

6 MODELLING OF RECOMMENDATIONS

6.1 SUMMARY OF RECOMMENDATIONS

Recommendation 1

That the basis of valuation for rating purposes be Capital Improved Value.

Recommendation 2

That there be no Municipal Charge.

Recommendation 3

That user benefits be taken into consideration when setting differential rates.

Recommendation 4

That capacity to pay also be taken into consideration when setting differential rates.

Recommendation 5

That Greater Shepparton City Council continue to apply differential rating as its rating system.

Recommendation 6

That the unimproved residential, commercial and industrial land differential rates be set greater than improved residential, commercial and industrial land to encourage development.

Recommendation 7A

That the farm land differential rate be set in the range of 85% to 95% in comparison to the residential rate.

Recommendation 7B

That a residential rural lifestyle differential rate be introduced for properties with a single residential dwelling on an allotment of land sized between 0.4 and 20 hectares in rural, semi-rural or bushland setting and the differential rate be set at the same rate as residential properties.

Recommendation 8

That the existing three commercial improved differential rates be combined into one category.
That the commercial improved differential rate be set at 200% in comparison to the residential rate.

Recommendation 9

That the existing three industrial improved differential rates be combined into one category.
That the industrial improved differential rate be set at 200% in comparison to the residential rate.

Recommendation 10

That a vacant commercial differential rate not be introduced due to the difficulty of administration.

Recommendation 11

That in the future separate differential rates be introduced for properties defined as Gaming Venues, Late Licence Premises and Late Trading Premises.

Recommendation 12

Should the existing rating system of Shepparton commercial and industrial properties contributing to Shepparton Show Me remain, that the amount contributed by each property be communicated annually.

Recommendation 13

The promotion of Greater Shepparton is supported; however the existing rating system of Shepparton commercial and industrial properties contributing to Shepparton Show Me should be removed and the Council should investigate other methods of collection for a promotional fund.

Recommendation 14

That the Council develop a policy to enable it to consider waiving rates or providing rebates or concessions by application for charitable and not-for-profit residential or retail premises in accordance with the Act, where the organization is not making a profit from those property uses.

Recommendation 15

That heritage rating incentives be investigated with the assistance of the Council's Heritage Advisory Committee, that are consistent with the heritage objectives of the Council, for consideration in the future.

Recommendation 16

Greater centralization of the population through increased accommodation density to the centre of urban areas is supported. However the proposal to use the rating system to encourage centralization is not recommended for implementation at this point in time, as this proposal requires further investigation, development, understanding and assessment.

Recommendation 17

To provide a reasonable degree of stability in the level of the rates burden, implementation of the Rating Strategy can be phased over a number of years.

Recommendation 18

That the Council considers methods and opportunities for the community to better understand the rating system.

Recommendation 19

That the Council establishes an ongoing Rating Strategy Advisory Committee to assist in the further development and implementation of its Rating Strategy.

A summary of recommended changes is detailed in the table below:

No.	Area	Current	Recommendation
2	Municipal charge	\$214	No charge
6	Unimproved land – residential	Equal to improved land	Higher than improved land
6	Unimproved land – commercial	47% less than improved land	Higher than improved land
6	Unimproved land – industrial	63% less than improved land	Higher than improved land
7A	Farm land	Equal to residential rate	85% to 95% or residential rate
7B	Rural residential lifestyle properties	Equal to residential rate	Equal to residential rate
8	Commercial improved 1	301% of residential rate	200% of residential rate
8	Commercial improved 2	304% of residential rate	200% of residential rate
8	Commercial improved 3	237% of residential rate	200% of residential rate
9	Industrial improved 1	267% of residential rate	200% of residential rate
9	Industrial improved 2	332% of residential rate	200% of residential rate
9	Industrial improved 3	223% of residential rate	200% of residential rate
11	Gaming Venues, Late Licence Premises and Late Trading Premises differential rate	None	To be introduced in the future
12	Shepparton Show Me contribution	Not undertaken in 2012/13	Communicated annually to each property
13	Greater Shepparton promotional fund	Only urban Shepparton commercial and industrial improved properties contributing	Investigate alternative methods of funding
14	Charitable organisations – residential or retail premises	No existing policy	Council to consider waiving rates
15	Heritage incentives	None	Investigate options
18	Increase community understanding of rating system	Development of a new Rating Strategy	Consider methods and opportunities
19	Ongoing Rating Strategy Advisory Committee	Fixed term Rating Strategy Reference Group	Establish

6.1.1 SUMMARY OF DIFFERENTIAL RATES IN THE DOLLAR

A summary of recommended changes to differential rates in the dollar is detailed below:

Current Differential Rate Type	Current Rate in Dollar	Recommended Differential Rate Type	Recommended Rate in Dollar	Change %
Residential Unimproved and Improved Land	0.00384340	Residential Unimproved Rate	0.00965184	151
Residential Unimproved and Improved Land	0.00384340	Residential Rate	0.00482592	26
Farm Land	0.00383940	Farm Rate	0.00434333	13
Farm Land	0.00383940	Rural Residential Rate	0.00482592	26
Commercial Unimproved Land	0.00539040	Commercial Unimproved Rate	0.01737331	222
Commercial Improved 1 Land	0.01156310	Commercial Improved Rate	0.00965184	(-17)
Commercial Improved 2 Rate	0.01168960	Commercial Improved Rate	0.00965184	(-17)
Commercial Improved 3 Land	0.00909690	Commercial Improved Rate	0.00965184	6
Industrial Unimproved Land	0.00649550	Industrial Unimproved Rate	0.01737331	167
Industrial Improved 1 Land	0.01025780	Industrial Improved Rate	0.00965184	(-6)
Industrial Improved 2 Rate	0.01274130	Industrial Improved Rate	0.00965184	(-24)
Industrial Improved 3 Land	0.00858440	Industrial Improved Rate	0.00965184	12
Cultural and Recreational Land	0.00279990	Cultural and Recreational Land	0.00352292	26

6.1.2 SUMMARY OF DIFFERENTIAL RATE RATIOS

A summary of recommended changes to differential rate ratios is detailed below:

Current Differential Rate Type	Current Ratio %	Recommended Differential Rate Type	Recommended Ratio %	Change %
Residential Unimproved and Improved Land	100	Residential Unimproved Rate	200	100
Residential Unimproved and Improved Land	100	Residential Rate	100	0
Farm Land	100	Farm Rate	90	(-10)
Farm Land	100	Rural Residential Rate	100	0
Commercial Unimproved Land	140	Commercial Unimproved Rate	360	220
Commercial Improved 1 Land	301	Commercial Improved Rate	200	(-101)
Commercial Improved 2 Rate	304	Commercial Improved Rate	200	(-104)
Commercial Improved 3 Land	237	Commercial Improved Rate	200	(-37)
Industrial Unimproved Land	169	Industrial Unimproved Rate	360	191
Industrial Improved 1 Land	267	Industrial Improved Rate	200	(-67)
Industrial Improved 2 Rate	332	Industrial Improved Rate	200	(-132)
Industrial Improved 3 Land	223	Industrial Improved Rate	200	(-23)
Cultural and Recreational Land	73	Cultural and Recreational Land	73	0

6.2 DETAILED MODELLING OF RECOMMENDATIONS

The modeling included below has been prepared to demonstrate the impact of the recommendations of the Rating Strategy Reference Group, if implemented.

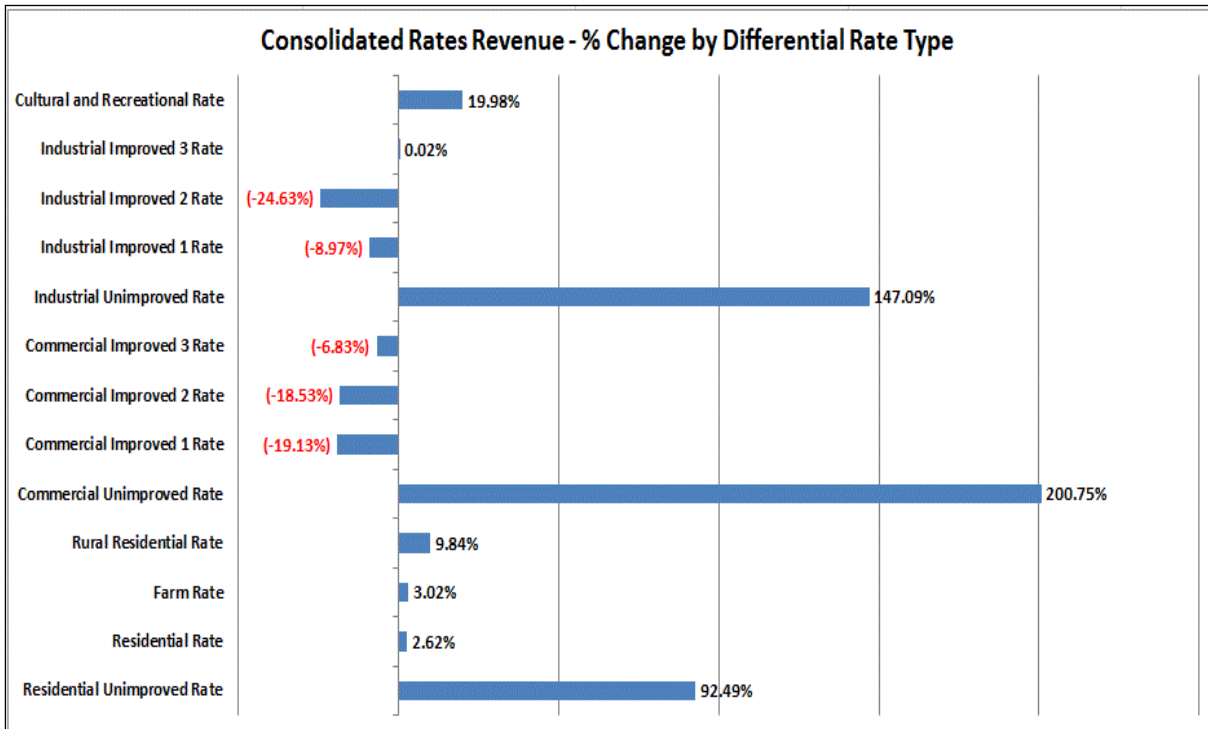
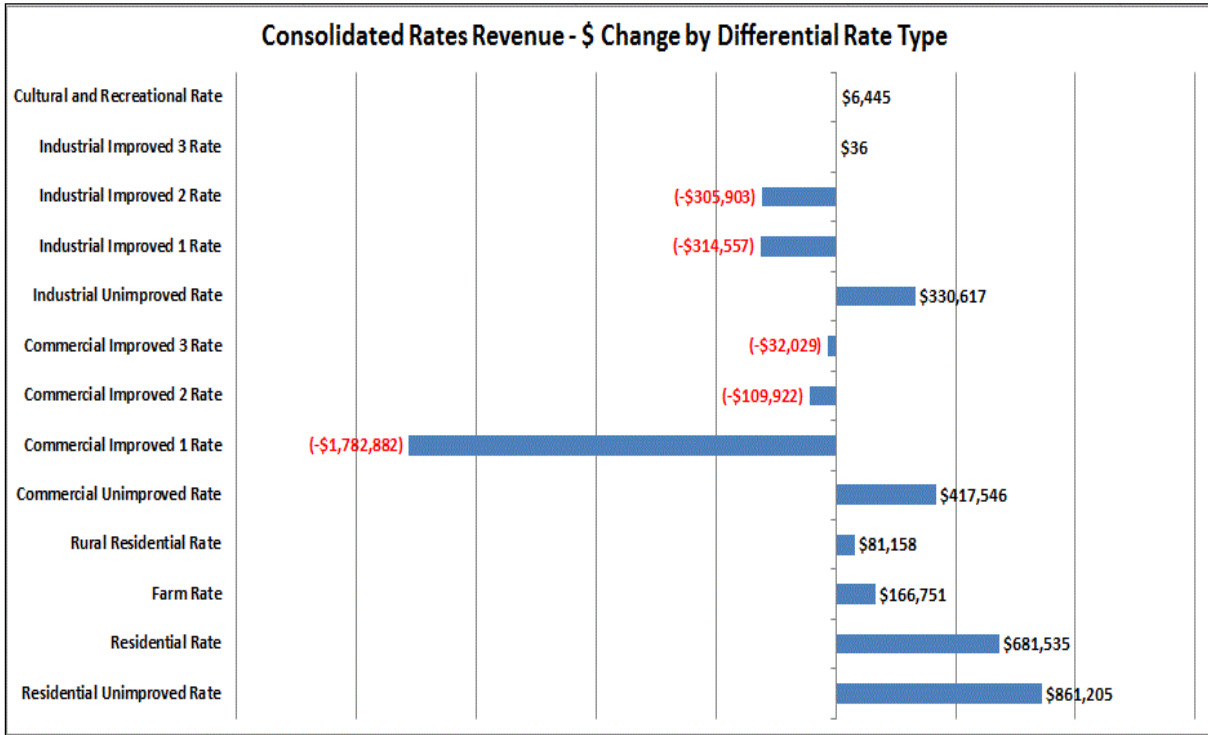
Note: All data shown below is indicative and for modeling purposes only based on 2012-2013 Budget data. It does not represent a forecast of rates beyond 2012-2013.

6.2.1 CONSOLIDATED RATES REVENUE

Consolidated rates revenue includes general rates and municipal charges but excludes waste service charges as these were not considered by the Rating Strategy Reference Group.

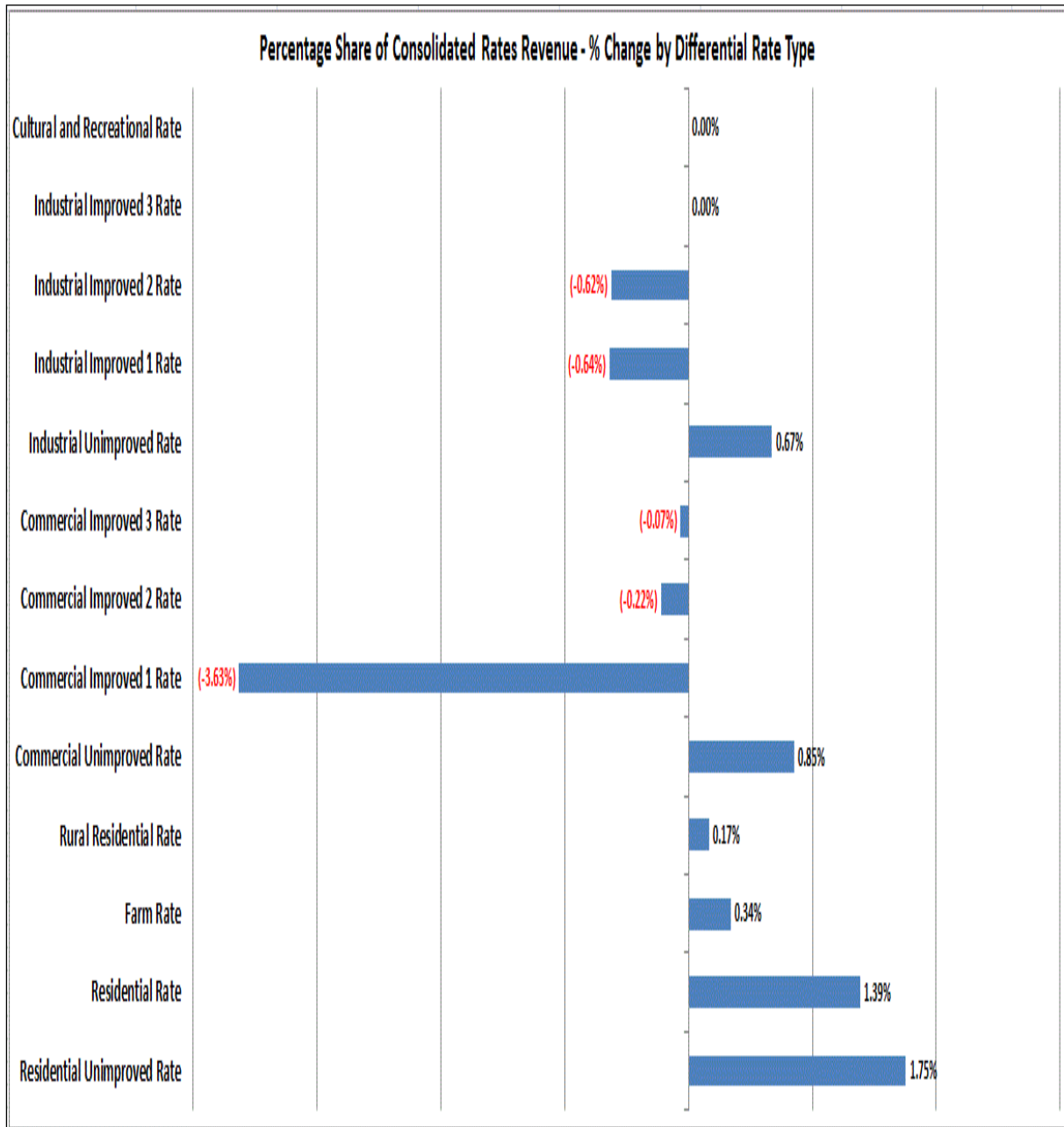
A summary of recommended changes to the total consolidated rates revenue is detailed below:

Differential Rate Type	2012-2013 Budget	Recommended	Change \$	Change %
Residential Unimproved Rate	931,145	1,792,350	861,205	92.49
Residential Rate	26,030,316	26,711,851	681,535	2.62
Farm Rate	5,527,448	5,694,199	166,751	3.02
Rural Residential Rate	824,629	905,787	81,158	9.84
Commercial Unimproved Rate	207,997	625,543	417,546	200.75
Commercial Improved (1) Rate	9,319,907	7,537,025	(-1,782,882)	(-19.13)
Commercial Improved (2) Rate	593,064	483,142	(-109,922)	(-18.53)
Commercial Improved (3) Rate	468,727	436,698	(-32,029)	(-6.83)
Industrial Unimproved Rate	224,766	555,383	330,617	147.09
Industrial Improved (1) Rate	3,508,081	3,193,524	(-314,557)	(-8.97)
Industrial Improved (2) Rate	1,242,189	936,286	(-305,903)	(-24.63)
Industrial Improved (3) Rate	168,630	168,666	36	0.02
Cultural and Recreational Rate	32,261	38,706	6,445	19.98
TOTALS	\$49,079,160	\$49,079,160	\$0	0%



A summary of recommended changes to the percentage share of total consolidated rates revenue is detailed below:

Differential Rate Type	2012-2013 Budget \$	Share of Consolidated Rates Revenue %	Recommended \$	Share of Consolidated Rates Revenue %	Change %
Residential Unimproved Rate	931,145	1.90	1,792,350	3.65	1.75
Residential Rate	26,030,316	53.04	26,711,851	54.44	1.40
Farm Rate	5,527,448	11.26	5,694,199	11.60	0.34
Rural Residential Rate	824,629	1.68	905,787	1.85	0.17
Commercial Unimproved Rate	207,997	0.42	625,543	1.27	0.85
Commercial Improved (1) Rate	9,319,907	18.99	7,537,025	15.36	(-3.63)
Commercial Improved (2) Rate	593,064	1.21	483,142	0.98	(-0.22)
Commercial Improved (3) Rate	468,727	0.96	436,698	0.89	(-0.07)
Industrial Unimproved Rate	224,766	0.46	555,383	1.13	0.67
Industrial Improved (1) Rate	3,508,081	7.15	3,193,524	6.51	(-0.64)
Industrial Improved (2) Rate	1,242,189	2.53	936,286	1.91	(-0.62)
Industrial Improved (3) Rate	168,630	0.34	168,666	0.34	0.00
Cultural and Recreational Rate	32,261	0.07	38,706	0.07	0.00
TOTALS	\$49,079,160	100%	\$49,079,160	100%	0%



6.2.2 MUNICIPAL CHARGE REVENUE

Revenue from municipal charges is included in the total rates revenue, therefore the recommendation that there be no municipal charge requires the general rates total to increase by \$6,099,000 so that the Council collects the same amount of total consolidated rates revenue. [See section 6.2.1]

A summary of the impacts to general rates revenue, with and without a municipal charge, is detailed below:

Differential Rate Type	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$	Change \$
Residential Unimproved Rate	1,792,350	1,569,617	222,733
Residential Rate	26,711,851	23,392,406	3,319,445
Farm Rate	5,694,199	4,986,588	707,611
Rural Residential Rate	905,787	793,226	112,561
Commercial Unimproved Rate	625,543	547,808	77,735
Commercial Improved (1) Rate	7,537,025	6,600,410	936,615
Commercial Improved (2) Rate	483,142	423,103	60,039
Commercial Improved (3) Rate	436,698	382,430	54,268
Industrial Unimproved Rate	555,383	486,366	69,017
Industrial Improved (1) Rate	3,193,524	2,796,669	396,855
Industrial Improved (2) Rate	936,286	819,935	116,351
Industrial Improved (3) Rate	168,666	147,706	20,960
Cultural and Recreational Rate	38,706	33,896	4,810
TOTALS	\$49,079,160	\$42,980,160	\$6,099,000*

*Note – With the recommendation that there be no municipal charge; revenue from general rates would increase by \$6,099,000 so that the Council collects the same amount of total consolidated rates revenue. [See section 6.2.1]

