



PROPOSED NEW RATING STRUCTURE

WHAT YOU SHOULD KNOW

3: AVERAGE CURRENT RATES BY TOWNSHIP / SUB-CATEGORY

The current rating structure has 26 differential rates across its 31 categories and sub-categories.

The variance in the differentials across the categories and sub-categories has evolved over time resulting in an inequality in rates payable as a ratepayer in one township pays more than a ratepayer in another township, even though they both may have the same land value.

This inequality in rates is considered neither fair nor equitable and can be seen in the charts on the following pages and is indicated by the jagged blue line. The proposed rates payable under the new rating structure is indicated by the straight purple line in the Business chart as one differential is proposed so all businesses pay the same rate-in-the-dollar. On the Residential chart, the proposed rates payable are also indicated by the purple line, which has two top levels and two bottom levels which represent the two proposed differentials.

Table 1: Example Rates on Properties with Same Land Value (average residential & business land value) in Current Sub-categories

Residential - Land Value - \$221,224	Current Rates	Business - Land Value - \$361,427	Current Rates
Wentworth Falls	\$1,029	Hazelbrook	\$1,867
Warrimoo-Lapstone	\$1,115	Leura	\$1,919
Linden	\$1,131	Springwood	\$2,782
Blackheath	\$1,188	Lawson Industrial	\$3,089

Have your say...

This is your opportunity to have *your* say about the proposed rating structure that will impact *your* rates.

So get involved and make a comment.

Chart 1: Average Rates Payable by Current Sub-Category - Residential

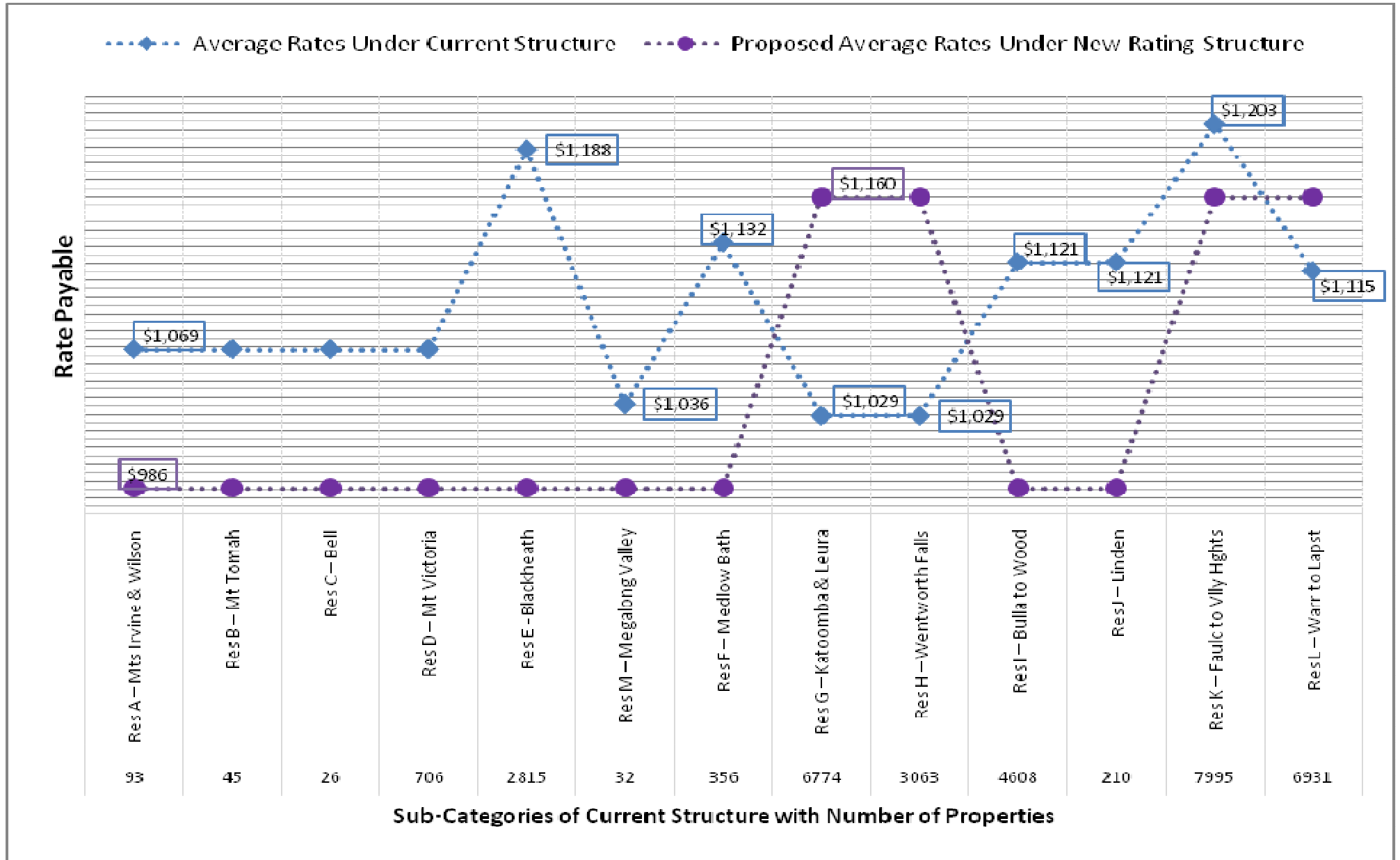


Chart 2: Average Rates Payable by Current Sub-Category – Business

