

GOLDEN PLAINS SHIRE – RATING STRATEGY – 2021/22 REVIEW

OPTION 5 DATA

Additional modelling options have been compared against the rating outcomes for the 2021-22 budget ('status quo'). The financial impacts on the average rate for each differential rating category is shown in the following tables where 'Current' is the average rate for the 2021-22 year and 'Modelled' is the average rate for the relevant option. The financial impacts on the rate burden and average rate for each differential rate category is shown in the graphs and tables.

- **Status quo:** Retain the current number and level of differential rates – Residential 100%, Business Bannockburn 120%, Business Other 100%, Farm (broadacre) 85%, Farm (intensive) 90%, Farm (< 40 hectares) 100%, Vacant land (non-farm) 200%, Vacant land (non-developable) 100%, Municipal Charge \$310.60.
- **Option 5:** Increase the Business (Bannockburn) differential from 120% to 130%, increase the Vacant land (non-farm) differential from 200% to 205%, increase the Farm (broadacre) differential from 85% to 87.5%, increase the Farm (intensive) differential from 90% to 95%, decrease the Municipal Charge from \$310.60 to \$250.60 and retain the status quo for the other differential rates.

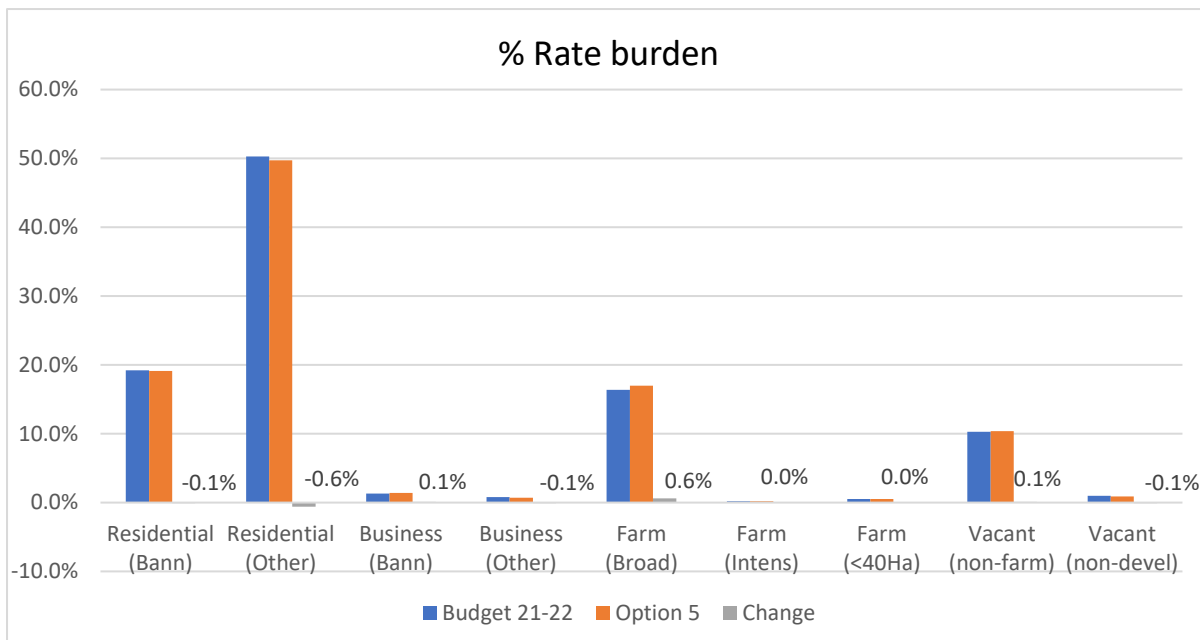
Average Rate Bill Comparison

Option 5

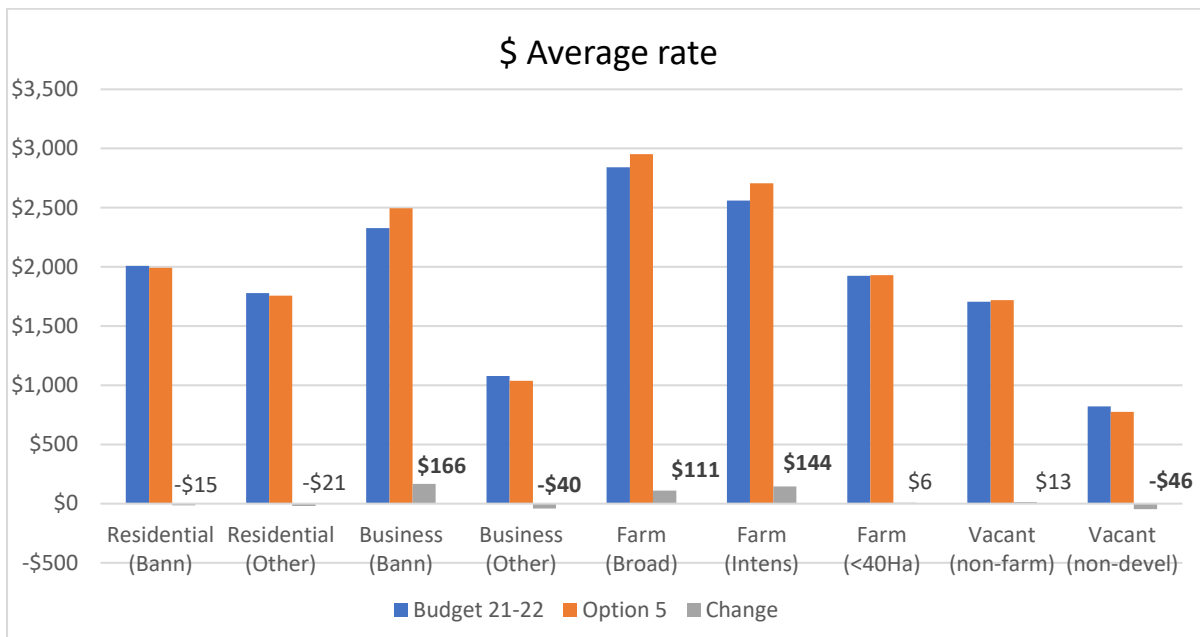
Differential	Current \$	Modelled \$	Change \$
Residential (Bannockburn)	2,008	1,993	-15
Residential (Other)	1,779	1,758	-21
Business (Bannockburn)	2,328	2,494	+166
Business (Other)	1,078	1,038	-40
Farm (Broadacre)	2,841	2,952	+111
Farm (Intensive)	2,561	2,705	+144
Farm (<40 hectares)	1,924	1,930	+6
Vacant land (non-farm)	1,707	1,720	+13
Vacant land (non-developable)	821	775	-46

Note: Residential properties have been split between Bannockburn and other parts of the Shire for presentation purposes only. Each pays the same rate/\$CIV under all the options.

Option 5



The above graph shows the rate burden for each category of property for the current 2021-22 budget and option 5 for both general rates and municipal charge.



The above graph shows the change in the average rate for each category of property for the current 2021-22 budget and option 5 for both general rates and municipal charge.

The above graphs show that by increasing the differential rate for Business (Bannockburn), Vacant Land (non-farm), Farm Land (broadacre) and Farm Land (intensive) the rate burden and average rates for each will increase in comparison to other property categories.

The impact on each category of property for a range of valuation bands is shown in the following tables where 'Current' is the budgeted average rates for 2021-22 and 'Modelled' is the modelled average rates under option 5. The average rate includes general rates and the municipal charge.