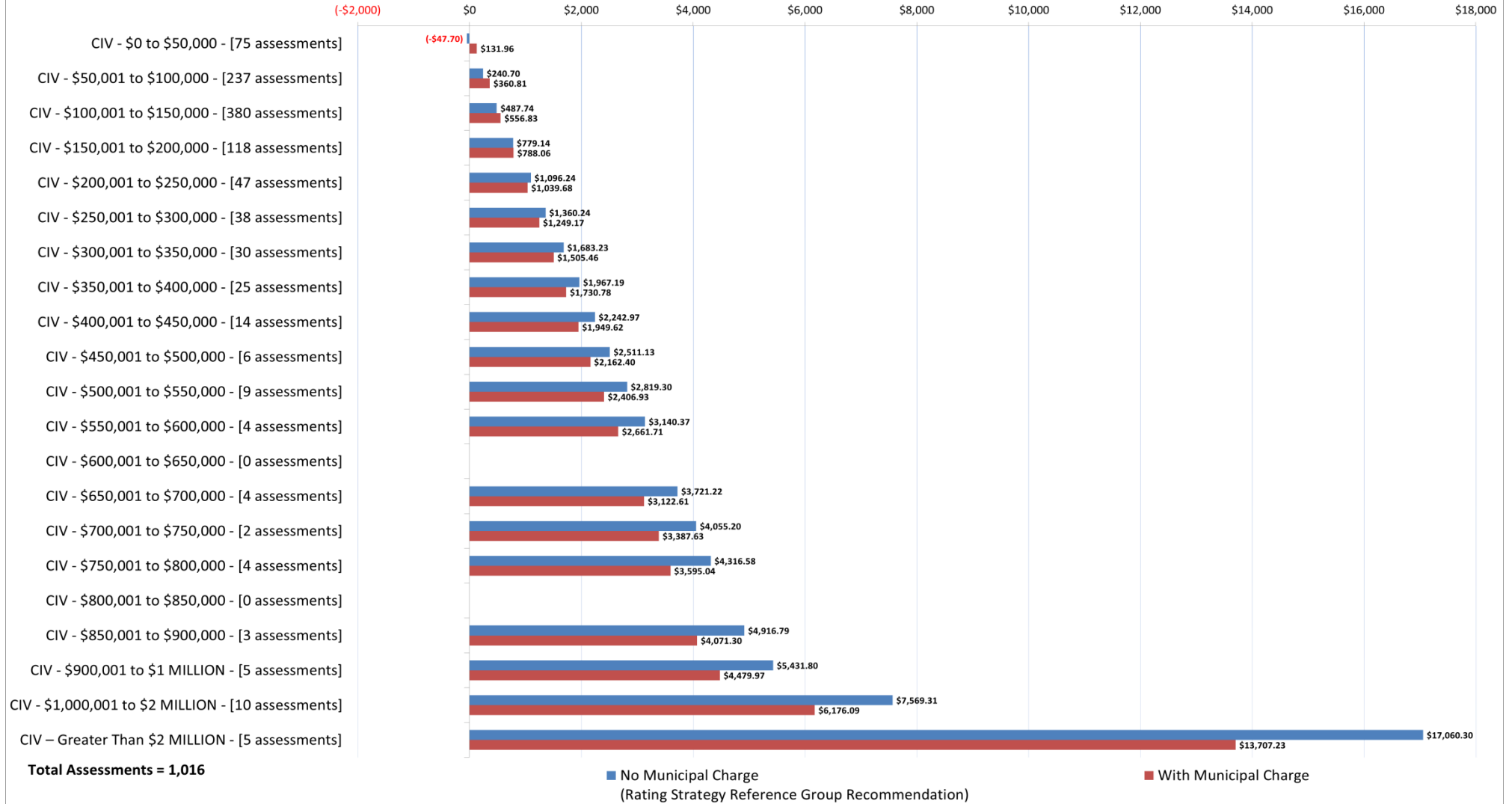
6.2.2.1

RESIDENTIAL UNIMPROVED RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the residential unimproved differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – RESIDENTIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [75 assessments]	(-47.70)	131.96
CIV - \$50,001 to \$100,000 - [237 assessments]	240.70	360.81
CIV - \$100,001 to \$150,000 - [380 assessments]	487.74	556.83
CIV - \$150,001 to \$200,000 - [118 assessments]	779.14	788.06
CIV - \$200,001 to \$250,000 - [47 assessments]	1,096.24	1,039.68
CIV - \$250,001 to \$300,000 - [38 assessments]	1,360.24	1,249.17
CIV - \$300,001 to \$350,000 - [30 assessments]	1,683.23	1,505.46
CIV - \$350,001 to \$400,000 - [25 assessments]	1,967.19	1,730.78
CIV - \$400,001 to \$450,000 - [14 assessments]	2,242.97	1,949.62
CIV - \$450,001 to \$500,000 - [6 assessments]	2,511.13	2,162.40
CIV - \$500,001 to \$550,000 - [9 assessments]	2,819.30	2,406.93
CIV - \$550,001 to \$600,000 - [4 assessments]	3,140.37	2,661.71
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [4 assessments]	3,721.22	3,122.61
CIV - \$700,001 to \$750,000 - [2 assessments]	4,055.20	3,387.63
CIV - \$750,001 to \$800,000 - [4 assessments]	4,316.58	3,595.04
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [3 assessments]	4,916.79	4,071.30
CIV - \$900,001 to \$1 MILLION - [5 assessments]	5,413.80	4,479.97
CIV - \$1,000,001 to \$2 MILLION - [10 assessments]	7,569.31	6,176.09
CIV – Greater Than \$2 MILLION - [5 assessments]	17,060.30	13,707.23
TOTAL = 1,016 ASSESSMENTS		

Average \$ Change - Residential Unimproved Rate



AVERAGE % CHANGE – RESIDENTIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [75 assessments]	(-19.68)	38.36
CIV - \$50,001 to \$100,000 - [237 assessments]	45.82	69.63
CIV - \$100,001 to \$150,000 - [380 assessments]	71.51	81.90
CIV - \$150,001 to \$200,000 - [118 assessments]	89.20	90.35
CIV - \$200,001 to \$250,000 - [47 assessments]	101.28	96.12
CIV - \$250,001 to \$300,000 - [38 assessments]	108.30	99.47
CIV - \$300,001 to \$350,000 - [30 assessments]	114.50	102.43
CIV - \$350,001 to \$400,000 - [25 assessments]	118.66	104.42
CIV - \$400,001 to \$450,000 - [14 assessments]	121.88	105.96
CIV - \$450,001 to \$500,000 - [6 assessments]	124.46	107.19
CIV - \$500,001 to \$550,000 - [9 assessments]	126.92	108.36
CIV - \$550,001 to \$600,000 - [4 assessments]	129.03	109.37
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [4 assessments]	132.05	110.81
CIV - \$700,001 to \$750,000 - [2 assessments]	133.44	111.47
CIV - \$750,001 to \$800,000 - [4 assessments]	134.39	111.93
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [3 assessments]	136.23	112.81
CIV - \$900,001 to \$1 MILLION - [5 assessments]	137.52	113.42
CIV - \$1,000,001 to \$2 MILLION - [10 assessments]	140.76	114.97
CIV – Greater Than \$2 MILLION - [5 assessments]	146.03	117.49
TOTAL = 1,016 ASSESSMENTS		

Average % Change - Residential Unimproved Rate



Total Assessments = 1,016

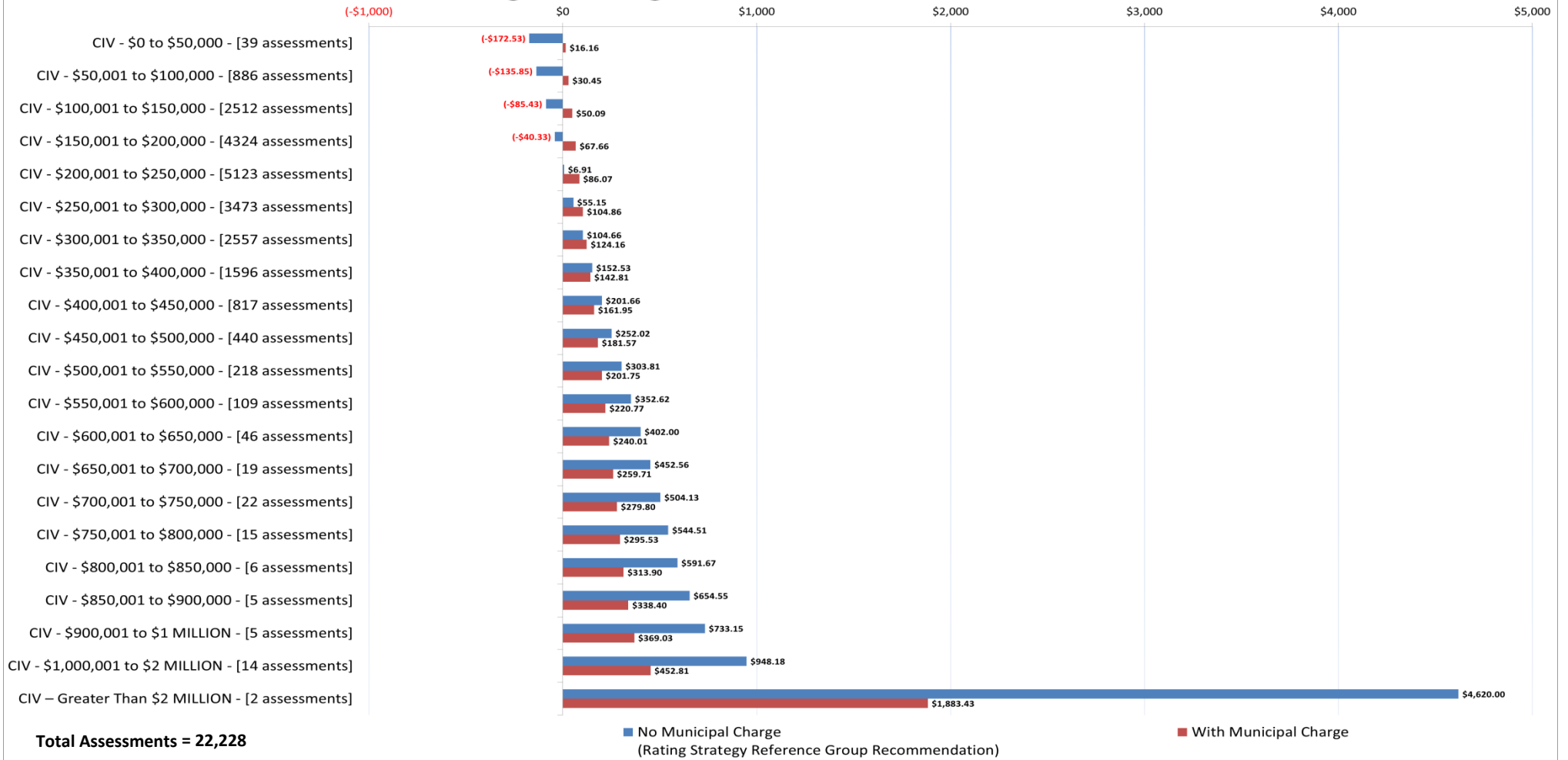
6.2.2.2

RESIDENTIAL RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the residential differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

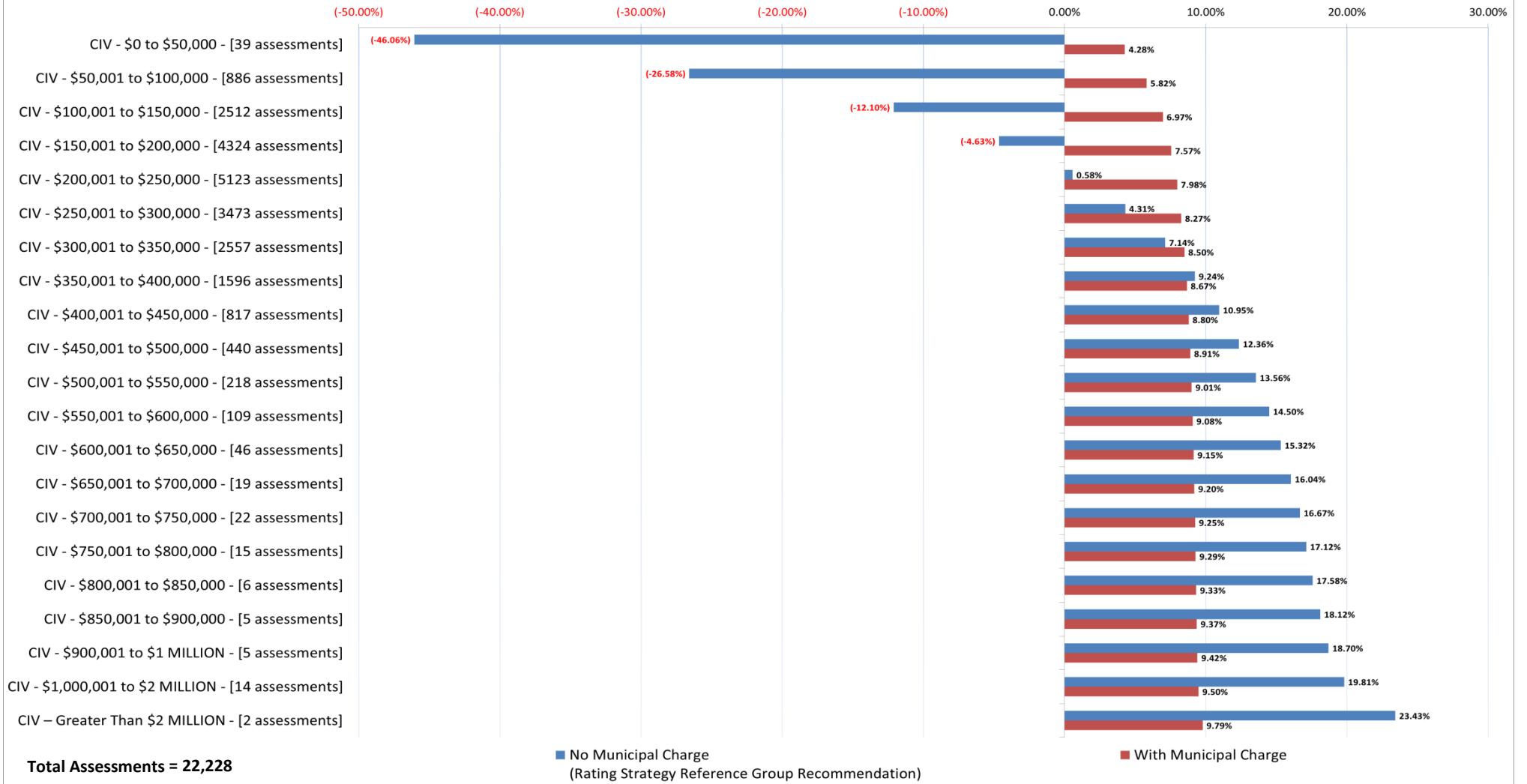
AVERAGE \$ CHANGE – RESIDENTIAL IMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [39 assessments]	(-172.53)	16.16
CIV - \$50,001 to \$100,000 - [886 assessments]	(-135.85)	30.45
CIV - \$100,001 to \$150,000 - [2512 assessments]	(-85.43)	50.09
CIV - \$150,001 to \$200,000 - [4324 assessments]	(-40.33)	67.66
CIV - \$200,001 to \$250,000 - [5123 assessments]	6.91	86.07
CIV - \$250,001 to \$300,000 - [3473 assessments]	55.15	104.86
CIV - \$300,001 to \$350,000 - [2557 assessments]	104.66	124.16
CIV - \$350,001 to \$400,000 - [1596 assessments]	152.53	142.81
CIV - \$400,001 to \$450,000 - [817 assessments]	201.66	161.95
CIV - \$450,001 to \$500,000 - [440 assessments]	252.02	181.57
CIV - \$500,001 to \$550,000 - [218 assessments]	303.81	201.75
CIV - \$550,001 to \$600,000 - [109 assessments]	352.62	220.77
CIV - \$600,001 to \$650,000 - [46 assessments]	402.00	240.01
CIV - \$650,001 to \$700,000 - [19 assessments]	452.56	259.71
CIV - \$700,001 to \$750,000 - [22 assessments]	504.13	279.80
CIV - \$750,001 to \$800,000 - [15 assessments]	544.51	295.53
CIV - \$800,001 to \$850,000 - [6 assessments]	591.67	313.90
CIV - \$850,001 to \$900,000 - [5 assessments]	654.55	338.40
CIV - \$900,001 to \$1 MILLION - [5 assessments]	733.15	369.03
CIV - \$1,000,001 to \$2 MILLION - [14 assessments]	948.18	452.81
CIV – Greater Than \$2 MILLION - [2 assessments]	4,620.00	1,883.43
TOTAL = 22,228 ASSESSMENTS		

Average \$ Change - Residential Rate



AVERAGE % CHANGE – RESIDENTIAL IMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [39 assessments]	(-46.06)	4.28
CIV - \$50,001 to \$100,000 - [886 assessments]	(-26.58)	5.82
CIV - \$100,001 to \$150,000 - [2512 assessments]	(-12.10)	6.97
CIV - \$150,001 to \$200,000 - [4324 assessments]	(-4.63)	7.57
CIV - \$200,001 to \$250,000 - [5123 assessments]	0.58	7.98
CIV - \$250,001 to \$300,000 - [3473 assessments]	4.31	8.27
CIV - \$300,001 to \$350,000 - [2557 assessments]	7.14	8.50
CIV - \$350,001 to \$400,000 - [1596 assessments]	9.24	8.67
CIV - \$400,001 to \$450,000 - [817 assessments]	10.95	8.80
CIV - \$450,001 to \$500,000 - [440 assessments]	12.36	8.91
CIV - \$500,001 to \$550,000 - [218 assessments]	13.56	9.01
CIV - \$550,001 to \$600,000 - [109 assessments]	14.50	9.08
CIV - \$600,001 to \$650,000 - [46 assessments]	15.32	9.15
CIV - \$650,001 to \$700,000 - [19 assessments]	16.04	9.20
CIV - \$700,001 to \$750,000 - [22 assessments]	16.67	9.25
CIV - \$750,001 to \$800,000 - [15 assessments]	17.12	9.29
CIV - \$800,001 to \$850,000 - [6 assessments]	17.58	9.33
CIV - \$850,001 to \$900,000 - [5 assessments]	18.12	9.37
CIV - \$900,001 to \$1 MILLION - [5 assessments]	18.70	9.42
CIV - \$1,000,001 to \$2 MILLION - [14 assessments]	19.81	9.50
CIV – Greater Than \$2 MILLION - [2 assessments]	23.43	9.79
TOTAL = 22,228 ASSESSMENTS		

Average % Change - Residential Rate



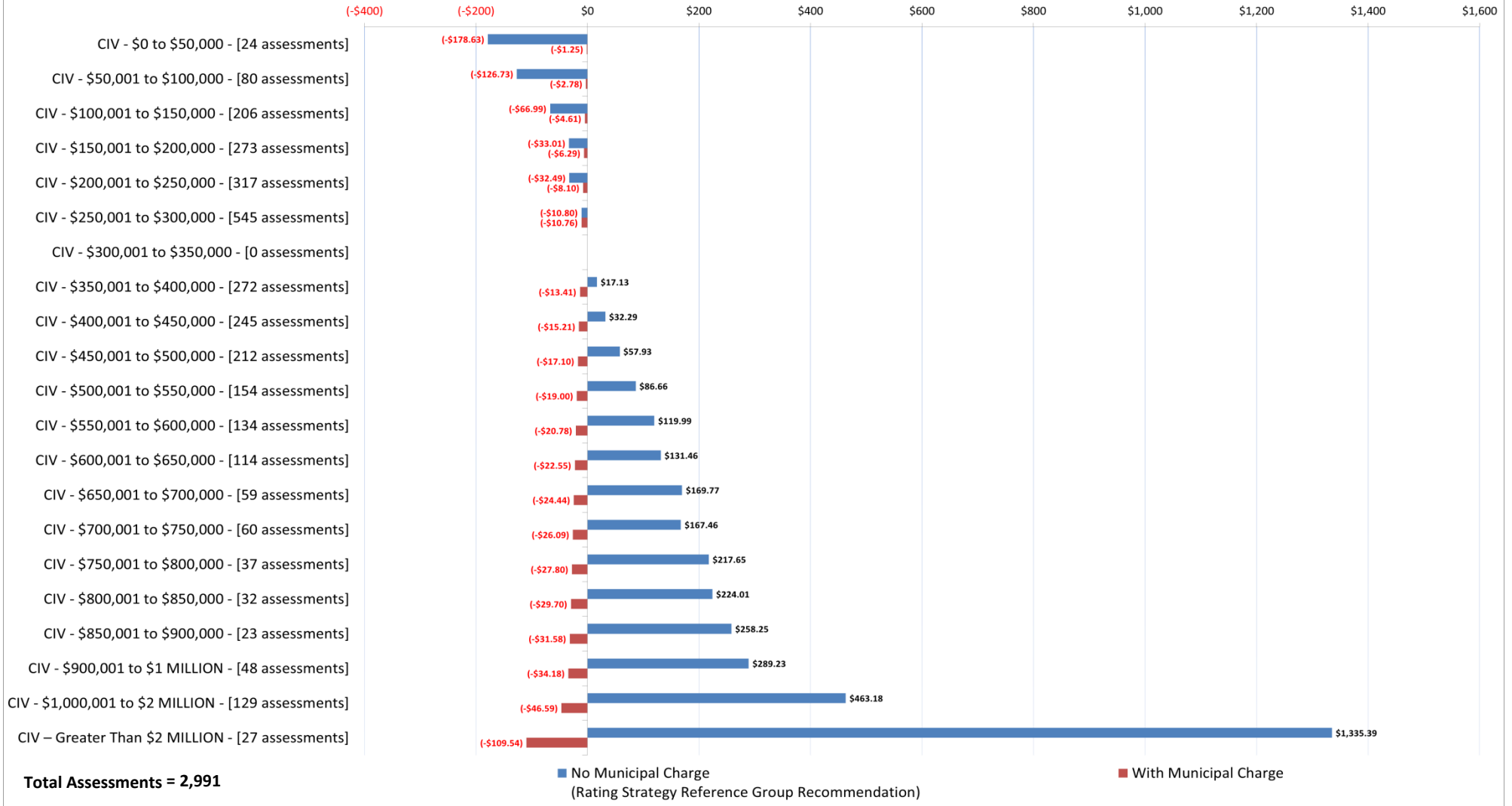
6.2.2.3

FARM RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the farm differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

