



AEC Rate Modelling Tool - Base Scenario (Rate Peg Only)

Rating Yield

Year	Current Rate Yield	Growth	Rate Peg	Additional increase	Total Increase	Rate Increase	Rate Yield
Year 1	\$8,700,482.21	0.00%	3.50%	0.00%	3.50%	\$304,517	\$9,004,999.09
Year 2	\$9,004,999.09	0.00%	2.50%	0.00%	2.50%	\$225,125	\$9,230,124.07
Year 3	\$9,230,124.07	0.00%	2.50%	0.00%	2.50%	\$230,753	\$9,460,877.17
Year 4	\$9,460,877.17	0.00%	2.50%	0.00%	2.50%	\$236,522	\$9,697,399.10
Year 5	\$9,697,399.10	0.00%	2.50%	0.00%	2.50%	\$242,435	\$9,939,834.08
Year 6	\$9,939,834.08	0.00%	2.50%	0.00%	2.50%	\$248,496	\$10,188,329.93
Year 7	\$10,188,329.93	0.00%	2.50%	0.00%	2.50%	\$254,708	\$10,443,038.18
Year 8	\$10,443,038.18	0.00%	2.50%	0.00%	2.50%	\$261,076	\$10,704,114.13
Year 9	\$10,704,114.13	0.00%	2.50%	0.00%	2.50%	\$267,603	\$10,971,716.98
Year 10	\$10,971,716.98	0.00%	2.50%	0.00%	2.50%	\$274,293	\$11,246,009.91

Rating Structure

Rating Category	Current % per category	Current Ad Valorem %	Current Base %	% per category	Ad Valorem %	Base %
Farmland	65.01%	73.07%	26.93%	65.01%	73.07%	26.93%
Residential	17.50%	58.14%	41.86%	17.50%	58.14%	41.86%
Res Non Urban	9.80%	65.51%	34.49%	9.80%	65.51%	34.49%
Business Crookwell	1.93%	73.65%	26.35%	1.93%	73.65%	26.35%
Business Gunning	0.54%	64.76%	35.24%	0.54%	64.76%	35.24%
Business Taralga	0.26%	65.92%	34.08%	0.26%	65.92%	34.08%
Business General	4.94%	95.98%	4.02%	4.94%	95.98%	4.02%
Mining	0.02%	87.50%	12.50%	0.02%	87.50%	12.50%
Total	100%			100.00%		

Year 1

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 1	Farmland	2,795	\$4,024,515,090	0.106295	\$564.08	\$4,277,838.19	73.1%	26.9%	\$5,854,427.82	65.01%
Year 1	Residential	2,360	\$477,079,370	0.191993	\$279.45	\$915,956.61	58.1%	41.9%	\$1,575,458.61	17.50%
Year 1	Res Non Urban	1,089	\$375,277,130	0.154008	\$279.45	\$677,956.80	65.5%	34.5%	\$882,277.85	9.80%
Year 1	Business Crookwell	164	\$19,159,650	0.668714	\$279.45	\$128,123.17	73.7%	26.3%	\$173,952.97	1.93%
Year 1	Business Gunning	61	\$8,278,060	0.378500	\$279.45	\$31,332.42	64.8%	35.2%	\$48,378.87	0.54%
Year 1	Business Taralga	29	\$5,169,840	0.303255	\$279.45	\$15,677.80	65.9%	34.1%	\$23,781.85	0.26%
Year 1	Business General	64	\$25,275,900	1.687775	\$279.45	\$426,600.19	96.0%	4.0%	\$444,484.99	4.94%
Year 1	Mining	1	\$323,000	0.605786	\$279.45	\$1,956.69	87.5%	12.5%	\$2,236.14	0.02%
	Total		\$4,935,078,040						\$9,004,999.09	

