

THE INDEPENDENT PRICING AND REGULATORY TRIBUNAL OF NSW

APPLICATION FOR A SPECIAL VARIATION TO GENERAL INCOME

Under Section 508A of the Local Government Act 1993 2014/15

SECTION 508A APPLICATION FORM PART A

Before completing this form, you MUST read the **Division of Local Government's**

Guidelines for the preparation of an application for a special variation to general income

Guidelines are available on the Division's website at www.dlg.nsw.gov.au.

NOTE: This part of the application must be completed in conjunction with Part B (Special Variation Application Form 2014/15 - Part B)

Instructions

Section 508A allows a council (you) to increase general income by a percentage that is greater than the rate peg each year, up to a maximum of 7 years. You must identify the percentage increase requested for each year inclusive of the rate peg. You must also identify percentage increases in minimum rates for each year, if the increases exceed the statutory limit.

Note: IPART can approve a percentage increase to minimum rates above the statutory limit that differs from the special variation percentage increase as long as you have justified and properly consulted on that percentage. See Attachment 4 of the Guidelines for further details.

Both Part A and Part B of the application should be submitted to IPART (us) via the Council Portal on our website at www.ipart.nsw.gov.au. A hardcopy should also be forwarded to us (see Guidelines for details).

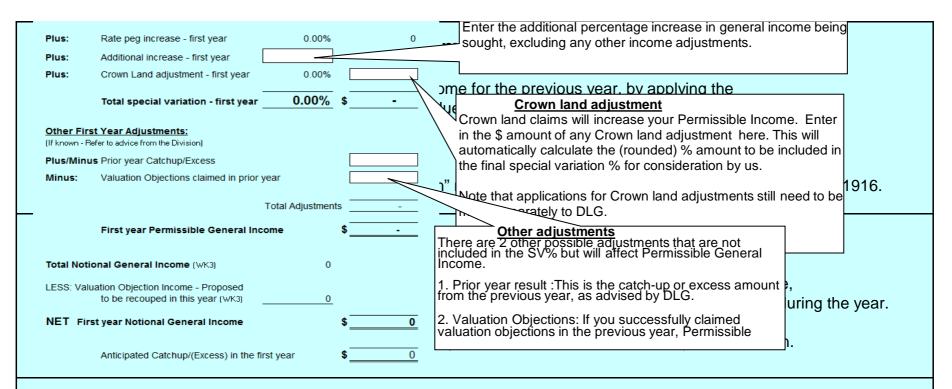
Part A consists of 7 worksheets:

- Worksheet 1 (Identification): Identifies your council and a council contact officer, collects information on any special variations (SVs) due to expire and summarises the cumulative impact of the SV and the impact on minimum rates.
- Worksheet 2 (current year Notional General Income): Calculates your Notional General Income for the current year (year 0 in the application, 2013/14).
- Worksheet 3 (first year Notional General Income): Calculates your proposed Notional General Income for next year (year 1 in the application, 2014/15).
- Worksheet 4 (Calculation): Calculates your Permissible General Income based on the 1st year SV percentage and Crown land adjustments, plus other income adjustments in 2014/15.
- Worksheet 5a (Impact on Rates 1): Calculates the average annual and cumulative increase in rates for each category/sub-category for each year of the SV, with and without the SV.

- Worksheet 5b (Impact on Rates 2): Collects the assessment numbers in the 3 main ordinary rate categories for different land values in year 1 and the proposed rates across this distribution (ie, midpoints of each land value range) for each year of the SV.
- ▶ Worksheet 6 (Additional SV Income and Expenditure): Collects how you intend to use the additional funds (above the rate peg) from the SV.

Step-by-step instructions on completing the worksheets are provided below.

Worksheet 1 - Identification	
 Select the date for the first year of the application (M3). Selecting the date from the drop down list, automatically populates the date fields on Worksheet 1 (WK1), WK5 and WK6. 	
Select the requested no. of years (2 to 7) of income increases in the application (K16).	
Answer the questions about expiring SVs (K17 to K22).	
If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in K17, leave other fields in this section blank.	
 Enter the rate peg for 2014/15 in E34 as announced by us in late 2013. The worksheet automatically assumes a rate peg of 3% for each of the forward years. (If the rate peg turns out to be different from that assumed, the % increase in general income with an approved SV does not change.) 	
 The percentage increase in general income needed in year 1 of the application (D34) will automatically populate from WK4 (F23) when it is completed. The cumulative increase in general income due to the SV inclusive of the rate peg will populate automatically in WK1. 	
Refer to WK4 to enter in any deduction for an SV which is due to expire on 30 June 2014 in the calculation of permissible general income in year 1.	
This dollar amount is linked to cell E46 in this worksheet.	
This amount needs to be verified by the DLG before the application is submitted to us.	
S III general income (inc. rate peg) from year 2 (DSS to D40)).
WORKSHEET 4 WORKSHEET 4 WK4 VK4 Expiring SV	
Note: Council must check all income adjustments and expiring variation amounts of the DLG before submitting their application to IPART.	
Prior year Notional General Income Less: Decrease from expiry of a prior special variation. Consult with the DLG on the correct figure.	
Adjusted first year Notional General Income \$ Additional Percentage Increase	



Worksheet 4 - Calculation

This worksheet calculates Permissible General Income and the value of the proposed SV after taking into account various adjustments. Income adjustments and expiring SV amounts are to be verified by the DLG before the application is submitted to us.



Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show the minimum rate increases with the proposed SV, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed SV. It also shows the increases in annual charges over the period of the variation. All shaded areas on this schedule will calculate automatically from the data entered.

Ordinary and Special Average Rates

Enter in the average rates per sub-category as if the SV were not approved (only the rate peg would then apply) AND the average rates as if the SV were approved as requested.

Annual Charges

Enter any proposed annual charges for each year of the proposed variation.

Note:

- 1. Average rates equal total income in a category or sub-category divided by the number of assessments in that same category or sub-category.
- 2. Rates should be reduced for any expiring SVs so that the net change in rates is measured.

Worksheet 5b - Impact on Ratepayers (part 2)

This worksheet shows the distribution of ordinary rates across different land values and how different (ordinary) ratepayers will be impacted by the proposed SV, depending on the value of their land.