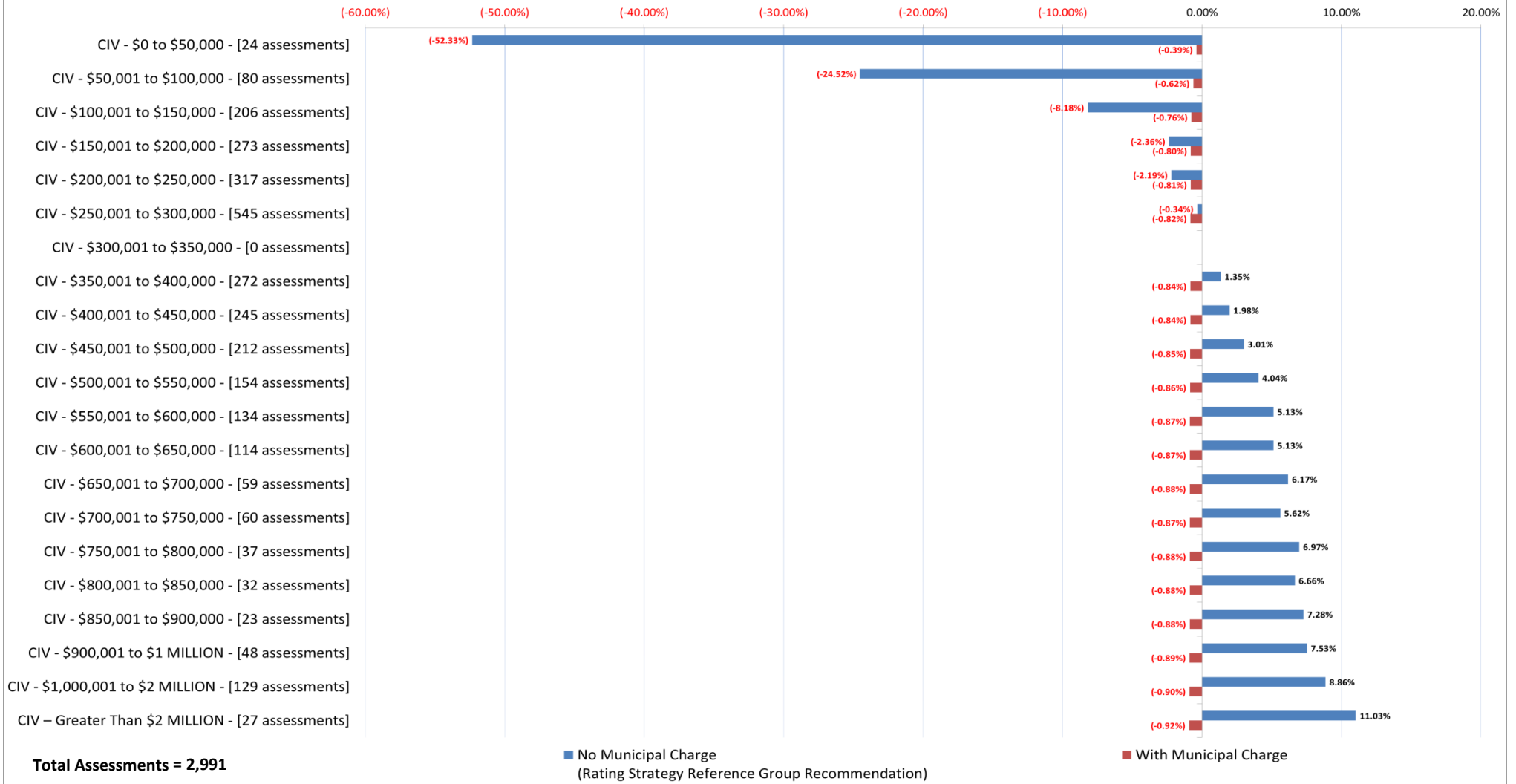
AVERAGE \$ CHANGE – FARM RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [24 assessments]	(-178.63)	(-1.25)
CIV - \$50,001 to \$100,000 - [80 assessments]	(-126.73)	(-2.78)
CIV - \$100,001 to \$150,000 - [206 assessments]	(-66.99)	(-4.61)
CIV - \$150,001 to \$200,000 - [273 assessments]	(-33.01)	(-6.29)
CIV - \$200,001 to \$250,000 - [317 assessments]	(-32.49)	(-8.01)
CIV - \$250,001 to \$300,000 - [545 assessments]	(-10.80)	(-10.76)
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [272 assessments]	17.13	(-13.41)
CIV - \$400,001 to \$450,000 - [245 assessments]	32.29	(-15.21)
CIV - \$450,001 to \$500,000 - [212 assessments]	57.93	(-17.10)
CIV - \$500,001 to \$550,000 - [154 assessments]	86.66	(-19.00)
CIV - \$550,001 to \$600,000 - [134 assessments]	119.99	(-20.78)
CIV - \$600,001 to \$650,000 - [114 assessments]	131.46	(-22.55)
CIV - \$650,001 to \$700,000 - [59 assessments]	169.77	(-24.44)
CIV - \$700,001 to \$750,000 - [60 assessments]	167.46	(-26.09)
CIV - \$750,001 to \$800,000 - [37 assessments]	217.65	(-27.80)
CIV - \$800,001 to \$850,000 - [32 assessments]	224.01	(-29.70)
CIV - \$850,001 to \$900,000 - [23 assessments]	258.25	(-31.58)
CIV - \$900,001 to \$1 MILLION - [18 assessments]	289.23	(-34.18)
CIV - \$1,000,001 to \$2 MILLION - [129 assessments]	463.18	(-46.59)
CIV – Greater Than \$2 MILLION - [27 assessments]	1,335.39	(-109.54)
TOTAL = 2,991 ASSESSMENTS		

Average \$ Change - Farm Rate



AVERAGE % CHANGE – FARM RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [24 assessments]	(-52.33)	(-0.39)
CIV - \$50,001 to \$100,000 - [80 assessments]	(-24.52)	(-0.62)
CIV - \$100,001 to \$150,000 - [206 assessments]	(-8.18)	(-0.76)
CIV - \$150,001 to \$200,000 - [273 assessments]	(-2.36)	(-0.80)
CIV - \$200,001 to \$250,000 - [317 assessments]	(-2.19)	(-0.81)
CIV - \$250,001 to \$300,000 - [545 assessments]	(-0.34)	(-0.82)
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [272 assessments]	1.35	(-0.84)
CIV - \$400,001 to \$450,000 - [245 assessments]	1.98	(-0.84)
CIV - \$450,001 to \$500,000 - [212 assessments]	3.01	(-0.85)
CIV - \$500,001 to \$550,000 - [154 assessments]	4.04	(-0.86)
CIV - \$550,001 to \$600,000 - [134 assessments]	5.13	(-0.87)
CIV - \$600,001 to \$650,000 - [114 assessments]	5.13	(-0.87)
CIV - \$650,001 to \$700,000 - [59 assessments]	6.17	(-0.88)
CIV - \$700,001 to \$750,000 - [60 assessments]	5.62	(-0.87)
CIV - \$750,001 to \$800,000 - [37 assessments]	6.97	(-0.88)
CIV - \$800,001 to \$850,000 - [32 assessments]	6.66	(-0.88)
CIV - \$850,001 to \$900,000 - [23 assessments]	7.28	(-0.88)
CIV - \$900,001 to \$1 MILLION - [18 assessments]	7.53	(-0.89)
CIV - \$1,000,001 to \$2 MILLION - [129 assessments]	8.86	(-0.90)
CIV – Greater Than \$2 MILLION - [27 assessments]	11.03	(-0.92)
TOTAL = 2,991 ASSESSMENTS		

Average % Change - Farm Rate



6.2.2.4

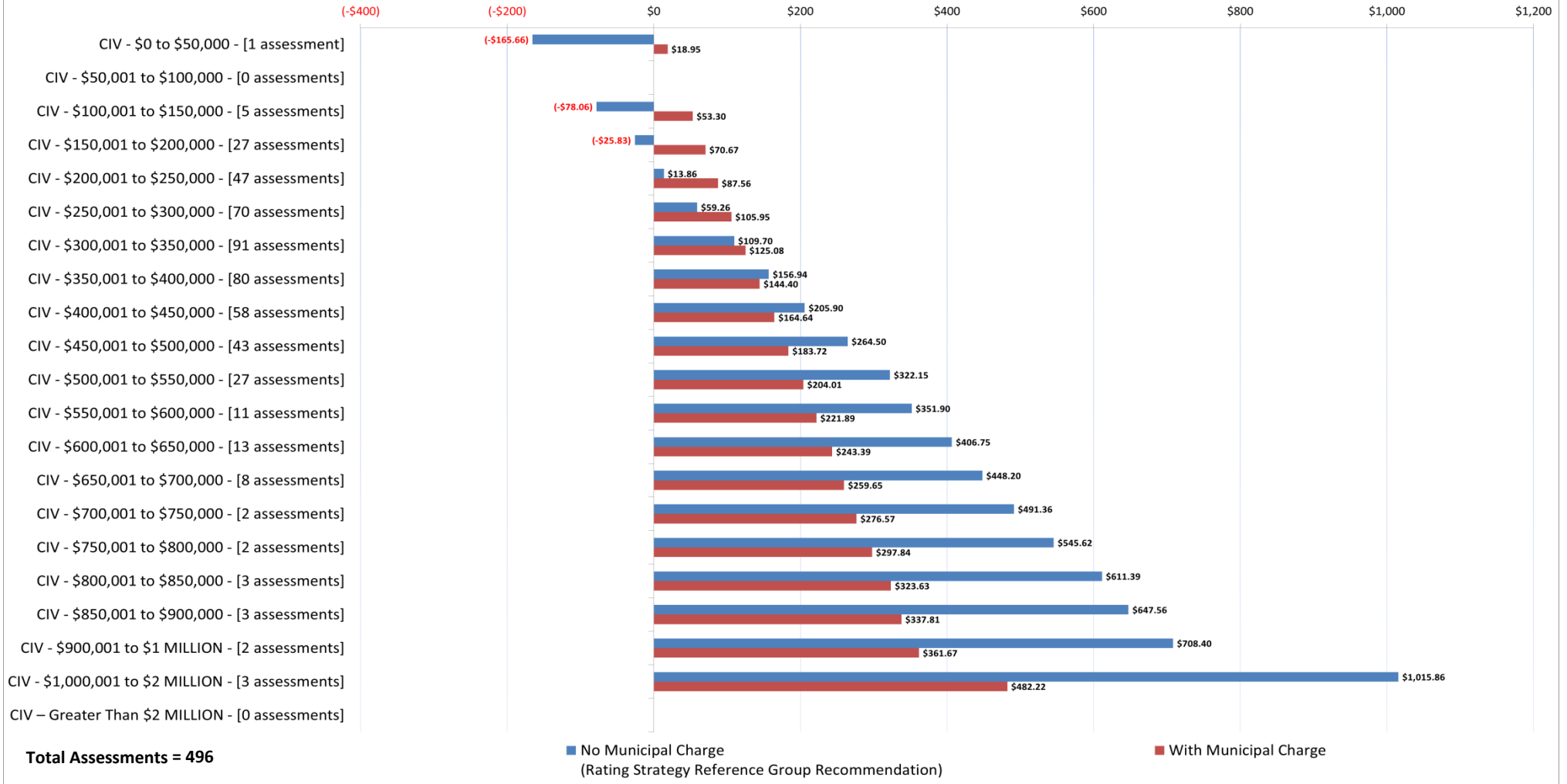
RURAL RESIDENTIAL RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the rural residential differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – RURAL RESIDENTIAL RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [1 assessment]	(-165.66)	18.95
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [5 assessments]	(-78.06)	53.30
CIV - \$150,001 to \$200,000 - [27 assessments]	(-25.83)	70.67
CIV - \$200,001 to \$250,000 - [47 assessments]	13.86)	87.56
CIV - \$250,001 to \$300,000 - [70 assessments]	59.26	105.95
CIV - \$300,001 to \$350,000 - [91 assessments]	109.70	125.08
CIV - \$350,001 to \$400,000 - [80 assessments]	156.94	144.40
CIV - \$400,001 to \$450,000 - [58 assessments]	205.90	164.64
CIV - \$450,001 to \$500,000 - [43 assessments]	264.50	183.72
CIV - \$500,001 to \$550,000 - [27 assessments]	322.15	204.01
CIV - \$550,001 to \$600,000 - [11 assessments]	351.90	221.89
CIV - \$600,001 to \$650,000 - [13 assessments]	406.75	243.39
CIV - \$650,001 to \$700,000 - [8 assessments]	448.20	259.65
CIV - \$700,001 to \$750,000 - [2 assessments]	491.36	276.57
CIV - \$750,001 to \$800,000 - [2 assessments]	545.62	297.84
CIV - \$800,001 to \$850,000 - [3 assessments]	611.39	323.63
CIV - \$850,001 to \$900,000 - [3 assessments]	647.56	337.81
CIV - \$900,001 to \$1 MILLION - [2 assessments]	708.40	361.67
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	1,015.86	482.22
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 496 ASSESSMENTS		

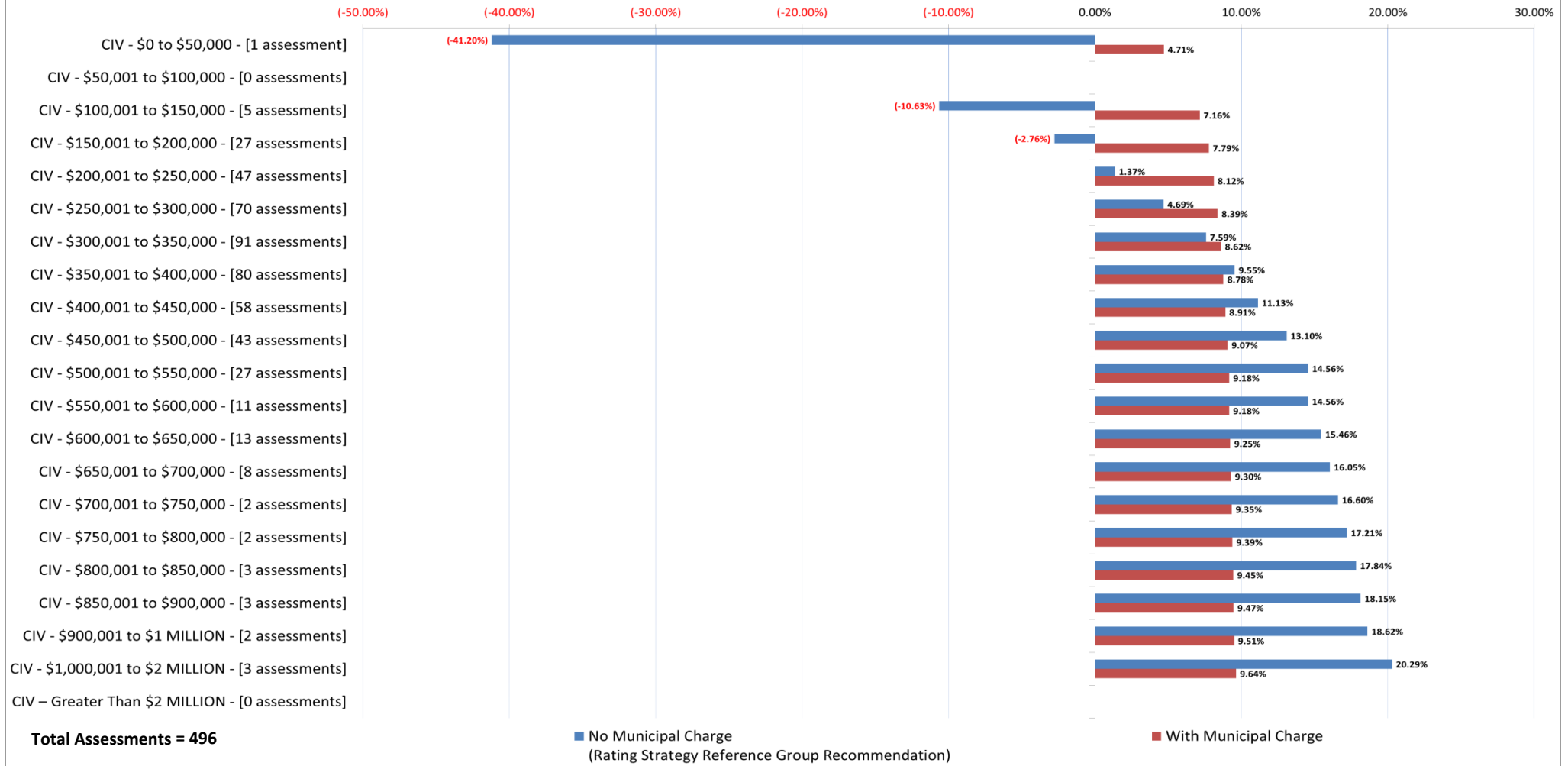
Average \$ Change - Rural Residential Rate

[Single residential dwelling on an allotment of land sized between 0.4 and 20HA]



AVERAGE % CHANGE – RURAL RESIDENTIAL RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [1 assessment]	(-41.20)	4.71
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [5 assessments]	(-10.63)	7.16
CIV - \$150,001 to \$200,000 - [27 assessments]	(-2.76)	7.79
CIV - \$200,001 to \$250,000 - [47 assessments]	1.37	8.12
CIV - \$250,001 to \$300,000 - [70 assessments]	4.69	8.39
CIV - \$300,001 to \$350,000 - [91 assessments]	7.59	8.62
CIV - \$350,001 to \$400,000 - [80 assessments]	9.55	8.78
CIV - \$400,001 to \$450,000 - [58 assessments]	11.13	8.91
CIV - \$450,001 to \$500,000 - [43 assessments]	13.10	9.07
CIV - \$500,001 to \$550,000 - [27 assessments]	14.56	9.18
CIV - \$550,001 to \$600,000 - [11 assessments]	14.56	9.18
CIV - \$600,001 to \$650,000 - [13 assessments]	15.46	9.25
CIV - \$650,001 to \$700,000 - [8 assessments]	16.05	9.30
CIV - \$700,001 to \$750,000 - [2 assessments]	16.60	9.35
CIV - \$750,001 to \$800,000 - [2 assessments]	17.21	9.39
CIV - \$800,001 to \$850,000 - [3 assessments]	17.84	9.45
CIV - \$850,001 to \$900,000 - [3 assessments]	18.15	9.47
CIV - \$900,001 to \$1 MILLION - [2 assessments]	18.62	9.51
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	20.29	9.64
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 496 ASSESSMENTS		

Average % Change - Rural Residential Rate [Single residential dwelling on an allotment of land sized between 0.4 and 20HA]



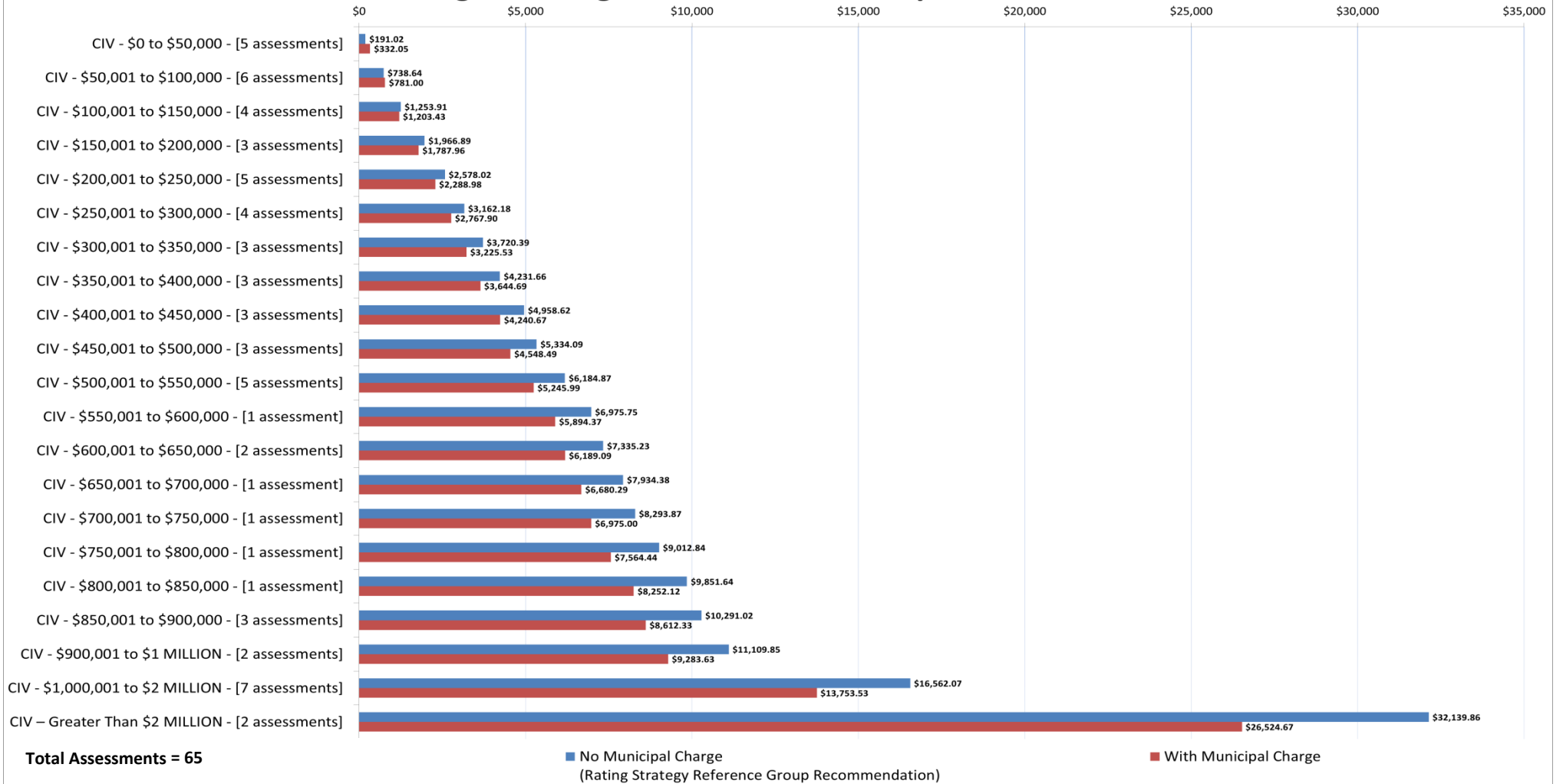
6.2.2.5

COMMERCIAL UNIMPROVED RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the commercial unimproved differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