Year 2

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 2	Farmland	2,795	\$4,024,515,090	0.108952	\$578.18	\$4,384,784.15	73.1%	26.9%	\$6,000,788.51	65.01%
Year 2	Residential	2,360	\$477,079,370	0.196792	\$286.44	\$938,855.52	58.1%	41.9%	\$1,614,845.07	17.50%
Year 2	Res Non Urban	1,089	\$375,277,130	0.157858	\$286.44	\$592,405.72	65.5%	34.5%	\$904,334.80	9.80%
Year 2	Business Crookwell	164	\$19,159,650	0.685431	\$286.44	\$131,326.25	73.7%	26.3%	\$178,301.79	1.93%
Year 2	Business Gunning	61	\$8,278,060	0.387962	\$286.44	\$32,115.73	64.8%	35.2%	\$49,588.34	0.54%
Year 2	Business Taralga	29	\$5,169,840	0.310836	\$286.44	\$16,069.74	65.9%	34.1%	\$24,376.39	0.26%
Year 2	Business General	64	\$25,275,900	1.729969	\$286.44	\$437,265.20	96.0%	4.0%	\$455,597.12	4.94%
Year 2	Mining	1	\$323,000	0.620930	\$286.44	\$2,005.60	87.5%	12.5%	\$2,292.04	0.02%
	Total		\$4,935,078,040						\$9,230,124.07	

Year 3

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 3	Farmland	2,795	\$4,024,515,090	0.111676	\$592.63	\$4,494,403.75	73.1%	26.9%	\$6,150,808.23	65.01%
Year 3	Residential	2,360	\$477,079,370	0.201712	\$293.60	\$962,326.91	58.1%	41.9%	\$1,655,216.20	17.50%
Year 3	Res Non Urban	1,089	\$375,277,130	0.161805	\$293.60	\$607,215.87	65.5%	34.5%	\$926,943.17	9.80%
Year 3	Business Crookwell	164	\$19,159,650	0.702567	\$293.60	\$134,609.40	73.7%	26.3%	\$182,759.34	1.93%

Year 3	Business Gunning	61	\$8,278,060	0.397661	\$293.60	\$32,918.62	\$17,909.43	64.8%	35.2%	\$50,828.05	0.54%
Year 3	Business Taralga	29	\$5,169,840	0.318607	\$293.60	\$16,471.49	\$8,514.32	65.9%	34.1%	\$24,985.80	0.26%
Year 3	Business General	64	\$25,275,900	1.773218	\$293.60	\$448,196.83	\$18,790.22	96.0%	4.0%	\$466,987.05	4.94%
Year 3	Mining	1	\$323,000	0.636453	\$293.60	\$2,055.74	\$293.60	87.5%	12.5%	\$2,349.34	0.02%
	Total		\$4,935,078,040							\$9,460,877.17	

Year 4

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 4	Farmland	2,795	\$4,024,515,090	0.114468	\$607.45	\$4,606,763.84	\$1,697,814.59	73.1%	26.9%	\$6,304,578.43	65.01%
Year 4	Residential	2,360	\$477,079,370	0.206755	\$300.94	\$986,385.09	\$710,211.52	58.1%	41.9%	\$1,696,596.61	17.50%
Year 4	Res Non Urban	1,089	\$375,277,130	0.165850	\$300.94	\$622,396.26	\$327,720.49	65.5%	34.5%	\$950,116.75	9.80%
Year 4	Business Crookwell	164	\$19,159,650	0.720131	\$300.94	\$137,974.64	\$49,353.68	73.7%	26.3%	\$187,328.32	1.93%
Year 4	Business Gunning	61	\$8,278,060	0.407603	\$300.94	\$33,741.58	\$18,357.16	64.8%	35.2%	\$52,098.75	0.54%
Year 4	Business Taralga	29	\$5,169,840	0.326572	\$300.94	\$16,883.27	\$8,727.18	65.9%	34.1%	\$25,610.45	0.26%
Year 4	Business General	64	\$25,275,900	1.817549	\$300.94	\$459,401.75	\$19,259.97	96.0%	4.0%	\$478,661.72	4.94%
Year 4	Mining	1	\$323,000	0.652365	\$300.94	\$2,107.14	\$300.94	87.5%	12.5%	\$2,408.08	0.02%
	Total		\$4,935,078,040							\$9,697,399.10	