Enter the number of assessments in the ordinary rating categories (residential, business farmland, mining) across various land value ranges in 2014/15, and the rate levels across different land values in each year of the application, with and without the proposed SV.

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately refect the impact on ratepayers in year 1. We will take this into account when using this worksheet. Please complete the tables using the number of assessments from the first year of the SV (2014/15).

Worksheet 6 - Proposed Additional SRV Income and Expenditure

This worksheet is designed to show how the council proposes to use the additional funding above the rate peg generated from the SV.

* This worksheet is not protected to allow the council flexibility to add or delete rows.

The worksheet automatically calculates additional SRV income in Years 1 and 2. Councils must complete the additional SRV income rows for years 3 to 10.

Councils must enter each category of expenditure, and if applicable, individual program/project names, in column C under one of the headings provided.

The spreadsheet will calculate the difference between the additional income from the special variation and what it is spent on. A positive difference means that the additional income is not all spent on opex or capex.

* Part B of the application provides councils with the opportunity to explain their expenditure plans and the impacts on their financial position.

Enquiries regarding the completion of this application should be directed to:

Nick Singer

02 9290 8459 nick_singer@ipart.nsw.gov.au

00 0440 7700

I ony Camenzuli	02 9113 7706 tony_camenzuli@ipart.nsw.gov.au	
	Issue Date: 09/13	

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					<u></u>	ORKSH	<u>ieei 1</u>					
Council Nar	me:					Holrov	d City Counci				l	
Contact Det												
Name:		Tony Chahine										
Position:		Acting Manage		ervices								
Telephone: Email:		02 9840 9777 tony.chahine@										
Linaii.		torry.criarinie@		gov.au								
Expiring s	special varia	ations (SVs)										
		ne council reque		ases as part of	this application	on?			5 years			
. Does the	council baya a				and approala				0)00.0			
				due to expire o	ver this period	d?		No				
				•	ver this period	d?	below.	No				
If so, the an	mounts of expi	ring special vari	iations must k	due to expire o	ver this period	d?	below.	No				
If so, the an Requested	mounts of expi <mark>d annual pe</mark>	ring special vari	iations must b creases	due to expire o be entered in W	ver this period K4 and/or cel	d? Ils E46 to E51 l		No				
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If so, the an Requested Any special v a council's ge	mounts of expinents of expinents of expinent of expine	ring special vari rcentage inc rease for a give before adjustm ases do not cha 6 increase	<i>iations must b</i> creases en year approv nents are mad ange if the ad	due to expire o be entered in W ved by IPART is le for catch ups stual rate peg tu	ver this period K4 and/or cel the total incr /excesses an rns out to be	d? <i>Ils E46 to E51 k</i> rease permitted d valuation obj	l in ections.					
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If so, the an Requested Any special was a council's ga Note: Approversion 7 1 2014/15 7 2 2015/16 7 3 2016/17	mounts of expire d annual pe variation % inc eneral income, ved SV% incre Annual % SV (inc. rate peg) 8.00% 8.00% 8.00%	ring special vari rcentage inc rease for a give before adjustme ases do not cha increase Rate peg only 2.30% 3.00%	iations must b creases en year approvenents are made ange if the acc Cun SV (Inc. rate peg) 8.00% 16.64% 25.97%	due to expire o be entered in W ved by IPART is the for catch ups tual rate peg tu nulative % incre Rate peg only 2.30% 5.37% 8.53%	the total incr k4 and/or cel the total incr excesses an rns out to be ase Above the rate peg 5.70% 11.27% 17.44%	d? <i>Ils E46 to E51 k</i> rease permitted d valuation obj	l in ections.					
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If so, the an Requested Any special was a council's ga Note: Approversion 7 1 2014/15 7 2 2015/16 7 3 2016/17	mounts of expire d annual pe variation % inc eneral income, ved SV% incre Annual % SV (inc. rate peg) 8.00% 8.00% 8.00% 7.00%	ring special vari rcentage inc rease for a give before adjustme ases do not cha increase Rate peg only 2.30% 3.00%	iations must b creases en year approvenents are made ange if the acc Cun SV (Inc. rate peg) 8.00% 16.64% 25.97%	due to expire o be entered in W ved by IPART is the for catch ups tual rate peg tu nulative % incre Rate peg only 2.30% 5.37% 8.53%	the total incr k4 and/or cel the total incr excesses an rns out to be ase Above the rate peg 5.70% 11.27% 17.44%	d? <i>Ils E46 to E51 k</i> rease permitted d valuation obj	l in ections.					

			increase	Cumulative % increase				
		SV (inc. rate		SV (Inc. rate		Above the		
		peg)	Rate peg only	peg)	Rate peg only	rate peg		
Y 1	2014/15	8.00%	2.30%	8.00%	2.30%	5.70%		
Y 2	2015/16	8.00%	3.00%	16.64%	5.37%	11.27%		
Y 3	2016/17	8.00%	3.00%	25.97%	8.53%	17.44%		
Y 4	2017/18	7.00%	3.00%	34.79%	11.79%	23.00%		
Y 5	2018/19	7.00%	3.00%	44.22%	15.14%	29.08%		
Y 6	2019/20							
Y 7	2020/21							

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	General Income after SV% applied	Other 1st- year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	
Y 0 2013	/14						39,078,209		
Y 1 2014	/15 39,078,209		39,078,209	8.00%	42,204,466	82,862	42,287,328	8.21	
Y 2 2015	/16 42,287,328		42,287,328	8.00%	45,670,314		45,670,314	8.00	
Y 3 2016	45,670,314		45,670,314	8.00%	49,323,940		49,323,940	8.00	
Y 4 2017	/18 49,323,940		49,323,940	7.00%	52,776,615		52,776,615	7.00	
Y 5 2018	/19 52,776,615		52,776,615	7.00%	56,470,978		56,470,978	7.00	
Y 6 2019	/20								
Y 7 2020	/21								
	•			1	otal rise in P	GI - in \$ terms	17,392,769		
						- in % terms	44.51%		

