

SV Scenario

Year 1	Year 2	Year 3	Cumulative Increase
9.5%	9.5%	9.5%	31.29%

Average Residential Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,147	\$1,197	\$1,227	\$1,258	\$111
Annual increase rate peg (%)		4.4%	2.5%	2.5%	9.68%
Average residential rate with an SV of 9.5% p.a. for 3 years	\$1,147	\$1,255	\$1,374	\$1,505	\$358
Annual increase with SV (%)		9.5%	9.5%	9.5%	31.21%
Cumulative impact of SV above base year levels		\$108	\$227	\$358	
Cumulative difference between SV and rate-peg-only scenarios		\$58	\$147	\$247	

Average Farmland Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,933	\$2,206	\$2,261	\$2,318	\$385
Annual increase rate peg (%)		4.4%	2.5%	2.5%	19.92%
Average farmland rate with an SV of 9.5% p.a. for 3 years	\$1,933	\$2,313	\$2,533	\$2,774	\$841
Annual increase with SV (%)		9.5%	9.5%	9.5%	43.51%
Cumulative impact of SV above base year levels		\$380	\$600	\$841	
Cumulative difference between SV and rate-peg-only scenarios		\$107	\$272	\$456	

Average Business Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average business rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$4,892	\$5,058	\$5,184	\$5,314	\$422
Annual increase rate peg (%)		4.4%	2.5%	2.5%	8.63%
Average business rate with an SV of 9.5% p.a. for 3 years	\$4,892	\$5,308	\$5,812	\$6,364	\$1,472
Annual increase with SV (%)		9.5%	9.5%	9.5%	30.09%
Cumulative impact of SV above base year levels		\$416	\$920	\$1,472	
Cumulative difference between SV and rate-peg-only scenarios		\$250	\$628	\$1,050	

SV Scenario

Year 1	Year 2	Year 3	Cumulative Increase
9.5%	9.5%	9.5%	31.29%

Average Residential Williamstown Primary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WP rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$690	\$769	\$788	\$808	\$118
Annual increase rate peg (%)		4.4%	2.5%	2.5%	17.10%
Average residential WP rate with an SV of 9.5% p.a. for 3 years	\$690	\$807	\$884	\$968	\$278
Annual increase with SV (%)		9.5%	9.5%	9.5%	40.29%
Cumulative impact of SV above base year levels		\$117	\$194	\$278	
Cumulative difference between SV and rate-peg-only scenarios		\$38	\$96	\$160	

Average Residential Williamstown Secondary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WS rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$741	\$810	\$830	\$851	\$110
Annual increase rate peg (%)		4.4%	2.5%	2.5%	14.84%
Average residential WS rate with an SV of 9.5% p.a. for 3 years	\$741	\$849	\$930	\$1,018	\$277
Annual increase with SV (%)		9.5%	9.5%	9.5%	37.38%
Cumulative impact of SV above base year levels		\$108	\$189	\$277	
Cumulative difference between SV and rate-peg-only scenarios		\$39	\$100	\$167	

Average Residential Williamstown Broader Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average residential WB rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$906	\$988	\$1,013	\$1,038	\$132
Annual increase rate peg (%)		4.4%	2.5%	2.5%	14.57%
Average residential WB rate with an SV of 9.5% p.a. for 3 years	\$906	\$1,036	\$1,134	\$1,242	\$336
Annual increase with SV (%)		9.5%	9.5%	9.5%	37.09%
Cumulative impact of SV above base year levels		\$130	\$228	\$336	
Cumulative difference between SV and rate-peg-only scenarios		\$48	\$121	\$204	

SV Scenario

Year 1	Year 2	Year 3	Cumulative Increase
9.5%	9.5%	9.5%	31.29%

Average Farmland Williamstown Primary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WP rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$897	\$1,046	\$1,072	\$1,099	\$202
Annual increase rate peg (%)		4.4%	2.5%	2.5%	22.52%
Average farmland WP rate with an SV of 9.5% p.a. for 3 years	\$897	\$1,097	\$1,201	\$1,315	\$418
Annual increase with SV (%)		9.5%	9.5%	9.5%	46.60%
Cumulative impact of SV above base year levels		\$200	\$304	\$418	
Cumulative difference between SV and rate-peg-only scenarios		\$51	\$129	\$216	

Average Farmland Williamstown Secondary Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WS rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,109	\$1,223	\$1,254	\$1,285	\$176
Annual increase rate peg (%)		4.4%	2.5%	2.5%	15.87%
Average farmland WS rate with an SV of 9.5% p.a. for 3 years	\$1,109	\$1,282	\$1,404	\$1,537	\$428
Annual increase with SV (%)		9.5%	9.5%	9.5%	38.59%
Cumulative impact of SV above base year levels		\$173	\$295	\$428	
Cumulative difference between SV and rate-peg-only scenarios		\$59	\$150	\$252	

Average Farmland Williamstown Broader Rate	Base Year	Year 1	Year 2	Year 3	Cumulative Increase
Average farmland WB rate under assumed rate peg of 4.4% year 1 and 2.5% onwards	\$1,375	\$1,463	\$1,500	\$1,538	\$163
Annual increase rate peg (%)		4.4%	2.5%	2.5%	11.85%
Average farmland WB rate with an SV of 9.5% p.a. for 3 years	\$1,375	\$1,535	\$1,681	\$1,841	\$466
Annual increase with SV (%)		9.5%	9.5%	9.5%	33.89%
Cumulative impact of SV above base year levels		\$160	\$306	\$466	
Cumulative difference between SV and rate-peg-only scenarios		\$72	\$181	\$303	

Please note: 1 July 2022 land values have been used from Year 1. The cumulative increase reflects both changes in land values, rate peg increase and proposed SV increases.