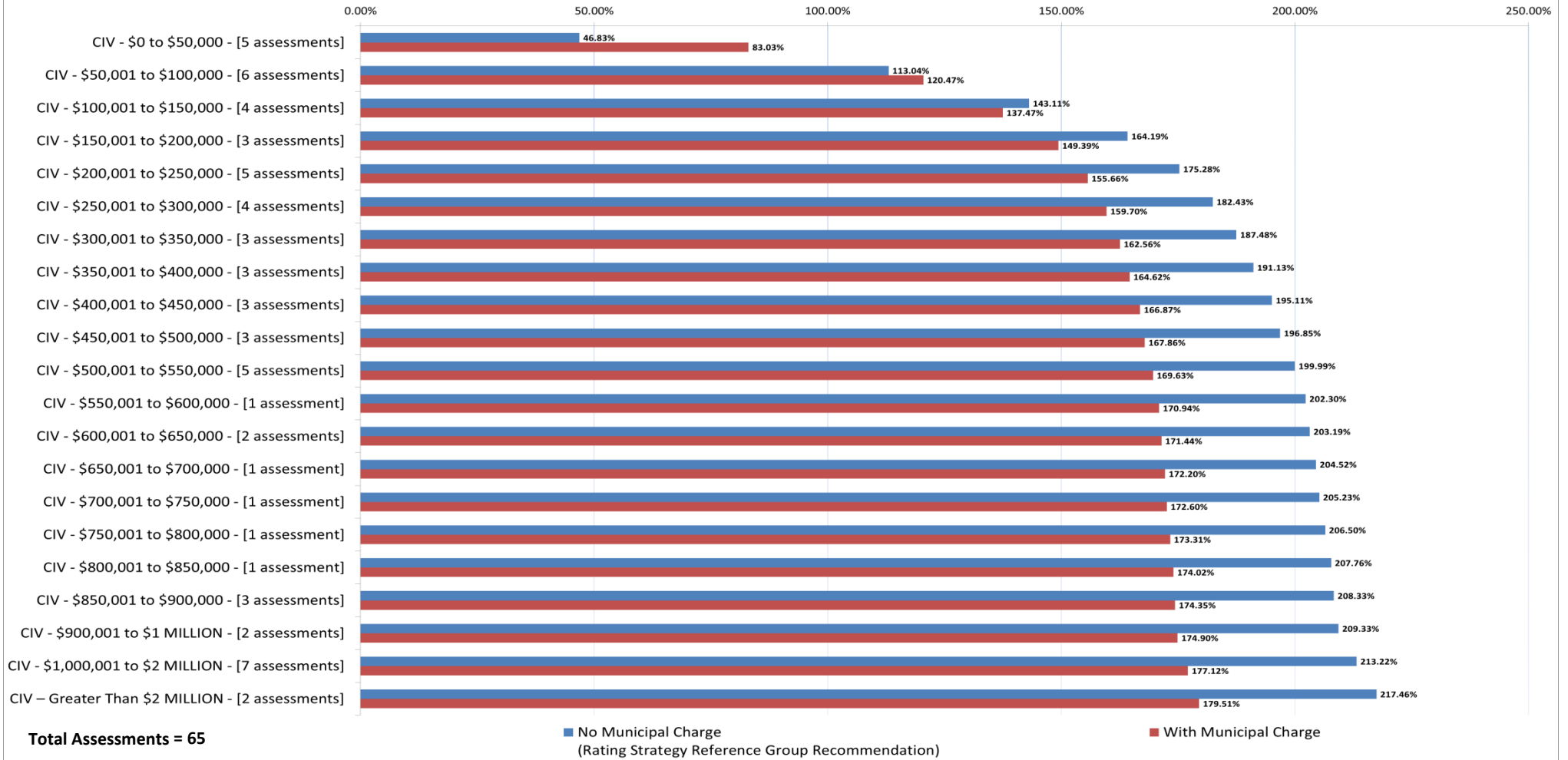
AVERAGE \$ CHANGE – COMMERCIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [5 assessments]	191.02	332.05
CIV - \$50,001 to \$100,000 - [6 assessments]	738.64	781.00
CIV - \$100,001 to \$150,000 - [4 assessments]	1,253.91	1,203.43
CIV - \$150,001 to \$200,000 - [3 assessments]	1,966.89	1,787.96
CIV - \$200,001 to \$250,000 - [5 assessments]	2,578.02	2,288.98
CIV - \$250,001 to \$300,000 - [4 assessments]	3,162.18	2,767.90
CIV - \$300,001 to \$350,000 - [3 assessments]	3,720.39	3,225.53
CIV - \$350,001 to \$400,000 - [3 assessments]	4,231.66	3,644.69
CIV - \$400,001 to \$450,000 - [3 assessments]	4,958.62	4,240.67
CIV - \$450,001 to \$500,000 - [3 assessments]	5,334.09	4,548.49
CIV - \$500,001 to \$550,000 - [5 assessments]	6,184.87	5,245.99
CIV - \$550,001 to \$600,000 - [1 assessment]	6,975.75	5,894.37
CIV - \$600,001 to \$650,000 - [2 assessments]	7,335.23	6,189.09
CIV - \$650,001 to \$700,000 - [1 assessment]	7,934.38	6,680.29
CIV - \$700,001 to \$750,000 - [1 assessment]	8,293.87	6,975.00
CIV - \$750,001 to \$800,000 - [1 assessment]	9,012.84	7,564.44
CIV - \$800,001 to \$850,000 - [1 assessment]	9,851.64	8,252.12
CIV - \$850,001 to \$900,000 - [3 assessments]	10,291.02	8,612.33
CIV - \$900,001 to \$1 MILLION - [2 assessments]	11,109.85	9,283.63
CIV - \$1,000,001 to \$2 MILLION - [7 assessments]	16,562.07	13,753.53
CIV – Greater Than \$2 MILLION - [2 assessments]	32,139.86	26,524.67
TOTAL = 65 ASSESSMENTS		

Average \$ Change - Commercial Unimproved Rate



AVERAGE % CHANGE – COMMERCIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [5 assessments]	46.83	83.03
CIV - \$50,001 to \$100,000 - [6 assessments]	113.04	120.47
CIV - \$100,001 to \$150,000 - [4 assessments]	143.11	137.47
CIV - \$150,001 to \$200,000 - [3 assessments]	164.19	149.39
CIV - \$200,001 to \$250,000 - [5 assessments]	175.28	155.66
CIV - \$250,001 to \$300,000 - [4 assessments]	182.43	159.70
CIV - \$300,001 to \$350,000 - [3 assessments]	187.48	162.56
CIV - \$350,001 to \$400,000 - [3 assessments]	191.13	164.62
CIV - \$400,001 to \$450,000 - [3 assessments]	195.11	166.87
CIV - \$450,001 to \$500,000 - [3 assessments]	196.85	167.86
CIV - \$500,001 to \$550,000 - [5 assessments]	199.99	169.63
CIV - \$550,001 to \$600,000 - [1 assessment]	202.30	170.94
CIV - \$600,001 to \$650,000 - [2 assessments]	203.19	171.44
CIV - \$650,001 to \$700,000 - [1 assessment]	204.52	172.20
CIV - \$700,001 to \$750,000 - [1 assessment]	205.23	172.60
CIV - \$750,001 to \$800,000 - [1 assessment]	206.50	173.31
CIV - \$800,001 to \$850,000 - [1 assessment]	207.76	174.02
CIV - \$850,001 to \$900,000 - [3 assessments]	208.33	174.35
CIV - \$900,001 to \$1 MILLION - [2 assessments]	209.33	174.90
CIV - \$1,000,001 to \$2 MILLION - [7 assessments]	213.22	177.12
CIV – Greater Than \$2 MILLION - [2 assessments]	217.46	179.51
TOTAL = 65 ASSESSMENTS		

Average % Change - Commercial Unimproved Rate



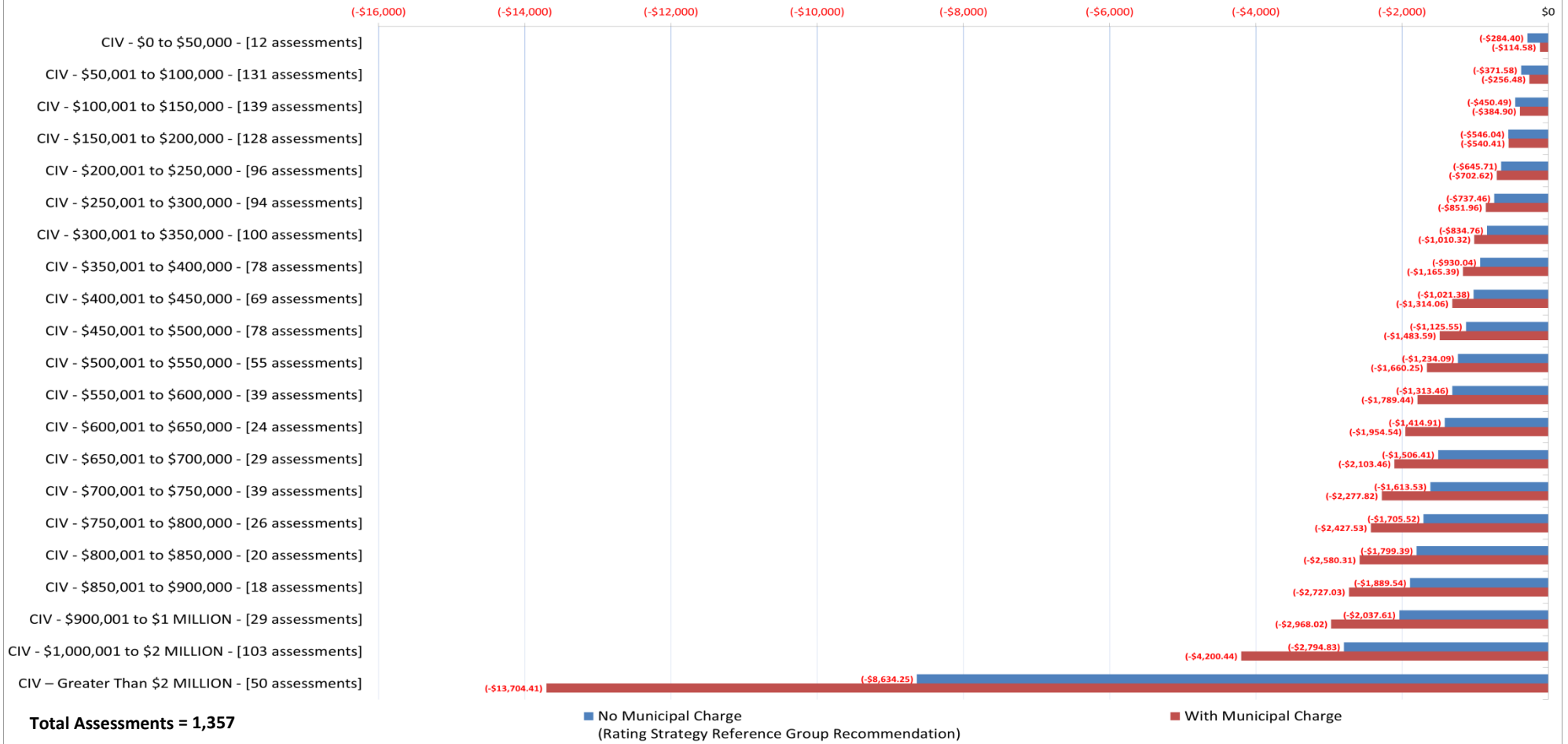
6.2.2.6

COMMERCIAL IMPROVED 1 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the commercial improved 1 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

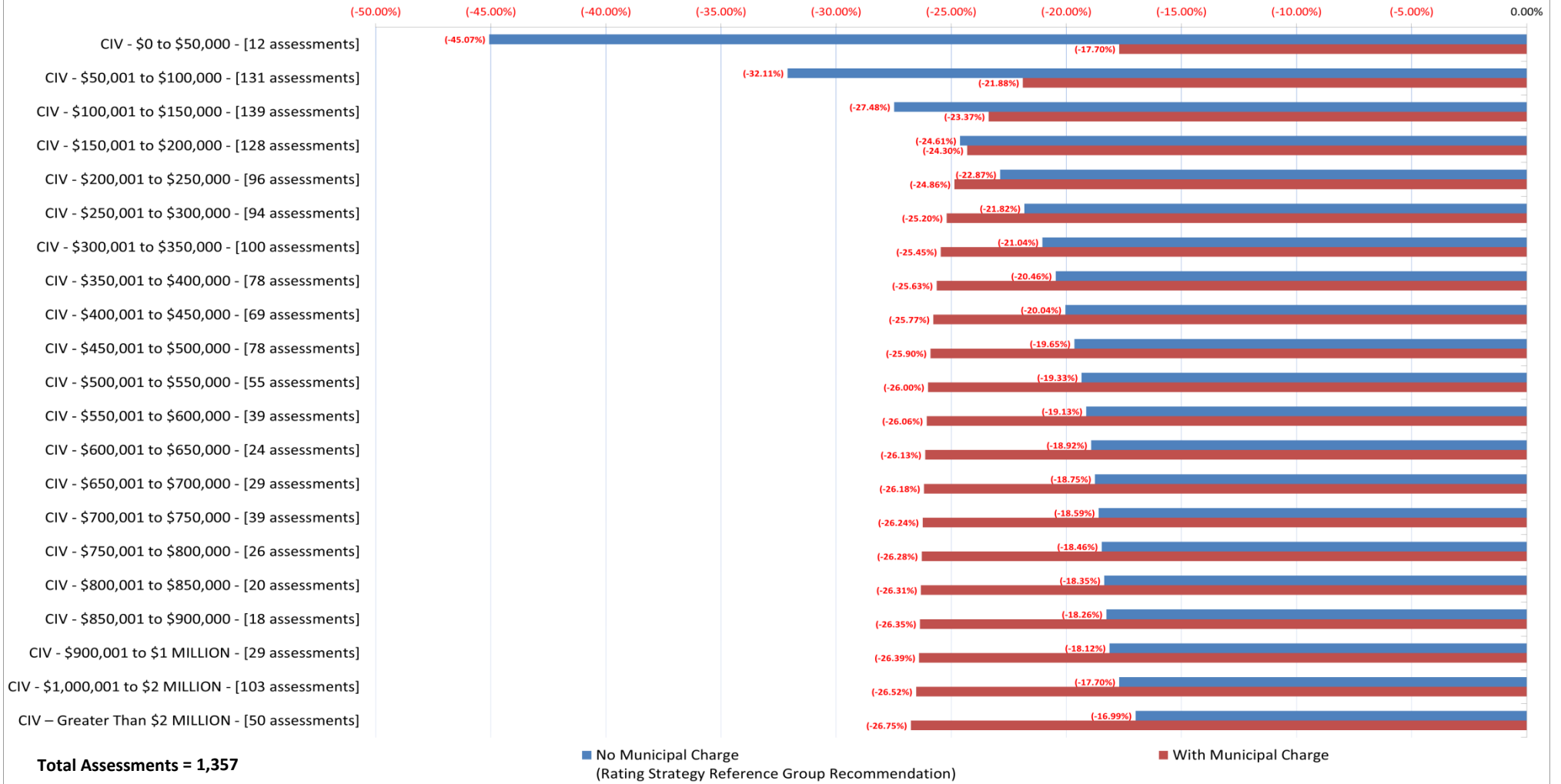
AVERAGE \$ CHANGE – COMMERCIAL IMPROVED 1 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [12 assessments]	(-284.40)	(-114.58)
CIV - \$50,001 to \$100,000 - [131 assessments]	(-371.58)	(-256.48)
CIV - \$100,001 to \$150,000 - [139 assessments]	(-450.49)	(-384.90)
CIV - \$150,001 to \$200,000 - [128 assessments]	(-546.04)	(-540.41)
CIV - \$200,001 to \$250,000 - [96 assessments]	(-645.71)	(-702.62)
CIV - \$250,001 to \$300,000 - [94 assessments]	(-737.46)	(-851.96)
CIV - \$300,001 to \$350,000 - [100 assessments]	(-834.76)	(-1,010.32)
CIV - \$350,001 to \$400,000 - [78 assessments]	(-930.04)	(-1,165.39)
CIV - \$400,001 to \$450,000 - [69 assessments]	(-1,021.38)	(-1,314.06)
CIV - \$450,001 to \$500,000 - [78 assessments]	(-1,125.55)	(-1,483.59)
CIV - \$500,001 to \$550,000 - [55 assessments]	(-1,234.09)	(-1,660.25)
CIV - \$550,001 to \$600,000 - [39 assessments]	(-1,313.46)	(-1,789.44)
CIV - \$600,001 to \$650,000 - [24 assessments]	(-1,414.91)	(-1,954.54)
CIV - \$650,001 to \$700,000 - [29 assessments]	(-1,506.41)	(-2,103.46)
CIV - \$700,001 to \$750,000 - [39 assessments]	(-1,613.53)	(-2,277.82)
CIV - \$750,001 to \$800,000 - [26 assessments]	(-1,705.52)	(-2,427.53)
CIV - \$800,001 to \$850,000 - [20 assessments]	(-1,799.39)	(-2,580.31)
CIV - \$850,001 to \$900,000 - [18 assessments]	(-1,889.54)	(-2,727.03)
CIV - \$900,001 to \$1 MILLION - [29 assessments]	(-2,037.61)	(-2,968.02)
CIV - \$1,000,001 to \$2 MILLION - [103 assessments]	(-2,794.83)	(-4,200.44)
CIV – Greater Than \$2 MILLION - [50 assessments]	(-8,634.25)	(-13,704.41)
TOTAL = 1,357 ASSESSMENTS		

Average \$ Change - Commercial Improved 1 Rate



AVERAGE % CHANGE – COMMERCIAL IMPROVED 1 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [12 assessments]	(-45.07)	(-17.70)
CIV - \$50,001 to \$100,000 - [131 assessments]	(-32.11)	(-21.88)
CIV - \$100,001 to \$150,000 - [139 assessments]	(-27.48)	(-23.37)
CIV - \$150,001 to \$200,000 - [128 assessments]	(-24.61)	(-24.30)
CIV - \$200,001 to \$250,000 - [96 assessments]	(-22.87)	(-24.86)
CIV - \$250,001 to \$300,000 - [94 assessments]	(-21.82)	(-25.20)
CIV - \$300,001 to \$350,000 - [100 assessments]	(-21.04)	(-25.45)
CIV - \$350,001 to \$400,000 - [78 assessments]	(-20.46)	(-25.63)
CIV - \$400,001 to \$450,000 - [69 assessments]	(-20.04)	(-25.77)
CIV - \$450,001 to \$500,000 - [78 assessments]	(-19.65)	(-25.90)
CIV - \$500,001 to \$550,000 - [55 assessments]	(-19.33)	(-26.00)
CIV - \$550,001 to \$600,000 - [39 assessments]	(-19.13)	(-26.06)
CIV - \$600,001 to \$650,000 - [24 assessments]	(-18.92)	(-26.13)
CIV - \$650,001 to \$700,000 - [29 assessments]	(-18.75)	(-26.18)
CIV - \$700,001 to \$750,000 - [39 assessments]	(-18.59)	(-26.24)
CIV - \$750,001 to \$800,000 - [26 assessments]	(-18.46)	(-26.28)
CIV - \$800,001 to \$850,000 - [20 assessments]	(-18.35)	(-26.31)
CIV - \$850,001 to \$900,000 - [18 assessments]	(-18.26)	(-26.35)
CIV - \$900,001 to \$1 MILLION - [29 assessments]	(-18.12)	(-26.39)
CIV - \$1,000,001 to \$2 MILLION - [103 assessments]	(-17.70)	(-26.52)
CIV – Greater Than \$2 MILLION - [50 assessments]	(-16.99)	(-26.75)
TOTAL = 1,357 ASSESSMENTS		