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	16	\$501.86	\$446.92	-\$54.94	-10.9%
\$100,000 to \$199,999	179	\$738.04	\$689.36	-\$48.68	-6.6%
\$200,000 to \$299,999	508	\$996.87	\$955.03	-\$41.83	-4.2%
\$300,000 to \$399,999	956	\$1,257.56	\$1,222.63	-\$34.93	-2.8%
\$400,000 to \$499,999	1,243	\$1,521.14	\$1,493.24	-\$27.90	-1.8%
\$500,000 to \$599,999	1,195	\$1,784.32	\$1,763.33	-\$20.99	-1.2%
\$600,000 to \$699,999	957	\$2,038.31	\$2,024.05	-\$14.26	-0.7%
\$700,000 to \$799,999	554	\$2,307.80	\$2,300.68	-\$7.13	-0.3%
\$800,000 to \$899,999	263	\$2,577.44	\$2,577.45	+\$0.01	+0.0%
\$900,000 to \$999,999	117	\$2,856.12	\$2,863.50	+\$7.39	+0.3%
\$1,000,000 and over	293	\$3,618.80	\$3,646.38	+\$27.58	+0.8%
Total/Mean	6,281	\$1,778.91	\$1,757.79	-\$21.12	-1.2%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$100,000 to \$199,999	6	\$739.95	\$691.31	-\$48.64	-6.6%
\$200,000 to \$299,999	16	\$981.60	\$939.37	-\$42.23	-4.3%
\$300,000 to \$399,999	77	\$1,248.29	\$1,213.11	-\$35.18	-2.8%
\$400,000 to \$499,999	299	\$1,557.59	\$1,530.60	-\$26.99	-1.7%
\$500,000 to \$599,999	620	\$1,786.67	\$1,765.75	-\$20.92	-1.2%
\$600,000 to \$699,999	462	\$2,046.06	\$2,032.01	-\$14.06	-0.7%
\$700,000 to \$799,999	371	\$2,310.02	\$2,302.95	-\$7.07	-0.3%
\$800,000 to \$899,999	177	\$2,568.97	\$2,568.75	-\$0.21	-0.0%
\$900,000 to \$999,999	53	\$2,815.18	\$2,821.49	+\$6.30	+0.2%
\$1,000,000 and over	44	\$3,871.87	\$3,906.15	+\$34.28	+0.9%
Total/Mean	2,125	\$2,007.67	\$1,992.59	-\$15.07	-0.8%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	28	\$193.59	\$187.86	-\$5.73	-3.0%
\$100,000 to \$199,999	76	\$456.61	\$457.79	+\$1.18	+0.3%
\$200,000 to \$299,999	82	\$672.39	\$683.69	+\$11.31	+1.7%
\$300,000 to \$399,999	88	\$931.04	\$950.75	+\$19.71	+2.1%
\$400,000 to \$499,999	78	\$1,190.16	\$1,213.30	+\$23.13	+1.9%
\$500,000 to \$599,999	88	\$1,447.56	\$1,482.18	+\$34.63	+2.4%
\$600,000 to \$699,999	78	\$1,672.45	\$1,716.70	+\$44.25	+2.6%
\$700,000 to \$799,999	69	\$1,915.97	\$1,973.03	+\$57.06	+3.0%
\$800,000 to \$899,999	71	\$2,130.90	\$2,202.54	+\$71.64	+3.4%
\$900,000 to \$999,999	78	\$2,370.18	\$2,450.63	+\$80.45	+3.4%
\$1,000,000 and over	542	\$4,859.95	\$5,074.21	+\$214.26	+4.4%
Total/Mean	1,278	\$2,840.63	\$2,951.99	+\$111.36	+3.9%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$100,000 to \$199,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$200,000 to \$299,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$300,000 to \$399,999	3	\$886.47	\$931.67	+\$45.19	+5.1%
\$400,000 to \$499,999	2	\$1,270.57	\$1,333.44	+\$62.87	+4.9%
\$500,000 to \$599,999	3	\$1,653.59	\$1,705.41	+\$51.82	+3.1%
\$600,000 to \$699,999	2	\$1,839.87	\$1,907.21	+\$67.34	+3.7%
\$700,000 to \$799,999	2	\$2,106.62	\$2,196.17	+\$89.55	+4.3%
\$800,000 to \$899,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$900,000 to \$999,999	1	\$2,606.31	\$2,737.47	+\$131.16	+5.0%
\$1,000,000 and over	7	\$4,364.86	\$4,654.70	+\$289.84	+6.6%
Total/Mean	20	\$2,560.73	\$2,705.26	+\$144.53	+5.6%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	1	\$42.91	\$44.05	+\$1.14	+2.7%
