



PROPOSED NEW RATING STRUCTURE

WHAT YOU SHOULD KNOW

5A. AVERAGE ESTIMATED RATES & MOVEMENT IN RATES **BY TOWNSHIP / SUB-CATEGORY**

In response to requests by ratepayers for the average rates under the proposed new rating structure, these amounts are now provided to show the impact of the proposal on the townships and rating sub-categories. The original movement figures provided in supporting document 5 included waste and other charges however, to ensure the most accurate indication of the impact of the proposed new rating structure, such charges not included in the figures below, though the rates do include the Emergency Services Annual Charge.

Almost every ratepayer in the Blue Mountains will be impacted by the proposed new rating structure. Whether your rates will increase or decrease depends on where you live or where your business operates from.

Table 1 on the next page shows average estimated rate payable if the current structure continued in 2011-2012 and under the proposed new rating structure by Residential, Business and Farmland rating categories. The average differences for each rating category are shown in the last column.

The average estimated rate payable if the current structure continued in 2011-2012 and under the proposed new rating structure by Residential township and current Business sub-category, is shown in Table 2. As well, the average differences for each category and sub-category is shown in the last column.

All rates shown in both tables have been based on the 2010 revaluation figures (which have also been included in Table 2) and include the increase (known as rate peg) for 2011-2012 to the Council's income as allowed by the Independent Pricing & Regulatory Tribunal (IPART).

Table 1: By Rating Category

Category	No. of Properties in Category	Current Structure – Estimated Average Rates 2011-2012 \$	Proposed New Rating Structure – Estimated Average Rates 2011-2012 \$	Average Rate Movement \$
RESIDENTIAL	34,124	\$1,209	\$1,170	-\$39
BUSINESS	1,125	\$2,686	\$3,853	\$1,167
FARMLAND	145	\$1,817	\$1,929	\$112

Table 2: By Township & Current Business Sub-Category

SUB-CATEGORY / TOWNSHIP	No. of Properties Township / Sub-Category	Average Land Value \$	Current Structure – Estimated Average Rates 2011-2012 \$	Proposed New Rating Structure – Estimated Average Rates 2011-2012 \$	Average Rate Movement \$
RESIDENTIAL					
Bell	26	\$74,823	\$548	\$512	-\$36
Blackheath	2,815	\$197,442	\$1,165	\$927	-\$239
Blaxland	2,754	\$247,457	\$1,311	\$1,342	\$31
Bullaburra	616	\$188,171	\$1,075	\$894	-\$181
Faulconbridge	1,574	\$217,041	\$1,238	\$1,183	-\$56
Glenbrook	1,855	\$317,103	\$1,659	\$1,708	\$49
Hazelbrook	1,997	\$196,765	\$1,062	\$923	-\$140
Katoomba	4,331	\$168,860	\$983	\$937	-\$ 47
Lapstone	344	\$287,195	\$1,491	\$1,549	\$58
Lawson	1,164	\$189,561	\$1,044	\$891	-\$152
Leura	2,444	\$260,019	\$1,312	\$1,416	\$104
Linden	210	\$210,060	\$1,134	\$981	-\$153
Medlow Bath	356	\$187,065	\$1,094	\$886	-\$209
Megalong	32	\$259,125	\$1,291	\$1,198	-\$92
Mt Irvine	38	\$307,632	\$1,529	\$1,414	-\$115
Mt Riverview	1,112	\$232,754	\$1,218	\$1,264	\$46
Mt Tomah	45	\$366,000	\$1,811	\$1,675	-\$137
Mt Victoria	706	\$133,270	\$716	\$669	-\$47
Mt Wilson	55	\$369,273	\$1,827	\$1,689	-\$138
Rural Residential	271	\$398,411	\$1,901	\$2,024	\$123
Springwood	3,109	\$222,190	\$1,300	\$1,219	-\$81
Sun Valley	13	\$394,615	\$2,189	\$2,112	-\$77
Valley Heights	463	\$232,899	\$1,330	\$1,267	-\$63
Warrimoo	866	\$243,524	\$1,276	\$1,320	\$44
Wentworth Falls	3,063	\$227,924	\$1,154	\$1,241	\$ 87
Winmalee	2,507	\$231,042	\$1,302	\$1,255	-\$47
Woodford	831	\$213,992	\$1,152	\$998	-\$154

SUB-CATEGORY / TOWNSHIP	No. of Properties Township / Sub-Category	Average Land Value \$	Current Structure – Estimated Average Rates 2011-2012 \$	Proposed New Rating Structure – Estimated Average Rates 2011-2012 \$	Average Rate Movement \$
Yellow Rock	329	\$257,395	\$1,443	\$1,393	-\$50
Previously Business Statutory	198	\$9,913	\$148	\$485	\$338
TOTALS RESIDENTIAL	34,123	\$221,225	\$1,209	\$1,170	-\$39
BUSINESS SUB-CATEGORIES					
Business Blackheath	63	\$263,083	\$2,127	\$2,801	\$674
Business Blaxland	30	\$305,700	\$2,043	\$3,249	\$1,207
Business General	424	\$353,090	\$2,733	\$3,792	\$1,059
Business Glenbrook	18	\$341,156	\$2,624	\$3,621	\$ 997
Business Hazelbrook	14	\$512,857	\$2,803	\$5,421	\$2,619
Business Katoomba	162	\$494,280	\$3,507	\$5,235	\$1,728
Business Lawson	11	\$261,000	\$2,092	\$2,821	\$729
Business Leura	60	\$496,200	\$2,753	\$5,246	\$2,493
Business Springwood	72	\$551,389	\$4,334	\$5,826	\$1,491
Business Wentworth Falls	29	\$327,345	\$2,648	\$3,479	\$831
Business Industrial Blaxland	35	\$125,400	\$1,279	\$1,358	\$80
Business Industrial Katoomba	107	\$231,400	\$1,546	\$2,471	\$ 926
Business Industrial Lawson	70	\$264,657	\$2,379	\$2,819	\$439
Business Industrial Springwood	16	\$181,375	\$1,457	\$1,973	\$516
Business Industrial Valley Heights	14	\$381,643	\$2,569	\$4,046	\$1,476
TOTALS BUSINESS	1,125	\$361,427	\$2,686	\$3,853	\$1,167
FARMLAND					
Farmland	145	\$509,103	\$1,817	\$1,929	\$112