Year 5

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 5	Farmland	2,795	\$4,024,515,090	0.117329	\$622.63	\$4,721,932.94	\$1,740,259.95	73.1%	26.9%	\$6,462,192.89	65.01%
Year 5	Residential	2,360	\$477,079,370	0.211924	\$308.46	\$1,011,044.71	\$727,966.81	58.1%	41.9%	\$1,739,011.52	17.50%
Year 5	Res Non Urban	1,089	\$375,277,130	0.169996	\$308.46	\$637,956.17	\$335,913.50	65.5%	34.5%	\$973,869.67	9.80%
Year 5	Business Crookwell	164	\$19,159,650	0.738135	\$308.46	\$141,424.00	\$50,587.52	73.7%	26.3%	\$192,011.53	1.93%
Year 5	Business Gunning	61	\$8,278,060	0.417793	\$308.46	\$34,585.12	\$18,816.09	64.8%	35.2%	\$53,401.22	0.54%
Year 5	Business Taralga	29	\$5,169,840	0.334737	\$308.46	\$17,305.36	\$8,945.35	65.9%	34.1%	\$26,250.71	0.26%
Year 5	Business General	64	\$25,275,900	1.862987	\$308.46	\$470,886.79	\$19,741.47	96.0%	4.0%	\$490,628.27	4.94%
Year 5	Mining	1	\$323,000	0.668674	\$308.46	\$2,159.82	\$308.46	87.5%	12.5%	\$2,468.28	0.02%
	Total		\$4,935,078,040							\$9,939,834.08	

Year 6

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 6	Farmland	2,795	\$4,024,515,090	0.120262	\$638.20	\$4,839,981.26	\$1,783,766.45	73.1%	26.9%	\$6,623,747.71	65.01%
Year 6	Residential	2,360	\$477,079,370	0.217222	\$316.17	\$1,036,320.83	\$746,165.98	58.1%	41.9%	\$1,782,486.81	17.50%
Year 6	Res Non Urban	1,089	\$375,277,130	0.174246	\$316.17	\$653,905.07	\$344,311.34	65.5%	34.5%	\$998,216.41	9.80%
Year 6	Business Crookwell	164	\$19,159,650	0.756588	\$316.17	\$144,959.60	\$51,852.21	73.7%	26.3%	\$196,811.81	1.93%
Year 6	Business Gunning	61	\$8,278,060	0.428237	\$316.17	\$35,449.75	\$19,286.49	64.8%	35.2%	\$54,736.25	0.54%
Year 6	Business Taralga	29	\$5,169,840	0.343105	\$316.17	\$17,737.99	\$9,168.99	65.9%	34.1%	\$26,906.98	0.26%
Year 6	Business General	64	\$25,275,900	1.909562	\$316.17	\$482,658.96	\$20,235.01	96.0%	4.0%	\$502,893.97	4.94%
Year 6	Mining	1	\$323,000	0.685391	\$316.17	\$2,213.81	\$316.17	87.5%	12.5%	\$2,529.98	0.02%
	Total		\$4,935,078,040							\$10,188,329.93	

Year 7

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 7	Farmland	2,795	\$4,024,515,090	0.123269	\$654.15	\$4,960,980.80	\$1,828,360.61	73.1%	26.9%	\$6,789,341.41	65.01%
Year 7	Residential	2,360	\$477,079,370	0.222652	\$324.08	\$1,062,228.85	\$764,820.13	58.1%	41.9%	\$1,827,048.98	17.50%
Year 7	Res Non Urban	1,089	\$375,277,130	0.178602	\$324.08	\$670,252.70	\$352,919.12	65.5%	34.5%	\$1,023,171.82	9.80%
Year 7	Business Crookwell	164	\$19,159,650	0.775503	\$324.08	\$148,583.59	\$53,148.52	73.7%	26.3%	\$201,732.11	1.93%
Year 7	Business Gunning	61	\$8,278,060	0.438943	\$324.08	\$36,336.00	\$19,768.66	64.8%	35.2%	\$56,104.65	0.54%
Year 7	Business Taralga	29	\$5,169,840	0.351683	\$324.08	\$18,181.44	\$9,398.21	65.9%	34.1%	\$27,579.65	0.26%
Year 7	Business General	64	\$25,275,900	1.957301	\$324.08	\$494,725.44	\$20,740.88	96.0%	4.0%	\$515,466.32	4.94%
Year 7	Mining	1	\$323,000	0.702525	\$324.08	\$2,269.16	\$324.08	87.5%	12.5%	\$2,593.23	0.02%
	Total		\$4,935,078,040							\$10,443,038.18	

Year 8

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category
Year 8	Farmland	2,795	\$4,024,515,090	0.126351	\$670.51	\$5,085,005.32	\$1,874,069.63	73.1%	26.9%	\$6,959,074.94	65.01%
Year 8	Residential	2,360	\$477,079,370	0.228219	\$332.18	\$1,088,784.57	\$783,940.63	58.1%	41.9%	\$1,872,725.20	17.50%
Year 8	Res Non Urban	1,089	\$375,277,130	0.183067	\$332.18	\$687,009.02	\$361,742.10	65.5%	34.5%	\$1,048,751.11	9.80%

