



AEC Rate Modelling Tool - Scenario 2 - Three Year SRV

Rating Yield

Year	Current Rate Yield	Growth	Rate Peg	Additional increase	Total Increase	Rate Increase	Rate Yield	Additional from
Year 1	\$8,700,482.21	0.00%	3.50%	31.50%	35.00%	\$3,045,169	\$11,745,650.99	\$2,740,651.90
Year 2	\$11,745,650.99	0.00%	2.50%	12.50%	15.00%	\$1,761,848	\$13,507,498.64	\$4,277,374.57
Year 3	\$13,507,498.64	0.00%	2.50%	2.50%	5.00%	\$675,375	\$14,182,873.57	\$4,721,996.40
Year 4	\$14,182,873.57	0.00%	2.50%	0.00%	2.50%	\$354,572	\$14,537,445.41	\$4,840,046.31
Year 5	\$14,537,445.41	0.00%	2.50%	0.00%	2.50%	\$363,436	\$14,900,881.54	\$4,961,047.47
Year 6	\$14,900,881.54	0.00%	2.50%	0.00%	2.50%	\$372,522	\$15,273,403.58	\$5,085,073.65
Year 7	\$15,273,403.58	0.00%	2.50%	0.00%	2.50%	\$381,835	\$15,655,238.67	\$5,212,200.49
Year 8	\$15,655,238.67	0.00%	2.50%	0.00%	2.50%	\$391,381	\$16,046,619.64	\$5,342,505.51
Year 9	\$16,046,619.64	0.00%	2.50%	0.00%	2.50%	\$401,165	\$16,447,785.13	\$5,476,068.14
Year 10	\$16,447,785.13	0.00%	2.50%	0.00%	2.50%	\$411,195	\$16,858,979.76	\$5,612,969.85

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	Additional from SRV	
Year 1	Farmland	2,795	\$4,024,515,090	0.138645	\$735.75	\$5,579,788.95	\$2,056,421.25	73.1%	26.9%	\$7,636,210.20	65.01%	\$1,781,782.38
Year 1	Residential	2,360	\$477,079,370	0.250425	\$364.50	\$1,194,726.01	\$860,220.00	58.1%	41.9%	\$2,054,946.01	17.50%	\$479,487.40
Year 1	Res Non Urban	1,089	\$375,277,130	0.200880	\$364.50	\$753,856.70	\$396,940.50	65.5%	34.5%	\$1,150,797.20	9.80%	\$268,519.35
Year 1	Business Crookwell	164	\$19,159,650	0.872235	\$364.50	\$167,117.17	\$59,778.00	73.7%	26.3%	\$226,895.17	1.93%	\$52,942.21
Year 1	Business Gunning	61	\$8,278,060	0.493695	\$364.50	\$40,868.37	\$22,234.50	64.8%	35.2%	\$63,102.87	0.54%	\$14,724.00
Year 1	Business Taralga	29	\$5,169,840	0.395550	\$364.50	\$20,449.30	\$10,570.50	65.9%	34.1%	\$31,019.80	0.26%	\$7,237.95
Year 1	Business General	64	\$25,275,900	2.201445	\$364.50	\$556,435.04	\$23,328.00	96.0%	4.0%	\$579,763.04	4.94%	\$135,278.04
Year 1	Mining	1	\$323,000	0.790155	\$364.50	\$2,552.20	\$364.50	87.5%	12.5%	\$2,916.70	0.02%	\$680.56
	Total		\$4,935,078,040						\$11,745,650.99		\$2,740,651.90	

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	Additional from SRV	
Year 2	Farmland	2,795	\$4,024,515,090	0.159442	\$846.11	\$6,416,757.29	\$2,364,884.44	73.1%	26.9%	\$8,781,641.73	65.01%	\$2,780,853.21
Year 2	Residential	2,360	\$477,079,370	0.287989	\$419.18	\$1,373,934.91	\$989,253.00	58.1%	41.9%	\$2,363,187.91	17.50%	\$748,342.84
Year 2	Res Non Urban	1,089	\$375,277,130	0.231012	\$419.18	\$866,935.20	\$456,481.58	65.5%	34.5%	\$1,323,416.78	9.80%	\$419,081.98
Year 2	Business Crookwell	164	\$19,159,650	1.003070	\$419.18	\$192,184.75	\$68,744.70	73.7%	26.3%	\$260,929.45	1.93%	\$82,627.66
Year 2	Business Gunning	61	\$8,278,060	0.567749	\$419.18	\$46,998.62	\$25,569.68	64.8%	35.2%	\$72,568.30	0.54%	\$22,979.96
Year 2	Business Taralga	29	\$5,169,840	0.454883	\$419.18	\$23,516.70	\$12,156.08	65.9%	34.1%	\$35,672.77	0.26%	\$11,296.38
Year 2	Business General	64	\$25,275,900	2.531662	\$419.18	\$639,900.29	\$26,827.20	96.0%	4.0%	\$666,727.49	4.94%	\$211,130.37
Year 2	Mining	1	\$323,000	0.908678	\$419.18	\$2,935.03	\$419.18	87.5%	12.5%	\$3,354.21	0.02%	\$1,062.17
	Total		\$4,935,078,040						\$13,507,498.64		\$4,277,374.57	

