2021-22 Budget

**Aggregate land value for 2021-22 general rates settings**

**Aggregate land value for 2021-22 general rates settings**

The following tables contain aggregate land value data used to determine 2021-22 general rates settings.

|  |  |  |  |
| --- | --- | --- | --- |
| **Residential non-unit** | **Tax base** | **Tax rates** | **Revenue** |
|  | **2020-21** | **2021-22** | **2020-21** | **2021-22** | **2020-21** | **2021-22** |
| Per property | Number of properties | Fixed charge | Fixed charge revenue |
|  | 115,431 | 115,431 | 923 | 800 | 106,542,813 | 92,344,800 |
|  |  |  |  |
| By AUV | Aggregate AUV by threshold | Variable tax rates | Revenue by AUV threshold |
| AUV thresholds |  |  |  |  |  |  |
| 0 to 150,000 | 17,305,115,325 | 17,306,565,389 | 0.3338% | 0.3624% | 57,764,475 | 62,718,993 |
| 150,001 to 300,000 | 16,414,621,841 | 16,576,466,911 | 0.4296% | 0.4664% | 70,517,215 | 77,312,642 |
| 300,001 to 450,000 | 8,581,013,542 | 9,132,542,120 | 0.5338% | 0.5795% | 45,805,450 | 52,923,082 |
| 450,001 to 600,000 | 3,667,270,583 | 3,880,304,988 | 0.5811% | 0.6308% | 21,310,509 | 24,476,964 |
| 600,001 to 750,000 | 1,770,230,079 | 1,900,603,978 | 0.5908% | 0.6414% | 10,458,519 | 12,190,474 |
| above 750,000 | 2,959,692,350 | 3,162,026,478 | 0.5958% | 0.6468% | 17,633,847 | 20,451,987 |
|  |  |  |  |  |  |  |
| **Totals** | **50,697,943,720** | **51,958,509,864** |  |  | **330,032,829** | **342,418,941** |
| Average | 439,206 | 450,126 |  |  | 2,859 | 2,966 |
| Change |   | 2.5% |   |   |   | 3.75% |

|  |  |  |  |
| --- | --- | --- | --- |
| **Residential unit** | **Tax base** | **Tax rates** | **Revenue** |
|  | **2020-21** | **2021-22** | **2020-21** | **2021-22** | **2020-21** | **2021-22** |
| Per property | Number of properties | Fixed charge | Fixed charge revenue |
|  | 61,111 | 61,111 | 958 | 850 | 58,544,338 | 51,944,350 |
|  |  |  |  |  |  |  |
| By AUV | Aggregate AUV by threshold | Variable tax rates | Revenue by AUV threshold |
| AUV thresholds |  |  |  |  |  |  |
| 0 to 600,000 | 2,165,025,800 | 2,177,515,187 | 0.5202% | 0.6165% | 11,262,464 | 13,424,381 |
| 600,001 to 2,000,000 | 2,349,063,233 | 2,410,603,507 | 0.6330% | 0.7502% | 14,869,570 | 18,084,348 |
| 2,000,001 to 3,650,000 | 1,144,817,807 | 1,191,577,073 | 0.7372% | 0.8737% | 8,439,597 | 10,410,809 |
| 3,650,001 to 4,850,000 | 465,228,389 | 483,655,773 | 0.7845% | 0.9297% | 3,649,717 | 4,496,548 |
| above 4,850,000 | 1,145,139,987 | 1,210,605,791 | 0.8255% | 0.9783% | 9,453,131 | 11,843,356 |
|  |  |  |  |  |  |  |
| **Totals** | **7,269,275,215** | **7,473,957,330** |  |  | **106,218,817** | **110,203,792** |
| Average |  |  |  |  | 1,738 | 1,803 |
| Change |   | 2.8% |   |   |   | 3.75% |

