

# 1. Rates Model 1 - 5% Increase

<b>GRV</b>	<b>-19.0% RID Decrease</b>
<b>UV</b>	<b>-18.00% RID decrease</b>
<b>Minimum</b>	<b>\$924.00 5%</b>

	Rate in \$	No of Properties	23/24	24/25	Actual	Budget	Increase/Decrease	
			Rateable Land Value	Rateable Land Value			23/24	2024/25
<b>RATES</b>								
<b>GENERAL RATE</b>								
GRV - Kellerberrin Residential	0.127950	336	2,913,976	3,804,424	463,613.61	486,776.05	5.00%	23,162.44
GRV - Other Residential	0.127950	2	24,856	14,768	3,954.59	1,889.57	(52.22%)	-2,065.02
<b>GRV - Kellerberrin Commercial</b>	<b>0.113925</b>	22	643,635	1,038,476	112,668.32	118,308.38	5.01%	5,640.06
<b>GRV - Other Commercial</b>	<b>0.113925</b>	1	27,976	17,420	4,897.20	1,984.57	(59.48%)	-2,912.63
UV - Mining Tenements	0.011185	0		0		-	0.00%	0.00
UV - Rural	0.011185	246	127,785,500	164,484,000	1,751,939.27	1,839,753.54	5.01%	87,814.27
Ex-Gratia Rates	0.013760					-		
Non Rateable		217	371,885	306,650		-		
		<b>824</b>	<b>131,767,828</b>	<b>169,665,738</b>	<b>2,337,072.99</b>	<b>2,448,712.11</b>	4.78%	111,639.12
<b>MINIMUM RATE</b>								
	Min Rate	No of Properties	Rateable Land Value	Rateable Land Value	Actual 23/24	Budget 2024/25	Increase/Decrease %	\$
GRV - Kellerberrin Residential	924.00	56	34,788	48,452	49,280.00	51,744.00	5.00%	2,464.00
GRV - Other Residential	924.00	27	32,468	45,680	22,000.00	24,948.00	13.40%	2,948.00
<b>GRV - Kellerberrin Commercial</b>	<b>1,003.00</b>	31	71,744	123,937	24,125.00	31,093.00	28.88%	6,968.00
<b>GRV - Other Commercial</b>	<b>1,003.00</b>	4	170	14,999	1,930.00	4,012.00	107.88%	2,082.00
UV - Mining Tenements	924.00	7	149,599	110,688	12,320.00	6,468.00	(47.50%)	-5,852.00
UV - Rural	924.00	91	2,151,900	3,283,600	66,880.00	84,084.00	25.72%	17,204.00
Ex Gratia Rates	924.00					-		0.00
Non Rateable Assessments	0.00							0.00
		<b>216</b>	<b>2,440,669</b>	<b>3,627,356</b>	<b>176,535.00</b>	<b>202,349.00</b>	14.62%	25,814.00
		<b>1040</b>	<b>134,208,497</b>	<b>173,293,094</b>	<b>2,513,607.99</b>	<b>2,651,061</b>	<b>105.47%</b>	137,453.12
				Less Discount				0.00
					<b>2,513,607.99</b>	<b>2,651,061.11</b>		137,453.12
			(not including MIN)					
	Increase/(Decrease)		<b>RID changes</b>					
			<b>-19.00% GRV</b>		682,469	720,756	5.61%	38,286.85
			<b>-18.00% UV</b>		1,818,819	1,923,838	5.77%	105,018.27
			<b>-18.00% mining</b>		12,320	6,468	(47.50%)	-5,852.00
			<b>-34.92% Comm/ Indust</b>		2,513,608	2,651,061	5.47%	137,453.12
GRV Valuations Total	1,358,543							
UV Valuations Total	37,830,200							
UV Mining Tenement	-38,911							
<b>Total Valuation</b>	<b>39,149,832</b>							
Plus non Rateable	-65,235							
<b>TOTAL</b>	<b>39,084,597</b>				<b>2,513,608</b>	<b>2,651,061</b>	5.47%	137,453.12
				Exgratia	-	-		

## 2. Rates Model 2 - 5% Increase GRV RID Increased

<b>GRV</b>	<b>-19.0% RID Increase</b>
<b>UV</b>	<b>-18.00% RID decrease</b>
<b>Minimum</b>	<b>\$924.00 5%</b>