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	Additional from SRV	
Year 3	Farmland	2,795	\$4,024,515,090	0.167414	\$888.42	\$6,737,595.15	\$2,483,128.66	73.1%	26.9%	\$9,220,723.81	65.01%	\$3,069,915.59
Year 3	Residential	2,360	\$477,079,370	0.302388	\$440.13	\$1,442,631.66	\$1,038,715.65	58.1%	41.9%	\$2,481,347.31	17.50%	\$826,131.11
Year 3	Res Non Urban	1,089	\$375,277,130	0.242563	\$440.13	\$910,281.96	\$479,305.65	65.5%	34.5%	\$1,389,587.62	9.80%	\$462,644.45
Year 3	Business Crookwell	164	\$19,159,650	1.053224	\$440.13	\$201,793.99	\$72,181.94	73.7%	26.3%	\$273,975.92	1.93%	\$91,216.59
Year 3	Business Gunning	61	\$8,278,060	0.596137	\$440.13	\$49,348.55	\$26,848.16	64.8%	35.2%	\$76,196.71	0.54%	\$25,368.67
Year 3	Business Taralga	29	\$5,169,840	0.477627	\$440.13	\$24,692.53	\$12,763.88	65.9%	34.1%	\$37,456.41	0.26%	\$12,470.61

Year 3	Business General	64	\$25,275,900	2.658245	\$440.13	\$671,895.31	\$28,168.56	96.0%	4.0%	\$700,063.87	4.94%	\$233,076.82
Year 3	Mining	1	\$323,000	0.954112	\$440.13	\$3,081.78	\$440.13	87.5%	12.5%	\$3,521.92	0.02%	\$1,172.57
	Total		\$4,935,078,040							\$14,182,873.57		\$4,721,996.40

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	Additional from SRV
Year 4	Farmland	2,795	\$4,024,515,090	0.171599	\$910.63	\$6,906,035.03	\$2,545,206.88	73.1%	26.9%	\$9,451,241.91	65.01%	\$3,146,663.48
Year 4	Residential	2,360	\$477,079,370	0.309948	\$451.14	\$1,478,697.45	\$1,064,683.54	58.1%	41.9%	\$2,543,380.99	17.50%	\$846,784.39
Year 4	Res Non Urban	1,089	\$375,277,130	0.248627	\$451.14	\$933,039.01	\$491,288.30	65.5%	34.5%	\$1,424,327.31	9.80%	\$474,210.56
Year 4	Business Crookwell	164	\$19,159,650	1.079554	\$451.14	\$206,838.84	\$73,986.48	73.7%	26.3%	\$280,825.32	1.93%	\$93,497.00
Year 4	Business Gunning	61	\$8,278,060	0.611040	\$451.14	\$50,582.27	\$27,519.36	64.8%	35.2%	\$78,101.63	0.54%	\$26,002.88
Year 4	Business Taralga	29	\$5,169,840	0.489567	\$451.14	\$25,309.85	\$13,082.98	65.9%	34.1%	\$38,392.82	0.26%	\$12,782.37
Year 4	Business General	64	\$25,275,900	2.724701	\$451.14	\$688,692.69	\$28,872.77	96.0%	4.0%	\$717,565.46	4.94%	\$238,903.74
Year 4	Mining	1	\$323,000	0.977965	\$451.14	\$3,158.83	\$451.14	87.5%	12.5%	\$3,609.96	0.02%	\$1,201.89
	Total		\$4,935,078,040							\$14,537,445.41		\$4,840,046.31

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	Additional from SRV
Year 5	Farmland	2,795	\$4,024,515,090	0.175889	\$933.39	\$7,078,685.91	\$2,608,837.05	73.1%	26.9%	\$9,687,522.96	65.01%	\$3,225,330.06
Year 5	Residential	2,360	\$477,079,370	0.317697	\$462.42	\$1,515,664.89	\$1,091,300.63	58.1%	41.9%	\$2,606,965.52	17.50%	\$867,954.00
Year 5	Res Non Urban	1,089	\$375,277,130	0.254842	\$462.42	\$956,364.99	\$503,570.50	65.5%	34.5%	\$1,459,935.49	9.80%	\$486,065.82
Year 5	Business Crookwell	164	\$19,159,650	1.106543	\$462.42	\$212,009.81	\$75,836.15	73.7%	26.3%	\$287,845.95	1.93%	\$95,834.43
Year 5	Business Gunning	61	\$8,278,060	0.626316	\$462.42	\$51,846.83	\$28,207.35	64.8%	35.2%	\$80,054.17	0.54%	\$26,652.96
Year 5	Business Taralga	29	\$5,169,840	0.501806	\$462.42	\$25,942.59	\$13,410.05	65.9%	34.1%	\$39,352.64	0.26%	\$13,101.93
Year 5	Business General	64	\$25,275,900	2.792818	\$462.42	\$705,910.01	\$29,594.59	96.0%	4.0%	\$735,504.60	4.94%	\$244,876.33
Year 5	Mining	1	\$323,000	1.002414	\$462.42	\$3,237.80	\$462.42	87.5%	12.5%	\$3,700.21	0.02%	\$1,231.94
	Total		\$4,935,078,040							\$14,900,881.54		\$4,961,047.47