|  |  |  |  |
| --- | --- | --- | --- |
| **Commercial**  | **Tax base** | **Tax rates** | **Revenue** |
|  | **2020-21** | **2021-22** | **2020-21** | **2021-22** | **2020-21** | **2021-22** |
| *Commercial ($2 million AUV and below)* |  |  |  |  |
| Per property | Number of properties | Fixed charge | Fixed charge revenue |
|  | 6,234 | 6,220 | 2,622 | 2,720 | 16,345,548 | 16,918,400 |
|  |  |  |  |  |  |  |
| By AUV | Aggregate AUV by threshold | Variable tax rates | Revenue by AUV threshold |
| AUV thresholds |  |  |  |  |  |  |
| 0 to 150,000 | 660,541,224 | 664,440,612 | 3.1376% | 3.1917% | 20,725,141 | 21,206,951 |
| 150,001 to 275,000 | 273,813,005 | 277,670,718 | 3.6737% | 3.7370% | 10,059,068 | 10,376,555 |
| 275,001 to 600,000 | 439,620,601 | 446,263,325 | 5.1650% | 5.2540% | 22,706,404 | 23,446,675 |
| above 600,000 | 430,235,422 | 436,999,761 | 5.2251% | 5.3151% | 22,480,231 | 23,226,974 |
|  |  |  |  |  |  |  |
| *Commercial (above $2 million AUV)* |  |  |  |  |  |
| Per property | Number of properties | Fixed charge | Fixed charge revenue |
|  | 404 | 418 | 2,791 | 2,895 | 1,127,564 | 1,210,110 |
|  |  |  |  |  |  |  |
| By AUV | Aggregate AUV by threshold | Variable tax rates | Revenue by AUV threshold |
| AUV thresholds |  |  |  |  |  |  |
| 0 to 150,000 | 60,600,000 | 62,700,000 | 3.4533% | 3.5128% | 2,092,700 | 2,202,526 |
| 150,001 to 275,000 | 50,500,000 | 52,250,000 | 3.9894% | 4.0581% | 2,014,647 | 2,120,357 |
| 275,001 to 600,000 | 131,300,000 | 135,850,000 | 5.4807% | 5.5751% | 7,196,159 | 7,573,773 |
| above 600,000 | 2,147,691,813 | 2,197,469,083 | 5.5408% | 5.6362% | 118,999,308 | 123,853,752 |
|  |  |  |  |  |  |  |
| **Commercial totals** | **4,194,302,065** | **4,273,643,499** |  |  | **223,746,771** | **232,136,074** |
| Average | 631,862 | 643,815 |  |  | 33,707 | 34,971 |
| Change |   | 1.9% |   |   |   | 3.75% |

|  |  |  |  |
| --- | --- | --- | --- |
| **Rural** | **Tax base** | **Tax rates** | **Revenue** |
|  | **2020-21** | **2021-22** | **2020-21** | **2021-22** | **2020-21** | **2021-22** |
| Per property | Number of properties | Fixed charge | Fixed charge revenue |
|  | 173 | 173 | 170 | 173 | 29,410 | 29,929 |
|  |  |  |  |  |  |  |
| By AUV | Aggregate AUV | Variable tax rates | Variable revenue |
|  | 68,050,050 | 69,584,500 | 0.1517% | 0.1510% | 103,232 | 105,073 |
|  |  |  |  |  |  |  |
| **Totals** |  |  |  |  | **132,642** | **135,002** |
| Average | 393,353 | 402,223 |  |  | 767 | 780 |
| Change |   | 2.25% |   |   |   | 1.78% |

Notes:

* Revenue totals in these tables are different to Budget estimates and actual outcomes due to the following:
	+ 2021-22 Average Unimproved Valuation (AUV)s are calculated prior to the Commissioner for Revenue determining 2021 unimproved values.
	+ 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.
* AUVs for 2020-21 were the average of four years of unimproved values, while AUVs for 2021-22 were the average of five years of unimproved land values.