	Rate in \$	No of Properties	23/24	24/25	Actual	Budget	Increase/Decrease	
			Rateable Land Value	Rateable Land Value			23/24	2024/25
<b>RATES</b>								
<b>GENERAL RATE</b>								
GRV - Kellerberrin Residential	0.127950	336	2,913,976	3,804,424	463,613.61	486,776.05	5.00%	23,162.44
GRV - Other Residential	0.127950	2	24,856	14,768	3,954.59	1,889.57	(52.22%)	-2,065.02
<b>GRV - Kellerberrin Commercial</b>	<b>0.130000</b>	22	643,635	1,054,468	112,668.32	137,080.84	21.67%	24,412.52
<b>GRV - Other Commercial</b>	<b>0.130000</b>	1	27,976	25,324	4,897.20	3,292.12	(32.78%)	-1,605.08
UV - Mining Tenements	0.011185	0		0		-	0.00%	0.00
UV - Rural	0.011185	246	127,785,500	164,484,000	1,751,939.27	1,839,753.54	5.01%	87,814.27
Ex-Gratia Rates	0.013760					-		
Non Rateable		217	371,885	306,650		-		
		<b>824</b>	<b>131,767,828</b>	<b>169,689,634</b>	<b>2,337,072.99</b>	<b>2,468,792.12</b>	5.64%	131,719.13
<b>MINIMUM RATE</b>								
	Min Rate	No of Properties	Rateable Land Value	Rateable Land Value	Actual 23/24	Budget 2024/25	Increase/Decrease %	\$
GRV - Kellerberrin Residential	924.00	56	34,788	48,452	49,280.00	51,744.00	5.00%	2,464.00
GRV - Other Residential	924.00	27	32,468	45,680	22,000.00	24,948.00	13.40%	2,948.00
<b>GRV - Kellerberrin Commercial</b>	<b>1,003.00</b>	29	71,744	107,945	24,125.00	29,087.00	20.57%	4,962.00
<b>GRV - Other Commercial</b>	<b>1,003.00</b>	3	170	7,095	1,930.00	3,009.00	55.91%	1,079.00
UV - Mining Tenements	924.00	7	149,599	110,688	12,320.00	6,468.00	(47.50%)	-5,852.00
UV - Rural	924.00	91	2,151,900	3,283,600	66,880.00	84,084.00	25.72%	17,204.00
Ex Gratia Rates	924.00					-		0.00
Non Rateable Assessments	0.00							0.00
		<b>213</b>	<b>2,440,669</b>	<b>3,603,460</b>	<b>176,535.00</b>	<b>199,340.00</b>	12.92%	22,805.00
		<b>1037</b>	<b>134,208,497</b>	<b>173,293,094</b>	<b>2,513,607.99</b>	<b>2,668,132</b>	<b>106.15%</b>	154,524.13
				Less Discount				0.00
					<b>2,513,607.99</b>	<b>2,668,132.12</b>		154,524.13
			(not including MIN)					
	Increase/(Decrease)		<b>RID changes</b>					
			<b>-19.00% GRV</b>		682,469	737,827	8.11%	55,357.86
			<b>-18.00% UV</b>		1,818,819	1,923,838	5.77%	105,018.27
			<b>-18.00% mining</b>		12,320	6,468	(47.50%)	-5,852.00
			<b>-25.00% Comm/ Indust</b>		2,513,608	2,668,132	6.15%	154,524.13
GRV Valuations Total	1,358,543							
UV Valuations Total	37,830,200							
UV Mining Tenement	-38,911							
<b>Total Valuation</b>	<b>39,149,832</b>							
Plus non Rateable	-65,235							
<b>TOTAL</b>	<b>39,084,597</b>				<b>2,513,608</b>	<b>2,668,132</b>	6.15%	154,524.13
				Exgratia	-	-		

### 3. Rates Model 3 - 5% Increase No Differential Rating

<b>GRV</b>	<b>-19.0% RID Increase</b>
<b>UV</b>	<b>-18.00% RID decrease</b>
<b>Minimum</b>	<b>\$924.00 5%</b>