Average % Change - Commercial Improved 1 Rate



6.2.2.7

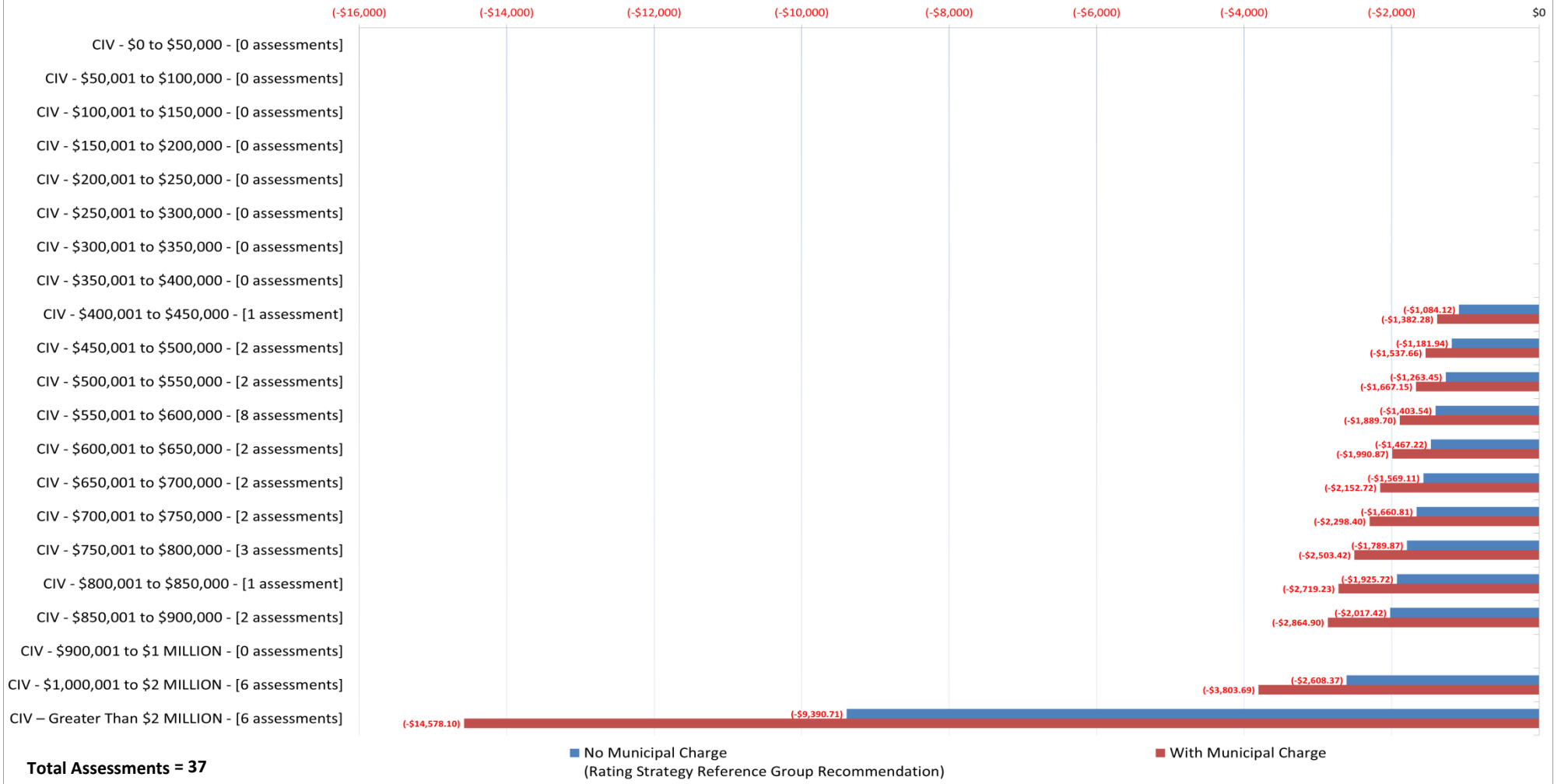
COMMERCIAL IMPROVED 2 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the commercial improved 2 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – COMMERCIAL IMPROVED 2 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [0 assessments]		
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [1 assessment]	(-1,084.12)	(-1,382.28)
CIV - \$450,001 to \$500,000 - [2 assessments]	(-1,181.94)	(-1,537.66)
CIV - \$500,001 to \$550,000 - [2 assessments]	(-1,263.45)	(-1,667.15)
CIV - \$550,001 to \$600,000 - [8 assessments]	(-1,403.54)	(-1,889.70)
CIV - \$600,001 to \$650,000 - [2 assessments]	(-1,467.22)	(-1,990.87)
CIV - \$650,001 to \$700,000 - [2 assessments]	(-1,569.11)	(-2,152.72)
CIV - \$700,001 to \$750,000 - [2 assessments]	(-1,660.81)	(-2,298.40)
CIV - \$750,001 to \$800,000 - [3 assessments]	(-1,789.87)	(-2,503.42)
CIV - \$800,001 to \$850,000 - [1 assessment]	(-1,925.72)	(-2,719.23)
CIV - \$850,001 to \$900,000 - [2 assessments]	(-2,017.42)	(-2,864.90)
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [6 assessments]	(-2,608.37)	(-3,803.69)
CIV – Greater Than \$2 MILLION - [6 assessments]	(-9,390.71)	(-14,578.10)
TOTAL = 37 ASSESSMENTS		



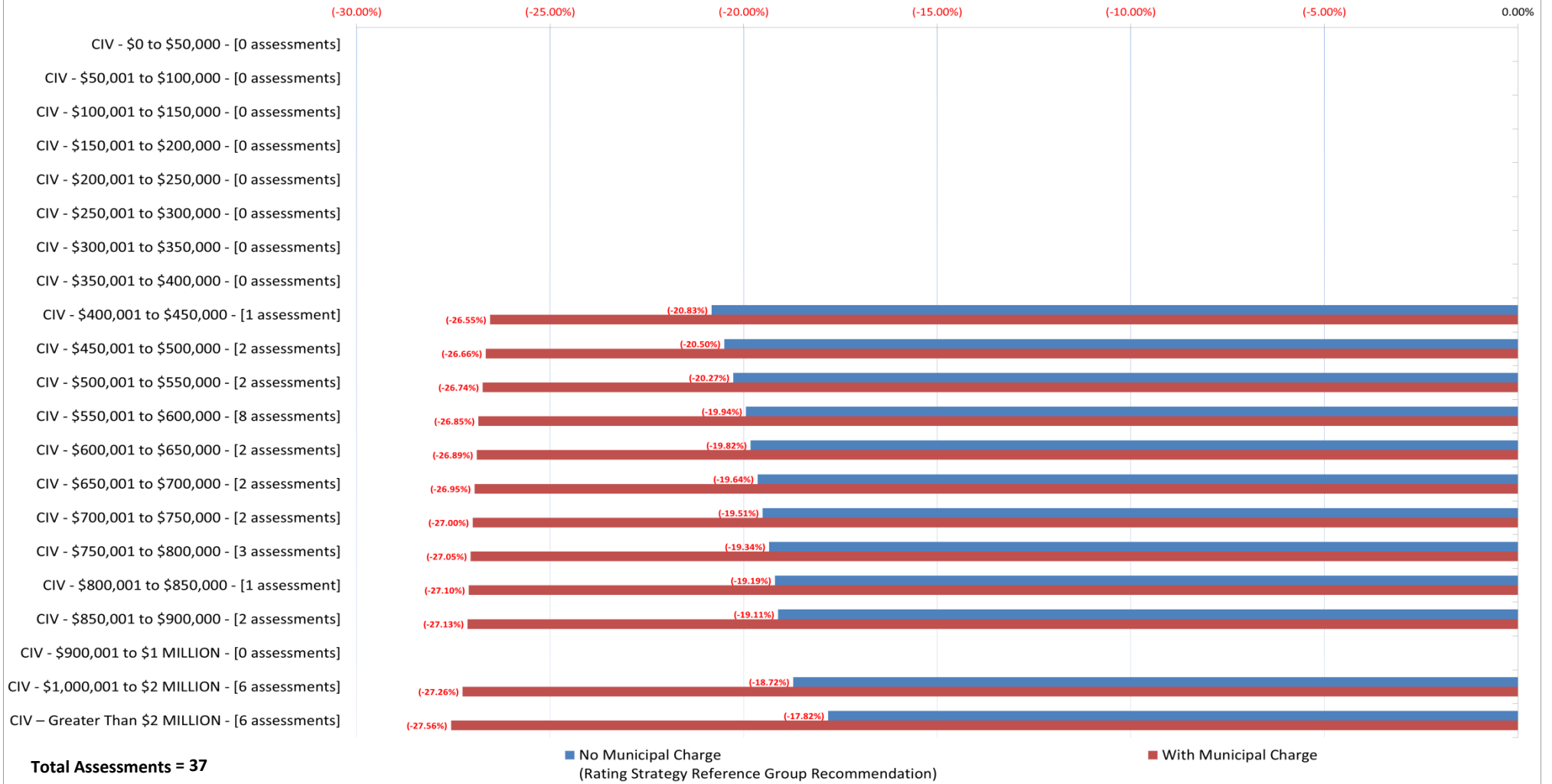
Average \$ Change - Commercial Improved 2 Rate





AVERAGE % CHANGE – COMMERCIAL IMPROVED 2 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [0 assessments]		
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [1 assessment]	(-20.83)	(-26.55)
CIV - \$450,001 to \$500,000 - [2 assessments]	(-20.50)	(-26.66)
CIV - \$500,001 to \$550,000 - [2 assessments]	(-20.27)	(-26.74)
CIV - \$550,001 to \$600,000 - [8 assessments]	(-19.94)	(-26.85)
CIV - \$600,001 to \$650,000 - [2 assessments]	(-19.82)	(-26.89)
CIV - \$650,001 to \$700,000 - [2 assessments]	(-19.64)	(-26.95)
CIV - \$700,001 to \$750,000 - [2 assessments]	(-19.51)	(-27.00)
CIV - \$750,001 to \$800,000 - [3 assessments]	(-19.34)	(-27.05)
CIV - \$800,001 to \$850,000 - [1 assessment]	(-19.19)	(-27.10)
CIV - \$850,001 to \$900,000 - [2 assessments]	(-19.11)	(-27.13)
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [6 assessments]	(-18.72)	(-27.26)
CIV – Greater Than \$2 MILLION - [6 assessments]	(-17.82)	(-27.56)
TOTAL = 37 ASSESSMENTS		

Average % Change - Commercial Improved 2 Rate



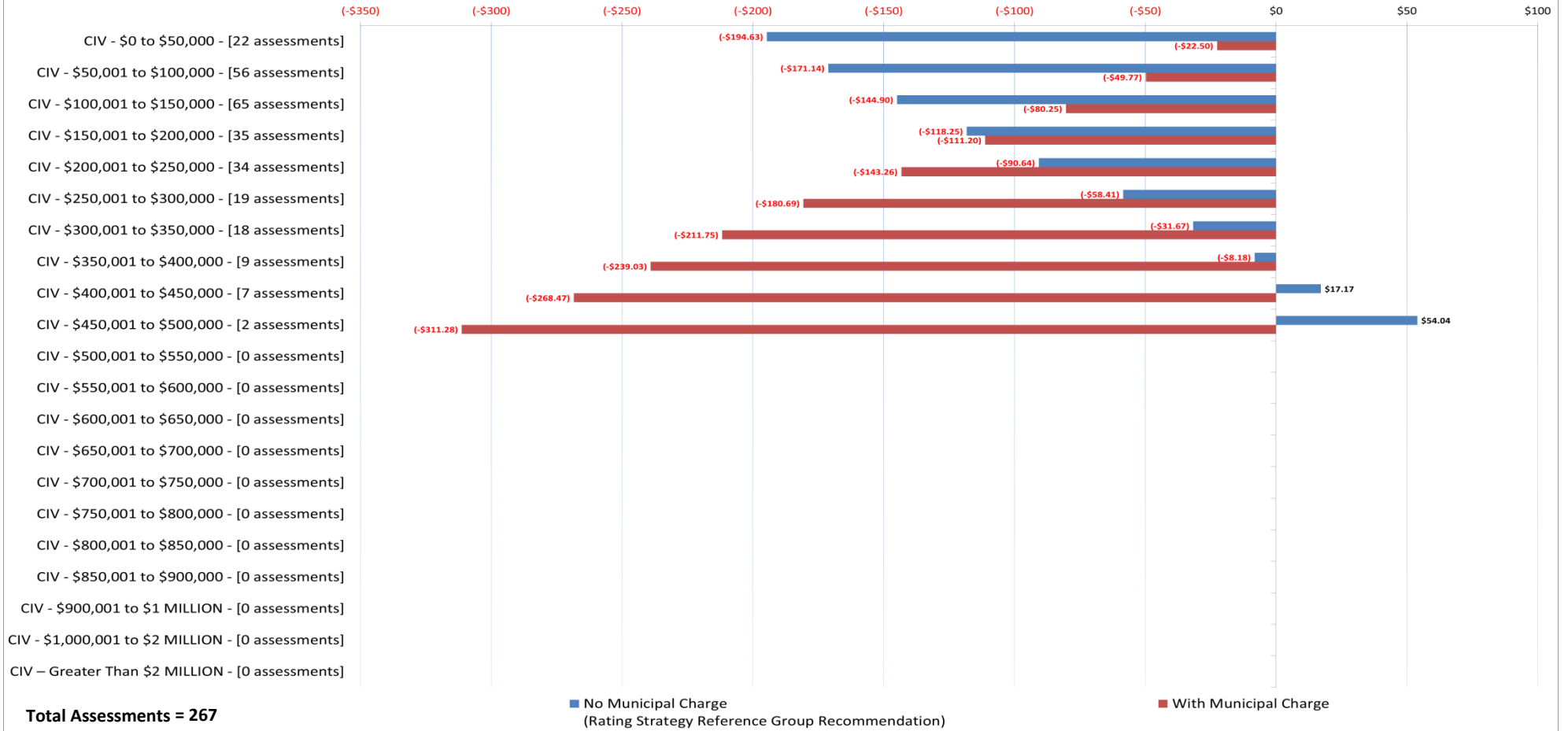
6.2.2.8

COMMERCIAL IMPROVED 3 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the commercial improved 3 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – COMMERCIAL IMPROVED 3 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [22 assessments]	(-194.63)	(-22.50)
CIV - \$50,001 to \$100,000 - [56 assessments]	(-171.14)	(-49.77)
CIV - \$100,001 to \$150,000 - [65 assessments]	(-144.90)	(-80.25)
CIV - \$150,001 to \$200,000 - [35 assessments]	(-118.25)	(-111.20)
CIV - \$200,001 to \$250,000 - [34 assessments]	(-90.64)	(-143.26)
CIV - \$250,001 to \$300,000 - [19 assessments]	(-58.41)	(-180.69)
CIV - \$300,001 to \$350,000 - [18 assessments]	(-31.67)	(-211.75)
CIV - \$350,001 to \$400,000 - [9 assessments]	(-8.18)	(-239.03)
CIV - \$400,001 to \$450,000 - [7 assessments]	17.17	(-268.47)
CIV - \$450,001 to \$500,000 - [2 assessments]	54.04	(-311.28)
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [0 assessments]		
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessment]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [0 assessments]		
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 267 ASSESSMENTS		

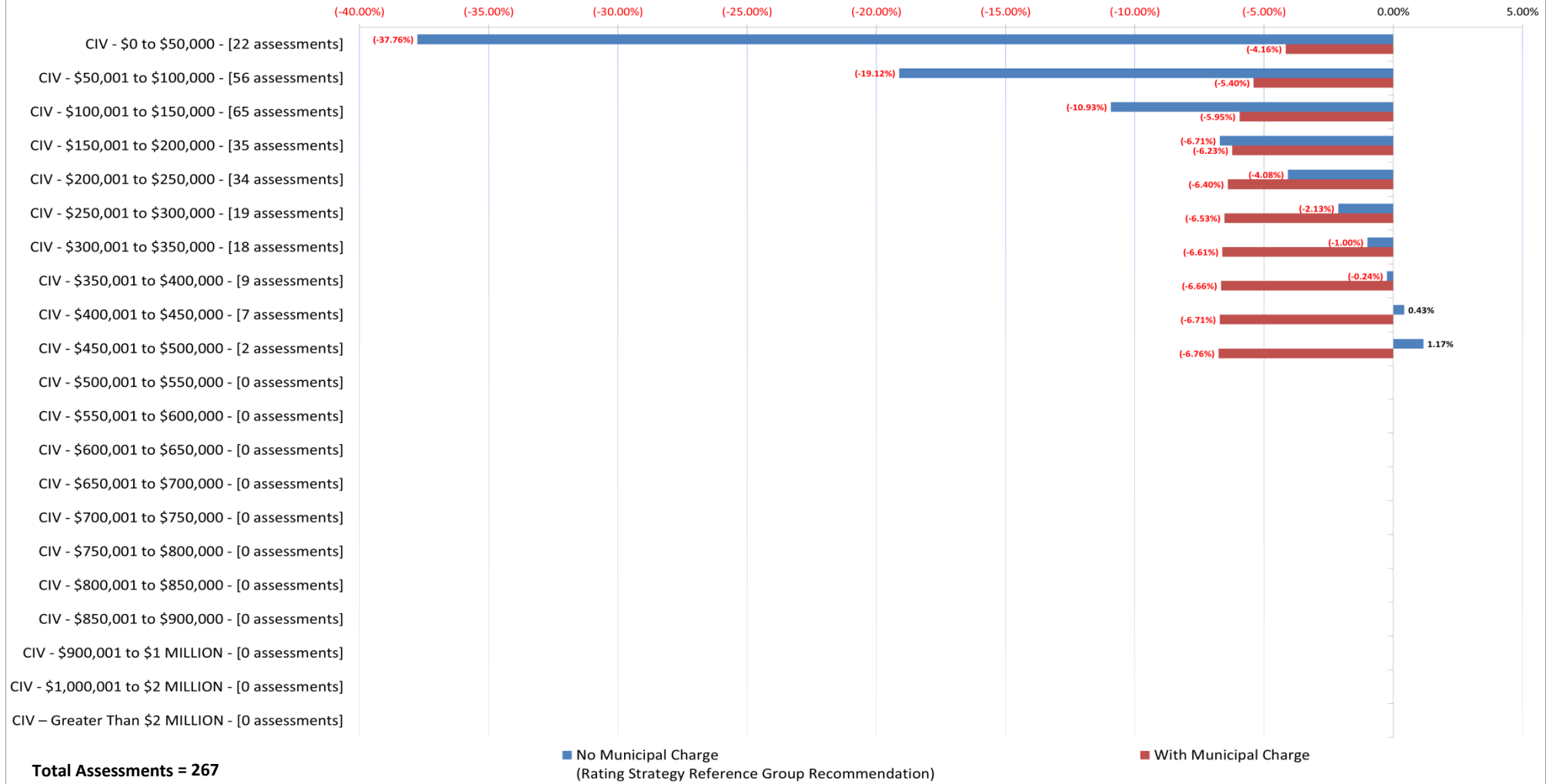
Average \$ Change - Commercial Improved 3 Rate





AVERAGE % CHANGE – COMMERCIAL IMPROVED 3 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [22 assessments]	(-37.76)	(-4.16)
CIV - \$50,001 to \$100,000 - [56 assessments]	(-19.12)	(-5.40)
CIV - \$100,001 to \$150,000 - [65 assessments]	(-10.93)	(-5.95)
CIV - \$150,001 to \$200,000 - [35 assessments]	(-6.71)	(-6.23)
CIV - \$200,001 to \$250,000 - [34 assessments]	(-4.08)	(-6.40)
CIV - \$250,001 to \$300,000 - [19 assessments]	(-2.13)	(-6.53)
CIV - \$300,001 to \$350,000 - [18 assessments]	(-1.00)	(-6.61)
CIV - \$350,001 to \$400,000 - [9 assessments]	(-0.24)	(-6.66)
CIV - \$400,001 to \$450,000 - [7 assessments]	0.43	(-6.71)
CIV - \$450,001 to \$500,000 - [2 assessments]	1.17	(-6.76)
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [0 assessments]		
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessment]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [0 assessments]		
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 267 ASSESSMENTS		

Average % Change - Commercial Improved 3 Rate



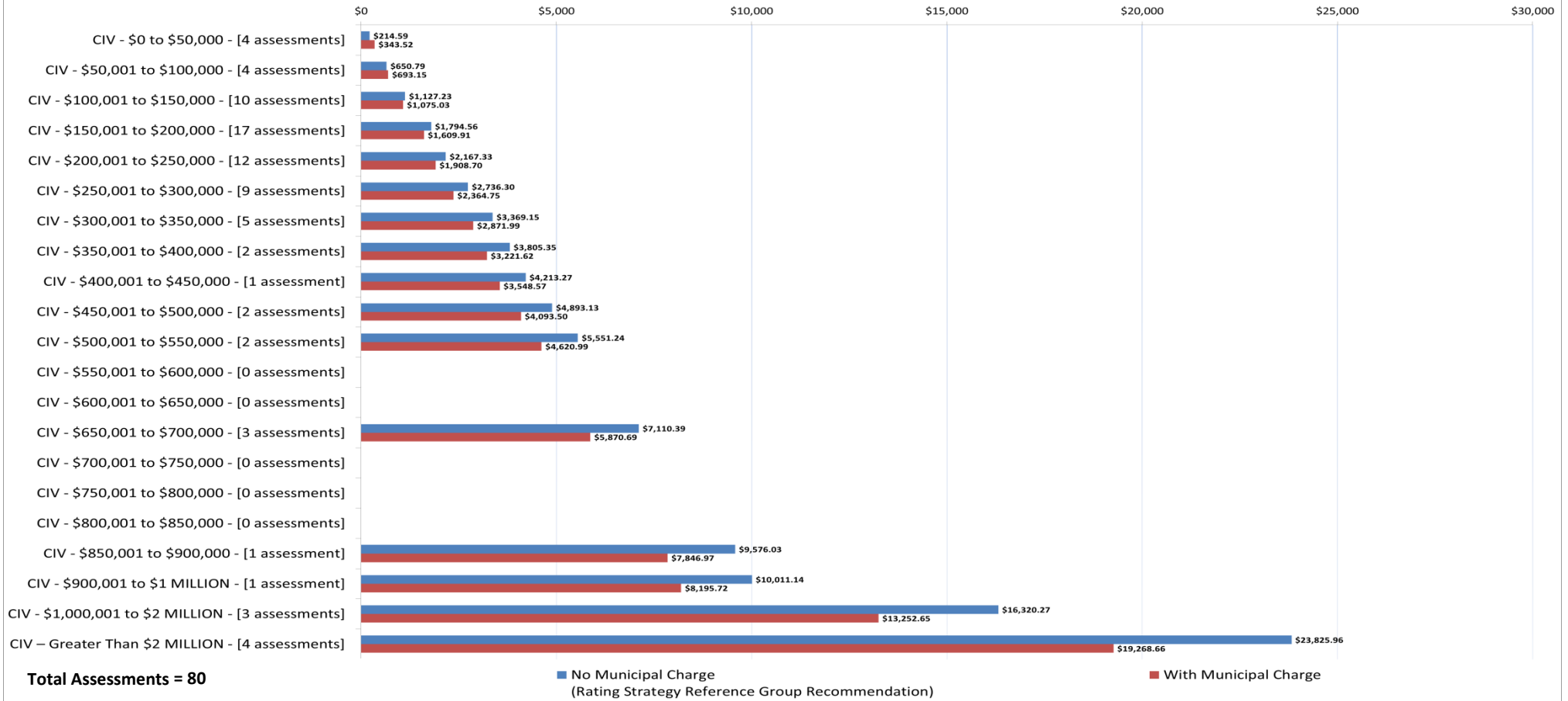
6.2.2.9

INDUSTRIAL UNIMPROVED RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the industrial unimproved differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

