$163.68	-\$33.91	\$326.85	\$226.96	-\$152.11
<b>Business</b>								
Minimum		-\$0.10	\$0.05	-\$0.06	\$39.99	-\$59.88	\$0.13	-\$27.26
First Quartile		-\$17.89	\$4.62	-\$12.37	\$35.06	-\$44.30	\$17.83	-\$39.58
Median		-\$57.56	\$33.53	-\$35.22	\$34.85	\$18.36	\$86.98	-\$62.46
Third Quartile		-\$55.26	\$72.97	-\$23.82	\$58.52	\$76.07	\$148.20	-\$51.06
Maximum		-\$340.43	\$105.18	-\$231.17	-\$44.04	\$264.45	\$366.61	-\$258.52
<b>Farmland</b>								
Minimum		-\$30.89	-\$30.89	-\$30.89	\$9.11	-\$90.89	-\$30.89	-\$58.09
First Quartile		-\$9.97	-\$21.96	\$26.64	\$8.77	-\$67.78	-\$42.40	\$30.17
Median		\$96.09	\$68.89	\$179.11	\$87.87	\$41.06	\$22.55	\$221.62
Third Quartile		\$7.72	-\$55.09	\$199.44	-\$63.65	-\$40.81	-\$162.11	\$333.21
Maximum		\$2,972.88	\$2,289.72	\$5,058.03	\$1,801.60	\$3,037.64	\$1,125.75	\$6,781.57
<b>Ratepayer Impact Assessment</b>								
<b>Residential (Assessments)</b>								
Increase		119	1,432	304	1,337	1,110	1,441	87
No Change		-	-	-	-	-	-	-
Decrease		1,344	31	1,159	126	353	22	1,376
<b>Reduction</b>								
>\$1k		-	-	-	-	-	-	-
\$600 - \$1k		-	-	-	-	-	-	-
\$400 - \$600		1	-	-	-	-	-	-
\$200 - \$400		8	3	7	4	3	2	8
\$100 - \$200		41	5	5	4	5	6	26
\$0 - \$100		1,294	23	1,147	118	345	14	1,342
<b>No Change</b>								
Zero		-	-	-	-	-	-	-
<b>Increase</b>								
\$0 - \$100		116	1,380	300	1,314	1,002	1,360	84
\$100 - \$200		3	48	3	21	94	75	2
\$200 - \$400		-	4	1	2	13	6	1
\$400 - \$600		-	-	-	-	1	-	-
\$600 - \$1k		-	-	-	-	-	-	-
\$1k - \$2k		-	-	-	-	-	-	-
\$2k - \$3k		-	-	-	-	-	-	-
\$3k - \$5K		-	-	-	-	-	-	-
>\$5k		-	-	-	-	-	-	-
<b>Residential Rural (Assessments)</b>								
Increase		144	725	206	716	557	764	170
No Change		1	1	1	-	-	1	-
Decrease		722	141	660	151	310	102	697
<b>Reduction</b>								
>\$1k		-	-	-	-	-	-	-
\$700 - \$1k		-	-	-	-	-	-	-
\$400 - \$700		-	-	-	-	-	-	-
\$200 - \$400		6	-	1	-	1	-	3
\$100 - \$200		152	11	43	3	18	1	105
\$0 - \$100		564	130	616	148	291	101	589
<b>No Change</b>								
Zero		1	1	1	-	-	1	-
<b>Increase</b>								
\$0 - \$100		139	595	194	594	396	571	160
\$100 - \$200		3	117	10	118	138	164	8
\$200 - \$400		2	13	2	4	23	29	2
\$400 - \$700		-	-	-	-	-	-	-
\$700 - \$1k		-	-	-	-	-	-	-
\$1k - \$2k		-	-	-	-	-	-	-
\$2k - \$3k		-	-	-	-	-	-	-
\$3k - \$5K		-	-	-	-	-	-	-
>\$5k		-	-	-	-	-	-	-
<b>Business (Assessments)</b>								
Increase		7	142	11	145	101	149	7
No Change		-	-	-	-	-	-	-
Decrease		152	17	148	14	58	10	152
<b>Reduction</b>								
>\$1k		-	-	-	-	-	-	-
\$1100 - \$1k		-	-	-	-	-	-	-
\$400 - \$1100		-	-	-	-	-	-	-
\$200 - \$400		8	1	3	1	1	1	4
\$100 - \$200		18	1	9	1	2	-	17
\$0 - \$100		126	15	136	12	55	9	131
<b>No Change</b>								
Zero		-	-	-	-	-	-	-

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<b><i>Increase</i></b>								
\$0 - \$100		5	127	9	140	76	83	5
\$100 - \$200		2	13	1	3	20	46	2
\$200 - \$400		-	2	1	2	5	20	-
\$400 - \$1100		-	-	-	-	-	-	-
\$1100 - \$1k		-	-	-	-	-	-	-
\$1k - \$2k		-	-	-	-	-	-	-
\$2k - \$3k		-	-	-	-	-	-	-
\$3k - \$5K		-	-	-	-	-	-	-
>\$5k		-	-	-	-	-	-	-
<b>Farming (Assessments)</b>								
Increase		326	308	416	345	261	277	412
No Change		-	-	-	-	-	-	-
Decrease		272	290	182	253	337	321	186
<b><i>Reduction</i></b>								
>\$1k		10	10	7	13	10	18	6
\$900 - \$1k		9	12	-	12	10	17	1
\$400 - \$900		14	21	5	19	19	21	-
\$200 - \$400		35	35	20	33	44	49	13
\$100 - \$200		41	57	30	36	118	73	19
\$0 - \$100		163	155	120	140	136	143	147
<b><i>No Change</i></b>								
Zero		-	-	-	-	-	-	-
<b><i>Increase</i></b>								
\$0 - \$100		101	99	124	126	70	108	92
\$100 - \$200		57	53	64	61	36	37	61
\$200 - \$400		55	59	76	59	55	51	80
\$400 - \$900		32	26	42	30	24	26	47
\$900 - \$1k		37	29	47	27	33	23	47
\$1k - \$2k		26	26	33	27	26	20	49
\$2k - \$3k		10	9	17	10	8	7	19
\$3k - \$5K		6	5	10	3	7	3	10
>\$5k		2	2	3	2	2	2	7