Cumulative Increase in PGI

		Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative PGI if expiring SV renewed and Rate Peg applied	Cumulative rise in PGI above renewed ESV and Rate Peg	
Y 0	2013/14						
Y 1	2014/15	42,287,328	40,059,870	2,227,458	40,059,870	2,227,458	
Y 2	2015/16	87,957,643	81,321,537	6,636,106	81,321,537	6,636,106	
Y 3	2016/17	137,281,582	123,821,053	13,460,529	123,821,053	13,460,529	
Y 4	2017/18	190,058,198	167,595,555	22,462,643	167,595,555	22,462,643	1
Y 5	2018/19	246,529,176	212,683,292	33,845,884	212,683,292	33,845,884	
Y 6	2019/20						
Y 7	2020/21						246,52
						15.91%	Total % rise in PGI unde

e SV that exceeds the rise in the PGI under renewed ESV and rate peg

43,774,502

45,087,737

43,774,502

45,087,737

9,002,114

11,383,242

Holroyd	City	Council	

WORKSHEET 2

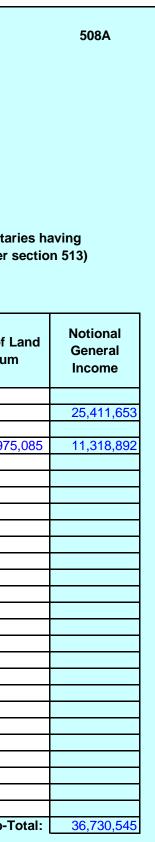
Calculation of Notional General Income- 2013/14 Applicable to the first year of the application

This worksheet must reflect the rating structure levied in the previous year

(NOTE: Valuations used here are to be taken from Council's valuation list on 1 July of the above year and are to include supplementaries having the same base date and furnished to Council during that year and estimates of increases in valuations provided to the Council under section 513)

Calculation of Notional General Income - Ordinary Rates

Rating Category (s514- 518)	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of I on Minimur
Farmland									
Residential		34,854.00	0.172269	362.17	49.67%			7,423,610,483	
Mining									
Business		2,018.00	0.540592			814.67	504.00	2,065,818,245	47,97
Total Asses	ssments:	36,872.00			Total Rate	eable Land V	Value:	9,489,428,728	Sub-1



	I City Council]					
<u>C</u>	<u>Calculatio</u>	n of N	otiona	al Gen	eral In	come ·	- Special Rat	<u>es</u>	
Special Rates (Name & which ratepayers)	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income
nfrastructure Special Rate -	34,998.00	0.021763					7,423,610,483		1,615,6
nfrastructure Special Rate - Business	2,017.00	0.035437					2,065,818,245		732,0
								Sub-Total:	2,347,6
	ng water supply, s		nd domest				Annual Char No. of Assessments	ges Amount of Charge \$	Notional Income
								Sub-Total:	

	Holro	oyd City Council]					508A
				<u>WO</u>	<u>RKSH</u>	<u>EET 3</u>				
		Calculati	ion of	Notior	nal Ge	neral	Income	- 2014/15		
	TI						-	ure propose plication.	d	
Note: A ra	-	hat does not cor	structur	e with DL	G before s	ubmissio	n to IPART.	Council's respon narv Rates	sibility to chec	k its rating
Rating Category (s514- 518)	Name of sub-category	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional General Income
Farmland Residential		34,854.00	0.159751	388.76	49.40%			8,687,861,282		27,428,786
Mining						070.04	404.00		44.070.040	
Business		2,018.00	0.628559			879.84	484.00	1,934,749,845	41,972,819	12,323,063
		1								
Total Asses	sments:	36,872.00			Total Ratea	ble Land Va	alue:	10,622,611,127	Sub-Total:	39,751,849

	oyd City Council Calculatior		tional] <mark>Genera</mark>	l Incoi	ne - Spe	ecial Rates	
Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value Land on Minimum
Infrastructure Special Rate - Residential	34,998.00	0.020137					8,687,861,282	
Infrastructure Special Rate - Business	2,017.00	0.0406256					1,934,749,845	
								Sub-To
	oyd City Council Calculation		onal G] eneral	Incom	e - Anni	ual Charges	
Annual Charges (excluding	g water supply, sewe	erage and do services)	mestic and	non-domest	ic waste ma	anagement	No. of Assessments	Amount o Charge \$
sfs ⁱ g								
g g								
g								
g g								
lf								Sub-To
			Total Not	ional Gene	eral Incon	ne		
			LESS: Va		-	come - Pro	oosed	
				to be reco	ouped in t	his year		
			NET No	otional Ger	neral Inco	me		

/alue of d on mum	Notional Income
	1,749,475
	786,004
b-Total:	2,535,478
	1
unt of arge \$	Notional Income
b-Total:	0

42,287,328 42,287,328

	Holroyd City Council		508A
	WORKSHEI	<u>ET 4</u>	
PE	RMISSIBLE GENERAL INC	OME CALCI	JLATION
Please ch	eck all income adjustments and expirin before submitting the a	-	ts with DLG
Prior year	Notional General Income		39,078,209
Less:	Decrease from expiry of a prior special variation.		
Adjusted fi	rst year Notional General Income		\$39,078,209
Plus:	Rate peg increase - first year	2.30%	898,799
Plus:	Additional increase - first year	5.70%	2,227,458
Plus:	Crown Land adjustment - first year	0.00%	
	Total special variation - first year	8.00%	\$ 3,126,257
	st Year Adjustments:		
	efer to advice from the DLG)		440.400
	s: Prior year Catchup/Excess		110,490
Minus:	Valuation Objections claimed in prior ye	er	(27,628)
		Total Adjustments	82,862
	First year Permissible General Incon	ıe	\$ 42,287,328

WORKSHEET 5a

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sub-category

(inclusive of all relevant rates) and the proposed annual charges in each year of the proposed special variation. It also aims to compare average rates with and without the proposed special variation.

All ordinary rates and special rates need to be included.

Note: rate estimates should reflect expected minimum or average rates, inclusive of any expiring variations.