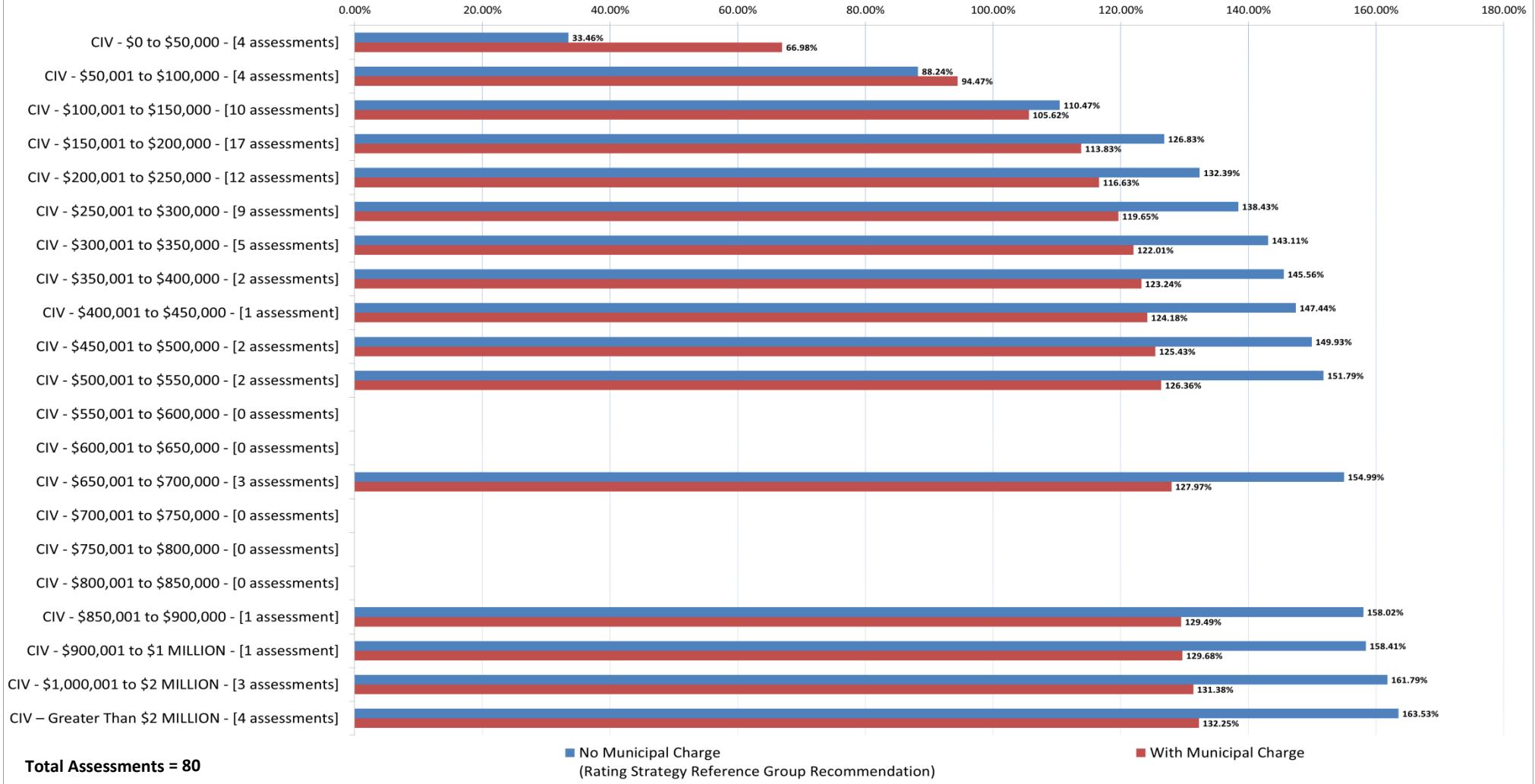
AVERAGE \$ CHANGE – INDUSTRIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [4 assessments]	214.59	343.52
CIV - \$50,001 to \$100,000 - [4 assessments]	650.79	693.15
CIV - \$100,001 to \$150,000 - [10 assessments]	1,127.23	1,075.03
CIV - \$150,001 to \$200,000 - [17 assessments]	1,794.56	1,609.91
CIV - \$200,001 to \$250,000 - [12 assessments]	2,167.33	1,908.70
CIV - \$250,001 to \$300,000 - [9 assessments]	2,736.30	2,364.75
CIV - \$300,001 to \$350,000 - [5 assessments]	3,369.15	2,871.99
CIV - \$350,001 to \$400,000 - [2 assessments]	3,805.35	3,221.62
CIV - \$400,001 to \$450,000 - [1 assessment]	4,213.27	3,548.57
CIV - \$450,001 to \$500,000 - [2 assessments]	4,893.13	4,093.50
CIV - \$500,001 to \$550,000 - [2 assessments]	5,551.24	4,620.99
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [3 assessments]	7,110.39	5,870.69
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [1 assessment]	9,576.03	7,846.97
CIV - \$900,001 to \$1 MILLION - [1 assessment]	10,011.14	8,195.72
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	16,320.27	13,252.65
CIV – Greater Than \$2 MILLION - [4 assessments]	23,825.96	19,268.66
TOTAL = 80 ASSESSMENTS		

Average \$ Change - Industrial Unimproved Rate



AVERAGE % CHANGE – INDUSTRIAL UNIMPROVED RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [4 assessments]	33.46	66.98
CIV - \$50,001 to \$100,000 - [4 assessments]	88.24	94.47
CIV - \$100,001 to \$150,000 - [10 assessments]	110.47	105.62
CIV - \$150,001 to \$200,000 - [17 assessments]	126.83	113.83
CIV - \$200,001 to \$250,000 - [12 assessments]	132.39	116.63
CIV - \$250,001 to \$300,000 - [9 assessments]	138.43	119.65
CIV - \$300,001 to \$350,000 - [5 assessments]	143.11	122.01
CIV - \$350,001 to \$400,000 - [2 assessments]	145.56	123.24
CIV - \$400,001 to \$450,000 - [1 assessment]	147.44	124.18
CIV - \$450,001 to \$500,000 - [2 assessments]	149.93	125.43
CIV - \$500,001 to \$550,000 - [2 assessments]	151.79	126.36
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [3 assessments]	154.99	127.97
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [1 assessment]	158.02	129.49
CIV - \$900,001 to \$1 MILLION - [1 assessment]	158.41	129.68
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	161.79	131.38
CIV – Greater Than \$2 MILLION - [4 assessments]	163.53	132.25
TOTAL = 80 ASSESSMENTS		

Average % Change - Industrial Unimproved Rate



6.2.2.10

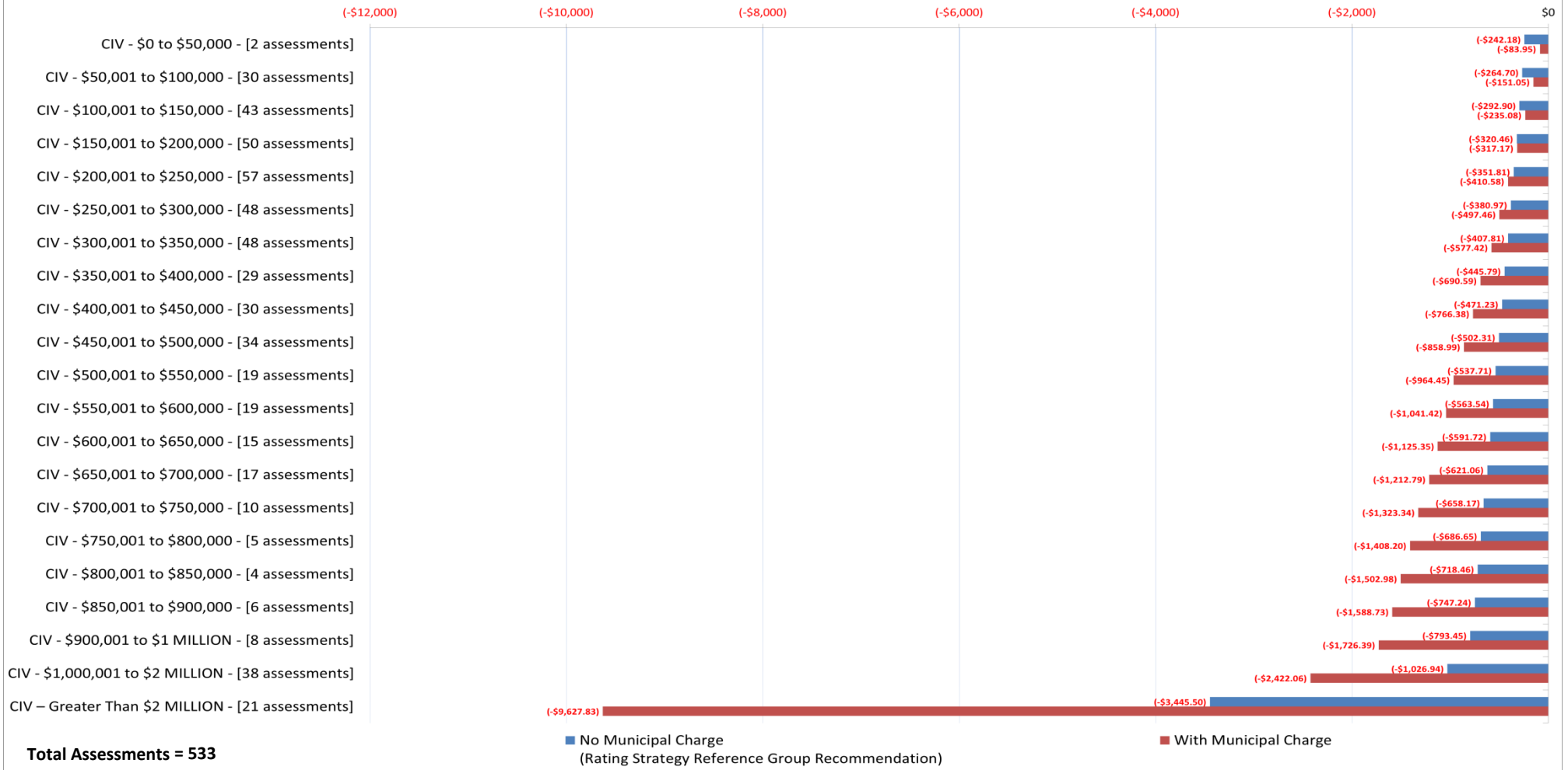
INDUSTRIAL IMPROVED 1 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the industrial improved 1 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – INDUSTRIAL IMPROVED 1 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [2 assessments]	(-242.18)	(-83.95)
CIV - \$50,001 to \$100,000 - [30 assessments]	(-264.70)	(-151.05)
CIV - \$100,001 to \$150,000 - [43 assessments]	(-292.90)	(-235.08)
CIV - \$150,001 to \$200,000 - [50 assessments]	(-320.46)	(-317.17)
CIV - \$200,001 to \$250,000 - [57 assessments]	(-351.81)	(-410.58)
CIV - \$250,001 to \$300,000 - [48 assessments]	(-380.97)	(-497.46)
CIV - \$300,001 to \$350,000 - [48 assessments]	(-407.81)	(-577.42)
CIV - \$350,001 to \$400,000 - [29 assessments]	(-445.79)	(-690.59)
CIV - \$400,001 to \$450,000 - [30 assessments]	(-471.23)	(-766.38)
CIV - \$450,001 to \$500,000 - [34 assessments]	(-502.31)	(-858.99)
CIV - \$500,001 to \$550,000 - [19 assessments]	(-537.71)	(-964.45)
CIV - \$550,001 to \$600,000 - [19 assessments]	(-563.54)	(-1,041.42)
CIV - \$600,001 to \$650,000 - [15 assessments]	(-591.72)	(-1,125.35)
CIV - \$650,001 to \$700,000 - [17 assessments]	(-621.06)	(-1,212.79)
CIV - \$700,001 to \$750,000 - [10 assessments]	(-658.17)	(-1,323.34)
CIV - \$750,001 to \$800,000 - [5 assessments]	(-686.65)	(-1,480.20)
CIV - \$800,001 to \$850,000 - [4 assessments]	(-718.46)	(-1,502.98)
CIV - \$850,001 to \$900,000 - [6 assessments]	(-747.24)	(-1,588.73)
CIV - \$900,001 to \$1 MILLION - [8 assessments]	(-793.45)	(-1,726.39)
CIV - \$1,000,001 to \$2 MILLION - [38 assessments]	(-1,026.94)	(-2,422.06)
CIV – Greater Than \$2 MILLION - [21 assessments]	(-3,445.50)	(-9,627.83)
TOTAL = 533 ASSESSMENTS		



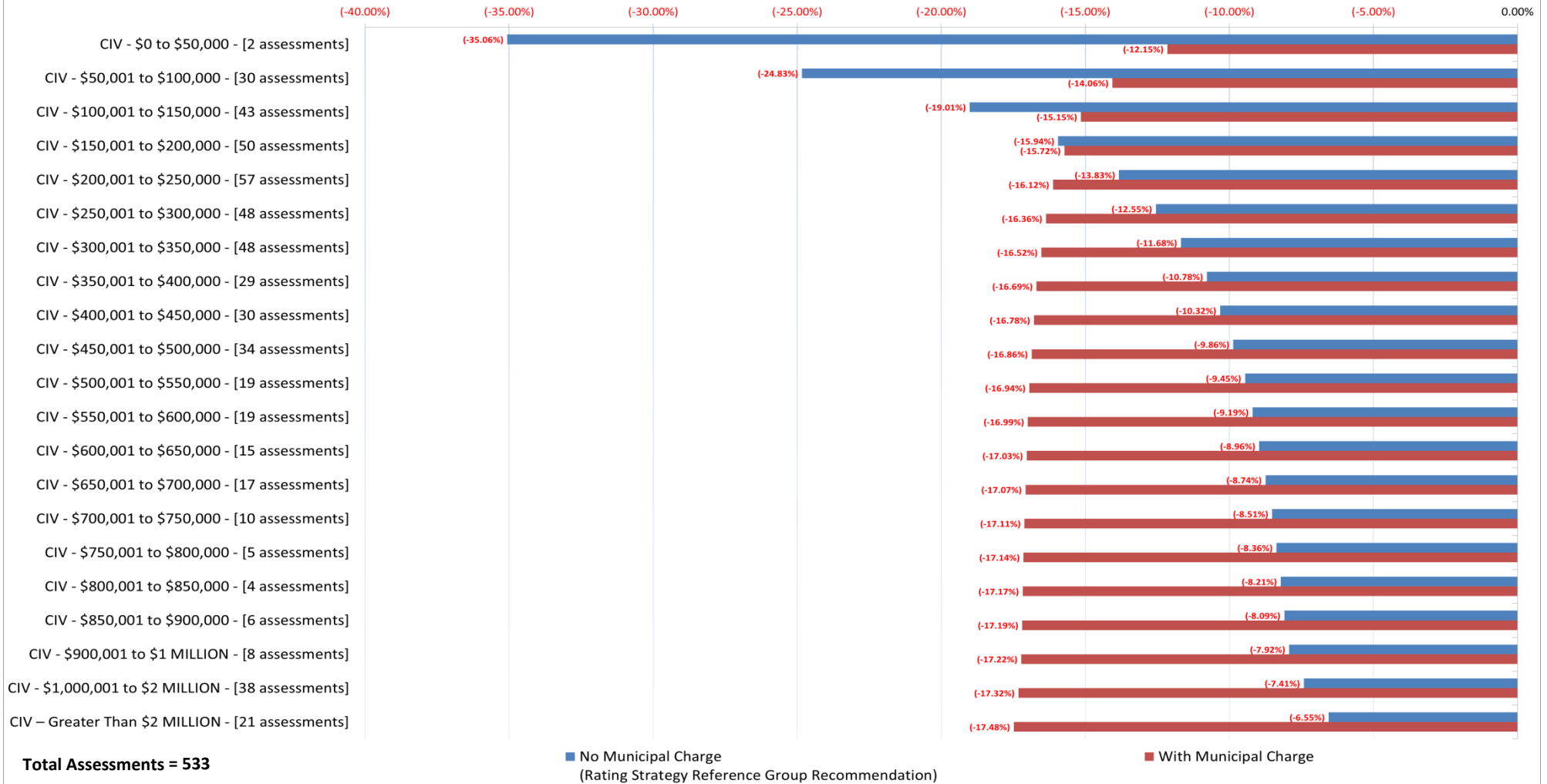
Average \$ Change - Industrial Improved 1 Rate



AVERAGE % CHANGE – INDUSTRIAL IMPROVED 1 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [2 assessments]	(-35.06)	(-12.15)
CIV - \$50,001 to \$100,000 - [30 assessments]	(-24.83)	(-14.06)
CIV - \$100,001 to \$150,000 - [43 assessments]	(-19.01)	(-15.15)
CIV - \$150,001 to \$200,000 - [50 assessments]	(-15.94)	(-15.72)
CIV - \$200,001 to \$250,000 - [57 assessments]	(-13.83)	(-16.12)
CIV - \$250,001 to \$300,000 - [48 assessments]	(-12.55)	(-16.36)
CIV - \$300,001 to \$350,000 - [48 assessments]	(-11.68)	(-16.52)
CIV - \$350,001 to \$400,000 - [29 assessments]	(-10.78)	(-16.69)
CIV - \$400,001 to \$450,000 - [30 assessments]	(-10.32)	(-16.78)
CIV - \$450,001 to \$500,000 - [34 assessments]	(-9.86)	(-16.86)
CIV - \$500,001 to \$550,000 - [19 assessments]	(-9.45)	(-16.94)
CIV - \$550,001 to \$600,000 - [19 assessments]	(-9.19)	(-16.99)
CIV - \$600,001 to \$650,000 - [15 assessments]	(-8.96)	(-17.03)
CIV - \$650,001 to \$700,000 - [17 assessments]	(-8.74)	(-17.07)
CIV - \$700,001 to \$750,000 - [10 assessments]	(-8.51)	(-17.11)
CIV - \$750,001 to \$800,000 - [5 assessments]	(-8.36)	(-17.14)
CIV - \$800,001 to \$850,000 - [4 assessments]	(-8.21)	(-17.17)
CIV - \$850,001 to \$900,000 - [6 assessments]	(-8.09)	(-17.19)
CIV - \$900,001 to \$1 MILLION - [8 assessments]	(-7.92)	(-17.22)
CIV - \$1,000,001 to \$2 MILLION - [38 assessments]	(-7.41)	(-17.32)
CIV – Greater Than \$2 MILLION - [21 assessments]	(-6.55)	(-17.48)
TOTAL = 533 ASSESSMENTS		



Average % Change - Industrial Improved 1 Rate



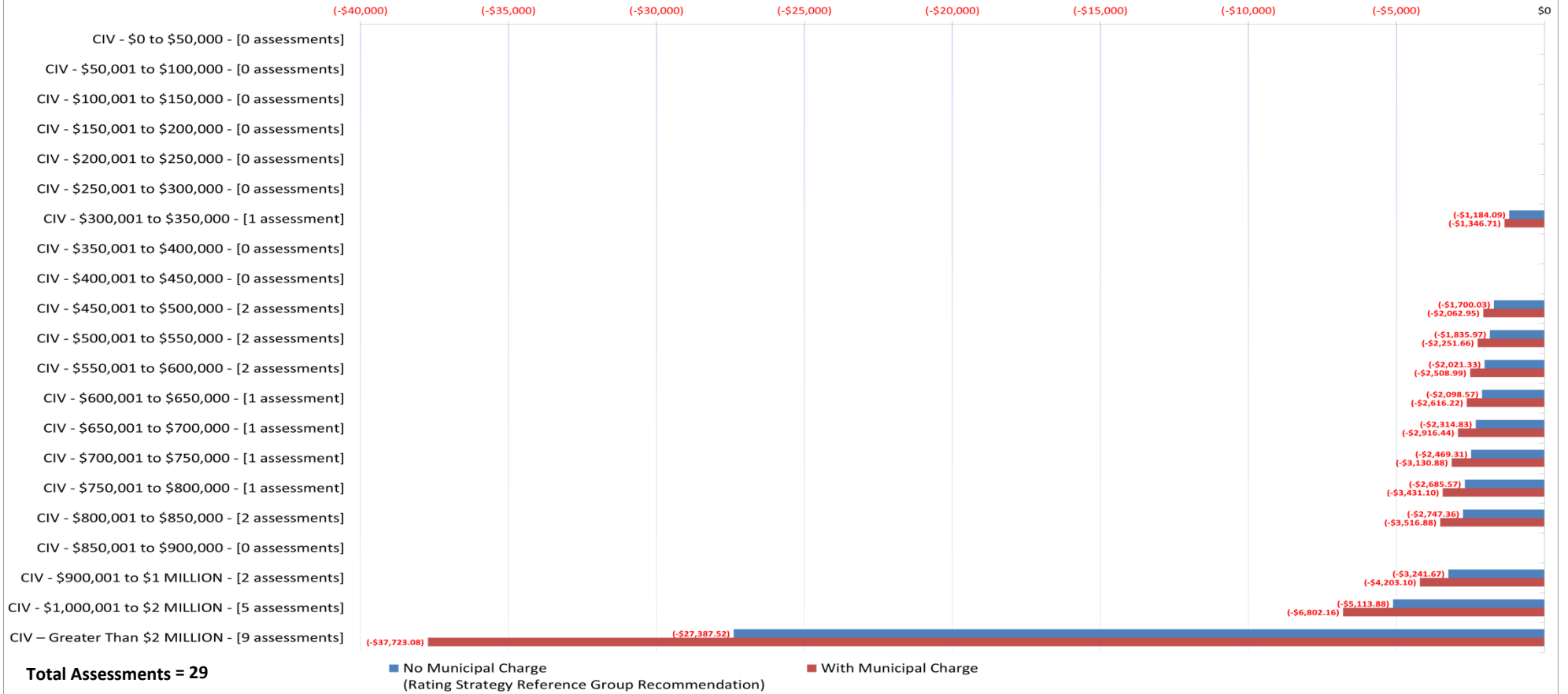
6.2.2.11

INDUSTRIAL IMPROVED 2 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the industrial improved 2 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