	Rate in \$	No of Properties	23/24	24/25	Actual 23/24	Budget 2024/25	Increase/Decrease	
			Rateable Land Value	Rateable Land Value			%	\$
<b>RATES</b>								
<b>GENERAL RATE</b>								
GRV - Kellerberrin Residential	0.127950	336	2,913,976	3,804,424	463,613.61	486,776.05	5.00%	23,162.44
GRV - Other Residential	0.127950	2	24,856	14,768	3,954.59	1,889.57	(52.22%)	-2,065.02
<b>GRV - Kellerberrin Commercial</b>	<b>0.127950</b>	25	643,635	1,062,164	112,668.32	135,903.88	20.62%	23,235.56
<b>GRV - Other Commercial</b>	<b>0.127950</b>	2	27,976	25,324	4,897.20	3,240.21	(33.84%)	-1,656.99
UV - Mining Tenements	0.011185	0		0		-	0.00%	0.00
UV - Rural	0.011185	246	127,785,500	164,484,000	1,751,939.27	1,839,753.54	5.01%	87,814.27
Ex-Gratia Rates	0.013760					-		
Non Rateable		217	371,885	306,650		-		
		<b>828</b>	<b>131,767,828</b>	<b>169,697,330</b>	<b>2,337,072.99</b>	<b>2,467,563.25</b>	5.58%	130,490.26
<b>MINIMUM RATE</b>								
	Min Rate	No of Properties	Rateable Land Value	Rateable Land Value	Actual 23/24	Budget 2024/25	Increase/Decrease %	\$
GRV - Kellerberrin Residential	924.00	56	34,788	48,452	49,280.00	51,744.00	5.00%	2,464.00
GRV - Other Residential	924.00	27	32,468	45,680	22,000.00	24,948.00	13.40%	2,948.00
<b>GRV - Kellerberrin Commercial</b>	<b>924.00</b>	28	71,744	100,249	24,125.00	25,872.00	7.24%	1,747.00
<b>GRV - Other Commercial</b>	<b>924.00</b>	3	170	7,095	1,930.00	2,772.00	43.63%	842.00
UV - Mining Tenements	924.00	7	149,599	110,688	12,320.00	6,468.00	(47.50%)	-5,852.00
UV - Rural	924.00	91	2,151,900	3,283,600	66,880.00	84,084.00	25.72%	17,204.00
Ex Gratia Rates	924.00					-		0.00
Non Rateable Assessments	0.00							0.00
		<b>212</b>	<b>2,440,669</b>	<b>3,595,764</b>	<b>176,535.00</b>	<b>195,888.00</b>	10.96%	19,353.00
		<b>1040</b>	<b>134,208,497</b>	<b>173,293,094</b>	<b>2,513,607.99</b>	<b>2,663,451</b>	<b>105.96%</b>	149,843.26
				Less Discount				0.00
					<b>2,513,607.99</b>	<b>2,663,451.25</b>		149,843.26
			(not including MIN)					
	Increase/(Decrease)		<b>RID changes</b>					
GRV Valuations Total	1,358,543		<b>-19.00% GRV</b>		682,469	733,146	7.43%	50,676.99
UV Valuations Total	37,830,200		<b>-18.00% UV</b>		1,818,819	1,923,838	5.77%	105,018.27
UV Mining Tenement	-38,911		<b>-18.00% mining</b>		12,320	6,468	(47.50%)	-5,852.00
<b>Total Valuation</b>	<b>39,149,832</b>		<b>-19.00% Comm/ Indust</b>		<b>2,513,608</b>	<b>2,663,451</b>	5.96%	149,843.26
Plus non Rateable	-65,235			Exgratia	-	-		
<b>TOTAL</b>	<b>39,084,597</b>				<b>2,513,608</b>	<b>2,663,451</b>	5.96%	149,843.26