Minimum Rates - with proposed special variation

If the council levies minimum rates and proposes to set minimum amounts above the statutory limit for any category or sub-category, these rates should be detailed below. The % increase in ordinary minimum rates should be the same as the special variation increase in each year unless a separate minimum rates application is submitted.

					d Special																Cum	ulative Ir	ncrease	S											
	Special Rate name	Minimum Rates	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Year 7	Incre Yea	ases			n Increases ear 2	5	Γ	/linimum Yea	Increases ar 3	i		Minimum Yea	Increases ar 4		I	Minimum Yea	Increases ar 5		I		Increases ar 6		ſ		n Increase ear 7	5
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Residential																																			
Business		814.67	879.84	950.23	1,026.25	1,098.09	1,174.95			65.17	8.00%	70.39	8.00%	135.56	16.64%	76.02	8.00%	211.58	25.97%	71.84	7.00%	283.42	34.79%	76.87	7.00%	360.28	44.22%								

Average Ordinary and Special Rates - with proposed special variation

			Or	dinary an	d Specia	I Rates -	with spec	ial variat	ion												Cur	nulative l	Increase	S											
Category	Sub-category or Special Rate name	Average Rates	Rates Year 1	Rates Year 2	Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	Aver Incre Yea	ases		-	Increases ar 2			Average I Yea				-	e Increases ear 4	;		-	Increases ar 5			-	Increases ar 6			-	e Increases ear 7	
0,	•	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21			Annual	%	Cumulative		Annual		Cumulative				Cumulative		Annual		Cumulative		Annual	%	Cumulative	%	Annual	%	Cumulative	%
Residential		775.25	837.27	904.25	976.59	1,044.95	1,118.10			62.02	8.00%	66.98	8.00%	129.00	16.64%	72.34	8.00%	201.34	25.97%	68.36	7.00%	269.70	34.79%	73.15	7.00%	342.85	44.22%			<u> </u>	'		F'	$\square $	
Business		5,971.91	6,449.67	6,965.64	7,522.89	8,049.49	8,612.96			477.75	8.00%	515.97	8.00%	993.73	16.64%	557.25	8.00%	1,550.98	25.97%	526.60	7.00%	2,077.58	34.79%	563.46	7.00%	2,641.04	44.22%			<u> </u> '	′			\vdash	
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

-								ecial vari													Cun	nulative l	ncrease	es									
	Sub-category or Special Rate name	Average Rates	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Average Rates Year 6	Rates Year 7	Aver Incre Yea	ases ar 1		-	Increases ar 2			Average Yea	ncreases ar 3			_	Increases ear 4			-	Increases ar 5		Average Yea	Increases ar 6		ļ	Average Increas Year 7	ses
					2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative		Annual		Cumulative		%	Cumulative	%	Annual	% Cumula	utive %
Residential		775.25	793.08	816.87	7 841.38	866.62	892.62	2		17.83	2.30%	23.79	3.00%	41.62	5.37%	24.51	3.00%	66.13	8.53%	25.24	3.00%	91.37	11.79%	26.00	3.00%	117.37	15.14%						
Business		5,971.91	6,109.27	6,292.54	4 6,481.32	2 6,675.76	6,876.03	3		137.35	2.30%	183.28	3.00%	320.63	5.37%	188.78	3.00%	509.41	8.53%	194.44	3.00%	703.85	11.79%	200.27	3.00%	904.12	15.14%						



Domestic Waste Management Services - Annual Charge (Enter the current annual charge and the proposed annual charge for each year of the application.)

			Dome	stic Was	ste Mana	gement S	ervices											Cumulative	Increase	es									
Description			Annual Charge	Annual Charge	Annual Charge	Annual	Annual Charge	Charge	Annual Increases Year 1		Annual Increase Year 2	S		Annual Ir Yea	ncreases ar 3			Annual Increase Year 4	6		Annual Increases Year 5	i i		Annual In Yea			ŀ	Annual Increas Year 7	ses
		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual %	Annual	% Cumulati	ve %	Annual	% (Cumulative	%	Annual	% Cumulati	/e %	Annual	% Cumulativ	e %	Annual	% C	Cumulative	%	Annual	% Cumula	ative %
Domestic Waste Management charge	427.00	444.00	461.76	480.23	3 499.4	4 519.42	2		17.00 3.98%	17.76	4.00% 34.7	6 8.14	% 18.47	4.00%	53.23	12.47%	19.21	4.00% 72.44	16.96%	6 19.98	4.00% 92.42	21.64%							

Water Supply Services - Annual Charge

_			Water	Supply S	Services -	Annual (Charge													Cun	nulative l	Increase	S										
Description	Average Rates	Annual Charge Year 1	Charge Year 2	Charge Year 3	Charge Year 4	Charge Year 5	Charge Year 6	Year 7	Annual I Yea	ar 1		Y	Increases ear 2				ncreases ar 3				Increases ear 4		An	nual Incre Year 5					Increases ar 6		/	Annual Increase Year 7	es
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% Cun	nulative	%	Annual	%	Cumulative	%	Annual	% Cumulat	tive %
									-																								
									-																								



Sewerage Services - Annual Charges

			Sew	erage Se	rvices - A	nnual Ch	arge							
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual II Yea	ncreases ar 1			Increases ear 2	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%
									-					

Other Annual Charges

					Annual (Cur	mulative l	ncrease	S										
			Annual				Annual		Annual Ir	creases		Δnnual	Increases			Annual I	ncreases			Annual	Increases		Δn	nual Ir	ncreases			Annual	ncreases			Innual Increas	es
	Average							Charge	Vor				ar 2			Ye					ear 4			Yea					ar 6		, r	Year 7	.5
Description	Rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7				10				10								100				10					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% (Cumulative	%	Annual	%	Cumulative	%	Annual	% Cumula	tive %
Stormwater Management Service	25.00	25.00	25.00	25.00	25.00	25.00)		-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	, -	0.00%	- (0.00%	-	0.00%							
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						Cur	nulative l	ncrease	s											
			Increases ear 3		Annual Increases Year 4 Annual % Cumulative % Annual % Cumulative % Annual % Cumulative % Image: Stream of the strea						ncreases ar 5				ncreases ar 6				Increases ear 7	
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
						Year 4														
						Year 4														
_																				

Holroyd City Council

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

The aim of this sheet is to show the impact of the proposed increases on different rate levels in the main ordinary

rate categories (residential, business and farmland categories - as applicable).

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation - both with and without the variation.

Note: rate estimates should reflect expected *actual* rates, inclusive of any expiring variations.