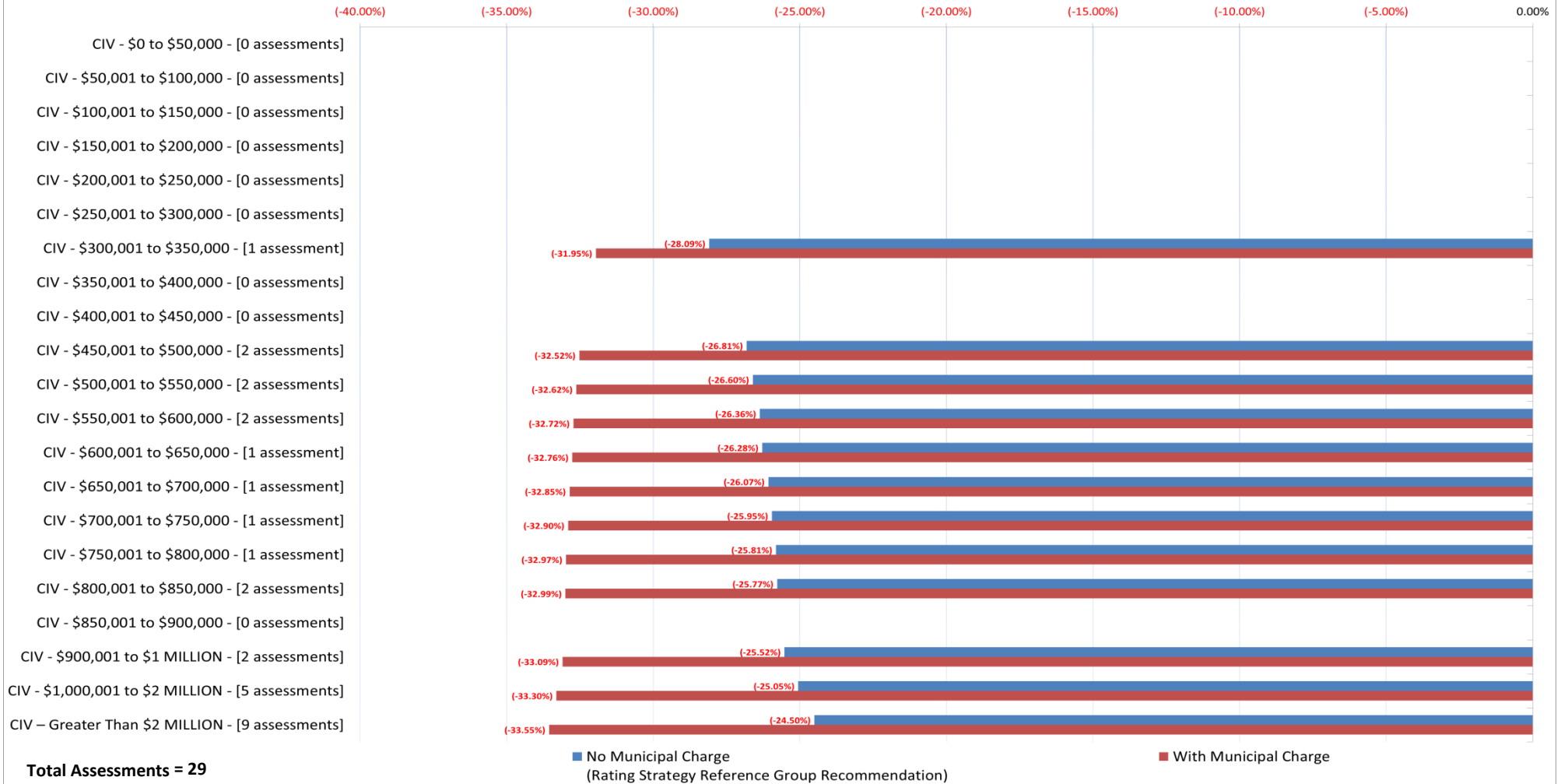
AVERAGE \$ CHANGE – INDUSTRIAL IMPROVED 2 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [0 assessments]		
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [1 assessment]	(-1,184.09)	(-1,346.71)
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [0 assessments]		
CIV - \$450,001 to \$500,000 - [2 assessments]	(-1,700.03)	(-2,062.95)
CIV - \$500,001 to \$550,000 - [2 assessments]	(-1,835.97)	(-2,251.66)
CIV - \$550,001 to \$600,000 - [2 assessments]	(-2,021.33)	(-2,508.99)
CIV - \$600,001 to \$650,000 - [1 assessment]	(-2,098.57)	(-2,616.22)
CIV - \$650,001 to \$700,000 - [1 assessment]	(-2,314.83)	(-2,916.44)
CIV - \$700,001 to \$750,000 - [1 assessment]	(-2,469.31)	(-3,130.88)
CIV - \$750,001 to \$800,000 - [1 assessment]	(-2,685.57)	(-3,431.10)
CIV - \$800,001 to \$850,000 - [2 assessments]	(-2,747.36)	(-3,516.88)
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [2 assessments]	(-3,241.67)	(-4,203.10)
CIV - \$1,000,001 to \$2 MILLION - [5 assessments]	(-5,113.88)	(-6,802.16)
CIV – Greater Than \$2 MILLION - [9 assessments]	(-27,387.52)	(-37,723.08)
TOTAL = 29 ASSESSMENTS		

Average \$ Change - Industrial Improved 2 Rate



AVERAGE % CHANGE – INDUSTRIAL IMPROVED 2 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [0 assessments]		
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [1 assessment]	(-28.09)	(-31.95)
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [0 assessments]		
CIV - \$450,001 to \$500,000 - [2 assessments]	(-26.81)	(-32.52)
CIV - \$500,001 to \$550,000 - [2 assessments]	(-26.60)	(-32.62)
CIV - \$550,001 to \$600,000 - [2 assessments]	(-26.36)	(-32.72)
CIV - \$600,001 to \$650,000 - [1 assessment]	(-26.28)	(-32.76)
CIV - \$650,001 to \$700,000 - [1 assessment]	(-26.07)	(-32.85)
CIV - \$700,001 to \$750,000 - [1 assessment]	(-25.95)	(-32.90)
CIV - \$750,001 to \$800,000 - [1 assessment]	(-25.81)	(-32.97)
CIV - \$800,001 to \$850,000 - [2 assessments]	(-25.77)	(-32.99)
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [2 assessments]	(-25.52)	(-33.09)
CIV - \$1,000,001 to \$2 MILLION - [5 assessments]	(-25.05)	(-33.30)
CIV – Greater Than \$2 MILLION - [9 assessments]	(-24.50)	(-33.55)
TOTAL = 29 ASSESSMENTS		

Average % Change - Industrial Improved 2 Rate



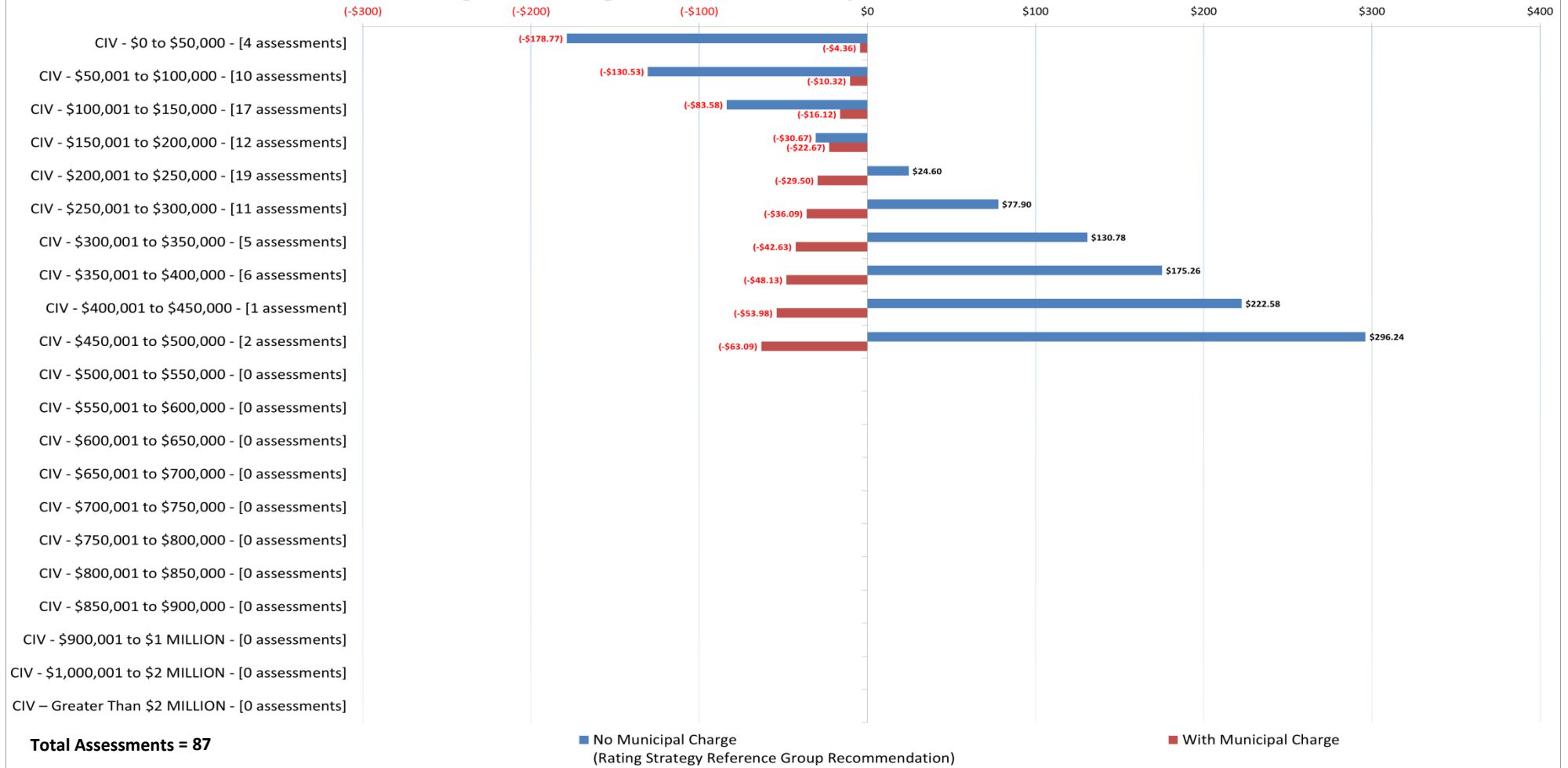
6.2.2.12

INDUSTRIAL IMPROVED 3 RATE

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to the industrial improved 3 differential rate type without a municipal charge compared to the differential rate type with a municipal charge levied at the current charge of \$214.

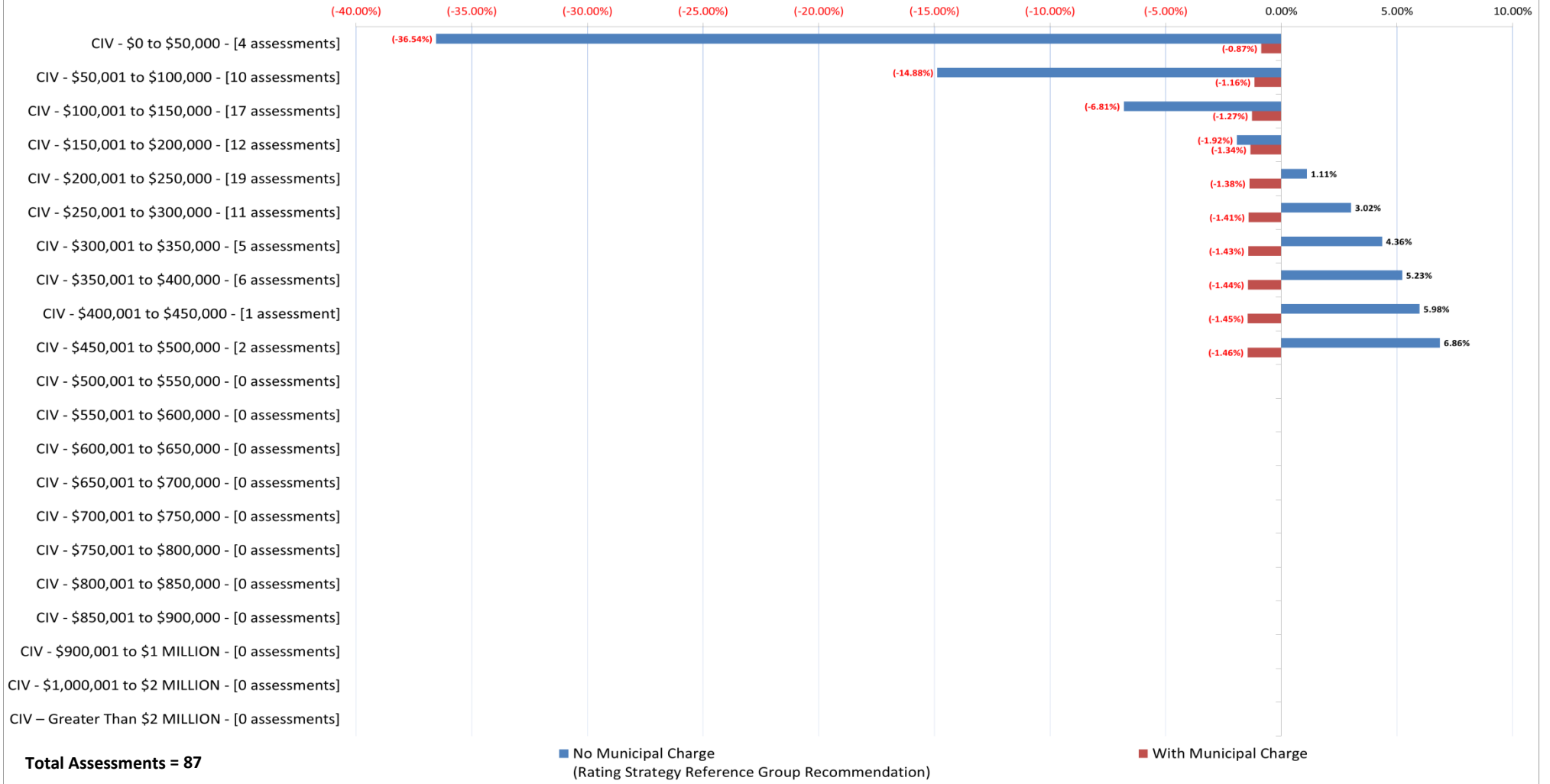
AVERAGE \$ CHANGE – INDUSTRIAL IMPROVED 3 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation)	With Municipal Charge
	\$	\$
CIV - \$0 to \$50,000 - [4 assessments]	(-178.77)	(-4.36)
CIV - \$50,001 to \$100,000 - [10 assessments]	(-130.53)	(-10.32)
CIV - \$100,001 to \$150,000 - [17 assessments]	(-83.58)	(-16.12)
CIV - \$150,001 to \$200,000 - [12 assessments]	(-30.67)	(-22.67)
CIV - \$200,001 to \$250,000 - [19 assessments]	24.60	(-29.50)
CIV - \$250,001 to \$300,000 - [11 assessments]	77.90	(-36.09)
CIV - \$300,001 to \$350,000 - [5 assessments]	130.78	(-42.63)
CIV - \$350,001 to \$400,000 - [6 assessments]	175.26	(-48.13)
CIV - \$400,001 to \$450,000 - [1 assessment]	222.58	(-53.98)
CIV - \$450,001 to \$500,000 - [2 assessments]	296.24	(-63.09)
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [0 assessments]		
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [0 assessments]		
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 87 ASSESSMENTS		

Average \$ Change - Industrial Improved 3 Rate



AVERAGE % CHANGE – INDUSTRIAL IMPROVED 3 RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [4 assessments]	(-36.54)	(-0.87)
CIV - \$50,001 to \$100,000 - [10 assessments]	(-14.88)	(-1.16)
CIV - \$100,001 to \$150,000 - [17 assessments]	(-6.81)	(-1.27)
CIV - \$150,001 to \$200,000 - [12 assessments]	(-1.92)	(-1.34)
CIV - \$200,001 to \$250,000 - [19 assessments]	1.11	(-1.38)
CIV - \$250,001 to \$300,000 - [11 assessments]	3.02	(-1.41)
CIV - \$300,001 to \$350,000 - [5 assessments]	4.36	(-1.43)
CIV - \$350,001 to \$400,000 - [6 assessments]	5.23	(-1.44)
CIV - \$400,001 to \$450,000 - [1 assessment]	5.98	(-1.45)
CIV - \$450,001 to \$500,000 - [2 assessments]	6.86	(-1.46)
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [0 assessments]		
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [0 assessments]		
CIV – Greater Than \$2 MILLION - [0 assessments]		
TOTAL = 87 ASSESSMENTS		

Average % Change - Industrial Improved 3 Rate

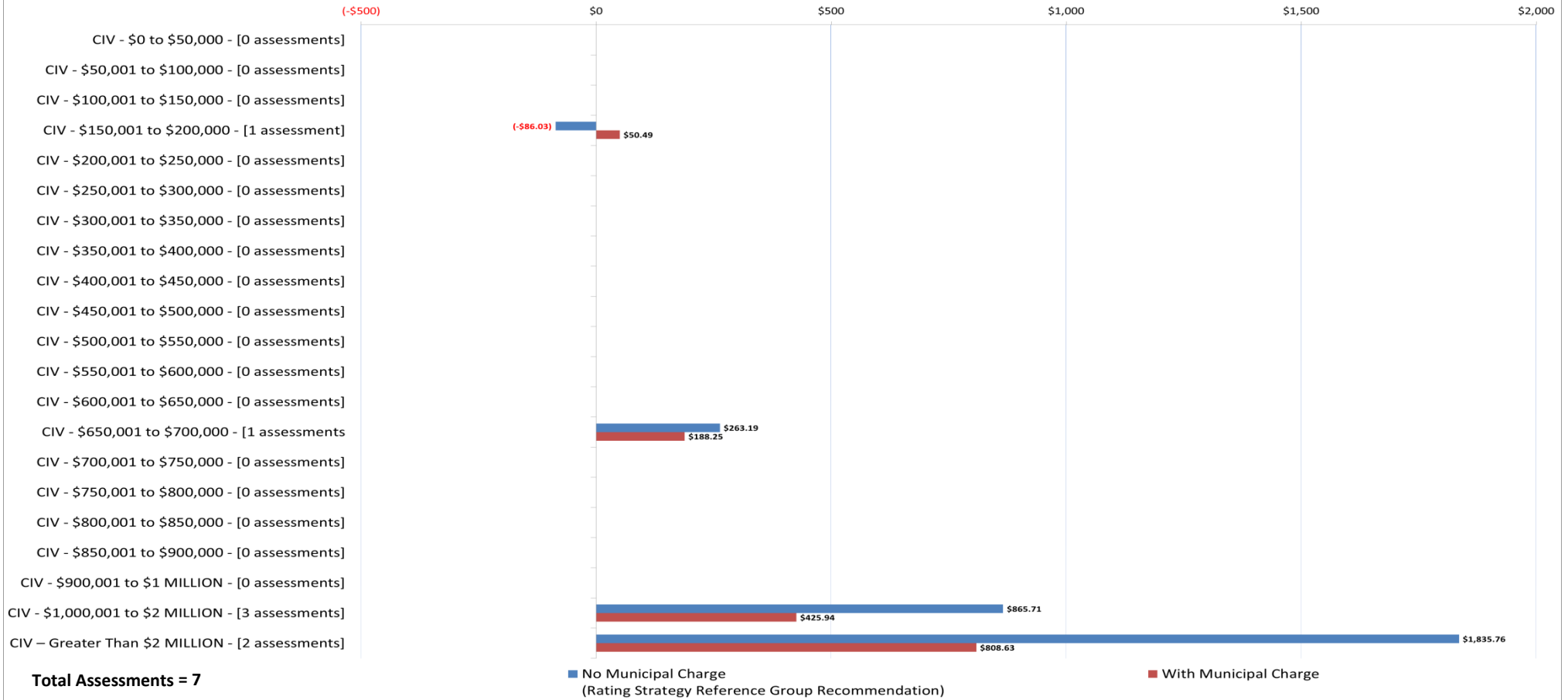


6.2.2.13 CULTURAL AND RECREATIONAL LAND

The municipal charge is a regressive tax and has a greater impact upon lower valued properties, which may have a lower capacity to pay. As a result, details are provided which show the impacts to cultural and recreational land without a municipal charge compared to the cultural and recreational rate type with a municipal charge levied at the current charge of \$214.