#### 4. Rates Comparison 2024.2025

##### RATES COMPARISONS 23/24 TO 24/25

		Rural									
		2023/2024				2024/2025					
Ass No	AREA	Valuation	RID	Rates	Valuation	RID	Rates	Difference	%	Difference in Valuation	
A66	North Kellerberrin	\$ 1,833,000.00	\$ 0.013710	\$ 25,130.43	\$ 2,383,000.00	\$ 0.011185	\$ 26,653.86	\$ 1,523.43	6%	\$ 550,000.00	
A1544	Shackleton Road	\$ 1,946,000.00	\$ 0.013710	\$ 26,679.66	\$ 2,528,000.00	\$ 0.011185	\$ 28,275.68	\$ 1,596.02	6%	\$ 582,000.00	
A36	North Kellerberrin	\$ 1,257,000.00	\$ 0.013710	\$ 17,233.47	\$ 1,632,000.00	\$ 0.011185	\$ 18,253.92	\$ 1,020.45	6%	\$ 375,000.00	
A271	Doodlakine	\$ 2,238,000.00	\$ 0.013710	\$ 30,682.98	\$ 2,901,000.00	\$ 0.011185	\$ 32,447.69	\$ 1,764.71	6%	\$ 663,000.00	
A1688	Doodlakine	\$ 1,670,000.00	\$ 0.013710	\$ 22,895.70	\$ 2,167,000.00	\$ 0.011185	\$ 24,237.90	\$ 1,342.20	6%	\$ 497,000.00	
A1713	Baandee	\$ 907,000.00	\$ 0.013710	\$ 12,434.97	\$ 1,175,000.00	\$ 0.011185	\$ 13,142.38	\$ 707.41	6%	\$ 268,000.00	
A81	Shackleton Road	\$ 490,000.00	\$ 0.013710	\$ 6,717.90	\$ 637,000.00	\$ 0.011185	\$ 7,124.85	\$ 406.95	6%	\$ 147,000.00	
A108	South Doodlakine	\$ 637,000.00	\$ 0.013710	\$ 8,733.27	\$ 826,000.00	\$ 0.011185	\$ 9,238.81	\$ 505.54	6%	\$ 189,000.00	
A117	Mt Stirling	\$ 1,178,000.00	\$ 0.013710	\$ 16,150.38	\$ 1,533,000.00	\$ 0.011185	\$ 17,146.61	\$ 996.23	6%	\$ 355,000.00	
A40	Yelbeni Road	\$ 1,469,000.00	\$ 0.013710	\$ 20,139.99	\$ 1,908,000.00	\$ 0.011185	\$ 21,340.98	\$ 1,200.99	6%	\$ 439,000.00	
A76	South Kellerberrin	\$ 471,000.00	\$ 0.013710	\$ 6,457.41	\$ 612,000.00	\$ 0.011185	\$ 6,845.22	\$ 387.81	6%	\$ 141,000.00	
Gross Rental Value											
A685	Price Street	\$ 11,700.00	\$ 0.159100	\$ 1,861.47	\$ 15,600.00	\$ 0.127950	\$ 1,996.02	\$ 134.55	7%	-\$ 3,900.00	
A786	Bath Street	\$ 13,780.00	\$ 0.159100	\$ 2,192.40	\$ 19,240.00	\$ 0.127950	\$ 2,461.76	\$ 269.36	12%	-\$ 5,460.00	
A434	Massingham Street	\$ 18,364.00	\$ 0.175050	\$ 3,214.62	\$ 19,600.00	\$ 0.130000	\$ 2,548.00	-\$ 666.62	-21%	-\$ 1,236.00	
A758	Moore Street	\$ 13,520.00	\$ 0.159100	\$ 2,151.03	\$ 16,640.00	\$ 0.127950	\$ 2,129.09	-\$ 21.94	-1%	-\$ 3,120.00	
A424	Hammond Street	\$ 8,424.00	\$ 0.159100	\$ 1,340.26	\$ 11,440.00	\$ 0.127950	\$ 1,463.75	\$ 123.49	9%	-\$ 3,016.00	
A1705	Tiller Drive	\$ 8,052.00	\$ 0.175050	\$ 1,409.50	\$ 8,052.00	\$ 0.130000	\$ 1,046.76	-\$ 362.74	-26%	\$ -	
A586	Rason Street	\$ 8,736.00	\$ 0.159100	\$ 1,389.90	\$ 11,960.00	\$ 0.127950	\$ 1,530.28	\$ 140.38	10%	-\$ 3,224.00	
A1123	Scaddan Street	\$ 13,260.00	\$ 0.159100	\$ 2,109.67	\$ 17,940.00	\$ 0.127950	\$ 2,295.42	\$ 185.76	9%	-\$ 4,680.00	
A1761	Humpleby Street	\$ 20,764.00	\$ 0.175050	\$ 3,634.74	\$ 22,200.00	\$ 0.130000	\$ 2,886.00	-\$ 748.74	-21%	-\$ 1,436.00	
<b>Average</b>									<b>2%</b>		