\$100,000 to \$199,999	3	\$590.31	\$583.20	-\$7.11	-1.2%
\$200,000 to \$299,999	11	\$754.23	\$755.59	+\$1.36	+0.2%
\$300,000 to \$399,999	4	\$1,091.99	\$1,086.79	-\$5.20	-0.5%
\$400,000 to \$499,999	8	\$1,445.89	\$1,432.99	-\$12.89	-0.9%
\$500,000 to \$599,999	6	\$1,668.84	\$1,678.91	+\$10.07	+0.6%
\$600,000 to \$699,999	4	\$2,150.45	\$2,139.16	-\$11.29	-0.5%
\$700,000 to \$799,999	3	\$2,255.94	\$2,247.44	-\$8.50	-0.4%
\$800,000 to \$899,999	3	\$2,522.36	\$2,520.91	-\$1.45	-0.1%
\$900,000 to \$999,999	3	\$2,815.59	\$2,821.90	+\$6.32	+0.2%
\$1,000,000 and over	9	\$4,264.82	\$4,317.08	+\$52.26	+1.2%
Total/Mean	55	\$1,924.10	\$1,930.38	+\$6.28	+0.3%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	53	\$377.17	\$318.93	-\$58.24	-15.4%
\$100,000 to \$199,999	26	\$735.44	\$686.69	-\$48.75	-6.6%
\$200,000 to \$299,999	20	\$959.58	\$916.76	-\$42.82	-4.5%
\$300,000 to \$399,999	20	\$1,251.58	\$1,216.49	-\$35.09	-2.8%
\$400,000 to \$499,999	14	\$1,489.91	\$1,461.13	-\$28.78	-1.9%
\$500,000 to \$599,999	6	\$1,804.03	\$1,783.56	-\$20.46	-1.1%
\$600,000 to \$699,999	3	\$1,979.70	\$1,963.88	-\$15.81	-0.8%
\$700,000 to \$799,999	3	\$2,346.24	\$2,340.13	-\$6.11	-0.3%
\$800,000 to \$899,999	1	\$2,582.25	\$2,582.39	+\$0.14	+0.0%
\$900,000 to \$999,999	1	\$2,829.00	\$2,835.67	+\$6.67	+0.2%
\$1,000,000 and over	8	\$4,201.01	\$4,244.00	+\$42.99	+1.0%
Total/Mean	155	\$1,077.51	\$1,037.82	-\$39.70	-3.7%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	25	\$368.97	\$319.29	-\$49.68	-13.5%
\$100,000 to \$199,999	9	\$804.38	\$799.62	-\$4.76	-0.6%
\$200,000 to \$299,999	12	\$1,147.15	\$1,180.73	+\$33.59	+2.9%
\$300,000 to \$399,999	19	\$1,471.28	\$1,541.13	+\$69.85	+4.7%
\$400,000 to \$499,999	20	\$1,732.96	\$1,832.08	+\$99.12	+5.7%
\$500,000 to \$599,999	8	\$2,089.35	\$2,228.34	+\$138.99	+6.7%
\$600,000 to \$699,999	9	\$2,362.61	\$2,532.17	+\$169.56	+7.2%
\$700,000 to \$799,999	7	\$2,713.07	\$2,921.83	+\$208.77	+7.7%
\$800,000 to \$899,999	3	\$3,046.97	\$3,293.09	+\$246.12	+8.1%
\$900,000 to \$999,999	4	\$3,335.52	\$3,613.92	+\$278.40	+8.3%
\$1,000,000 and over	12	\$10,468.75	\$11,545.15	+\$1,076.40	+10.3%
Total/Mean	128	\$2,327.51	\$2,493.88	+\$166.37	+7.1%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	166	\$673.25	\$632.58	-\$40.68	-6.0%
\$100,000 to \$199,999	413	\$1,081.17	\$1,061.44	-\$19.74	-1.8%
\$200,000 to \$299,999	348	\$1,690.16	\$1,701.91	+\$11.76	+0.7%
\$300,000 to \$399,999	253	\$2,177.65	\$2,214.77	+\$37.11	+1.7%
\$400,000 to \$499,999	67	\$2,639.87	\$2,703.30	+\$63.43	+2.4%
\$500,000 to \$599,999	47	\$3,204.21	\$3,297.96	+\$93.75	+2.9%
\$600,000 to \$699,999	14	\$3,780.73	\$3,901.22	+\$120.49	+3.2%
\$700,000 to \$799,999	8	\$4,337.62	\$4,487.08	+\$149.46	+3.4%
\$800,000 to \$899,999	4	\$4,733.22	\$4,903.26	+\$170.04	+3.6%
\$900,000 to \$999,999	4	\$5,419.81	\$5,625.56	+\$205.75	+3.8%
\$1,000,000 and over	13	\$9,924.54	\$10,364.59	+\$440.06	+4.4%
Total/Mean	1,337	\$1,706.91	\$1,719.88	+\$12.97	+0.8%