AVERAGE \$ CHANGE – CULTURAL AND RECREATIONAL RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) \$	With Municipal Charge \$
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [1 assessments]	(-86.03)	50.49
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [0 assessments]		
CIV - \$450,001 to \$500,000 - [0 assessments]		
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [1 assessments]	263.19	188.25
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	865.71	425.94
CIV – Greater Than \$2 MILLION - [2 assessments]	1,835.76	808.63
TOTAL = 7 ASSESSMENTS		

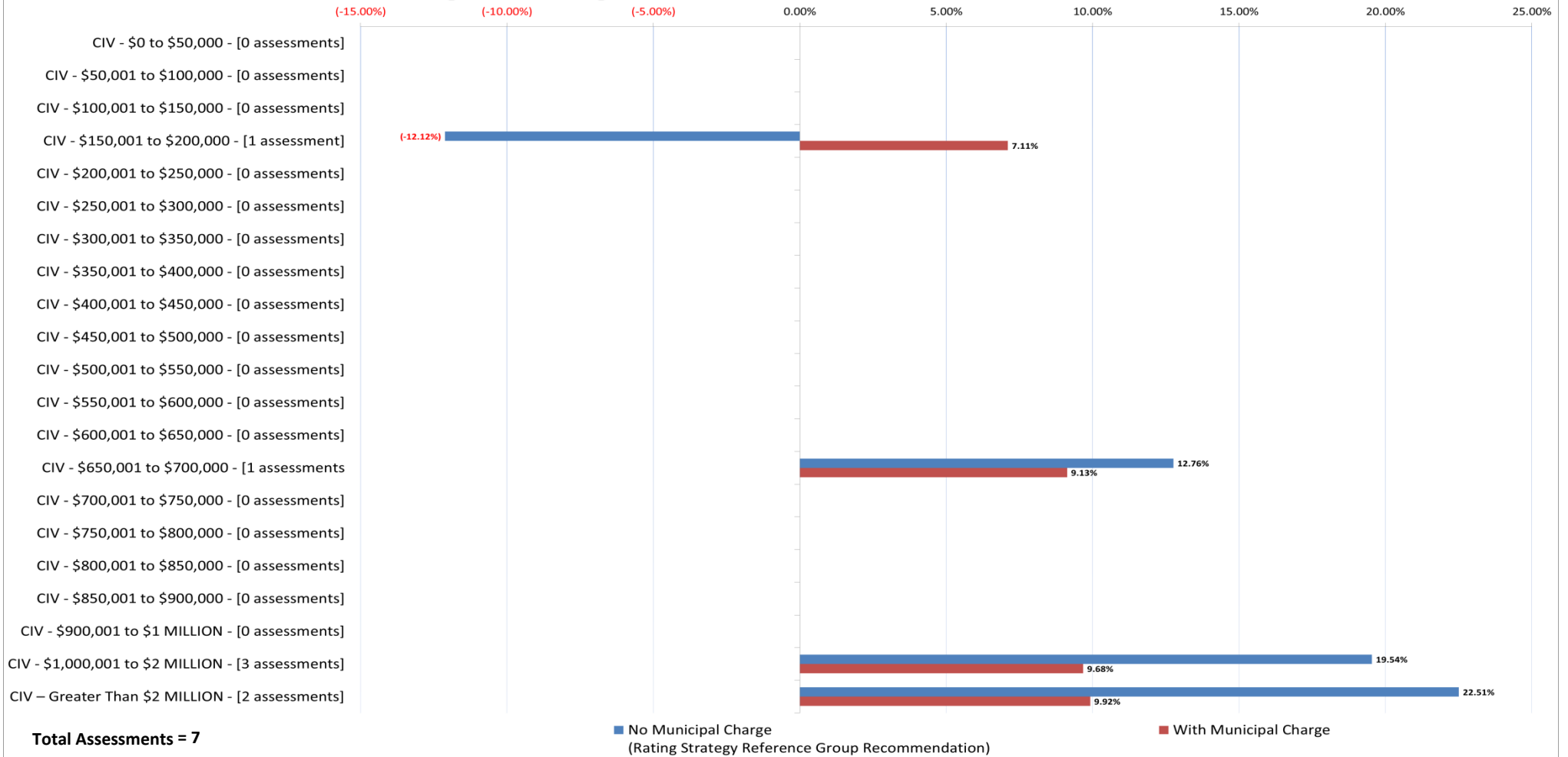
Average \$ Change - Cultural and Recreational Land





AVERAGE % CHANGE – CULTURAL AND RECREATIONAL RATE		
Capital Improved Value (CIV) Range	No Municipal Charge (Rating Strategy Reference Group recommendation) %	With Municipal Charge %
CIV - \$0 to \$50,000 - [0 assessments]		
CIV - \$50,001 to \$100,000 - [0 assessments]		
CIV - \$100,001 to \$150,000 - [0 assessments]		
CIV - \$150,001 to \$200,000 - [1 assessments]	(-12.12)	7.11
CIV - \$200,001 to \$250,000 - [0 assessments]		
CIV - \$250,001 to \$300,000 - [0 assessments]		
CIV - \$300,001 to \$350,000 - [0 assessments]		
CIV - \$350,001 to \$400,000 - [0 assessments]		
CIV - \$400,001 to \$450,000 - [0 assessments]		
CIV - \$450,001 to \$500,000 - [0 assessments]		
CIV - \$500,001 to \$550,000 - [0 assessments]		
CIV - \$550,001 to \$600,000 - [0 assessments]		
CIV - \$600,001 to \$650,000 - [0 assessments]		
CIV - \$650,001 to \$700,000 - [1 assessments]	12.76	9.13
CIV - \$700,001 to \$750,000 - [0 assessments]		
CIV - \$750,001 to \$800,000 - [0 assessments]		
CIV - \$800,001 to \$850,000 - [0 assessments]		
CIV - \$850,001 to \$900,000 - [0 assessments]		
CIV - \$900,001 to \$1 MILLION - [0 assessments]		
CIV - \$1,000,001 to \$2 MILLION - [3 assessments]	19.54	9.68
CIV – Greater Than \$2 MILLION - [2 assessments]	22.51	9.92
TOTAL = 7 ASSESSMENTS		

Average % Change - Cultural and Recreational Land



6.2.3 RESIDENTIAL IMPROVED LAND

Residential land is used as the general base rate with a differential rate ratio of 100%.

A summary of the impacts of changes on an average valued residential improved assessment with a Capital Improved Value (CIV) of \$249,013 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$249,013	\$249,013	\$0	0.00
Differential Rate in the Dollar	0.00384340	0.00482592	0.00098252	25.56
Differential Rate Ratio	100%	100%		0.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$957	\$1,202	\$245	25.56
TOTAL CONSOLIDATED RATES REVENUE	\$1,171	\$1,202	\$31	2.62%

A summary of the impacts of changes on a median valued residential unimproved assessment with a Capital Improved Value (CIV) of \$232,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$232,000	\$232,000	\$0	0.00
Differential Rate in the Dollar	0.00384340	0.00482592	0.00098252	25.56
Differential Rate Ratio	100%	100%		0.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$892	\$1,120	\$228	25.56
TOTAL CONSOLIDATED RATES REVENUE	\$1,106	\$1,120	\$14	1.26%

6.2.4 UNIMPROVED LAND

The Rating Strategy Reference Group has recommended that the unimproved residential, commercial and industrial land differential rates be set greater than improved residential, commercial and industrial land to encourage development. The Rating Strategy Reference Group did not make a recommended ratio, so for modelling purposes, the unimproved differential rates have been set at 200% of the relevant improved land differential rate.

6.2.4.1

RESIDENTIAL UNIMPROVED LAND

Currently, residential unimproved land and residential improved land are included in the same differential rate type. From these assessments, 1016 (or 4.37%) have been identified as residential unimproved land and have been included as a new separate differential rate type with a differential rate ratio in comparison to the residential rate of 200%.

A summary of the impacts of changes on an average valued residential unimproved assessment with a Capital Improved Value (CIV) of \$182,775 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$182,775	\$182,775	\$0	0.00
Differential Rate in the Dollar	0.00384340	0.00965184	0.00580844	151.13
Differential Rate Ratio	100%	200%		100.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$702	\$1,764	\$1,062	151.13
TOTAL CONSOLIDATED RATES REVENUE	\$916	\$1,764	\$848	92.49%

A summary of the impacts of changes on a median valued residential unimproved assessment with a Capital Improved Value (CIV) of \$119,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$119,000	\$119,000	\$0	0.00
Differential Rate in the Dollar	0.00384340	0.00965184	0.00580844	151.13
Differential Rate Ratio	100%	200%		100.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$457	\$1,149	\$691	151.13
TOTAL CONSOLIDATED RATES REVENUE	\$671	\$1,149	\$477	71.08%

6.2.4.2

COMMERCIAL UNIMPROVED LAND

Currently there are a total of 1726 commercial land assessments. Of these, 65 (or 3.77%) have been identified as commercial unimproved land and have been modeled as a separate differential rate type with a differential rate ratio to the residential rate of 360%. This is the maximum level allowed within this model as section 161(5) of the Act states that *“the highest differential rate in a municipal district must be no more than 4 times the lowest differential rate in the municipal district.”* The lowest differential rate in the recommended model is the farm rate which has been set at 0.00434333 or a ratio of 90% in comparison to the residential differential rate.

A summary of the impacts of changes on an average valued commercial unimproved assessment with a Capital Improved Value (CIV) of \$553,938 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$553,938	\$553,938	\$0	0.00
Differential Rate in the Dollar	0.00539040	0.01737331	0.01198291	222.30
Differential Rate Ratio	140%	360%		220.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$2,986	\$9,624	\$6,638	222.30
TOTAL CONSOLIDATED RATES REVENUE	\$3,200	\$9,624	\$6,424	200.75%

A summary of the impacts of changes on a median valued commercial unimproved assessment with a Capital Improved Value (CIV) of \$382,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$382,000	\$382,000	\$0	0.00
Differential Rate in the Dollar	0.00539040	0.01737331	0.01198291	222.30
Differential Rate Ratio	140%	360%		220.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$2,059	\$6,637	\$4,577	222.30
TOTAL CONSOLIDATED RATES REVENUE	\$2,273	\$6,637	\$4,363	191.96%

6.2.4.3

INDUSTRIAL UNIMPROVED LAND

Currently there are a total of 729 industrial land assessments. Of these, 80 (or 10.97%) have been identified as industrial unimproved land and have been modeled as a separate differential rate type with a differential rate ratio to the residential rate of 360%. This is the maximum level allowed within this model as section 161(5) of the Act states that “the highest differential rate in a municipal district must be no more than 4 times the lowest differential rate in the municipal district.” The lowest differential rate in the recommended model is the farm rate which has been set at 0.00434333 or a ratio of 90% in comparison to the residential differential rate.

A summary of the impacts of changes on an average valued commercial unimproved assessment with a Capital Improved Value (CIV) of \$399,595 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$399,595	\$399,595	\$0	0.00
Differential Rate in the Dollar	0.00649550	0.01737331	0.01087781	167.47
Differential Rate Ratio	169%	360%		191.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$2,596	\$6,942	\$4,347	167.47
TOTAL CONSOLIDATED RATES REVENUE	\$2,810	\$6,942	\$4,133	147.09%

A summary of the impacts of changes on a median valued commercial unimproved assessment with a Capital Improved Value (CIV) of \$215,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$215,000	\$215,000	\$0	0.00
Differential Rate in the Dollar	0.00649550	0.01737331	0.01087781	167.47
Differential Rate Ratio	169%	360%		191.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,397	\$3,735	\$2,339	167.47
TOTAL CONSOLIDATED RATES REVENUE	\$1,611	\$3,735	\$2,125	131.93%

6.2.5 RURAL LAND

Currently, rural residential lifestyle properties are included in the farm land differential rate type. The Rating Strategy Reference Group has recommended that these assessments be identified and a new separate differential rate type be applied.

6.2.5.1

FARM LAND

The Rating Strategy Reference Group has recommended that the farm land differential rate be set in the range of 85% to 95% in comparison to the residential rate.

Currently, farm land and rural residential lifestyle properties are included in the same differential rate type. From these assessments, 2991 (or 85.78%) have been identified as not being rural residential lifestyle properties but as farm land as defined in the *Valuation of Land Act 1960*.

Farm land has been modeled with a differential rate ratio in comparison to the residential rate of 90%.

A summary of the impacts of changes on an average valued farm assessment with a Capital Improved Value (CIV) of \$438,322 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$438,322	\$438,322	\$0	0.00
Differential Rate in the Dollar	0.00383940	0.00434333	0.0050393	13.13
Differential Rate Ratio	100%	90%		(10.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,683	\$1,904	\$221	13.13
TOTAL CONSOLIDATED RATES REVENUE	\$1,897	\$1,904	\$7	0.36%

A summary of the impacts of changes on a median valued farm assessment with a Capital Improved Value (CIV) of \$360,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$360,000	\$360,000	\$0	0.00
Differential Rate in the Dollar	0.00383940	0.00434333	0.0050393	13.13
Differential Rate Ratio	100%	90%		(10.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,382	\$1,564	\$181	151.13
TOTAL CONSOLIDATED RATES REVENUE	\$1,596	\$1,564	(-\$33)	(-2.04%)

6.2.5.2

RURAL RESIDENTIAL LIFESTYLE LAND

Currently, farm land and rural residential lifestyle properties are included in the same differential rate type. From these assessments, 496 (or 14.22%) have been identified as rural residential lifestyle properties.

These properties include a single residential dwelling on an allotment of land sized between 0.4 and 20.0 hectares in rural, semi-rural or bushland setting. Primary production uses and associated improvements are secondary to the value of the residential home site use and associated residential improvements.

The Rating Strategy Reference Group has recommended that rural residential lifestyle properties be identified as a new separate differential rate type with a differential rate ratio equal to the residential rate of 100%.

A summary of the impacts of changes on an average valued rural residential assessment with a Capital Improved Value (CIV) of \$378,411 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$378,411	\$378,411	\$0	0.00
Differential Rate in the Dollar	0.00383940	0.00482592	0.00098652	25.69
Differential Rate Ratio	100%	100%		0.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,453	\$1,826	\$373	25.69
TOTAL CONSOLIDATED RATES REVENUE	\$1,667	\$1,826	\$159	9.56%

A summary of the impacts of changes on a median valued rural residential assessment with a Capital Improved Value (CIV) of \$353,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$353,000	\$353,000	\$0	0.00
Differential Rate in the Dollar	0.00383940	0.00482592	0.00098652	25.69
Differential Rate Ratio	100%	100%		0.00
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,355	\$1,704	\$348	25.69
TOTAL CONSOLIDATED RATES REVENUE	\$1,569	\$1,704	\$134	8.55%

6.2.6 COMMERCIAL IMPROVED LAND

Currently, there are three separate differential rate types for commercial improved land totaling 1661 assessments.

The Rating Strategy Reference Group has recommended that the existing three commercial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current commercial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

6.2.6.1

COMMERCIAL IMPROVED 1 LAND

The Rating Strategy Reference Group has recommended that the existing three commercial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current commercial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Commercial improved 1 land comprises of 1357 assessments or 81.70% of all commercial improved land assessments.

A summary of the impacts of changes on an average valued commercial improved 1 assessment with a Capital Improved Value (CIV) of \$575,453 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$575,453	\$575,453	\$0	0.00
Differential Rate in the Dollar	0.01156310	0.00965184	(-0.00191126)	(-16.53)
Differential Rate Ratio	301%	200%		(-101.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$6,654	\$5,554	(-\$1,100)	(-16.53)
TOTAL CONSOLIDATED RATES REVENUE	\$6,654	\$5,554	(-\$1,314)	(-19.13%)

A summary of the impacts of changes on a median valued commercial improved 1 assessment with a Capital Improved Value (CIV) of \$337,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$337,000	\$337,000	\$0	0.00
Differential Rate in the Dollar	0.01156310	0.00965184	(-0.00191126)	(-16.53)
Differential Rate Ratio	301%	200%		(-101.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$3,897	\$3,253	(-\$644)	(-16.53)
TOTAL CONSOLIDATED RATES REVENUE	\$4,111	\$3,253	(-\$858)	(-20.87%)

6.2.6.2

COMMERCIAL IMPROVED 2 LAND

The Rating Strategy Reference Group has recommended that the existing three commercial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current commercial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Commercial improved 2 land comprises of 37 assessments or 2.23% of all commercial improved land assessments.

A summary of the impacts of changes on an average valued commercial improved 2 assessment with a Capital Improved Value (CIV) of \$1,352,892 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$1,352,892	\$1,352,892	\$0	0.00
Differential Rate in the Dollar	0.01168960	0.00965184	(-0.00203776)	(-17.43)
Differential Rate Ratio	304%	200%		(-104.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$15,815	\$13,058	(-\$2,757)	(-17.43)
TOTAL CONSOLIDATED RATES REVENUE	\$16,029	\$13,058	(-\$2,971)	(-18.53%)

A summary of the impacts of changes on a median valued commercial improved 2 assessment with a Capital Improved Value (CIV) of \$710,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$710,000	\$710,000	\$0	0.00
Differential Rate in the Dollar	0.01168960	0.00965184	(-0.00203776)	(-17.43)
Differential Rate Ratio	304%	200%		(-104.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$8,300	\$6,853	(-\$1,447)	(-17.43)
TOTAL CONSOLIDATED RATES REVENUE	\$8,514	\$6,853	(-\$1,661)	(-19.51%)

6.2.6.3

COMMERCIAL IMPROVED 3 LAND

The Rating Strategy Reference Group has recommended that the existing three commercial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current commercial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Commercial improved 3 land comprises of 267 assessments or 16.07% of all commercial improved land assessments.

A summary of the impacts of changes on an average valued commercial improved 3 assessment with a Capital Improved Value (CIV) of \$169,457 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$169,457	\$169,457	\$0	0.00
Differential Rate in the Dollar	0.00909690	0.00965184	(-0.00055494)	6.10
Differential Rate Ratio	237%	200%		(-37.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,542	\$1,636	\$94	6.10
TOTAL CONSOLIDATED RATES REVENUE	\$1,756	\$1,636	(-\$120)	(-6.83%)

A summary of the impacts of changes on a median valued commercial improved 3 assessment with a Capital Improved Value (CIV) of \$144,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$710,000	\$710,000	\$0	0.00
Differential Rate in the Dollar	0.00909690	0.00965184	(-0.00055494)	6.10
Differential Rate Ratio	237%	200%		(-37.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,310	\$1,390	\$80	6.10
TOTAL CONSOLIDATED RATES REVENUE	\$1,524	\$1,390	(-\$134)	(-8.80%)

6.2.7 INDUSTRIAL IMPROVED LAND

Currently, there are three separate differential rate types for industrial improved land totaling 649 assessments.

The Rating Strategy Reference Group has recommended that the existing three industrial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current commercial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

6.2.7.1

INDUSTRIAL IMPROVED 1 LAND

The Rating Strategy Reference Group has recommended that the existing three industrial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current industrial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Industrial improved 1 land comprises of 533 assessments or 82.13% of all industrial improved land assessments.

A summary of the impacts of changes on an average valued industrial improved 1 assessment with a Capital Improved Value (CIV) of \$620,773 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$620,773	\$620,773	\$0	0.00
Differential Rate in the Dollar	0.01025780	0.00965184	(-0.000660596)	(-5.91)
Differential Rate Ratio	267%	200%		(-67.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$6,368	\$5,992	(-\$376)	(-5.91)
TOTAL CONSOLIDATED RATES REVENUE	\$6,582	\$5,992	(-\$590)	(-8.97%)

A summary of the impacts of changes on a median valued industrial improved 1 assessment with a Capital Improved Value (CIV) of \$331,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$331,000	\$331,000	\$0	0.00
Differential Rate in the Dollar	0.01025780	0.00965184	(-0.000660596)	(-5.91)
Differential Rate Ratio	267%	200%		(-67.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$3,395	\$3,195	(-\$201)	(-5.91)
TOTAL CONSOLIDATED RATES REVENUE	\$3,609	\$3,195	(-\$415)	(-11.49%)

6.2.7.2

INDUSTRIAL IMPROVED 2 LAND

The Rating Strategy Reference Group has recommended that the existing three industrial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current industrial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Industrial improved 2 land comprises of 29 assessments or 4.47% of all industrial improved land assessments.

A summary of the impacts of changes on an average valued industrial improved 2 assessment with a Capital Improved Value (CIV) of \$3,345,034 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
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	Recommendation			
Average CIV	\$3,345,034	\$3,345,034	\$0	0.00
Differential Rate in the Dollar	0.01274130	0.00965184	(-0.00308946)	(-24.25)
Differential Rate Ratio	332%	200%		(-132.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$42,620	\$32,286	(-\$10,334)	(-24.25)
TOTAL CONSOLIDATED RATES REVENUE	\$42,834	\$32,286	(-\$10,548)	(-24.63%)

A summary of the impacts of changes on a median valued industrial improved 2 assessment with a Capital Improved Value (CIV) of \$980,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$980,000	\$980,000	\$0	0.00
Differential Rate in the Dollar	0.01274130	0.00965184	(-0.00308946)	(-24.25)
Differential Rate Ratio	332%	200%		(-132.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$12,486	\$9,459	(-\$3,028)	(-24.25)
TOTAL CONSOLIDATED RATES REVENUE	\$12,700	\$9,459	(-\$3,242)	(-25.52%)

6.2.7.3

INDUSTRIAL IMPROVED 3 LAND

The Rating Strategy Reference Group has recommended that the existing three industrial improved differential rate types be combined into one category and that the differential rate ratio be set at 200% in comparison to the residential rate. Combining the differential rate types will simplify the existing rating system.

For rate modeling purposes, the contribution towards Shepparton Show Me relating to current industrial improved 1 land has been shared over all rateable assessments which include residential, commercial, industrial and rural/farm properties.

Industrial improved 3 land comprises of 87 assessments or 13.41% of all industrial improved land assessments.

A summary of the impacts of changes on an average valued industrial improved 3 assessment with a Capital Improved Value (CIV) of \$200,862 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Average CIV	\$200,862	\$200,862	\$0	0.00
Differential Rate in the Dollar	0.00858440	0.00965184	0.00106744	12.43
Differential Rate Ratio	223%	200%		(-23.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,724	\$1,939	\$214	6.10
TOTAL CONSOLIDATED RATES REVENUE	\$1,938	\$1,939	\$	0.02%

A summary of the impacts of changes on a median valued industrial improved 3 assessment with a Capital Improved Value (CIV) of \$203,000 is detailed below:

Rates Component	2012-2013 Budget	Rating Strategy Reference Group Recommendation	Change \$	Change %
Median CIV	\$203,000	\$203,000	\$0	0.00
Differential Rate in the Dollar	0.00858440	0.00965184	0.00106744	12.43
Differential Rate Ratio	223%	200%		(-23.00)
Municipal Charge	\$214	\$0	(-\$214)	(-100.00)
General Differential Rate [Rate in the Dollar x CIV]	\$1,743	\$1,959	\$217	12.43
TOTAL CONSOLIDATED RATES REVENUE	\$1,957	\$1,959	\$3	0.14%