

# SPECIAL RATE VARIATION

## FARMLAND RATING CATEGORY

### Comparison of annual rate increases under the 3 proposed options

These tables present the different options for a Special Rate Variation (SRV) which are being proposed by Council. They will help you understand how the different options will affect the rates that you pay. If you would like more information on the rates for your property, call Council on 02 4732 8551 or email [ourfuture@penrith.city](mailto:ourfuture@penrith.city).

More information on the proposed SRV can be found on [www.yoursaypenrith.com.au](http://www.yoursaypenrith.com.au)



### IMPROVE SERVICES

#### Continuation of AREAS, with an additional 2.4% special rate variation

FARMLAND	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
% INCREASE (INC. RATE PEG)		9.1	5	5.2	5.4	3	3
SAMPLE LAND VALUES	CURRENT RATE	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)
MINIMUM	864.20	41.40	45.20	49.40	54.00	31.60	32.50
400,000	909.40	43.65	47.65	50.04	56.74	33.22	34.22
550,000*	1,250.43	60.02	65.52	68.80	78.02	45.68	47.05
600,000	1,364.10	65.48	71.48	75.05	85.11	49.84	51.33
800,000	1,818.80	87.30	95.31	100.07	113.48	66.45	68.44
1,000,000	2,273.50	109.13	119.13	125.09	141.85	83.06	85.55
1,200,000	2,728.20	130.95	142.96	150.11	170.22	99.67	102.66
1,400,000	3,182.90	152.78	166.78	175.12	198.59	116.29	119.77
1,600,000	3,637.60	174.60	190.61	200.14	226.96	132.90	136.88
1,800,000	4,092.30	196.43	214.44	225.16	255.33	149.51	153.99

#### Notes:

Council has included an estimate of the annual rate peg determined by IPART (Independent Pricing and Regulatory Tribunal) which reflects the increase in costs to Council such as materials and labour. This estimate is 2016-17 – 2.4%, 2017-18 – 2.6%, 2018-19 – 2.8%, 2019-20 – 3.0%, 2020-21 – 3.0%, 2021-22 – 3.0%.

These indicative rates exclude the domestic waste charge and levies as applicable.

\* This is the most common land value.

Average Land value is \$1,300,631.



## MAINTAIN SERVICES

Continuation of AREAS but not addressing challenges of growth

FARMLAND	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
% INCREASE (INC. RATE PEG)		6.7	2.6	2.8	3	3	3
SAMPLE LAND VALUES	CURRENT RATE	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)
MINIMUM	864.20	20.70	23.00	25.40	27.90	28.80	29.70
400,000	909.40	21.83	24.21	26.75	29.47	30.35	31.26
550,000*	1,250.43	30.01	33.29	36.78	40.52	41.73	42.98
600,000	1,364.10	32.74	36.32	40.13	44.20	45.52	46.89
800,000	1,818.80	43.65	48.42	53.50	58.93	60.70	62.52
1,000,000	2,273.50	54.56	60.53	66.88	73.66	75.87	78.15
1,200,000	2,728.20	65.48	72.64	80.26	88.40	91.05	93.78
1,400,000	3,182.90	76.39	84.74	93.63	103.13	106.22	109.41
1,600,000	3,637.60	87.30	96.85	107.01	117.86	121.40	125.04
1,800,000	4,092.30	98.22	108.95	120.39	132.60	136.57	140.67



## DECREASE SERVICES

Discontinuation of AREAS

FARMLAND	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
% INCREASE (INC. RATE PEG)		-1.9	2.6	2.8	3	3	3
SAMPLE LAND VALUES	CURRENT RATE	ANNUAL RATE DECREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)	ANNUAL RATE INCREASE (\$)
MINIMUM	864.20	-16.40	22.00	24.30	26.80	27.60	28.40
400,000	909.40	-17.19	23.20	25.63	28.23	29.08	29.95
550,000*	1,250.43	-23.63	31.90	35.24	38.82	39.98	41.18
600,000	1,364.10	-25.78	34.80	38.45	42.35	43.62	44.93
800,000	1,818.80	-34.38		51.26	56.46	58.16	59.90
1,000,000	2,273.50	-42.97	57.99	64.08	70.58	72.70	74.88
1,200,000	2,728.20	-51.56	69.59	76.89	84.69	87.23	89.85
1,400,000	3,182.90	-60.16	81.19	89.71	98.81	101.77	104.83
1,600,000	3,637.60	-68.75	92.79	102.53	112.92	116.31	119.80
1,800,000	4,092.30	-77.34	104.39	115.34	127.04	130.85	134.78