

2022-23 Budget

Aggregate Land Value for 2022-23 General Rates Settings

AGGREGATE LAND VALUE FOR 2022-23 GENERAL RATES SETTINGS

The following tables contain aggregate land value data used to determine 2022-23 general rates settings.

Residential non-unit	Tax base		Tax rates		Revenue	
	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23
Per property	Number of properties		Fixed charge		Fixed charge revenue	
	116,404	116,404	800	830	93,123,200	96,615,320
By AUV	Aggregate AUV by threshold		Variable tax rates		Revenue by AUV threshold	
AUV thresholds						
0 to 150,000	17,452,192,854	17,455,254,913	0.3624%	0.3236%	63,246,747	56,485,205
150,001 to 300,000	16,709,585,627	17,139,414,953	0.4664%	0.4164%	77,933,507	71,368,524
300,001 to 450,000	9,200,571,899	11,741,056,600	0.5795%	0.5174%	53,317,314	60,748,227
450,001 to 600,000	3,878,246,921	5,191,700,917	0.6308%	0.5632%	24,463,982	29,239,660
600,001 to 750,000	1,897,671,362	2,802,805,503	0.6414%	0.5727%	12,171,664	16,051,667
above 750,000	3,114,460,663	4,640,834,309	0.6468%	0.5775%	20,144,332	26,800,818
Totals	52,252,729,326	58,971,067,196			344,400,746	357,309,420
Average	448,891	506,607			2,959	3,070
Change		12.9%				3.75%

Residential unit	Tax base		Tax rates		Revenue	
	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23
Per property	Number of properties		Fixed charge		Fixed charge revenue	
	64,548	64,548	850	882	54,865,800	56,931,336
By AUV AUV thresholds	Aggregate AUV by threshold		Variable tax rates		Revenue by AUV threshold	
0 to 600,000	2,250,489,783	2,293,148,496	0.6165%	0.5762%	13,874,270	13,213,122
600,001 to 2,000,000	2,468,603,378	2,676,915,258	0.7502%	0.7012%	18,519,463	18,770,530
2,000,001 to 3,650,000	1,223,750,511	1,365,129,133	0.8737%	0.8166%	10,691,908	11,147,645
3,650,001 to 4,850,000	500,898,383	572,227,081	0.9297%	0.8690%	4,656,852	4,972,653
above 4,850,000	1,302,638,380	1,602,237,119	0.9783%	0.9144%	12,743,711	14,650,856
Totals	7,746,380,435	8,509,657,087			115,352,004	119,686,141
Average	120,010	131,835			1,787	1,854
Change		9.9%				3.76%

Commercial	Tax base		Tax rates		Revenue	
	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23
<i>Commercial (\$2 million AUV and below)</i>						
Per property	Number of properties		Fixed charge		Fixed charge revenue	
	6,368	6,356	2,720	2,822	17,320,960	17,936,632
By AUV	Aggregate AUV by threshold		Variable tax rates		Revenue by AUV threshold	
AUV thresholds						
0 to 150,000	676,917,281	684,194,820	3.1917%	3.2073%	21,605,168.86	21,944,180.45
150,001 to 275,000	280,533,134	287,042,890	3.7370%	3.7553%	10,483,523.22	10,779,321.63
275,001 to 600,000	451,386,241	464,909,749	5.2540%	5.2797%	23,715,833.10	24,545,840.01
above 600,000	446,468,094	476,921,847	5.3151%	5.3411%	23,730,225.66	25,472,872.75
<i>Commercial (above \$2 million AUV)</i>						
Per property	Number of properties		Fixed charge		Fixed charge revenue	
	439	451	2,895	3,004	1,270,905	1,354,804
By AUV	Aggregate AUV by threshold		Variable tax rates		Revenue by AUV threshold	
AUV thresholds						
0 to 150,000	65,850,000	67,650,000	3.5128%	3.53%	2,313,179	2,388,045
150,001 to 275,000	54,875,000	56,375,000	4.0581%	4.0780%	2,226,882	2,298,973
275,001 to 600,000	142,675,000	146,575,000	5.5751%	5.6024%	7,954,274	8,211,718
above 600,000	2,331,245,265	2,404,021,953	5.6362%	5.6638%	131,393,646	136,158,995
Commercial totals	4,449,950,015	4,587,691,259			242,014,597	251,091,382
Average	653,731	673,967			35,367	36,688
Change		3.1%				3.75%

Rural	Tax base		Tax rates		Revenue	
	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23
Per property	Number of properties		Fixed charge		Fixed charge revenue	
	166	166	173	179	28,718	29,714
By AUV	Aggregate AUV		Variable tax rates		Variable revenue	
	66,794,240	69,055,680	0.1510%	0.1508%	100,859	104,136
Totals	66,794,240	69,055,680			129,577	133,850
Average	402,375	415,998			781	806
Change		3.39%				3.3%

Notes:

Revenue totals in these tables are different to Budget estimates and actual outcomes due to the following:

- There are changes to the collections of rateable parcels of land through the year.
- Revenue totals in the tables below do not factor in revenue forgone from concessions and rebates.
- A range of other policy measures are excluded from these totals.