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	Additional from SRV
Year 6	Farmland	2,795	\$4,024,515,090	0.180286	\$956.73	\$7,255,653.06	\$2,674,057.97	73.1%	26.9%	\$9,929,711.03	65.01%	\$3,305,963.31
Year 6	Residential	2,360	\$477,079,370	0.325639	\$473.98	\$1,553,556.51	\$1,118,583.15	58.1%	41.9%	\$2,672,139.66	17.50%	\$889,652.85
Year 6	Res Non Urban	1,089	\$375,277,130	0.261213	\$473.98	\$980,274.11	\$516,159.77	65.5%	34.5%	\$1,496,433.88	9.80%	\$498,217.47
Year 6	Business Crookwell	164	\$19,159,650	1.134207	\$473.98	\$217,310.05	\$77,732.05	73.7%	26.3%	\$295,042.10	1.93%	\$98,230.29
Year 6	Business Gunning	61	\$8,278,060	0.641974	\$473.98	\$53,143.00	\$28,912.53	64.8%	35.2%	\$82,055.53	0.54%	\$27,319.28
Year 6	Business Taralga	29	\$5,169,840	0.514352	\$473.98	\$26,591.16	\$13,745.30	65.9%	34.1%	\$40,336.46	0.26%	\$13,429.48
Year 6	Business General	64	\$25,275,900	2.862639	\$473.98	\$723,557.76	\$30,334.46	96.0%	4.0%	\$753,892.22	4.94%	\$250,998.24
Year 6	Mining	1	\$323,000	1.027474	\$473.98	\$3,318.74	\$473.98	87.5%	12.5%	\$3,792.72	0.02%	\$1,262.73
	Total		\$4,935,078,040							\$15,273,403.58		\$5,085,073.65

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	Additional from SRV
Year 7	Farmland	2,795	\$4,024,515,090	0.184794	\$980.65	\$7,437,044.38	\$2,740,909.42	73.1%	26.9%	\$10,177,953.80	65.01%	\$3,388,612.40
Year 7	Residential	2,360	\$477,079,370	0.333780	\$485.83	\$1,592,395.42	\$1,146,547.72	58.1%	41.9%	\$2,738,943.15	17.50%	\$911,894.17
Year 7	Res Non Urban	1,089	\$375,277,130	0.267744	\$485.83	\$1,004,780.97	\$529,063.76	65.5%	34.5%	\$1,533,844.72	9.80%	\$510,672.91
Year 7	Business Crookwell	164	\$19,159,650	1.162562	\$485.83	\$222,742.80	\$79,675.35	73.7%	26.3%	\$302,418.15	1.93%	\$100,686.04
Year 7	Business Gunning	61	\$8,278,060	0.658023	\$485.83	\$54,471.57	\$29,635.34	64.8%	35.2%	\$84,106.91	0.54%	\$28,002.26
Year 7	Business Taralga	29	\$5,169,840	0.527210	\$485.83	\$27,255.94	\$14,088.93	65.9%	34.1%	\$41,344.87	0.26%	\$13,765.22
Year 7	Business General	64	\$25,275,900	2.934205	\$485.83	\$741,646.70	\$31,092.82	96.0%	4.0%	\$772,739.52	4.94%	\$257,273.20
Year 7	Mining	1	\$323,000	1.053161	\$485.83	\$3,401.71	\$485.83	87.5%	12.5%	\$3,887.54	0.02%	\$1,294.30
	Total		\$4,935,078,040							\$15,655,238.67		\$5,212,200.49