Has the council had a general land revaluation in Year 0?: Yes

Where a council has received a general land revaluation in Year 0, the increase in rates between between Year 0 and Year 1, and all subsequent cumulative increases, in the tables below, will not be indicative of ratepayer impact. Please complete the tables using the number of assessments from the first year of the special variation period (Year 1) as IPART will still consider the impact for

Ordinary Residential Rates - with proposed special variation

						Ord	inary Res	idential R	ates								Cu	mulative I	ncrease	es					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	Land value (for calculation of rates)	Increa Yea			Increa Yea				Incre Yea				Increa Year		
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% (Cumulative	%
\$0 to \$99,999	7,092	\$50,000	459.19	478.70	517.00	558.36	597.45	639.27			\$50,000	19.52	4.25%	38.30	8.00%	57.81	12.59%	41.36	8.00%	99.17	21.60%	39.09	7.00%	138.26	30.11%
\$100,000 to \$199,999	4,336	\$150,000	653.22	658.59	711.28	768.18	821.95	879.49			\$150,000	5.37	0.82%	52.69	8.00%	58.06	8.89%	56.90	8.00%	114.96	17.60%	53.77	7.00%	168.74	25.83%
\$200,000 to \$299,999	11,792	\$250,000	847.25	838.48	905.56	978.00	1,046.46	1,119.72			\$250,000	- 8.77	-1.04%	67.08	8.00%	58.31	6.88%	72.44	8.00%	130.75	15.43%	68.46	7.00%	199.21	23.51%
\$300,000 to \$399,999	8,687	\$350,000	1,041.28	1,018.37	1,099.84	1,187.82	1,270.97	1,359.94			\$350,000	- 22.91	-2.20%	81.47	8.00%	58.56	5.62%	87.99	8.00%	146.54	14.07%	83.15	7.00%	229.69	22.06%
\$400,000 to \$499,999	2,073	\$450,000	1,235.31	1,198.26	1,294.12	1,397.65	1,495.48	1,600.16			\$450,000	- 37.06	-3.00%	95.86	8.00%	58.80	4.76%	103.53	8.00%	162.33	13.14%	97.84	7.00%	260.17	21.06%
\$500,000 to \$599,999	488	\$550,000	1,429.35	1,378.14	1,488.40	1,607.47	1,719.99	1,840.39			\$550,000	- 51.20	-3.58%	110.25	8.00%	59.05	4.13%	119.07	8.00%	178.12	12.46%	112.52	7.00%	290.64	20.33%
\$600,000 to \$699,999	98	\$650,000	1,623.38	1,558.03	1,682.67	1,817.29	1,944.50	2,080.61			\$650,000	- 65.35	-4.03%	124.64	8.00%	59.30	3.65%	134.61	8.00%	193.91	11.94%	127.21	7.00%	321.12	19.78%
\$700,000 to \$799,999	96	\$750,000	1,817.41	1,737.92	1,876.95	2,027.11	2,169.01	2,320.84			\$750,000	- 79.49	-4.37%	139.03	8.00%	59.54	3.28%	150.16	8.00%	209.70	11.54%	141.90	7.00%	351.60	19.35%
\$800,000 to \$899,999	65	\$850,000	2,011.44	1,917.81	2,071.23	2,236.93	2,393.52	2,561.06			\$850,000	- 93.63	-4.66%	153.42	8.00%	59.79	2.97%	165.70	8.00%	225.49	11.21%	156.59	7.00%	382.07	19.00%
\$900,000 to \$999,999	20	\$950,000	2,205.47	2,097.70	2,265.51	2,446.75	2,618.03	2,801.29			\$950,000	- 107.78	-4.89%	167.82	8.00%	60.04	2.72%	181.24	8.00%	241.28	10.94%	171.27	7.00%	412.55	18.71%
\$1,000,000 to \$1,499,999	66	\$1,250,000	2,787.57	2,637.36	2,848.35	3,076.22	3,291.55	3,521.96			\$1,250,000	- 150.21	-5.39%	210.99	8.00%	60.78	2.18%	227.87	8.00%	288.65	10.35%	215.34	7.00%	503.98	18.08%
\$1,500,000 to \$1,999,999	26	\$1,750,000	3,757.73	3,536.80	3,819.74	4,125.32	4,414.10	4,723.08			\$1,750,000	- 220.93	-5.88%	282.94	8.00%	62.01	1.65%	305.58	8.00%	367.59	9.78%	288.77	7.00%	656.37	17.47%
\$2,000,000 to \$2,999,999	9	\$2,500,000	5,212.97	4,885.96	5,276.84	5,698.98	6,097.91	6,524.77			\$2,500,000	- 327.01	-6.27%	390.88	8.00%	63.87	1.23%	422.15	8.00%	486.01	9.32%	398.93	7.00%	884.94	16.98%
\$3,000,000 and greater	6	\$3,000,000	6,183.13	5,785.40	6,248.23	6,748.09	7,220.46	7,725.89			\$3,000,000	- 397.73	-6.43%	462.83	8.00%	65.10	1.05%	499.86	8.00%	564.96	9.14%	472.37	7.00%	1,037.33	16.78%

