

Newcastle City Council										Schedule 2
This table is an automated summary of the information in Schedule 2 below and is not to be filled in.										
SUMMARY										
Ordinary rate category	Number of sub-categories	Number of Assessments	Number on Base Amount	Number on Minimum	Land Value as at 01/07/21	2021-22 Notional Income Yield				
Farmland	0	9.0	0.0	2.0	7,456,500	22,450				
Residential	0	66467.5	66467.5	0.0	24,286,038,879	107,339,103				
Mining	0	0.0	0.0	0.0	0	0				
Business	26	4944.6	0.0	732.0	3,584,312,051	60,786,248				
TOTAL	26	71421.0	66467.5	734.0	27,877,807,430	168,147,800				

Newcastle City Council										Schedule 2
CALCULATION OF 2021-22 NOTIONAL GENERAL INCOME YIELD - Ordinary Rates										
Note: All valuations in this part must be ones in Council's Valuation List on 1 July 2021 including those where section 513 estimates were used in WP1										
This schedule should reflect the actual values used for levying rates in 2021-22.										
NOTIONAL INCOME YIELD SHOULD BE SHOWN BEFORE ANY ADJUSTMENT IS MADE FOR UNCOLLECTED INCOME.										

Rating Category (s514-518)	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum \$	Number on Minimum	Land Value as at 01/07/21	Land Value of Land on Minimum	2021-22 Notional Income Yield
Residential		66,467.45	0.220991	807.45	50.00%			24,286,038,879		107,339,103
Business		4,689.55	1.533			1,094.00	685.00	2,863,534,788	24,213,603	44,276,184
Farmland		9.00	0.286429			1,094.00	2.00	7,456,500	382,500	22,450
Business	Broadmeadow Industrial Centre	1.00	3,776156			1,094.00		4,500,000		169,927
Business	Carrington Industrial Centre	35.00	2,376108			1,094.00	1.00	62,108,001	1	1,476,847
Business	Carrington Industrial Port and Coal Zone	2.00	3,309761			1,094.00		47,300,000		1,565,517
Business	Carrington Industrial Port Operations Use	3.00	2,655545			1,094.00		10,658,000		283,028
Business	Hexham Light Industrial Centre	53.00	2,470955			1,094.00	2.00	40,025,400	24,800	990,585
Business	Inner City Suburban Shop. Centre	1.00	2,149223			1,094.00		5,610,000		120,571
Business	The Junction Commercial Shopping Centre	1.00	3,852405			1,094.00		6,200,000		238,849
Business	Jesmond Major Commercial Shopping Centre	1.00	4,473606			1,094.00		14,200,000		635,252
Business	Kotara Homemaker's Centre	3.00	1,354166			1,094.00	1.00	22,502,000	32,000	305,375
Business	Kotara Homemaker Centre - South Zone	1.00	1,626144			1,094.00		20,400,000		331,733
Business	Kooragang Industrial Centre	29.00	1,708865			1,094.00	1.00	64,157,110	2,310	1,097,413
Business	Kooragang Industrial Coal Zone	5.00	1,873329			1,094.00	2.00	36,898,002	2	693,409
Business	Kotara Major Commercial Shopping Centre	1.00	3,589973			1,094.00		45,100,000		1,619,078
Business	Kooragang North Coal Zone	3.00	2,553275			1,094.00		60,650,000		1,548,561
Business	Kooragang Walsh Point Industrial Centre	15.00	2,132945			1,094.00		100,472,750		2,143,028
Business	Maj. Commercial Shopping Centre (Inner City)	1.00	1,066379			1,094.00		22,400,000		238,869
Business	Maj. Commercial Shopping Centre (InnerCityEast)	1.00	1,439666			1,094.00		6,280,000		90,411
Business	Mayfield North Heavy Industrial Centre	5.00	1,057252			1,094.00		62,345,000		659,144
Business	Mayfield North Future Development Indust. Centre	1.00	1,800351			1,094.00		21,489,000		386,877
Business	Mayfield North Industrial Centre	10.00	1,672249			1,094.00		30,172,000		504,551
Business	Mayfield Suburban Shopping Centre	2.00	2,149223			1,094.00		8,850,000		190,206
Business	Suburban Shopping Centre	2.00	3,20281			1,094.00		6,660,000		213,307
Business	Mayfield West Storage Units	76.00	2,790284			547.00	40.00	1,490,000	539,380	48,405
Business	Suburban Shopping Centre Hamilton	1.00	1,887207			1,094.00		3,290,000		62,089
Business	Wallsend Major Commercial Shopping Centre	1.00	5,62659			1,094.00		8,000,000		450,127
Business	Waratah Major Commercial Shopping Centre	1.00	4,954575			1,094.00		9,020,000		446,903
Total Assessments:		71,421.00		Total Rateable Land Value:				27,877,807,430	Sub-Total:	168,147,800

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CALCULATION OF 2021-22 NOTIONAL GENERAL INCOME YIELD - Special Rates										
2021-22 Special Rates	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum \$	Number on Minimum	Land Value as at 01/07/21	Land Value of Land on Minimum	2021-22 Notional Income Yield	
Hunter Mall	51.00	0.166351					47,151,800		78,437	
Mayfield	168.00	0.093265					85,735,939		79,962	
Hamilton A	99.00	0.173403					52,936,524		91,794	
Hamilton B	78.00	0.086702					40,174,700		34,832	
Hamilton C	38.00	0.043351					33,368,680		14,466	
Wallsend A	113.00	0.362239					31,864,360		115,425	
Wallsend B	10.00	0.181119					8,939,000		16,190	
Wallsend C	1.00	0.271679					8,000,000		21,734	
New Lambton-A	46.00	0.096076					16,003,870		15,376	
CityCentre - City East	218.00	0.216442					84,129,739		182,092	
CityCentre -Darby Street	64.00	0.049833					68,725,371		34,248	
CityCentre -CityWest-Close	235.00	0.078350					319,955,358		250,685	
CityCentre - CityWest-Distant	24.00	0.039175					37,411,748		14,656	
CityCentre - Tower	94.00	0.216442					80,663,840		174,590	
CityCentre - Mall	70.00	0.216442					52,434,670		113,491	
CityCentre - Civic-Close	104.00	0.113536					93,420,830		106,066	
CityCentre - Civic-Distant	18.00	0.056768					11,182,434		6,348	
Sub-Total:									1,350,393	

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CALCULATION OF 2021-22 NOTIONAL GENERAL INCOME YIELD - Annual Charges										
2021-22 Annual Charges identified in Section 505(a) as being included in General Income e.g. drainage	No. of Assessments	Amount of Charge	2021-22 Notional Income Yield							
Sub-Total:			0							
Adjustment (reduction) to base amounts and minimum rates income due to conservation agreements (Schedule 4A)										
Sub-Total:			0							
Total 2021-22 Notional General Income Yield:										
(All Sub-Totals from Schedule 2)										169,498,193
										(transfer to Schedule 3)
Note: Section 505(a) of the Local Government Act 1993 provides for those rates and charges that are to be included in general income, including certain section 501 annual charges.										