	#Assess	2021-22 Current	2021-22 Modelled	Change \$	Change %
Up to \$99,999	56	\$459.16	\$403.10	-\$56.07	-12.2%
\$100,000 to \$199,999	125	\$701.93	\$652.28	-\$49.64	-7.1%
\$200,000 to \$299,999	53	\$944.56	\$901.35	-\$43.22	-4.6%
\$300,000 to \$399,999	16	\$1,255.17	\$1,220.17	-\$34.99	-2.8%
\$400,000 to \$499,999	8	\$1,517.50	\$1,489.45	-\$28.05	-1.8%
\$500,000 to \$599,999	7	\$1,775.74	\$1,754.52	-\$21.22	-1.2%
\$600,000 to \$699,999	1	\$2,131.68	\$2,119.89	-\$11.79	-0.6%
\$700,000 to \$799,999	1	\$2,434.74	\$2,430.98	-\$3.76	-0.2%
\$800,000 to \$899,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$900,000 to \$999,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$1,000,000 and over	2	\$4,105.63	\$4,146.10	+\$40.47	+1.0%
Total/Mean	269	\$821.36	\$774.88	-\$46.48	-5.7%

The above tables show that by reducing the Municipal Charge from \$310.60 to \$250 and increasing the differential rates on Farm Land (broadacre) and Farm Land (intensive) properties compared to option 1, all Residential properties (except those >\$800,000) would experience a decrease in their average rates with lower value residential properties experiencing the highest percentage decrease. In comparison all Farm Land broadacre and intensive properties would experience an increase in their average rates with higher value properties experiencing the highest percentage increase.