Ordinary Residential Rates - without proposed special variation

						Ord	inary Res	idential R	lates								Cur	nulative l	ncrease	S					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	Land value (for calculation of rates)	Increa: Year			Incre Yea				Increa Yea				Increas Year		
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	\$	Annual	%	Annual	%	Cumulative	%	Annual	% (Cumulative	%	Annual	% C	umulative	%
\$0 to \$99,999	7,092	2 \$50,000	459.19	453.49	467.09	481.10	495.54	510.40			\$50,000	- 5.70	-1.24%	13.60	3.00%	7.91	1.72%	14.01	3.00%	21.92	4.77%	14.43	3.00%	36.35	7.92%
\$100,000 to \$199,999	4,330	6 \$150,000	653.22	623.90	642.62	661.89	681.75	702.20			\$150,000	- 29.32	-4.49%	18.72	3.00%	- 10.60	-1.62%	19.28	3.00%	8.68	1.33%	19.86	3.00%	28.53	4.37%
\$200,000 to \$299,999	11,792	2 \$250,000	847.25	794.31	818.14	842.69	867.97	894.01			\$250,000	- 52.94	-6.25%	23.83	3.00%	- 29.11	-3.44%	24.54	3.00% ·	- 4.56	-0.54%	25.28	3.00%	20.72	2.45%
\$300,000 to \$399,999	8,68	7 \$350,000	1,041.28	964.73	993.67	1,023.48	1,054.18	1,085.81			\$350,000	- 76.56	-7.35%	28.94	3.00%	- 47.61	-4.57%	29.81	3.00% ·	- 17.80	-1.71%	30.70	3.00%	12.90	1.24%
\$400,000 to \$499,999	2,073	3 \$450,000	1,235.31	1,135.14	1,169.19	1,204.27	1,240.40	1,277.61			\$450,000	- 100.18	-8.11%	34.05	3.00%	- 66.12	-5.35%	35.08	3.00% ·	- 31.05	-2.51%	36.13	3.00%	5.08	0.41%
\$500,000 to \$599,999	488	8 \$550,000	1,429.35	1,305.55	1,344.72	1,385.06	1,426.61	1,469.41			\$550,000	- 123.79	-8.66%	39.17	3.00%	- 84.63	-5.92%	40.34	3.00% ·	- 44.29	-3.10%	41.55	3.00% -	2.73	-0.19%
\$600,000 to \$699,999	98	8 \$650,000	1,623.38	1,475.96	1,520.24	1,565.85	1,612.83	1,661.21			\$650,000	- 147.41	-9.08%	44.28	3.00%	- 103.13	-6.35%	45.61	3.00% ·	- 57.53	-3.54%	46.98	3.00% -	10.55	-0.65%
\$700,000 to \$799,999	90	6 \$750,000	1,817.41	1,646.38	1,695.77	1,746.64	1,799.04	1,853.01			\$750,000	- 171.03	-9.41%	49.39	3.00%	- 121.64	-6.69%	50.87	3.00% ·	- 70.77	-3.89%	52.40	3.00% -	18.37	-1.01%
\$800,000 to \$899,999	65	5 \$850,000	2,011.44	1,816.79	1,871.29	1,927.43	1,985.26	2,044.81			\$850,000	- 194.65	-9.68%	54.50	3.00%	- 140.15	-6.97%	56.14	3.00% ·	- 84.01	-4.18%	57.82	3.00% -	26.19	-1.30%
\$900,000 to \$999,999	20	0 \$950,000	2,205.47	1,987.20	2,046.82	2,108.22	2,171.47	2,236.62			\$950,000	- 218.27	-9.90%	59.62	3.00%	- 158.65	-7.19%	61.40	3.00% ·	- 97.25	-4.41%	63.25	3.00% -	34.00	-1.54%
\$1,000,000 to \$1,499,99	99 66	6 \$1,250,000	2,787.57	2,498.44	2,573.40	2,650.60	2,730.12	2,812.02			\$1,250,000	- 289.13	-10.37%	74.95	3.00%	- 214.17	-7.68%	77.20	3.00% ·	- 136.97	-4.91%	79.52	3.00% -	57.45	-2.06%
\$1,500,000 to \$1,999,99	9 20	6 \$1,750,000	3,757.73	3,350.51	3,451.02	3,554.55	3,661.19	3,771.03	5		\$1,750,000	- 407.22	-10.84%	100.52	3.00%	- 306.71	-8.16%	103.53	3.00% ·	- 203.18	-5.41%	106.64	3.00% -	96.54	-2.57%
\$2,000,000 to \$2,999,99	99	9 \$2,500,000	5,212.97	4,628.61	4,767.46	4,910.49	5,057.80	5,209.54			\$2,500,000	- 584.37	-11.21%	138.86	3.00%	- 445.51	-8.55%	143.02	3.00% ·	- 302.48	-5.80%	147.31	3.00% -	155.17	-2.98%
\$3,000,000 and greater		6 \$3,000,000	6,183.13	5,480.67	5,645.09	5,814.44	5,988.88	6,168.54			\$3,000,000	- 702.46	-11.36%	164.42	3.00%	- 538.04	-8.70%	169.35	3.00% ·	- 368.69	-5.96%	174.43	3.00% -	194.25	-3.14%

Ordinary Residential Rates - with proposed special variation

						Cu	Imulative	Increase	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	19.52	4.25%	38.30	8.00%	57.81	12.59%	41.36	8.00%	99.17	21.60%	39.09	7.00%	138.26	30.11%
\$150,000	5.37	0.82%	52.69	8.00%	58.06	8.89%	56.90	8.00%	114.96	17.60%	53.77	7.00%	168.74	25.83%
\$250,000	- 8.77	-1.04%	67.08	8.00%	58.31	6.88%	72.44	8.00%	130.75	15.43%	68.46	7.00%	199.21	23.51%
\$350,000	- 22.91	-2.20%	81.47	8.00%	58.56	5.62%	87.99	8.00%	146.54	14.07%	83.15	7.00%	229.69	22.06%
\$450,000	- 37.06	-3.00%	95.86	8.00%	58.80	4.76%	103.53	8.00%	162.33	13.14%	97.84	7.00%	260.17	21.06%
\$550,000	- 51.20	-3.58%	110.25	8.00%	59.05	4.13%	119.07	8.00%	178.12	12.46%	112.52	7.00%	290.64	20.33%
\$650,000	- 65.35	-4.03%	124.64	8.00%	59.30	3.65%	134.61	8.00%	193.91	11.94%	127.21	7.00%	321.12	19.78%
\$750,000	- 79.49	-4.37%	139.03	8.00%	59.54	3.28%	150.16	8.00%	209.70	11.54%	141.90	7.00%	351.60	19.35%
\$850,000	- 93.63	-4.66%	153.42	8.00%	59.79	2.97%	165.70	8.00%	225.49	11.21%	156.59	7.00%	382.07	19.00%
\$950,000	- 107.78	-4.89%	167.82	8.00%	60.04	2.72%	181.24	8.00%	241.28	10.94%	171.27	7.00%	412.55	18.71%
\$1,250,000	- 150.21	-5.39%	210.99	8.00%	60.78	2.18%	227.87	8.00%	288.65	10.35%	215.34	7.00%	503.98	18.08%
\$1,750,000	- 220.93	-5.88%	282.94	8.00%	62.01	1.65%	305.58	8.00%	367.59	9.78%	288.77	7.00%	656.37	17.47%
\$2,500,000	- 327.01	-6.27%	390.88	8.00%	63.87	1.23%	422.15	8.00%	486.01	9.32%	398.93	7.00%	884.94	16.98%
\$3,000,000	- 397.73	-6.43%	462.83	8.00%	65.10	1.05%	499.86	8.00%	564.96	9.14%	472.37	7.00%	1,037.33	16.78%

