INVERELL SHIRE COUNCIL RATE- IMPACT ON RATES OF A 508A SPECIAL VARIATION OF 4.75% p.a. (14.25% SRV) FOR 3 YEARS

RATING CATEGORY	No of Assess	Rateable Value (NR) Sch 1	2016/2017 Average Rate	2017/2018 Average Rate with 1.5% Rate Peg	2017/2018 Average Rate with 4.75% SRV + 1.5% Rate Peg (6.25%)	CUMULATIVE SRV IMPACT YEAR 1 above 2016/2017 Levels	2018/2019 Average Rate with 2.5% Rate Peg	2018/2019 Average Rate with 4.75% SRV + 2.5% Rate Peg (7.25%)	CUMULATIVE SRV IMPACT YEAR 2 above 2016/2017 Levels	2019/2020 Average Rate with 2.5% Rate Peg	2019/2020 Average Rate with 4.75% SRV + 2.5% Rate Peg (7.25%)	CUMULATIVE IMPACT OF SRV IN 2019/2020 above 2016/2017 Levels	Total Cumulative % Increase in Genral Rate	WEEKLY IMPACT IN 2019/2020 OF 14.25% SRV (14.94% Cumulative)	ESTIMATED WEEKLY IMPACT IN 2019/2020 OF THE RATE PEG	WEEKLY INCREASE INCLUDING RATE PEG AND THE SRV IN 2019/2020
Residential - Inverell	4086	229,548,997	**$ 935.84**	$ 949.88	$ 994.12	**$ 58.29**	$ 973.62	$ 1,066.20	**$ 130.37**	$ 997.96	$ 1,143.52	**$ 207.69**	**22.2%**	**$ 2.80**	**$ 1.19**	**$ 3.99**
Residential - General	431	19,680,740	**$ 586.10**	$ 594.90	$ 622.64	**$ 36.54**	$ 609.77	$ 667.76	**$ 81.66**	$ 625.01	$ 716.16	**$ 130.06**	**22.2%**	**$ 1.75**	**$ 0.75**	**$ 2.50**
Residential - Ashford	254	3,120,410	**$ 450.63**	$ 455.59	$ 476.83	**$ 26.20**	$ 466.98	$ 511.36	**$ 60.73**	$ 478.66	$ 548.47	**$ 97.84**	**21.7%**	**$ 1.34**	**$ 0.54**	**$ 1.88**
Residential - Delungra	148	3,059,070	**$ 472.72**	$ 479.81	$ 502.19	**$ 29.47**	$ 491.80	$ 538.54	**$ 65.83**	$ 504.10	$ 577.60	**$ 104.88**	**22.2%**	**$ 1.41**	**$ 0.60**	**$ 2.02**
Residential - Gilgai	106	3,481,100	**$ 534.69**	$ 542.71	$ 568.02	**$ 33.33**	$ 556.27	$ 609.15	**$ 74.47**	$ 570.18	$ 653.28	**$ 118.59**	**22.2%**	**$ 1.60**	**$ 0.68**	**$ 2.28**
Residential - Yetman	67	990,500	**$ 454.98**	$ 468.80	$ 490.66	**$ 35.68**	$ 480.52	$ 526.21	**$ 71.23**	$ 492.53	$ 564.35	**$ 109.38**	**24.0%**	**$ 1.38**	**$ 0.72**	**$ 2.10**
Residential Rural	928	108,632,630	**$ 871.80**	$ 884.87	$ 926.11	**$ 54.31**	$ 907.00	$ 993.29	**$ 121.49**	$ 929.67	$ 1,065.29	**$ 193.49**	**22.2%**	**$ 2.61**	**$ 1.11**	**$ 3.72**
Farmland	1343	649,023,477	**$ 2,572.81**	$ 2,619.20	$ 2,742.39	**$ 169.59**	$ 2,684.68	$ 2,941.32	**$ 368.51**	$ 2,751.80	$ 3,154.28	**$ 581.47**	**22.6%**	**$ 7.74**	**$ 3.44**	**$ 11.18**
Business - Inv. Industrial / Commercial	418	57,378,345	**$ 4,713.50**	$ 4,784.20	$ 5,006.98	**$ 293.48**	$ 4,903.80	$ 5,369.77	**$ 656.28**	$ 5,026.40	$ 5,758.49	**$ 1,044.99**	**22.2%**	**$ 14.08**	**$ 6.02**	**$ 20.10**
Business - Other	142	6,972,098	**$ 1,367.70**	$ 1,368.94	$ 1,432.79	**$ 65.08**	$ 1,403.16	$ 1,536.60	**$ 168.90**	$ 1,438.24	$ 1,648.04	**$ 280.34**	**20.5%**	**$ 4.03**	**$ 1.36**	**$ 5.39**
Mining	0	-	**$ -**	**$ -**	$ -	**$ -**	$ -	**$ -**	**$ -**	**$ -**	$ -	**$ -**		**$ -**	**$ -**	**$ -**
TOTALS	**7923**	**1,081,887,367**														.

RATE PEG - Actual	**2017/2018**	**1.50%**
- Estimated	**2018/2019**	**2.50%**
- Estimated	**2019/2020**	**2.50%**
RATE PEG CUMULATIVE		**6.64%**

14.25% SRV implemented at 4.75% p.a.(14.94% Cumulative)plus the Rate Peg for 2017/2018, 2018/2019 and 2019/2020 for a Total Cumulatuve Increase of 22.2%
Table shows the average weekly increase in General Rates from the Special Rate Variation, both with and without the IPART Rate Peg
For example the average increase in the General Rate for an Inverell Residential Ratepayer is $4.00 per week in 2019/2020

Inverell Shire Council

Table updated for 2016 Valuer General's Valuations

INVERELL SHIRE COUNCIL RATING CATEGORY	Average Prpoerty Valuation (Valuer General)	AVERAGE WEEKLY INCREASE IN RATES IN 2019/2020 FROM THE SRV
Residential - Inverell	56,179	$ 2.80
Residential - General	45,663	$ 1.75
Residential - Ashford	12,285	$ 1.34
Residential - Delungra	20,669	$ 1.41
Residential - Gilgai	32,841	$ 1.60
Residential - Yetman	14,784	$ 1.38
Residential Rural	117,061	$ 2.61
Farmland	483,264	$ 7.74
Business - Inverell	137,269	$ 14.08
Business - Other	49,099	$ 4.03
Mining		$ -

SPECIAL RATE VARIATIONS SINCE 2011		Comments
Tamworth	20.60%	
Armidale	12.36%	**Not FFF, need extra 18.76%**
Glen Innes	26.82%	
Gwydir	30.00%	
Moree	27.75%	
Narrabri	0.00%	**FFF Roadmap is 15.00%**
Inverell	0.00%	**FFF Roadmap is 14.25%**

128 NSW Councils have had a SRV since 2011, with average increase approximately 22%