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	Additional from SRV
Year 8	Farmland	2,795	\$4,024,515,090	0.189413	\$1,005.16	\$7,622,970.49	\$2,809,432.16	73.1%	26.9%	\$10,432,402.65	65.01%	\$3,473,327.71
Year 8	Residential	2,360	\$477,079,370	0.342124	\$497.97	\$1,632,205.31	\$1,175,211.42	58.1%	41.9%	\$2,807,416.73	17.50%	\$934,691.52
Year 8	Res Non Urban	1,089	\$375,277,130	0.274437	\$497.97	\$1,029,900.49	\$542,290.35	65.5%	34.5%	\$1,572,190.84	9.80%	\$523,439.73
Year 8	Business Crookwell	164	\$19,159,650	1.191626	\$497.97	\$228,311.37	\$81,667.23	73.7%	26.3%	\$309,978.61	1.93%	\$103,203.20
Year 8	Business Gunning	61	\$8,278,060	0.674474	\$497.97	\$55,833.36	\$30,376.23	64.8%	35.2%	\$86,209.59	0.54%	\$28,702.32
Year 8	Business Taralga	29	\$5,169,840	0.540391	\$497.97	\$27,937.33	\$14,441.16	65.9%	34.1%	\$42,378.49	0.26%	\$14,109.35
Year 8	Business General	64	\$25,275,900	3.007560	\$497.97	\$760,187.87	\$31,870.14	96.0%	4.0%	\$792,058.01	4.94%	\$263,705.03
Year 8	Mining	1	\$323,000	1.079490	\$497.97	\$3,486.75	\$497.97	87.5%	12.5%	\$3,984.72	0.02%	\$1,326.66

Total			\$4,935,078,040								\$16,046,619.64	\$5,342,505.51
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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	Additional from SRV
Year 9	Farmland	2,795	\$4,024,515,090	0.194149	\$1,030.29	\$7,813,544.75	\$2,879,667.96	73.1%	26.9%	\$10,693,212.72	65.01%	\$3,560,160.90
Year 9	Residential	2,360	\$477,079,370	0.350678	\$510.42	\$1,673,010.44	\$1,204,591.70	58.1%	41.9%	\$2,877,602.14	17.50%	\$958,058.81
Year 9	Res Non Urban	1,089	\$375,277,130	0.281298	\$510.42	\$1,055,648.00	\$555,847.61	65.5%	34.5%	\$1,611,495.61	9.80%	\$536,525.72
Year 9	Business Crookwell	164	\$19,159,650	1.221417	\$510.42	\$234,019.16	\$83,708.91	73.7%	26.3%	\$317,728.07	1.93%	\$105,783.28
Year 9	Business Gunning	61	\$8,278,060	0.691336	\$510.42	\$57,229.19	\$31,135.63	64.8%	35.2%	\$88,364.83	0.54%	\$29,419.88
Year 9	Business Taralga	29	\$5,169,840	0.553900	\$510.42	\$28,635.77	\$14,802.19	65.9%	34.1%	\$43,437.95	0.26%	\$14,462.08
Year 9	Business General	64	\$25,275,900	3.082749	\$510.42	\$779,192.57	\$32,666.89	96.0%	4.0%	\$811,859.46	4.94%	\$270,297.65
Year 9	Mining	1	\$323,000	1.106478	\$510.42	\$3,573.92	\$510.42	87.5%	12.5%	\$4,084.34	0.02%	\$1,359.83
	Total		\$4,935,078,040							\$16,447,785.13		\$5,476,068.14

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	Additional from SRV
Year 10	Farmland	2,795	\$4,024,515,090	0.199002	\$1,056.05	\$8,008,883.37	\$2,951,659.66	73.1%	26.9%	\$10,960,543.03	65.01%	\$3,649,164.92
Year 10	Residential	2,360	\$477,079,370	0.359445	\$523.18	\$1,714,835.70	\$1,234,706.50	58.1%	41.9%	\$2,949,542.20	17.50%	\$982,010.28
Year 10	Res Non Urban	1,089	\$375,277,130	0.288331	\$523.18	\$1,082,039.20	\$569,743.80	65.5%	34.5%	\$1,651,783.00	9.80%	\$549,938.87
Year 10	Business Crookwell	164	\$19,159,650	1.251952	\$523.18	\$239,869.64	\$85,801.64	73.7%	26.3%	\$325,671.27	1.93%	\$108,427.86
Year 10	Business Gunning	61	\$8,278,060	0.708619	\$523.18	\$58,659.92	\$31,914.02	64.8%	35.2%	\$90,573.95	0.54%	\$30,155.37
Year 10	Business Taralga	29	\$5,169,840	0.567748	\$523.18	\$29,351.66	\$15,172.24	65.9%	34.1%	\$44,523.90	0.26%	\$14,823.63
Year 10	Business General	64	\$25,275,900	3.159818	\$523.18	\$798,672.38	\$33,483.57	96.0%	4.0%	\$832,155.95	4.94%	\$277,055.09
Year 10	Mining	1	\$323,000	1.134140	\$523.18	\$3,663.27	\$523.18	87.5%	12.5%	\$4,186.45	0.02%	\$1,393.82
	Total		\$4,935,078,040							\$16,858,979.76		\$5,612,969.85