Ordinary Residential Rates - without proposed special variation

Ordinary Residential Rates - with proposed special variation

				С	umulativ	e Increa	ases					
Land value (for calculation of rates)		-	eases ear 5				creases /ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	41.82	7.00%	180.08	39.22%								
\$150,000	57.54	7.00%	226.27	34.64%								
\$250,000	73.25	7.00%	272.47	32.16%								
\$350,000	88.97	7.00%	318.66	30.60%								
\$450,000	104.68	7.00%	364.85	29.54%								
\$550,000	120.40	7.00%	411.04	28.76%								
\$650,000	136.11	7.00%	457.24	28.17%								
\$750,000	151.83	7.00%	503.43	27.70%								
\$850,000	167.55	7.00%	549.62	27.32%								
\$950,000	183.26	7.00%	595.81	27.02%								
\$1,250,000	230.41	7.00%	734.39	26.35%								
\$1,750,000	308.99	7.00%	965.35	25.69%								
\$2,500,000	426.85	7.00%	1,311.80	25.16%								
\$3,000,000	505.43	7.00%	1,542.76	24.95%								

Ordinary Residential Rates - without proposed special variation

				С	umulativ	e Increa	ases					
Land value (for calculation of rates)		-	eases ear 5				creases /ear 6				reases /ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	14.87	3.00%	51.22	11.15%								
\$150,000	20.45	3.00%	48.99	7.50%								
\$250,000	26.04	3.00%	46.76	5.52%								
\$350,000	31.63	3.00%	44.53	4.28%								
\$450,000	37.21	3.00%	42.29	3.42%								
\$550,000	42.80	3.00%	40.06	2.80%								
\$650,000	48.38	3.00%	37.83	2.33%								
\$750,000	53.97	3.00%	35.60	1.96%								
\$850,000	59.56	3.00%	33.37	1.66%								
\$950,000	65.14	3.00%	31.14	1.41%								
\$1,250,000	81.90	3.00%	24.45	0.88%								
\$1,750,000	109.84	3.00%	13.30	0.35%								
\$2,500,000	151.73	3.00%	- 3.43	-0.07%								
\$3,000,000	179.67	3.00%		-0.24%								

Ordinary Business Rates - with proposed special variation

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						Orc	dinary Bus	siness Rat	tes									Cı	umulative	Increase	s					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	•	Land value (for calculation of rates)	Increa Year				eases ar 2			Increa Yea				Increase Year 4		
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% Cui	mulative	%
\$0 to \$99,999	268	3 \$50,000	814.67	879.84	950.23	1,026.25	1,098.08	1,174.95				\$50,000	65.17	8.00%	70.39	8.00%	135.56	16.64%	76.02	8.00%	211.58	25.97%	71.84	7.00%	283.41	34.79%
\$100,000 to \$199,999	379	\$150,000	864.04	1,003.78	1,084.08	1,170.81	1,252.76	1,340.46				\$150,000	139.73	16.17%	80.30	8.00%	220.04	25.47%	86.73	8.00%	306.76	35.50%	81.96	7.00%	388.72	44.99%
\$200,000 to \$299,999	268	3 \$250,000	1,440.07	1,672.96	1,806.80	1,951.34	2,087.94	2,234.09				\$250,000	232.89	16.17%	133.84	8.00%	366.73	25.47%	144.54	8.00%	511.27	35.50%	136.59	7.00%	647.86	44.99%
\$300,000 to \$399,999	178	3 \$350,000	2,016.10	2,342.15	2,529.52	2,731.88	2,923.11	3,127.73				\$350,000	326.04	16.17%	187.37	8.00%	513.42	25.47%	202.36	8.00%	715.78	35.50%	191.23	7.00%	907.01	44.99%
\$400,000 to \$499,999	127	\$450,000	2,592.13	3,011.33	3,252.24	3,512.42	3,758.29	4,021.37				\$450,000	419.20	16.17%	240.91	8.00%	660.11	25.47%	260.18	8.00%	920.29	35.50%	245.87	7.00% 1,	166.15	44.99%
\$500,000 to \$599,999	114	\$550,000	3,168.16	3,680.52	3,974.96	4,292.95	4,593.46	4,915.00				\$550,000	512.36	16.17%	294.44	8.00%	806.80	25.47%	318.00	8.00%	1,124.79	35.50%	300.51	7.00% 1,	425.30	44.99%
\$600,000 to \$699,999	113	3 \$650,000	3,744.19	4,349.70	4,697.68	5,073.49	5,428.63	5,808.64				\$650,000	605.51	16.17%	347.98	8.00%	953.49	25.47%	375.81	8.00%	1,329.30	35.50%	355.14	7.00% 1,	684.45	44.99%
\$700,000 to \$799,999	68	3 \$750,000	4,320.22	5,018.88	5,420.40	5,854.03	6,263.81	6,702.28				\$750,000	698.67	16.17%	401.51	8.00%	1,100.18	25.47%	433.63	8.00%	1,533.81	35.50%	409.78	7.00% 1,	943.59	44.99%
\$800,000 to \$899,999	57	7 \$850,000	4,896.25	5,688.07	6,143.11	6,634.56	7,098.98	7,595.91				\$850,000	791.82	16.17%	455.05	8.00%	1,246.87	25.47%	491.45	8.00%	1,738.32	35.50%	464.42	7.00% 2,	202.74	44.99%
\$900,000 to \$999,999	36	\$950,000	5,472.28	6,357.25	6,865.83	7,415.10	7,934.16	8,489.55				\$950,000	884.98	16.17%	508.58	8.00%	1,393.56	25.47%	549.27	8.00%	1,942.83	35.50%	519.06	7.00% 2,	461.88	44.99%
\$1,000,000 to \$1,499,999	125	5 \$1,250,000	7,200.36	8,364.81	9,033.99	9,756.71	10,439.68	11,170.46				\$1,250,000	1,164.45	16.17%	669.18	8.00%	1,833.63	25.47%	722.72	8.00%	2,556.35	35.50%	682.97	7.00% 3,	239.32	44.99%
\$1,500,000 to \$1,999,999	57	\$1,750,000	10,080.51	11,710.73	12,647.59	13,659.40	14,615.55	15,638.64				\$1,750,000	1,630.22	16.17%	936.86	8.00%	2,567.08	25.47%	1,011.81	8.00%	3,578.89	35.50%	956.16	7.00% 4,	535.05	44.99%
\$2,000,000 to \$2,999,999	89	\$2,500,000	14,400.73	16,729.62	18,067.98	19,513.42	20,879.36	22,340.92				\$2,500,000	2,328.89	16.17%	1,338.37	8.00%	3,667.26	25.47%	1,445.44	8.00%	5,112.70	35.50%	1,365.94	7.00% 6,	478.64	44.99%
\$3,000,000 and greater	139	\$3,000,000	17,280.87	20,075.54	21,681.58	23,416.11	25,055.24	26,809.10			e.	\$3,000,000	2,794.67	16.17%	1,606.04	8.00%	4,400.71	25.47%	1,734.53	8.00%	6,135.24	35.50%	1,639.13	7.00% 7,	774.37	44.99%