Year 8	Business Crookwell	164	\$19,159,650	0.794890	\$332.18	\$152,298.18	\$54,477.23	73.7%	26.3%	\$206,775.41	1.93%
Year 8	Business Gunning	61	\$8,278,060	0.449917	\$332.18	\$37,244.40	\$20,262.87	64.8%	35.2%	\$57,507.27	0.54%
Year 8	Business Taralga	29	\$5,169,840	0.360475	\$332.18	\$18,635.98	\$9,633.17	65.9%	34.1%	\$28,269.14	0.26%
Year 8	Business General	64	\$25,275,900	2.006234	\$332.18	\$507,093.57	\$21,259.41	96.0%	4.0%	\$528,352.98	4.94%
Year 8	Mining	1	\$323,000	0.720089	\$332.18	\$2,325.89	\$332.18	87.5%	12.5%	\$2,658.06	0.02%
	Total		\$4,935,078,040							\$10,704,114.13	

Year 9

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	
Year 9	Farmland	2,795	\$4,024,515,090	0.129510	\$687.27	\$5,212,130.45	\$1,920,921.37	73.1%	26.9%	\$7,133,051.82	65.01%
Year 9	Residential	2,360	\$477,079,370	0.233924	\$340.48	\$1,116,004.19	\$803,539.15	58.1%	41.9%	\$1,919,543.33	17.50%
Year 9	Res Non Urban	1,089	\$375,277,130	0.187644	\$340.48	\$704,184.24	\$370,785.65	65.5%	34.5%	\$1,074,969.89	9.80%
Year 9	Business Crookwell	164	\$19,159,650	0.814762	\$340.48	\$156,105.64	\$55,839.16	73.7%	26.3%	\$211,944.80	1.93%
Year 9	Business Gunning	61	\$8,278,060	0.461165	\$340.48	\$38,175.51	\$20,769.44	64.8%	35.2%	\$58,944.95	0.54%
Year 9	Business Taralga	29	\$5,169,840	0.369487	\$340.48	\$19,101.87	\$9,874.00	65.9%	34.1%	\$28,975.87	0.26%
Year 9	Business General	64	\$25,275,900	2.056389	\$340.48	\$519,770.91	\$21,790.89	96.0%	4.0%	\$541,561.81	4.94%
Year 9	Mining	1	\$323,000	0.738091	\$340.48	\$2,384.03	\$340.48	87.5%	12.5%	\$2,724.52	0.02%
	Total		\$4,935,078,040							\$10,971,716.98	

Year 10

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	
Year 10	Farmland	2,795	\$4,024,515,090	0.132747	\$704.45	\$5,342,433.71	\$1,968,944.40	73.1%	26.9%	\$7,311,378.11	65.01%
Year 10	Residential	2,360	\$477,079,370	0.239772	\$348.99	\$1,143,904.29	\$823,627.63	58.1%	41.9%	\$1,967,531.92	17.50%
Year 10	Res Non Urban	1,089	\$375,277,130	0.192335	\$348.99	\$721,788.85	\$380,055.29	65.5%	34.5%	\$1,101,844.14	9.80%
Year 10	Business Crookwell	164	\$19,159,650	0.835132	\$348.99	\$160,008.28	\$57,235.14	73.7%	26.3%	\$217,243.42	1.93%
Year 10	Business Gunning	61	\$8,278,060	0.472694	\$348.99	\$39,129.89	\$21,288.68	64.8%	35.2%	\$60,418.57	0.54%
Year 10	Business Taralga	29	\$5,169,840	0.378724	\$348.99	\$19,579.42	\$10,120.85	65.9%	34.1%	\$29,700.27	0.26%
Year 10	Business General	64	\$25,275,900	2.107799	\$348.99	\$532,765.19	\$22,335.66	96.0%	4.0%	\$555,100.85	4.94%
Year 10	Mining	1	\$323,000	0.756543	\$348.99	\$2,443.63	\$348.99	87.5%	12.5%	\$2,792.63	0.02%
	Total		\$4,935,078,040							\$11,246,009.91	