Ordinary Business Rates - without proposed special variation

						Ord	dinary Bu	siness Ra	tes] _							Cur	nulative l	Increase	es					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7		Land value (for calculation of rates)	Increa Yea			Increa Yea				Incre Yea				Increas Year		
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% Ci	umulative	%
\$0 to \$99,999	268	\$50,000	814.67	833.41	858.41	884.16	910.69	938.01			0	\$50,000	18.74	2.30%	25.00	3.00%	43.74	5.37%	25.75	3.00%	69.49	8.53%	26.52	3.00%	96.02	11.79%
\$100,000 to \$199,999	379	\$150,000	864.04	950.91	979.44	1,008.82	1,039.09	1,070.26				\$150,000	86.87	10.05%	28.53	3.00%	115.39	13.36%	29.38	3.00%	144.78	16.76%	30.26	3.00%	175.04	20.26%
\$200,000 to \$299,999	268	\$250,000	1,440.07	1,584.85	1,632.40	1,681.37	1,731.81	1,783.76				\$250,000	144.78	10.05%	47.55	3.00%	192.32	13.36%	48.97	3.00%	241.29	16.76%	50.44	3.00%	291.74	20.26%
\$300,000 to \$399,999	178	\$350,000	2,016.10	2,218.79	2,285.35	2,353.91	2,424.53	2,497.27				\$350,000	202.69	10.05%	66.56	3.00%	269.25	13.36%	68.56	3.00%	337.81	16.76%	70.62	3.00%	408.43	20.26%
\$400,000 to \$499,999	127	\$450,000	2,592.13	2,852.73	2,938.31	3,026.46	3,117.26	3,210.77				\$450,000	260.60	10.05%	85.58	3.00%	346.18	13.36%	88.15	3.00%	434.33	16.76%	90.79	3.00%	525.12	20.26%
\$500,000 to \$599,999	114	\$550,000	3,168.16	3,486.67	3,591.27	3,699.01	3,809.98	3,924.28				\$550,000	318.51	10.05%	104.60	3.00%	423.11	13.36%	107.74	3.00%	530.85	16.76%	110.97	3.00%	641.82	20.26%
\$600,000 to \$699,999	113	\$650,000	3,744.19	4,120.61	4,244.23	4,371.56	4,502.70	4,637.78				\$650,000	376.42	10.05%	123.62	3.00%	500.04	13.36%	127.33	3.00%	627.37	16.76%	131.15	3.00%	758.51	20.26%
\$700,000 to \$799,999	68	\$750,000	4,320.22	4,754.55	4,897.19	5,044.10	5,195.43	5,351.29				\$750,000	434.33	10.05%	142.64	3.00%	576.97	13.36%	146.92	3.00%	723.88	16.76%	151.32	3.00%	875.21	20.26%
\$800,000 to \$899,999	57	\$850,000	4,896.25	5,388.49	5,550.14	5,716.65	5,888.15	6,064.79				\$850,000	492.24	10.05%	161.65	3.00%	653.90	13.36%	166.50	3.00%	820.40	16.76%	171.50	3.00%	991.90	20.26%
\$900,000 to \$999,999	36	\$950,000	5,472.28	6,022.43	6,203.10	6,389.20	6,580.87	6,778.30			0	\$950,000	550.15	10.05%	180.67	3.00%	730.83	13.36%	186.09	3.00%	916.92	16.76%	191.68	3.00% 1	1,108.60	20.26%
\$1,000,000 to \$1,499,999	125	\$1,250,000	7,200.36	7,924.25	8,161.98	8,406.84	8,659.04	8,918.81			0	\$1,250,000	723.89	10.05%	237.73	3.00%	961.62	13.36%	244.86	3.00%	1,206.47	16.76%	252.21	3.00% 1	1,458.68	20.26%
\$1,500,000 to \$1,999,999	57	\$1,750,000	10,080.51	11,093.95	11,426.77	11,769.57	12,122.66	12,486.34			0	\$1,750,000	1,013.44	10.05%	332.82	3.00%	1,346.26	13.36%	342.80	3.00%	1,689.06	16.76%	353.09	3.00% 2	2,042.15	20.26%
\$2,000,000 to \$2,999,999	89	\$2,500,000	14,400.73	15,848.50	16,323.96	16,813.67	17,318.08	17,837.63			0	\$2,500,000	1,447.78	10.05%	475.46	3.00%	1,923.23	13.36%	489.72	3.00%	2,412.95	16.76%	504.41	3.00% 2	2,917.36	20.26%
\$3,000,000 and greater	139	\$3,000,000	17,280.87	19,018.20	19,588.75	20,176.41	20,781.70	21,405.15			9	\$3,000,000	1,737.33	10.05%	570.55	3.00%	2,307.88	13.36%	587.66	3.00%	2,895.54	16.76%	605.29	3.00% 3	3,500.83	20.26%

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						Cu	mulative	Increase	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2			Incre Yea	ases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	65.17	8.00%	70.39	8.00%	135.56	16.64%	76.02	8.00%	211.58	25.97%	71.84	7.00%	283.41	34.79%
\$150,000	139.73	16.17%	80.30	8.00%	220.04	25.47%	86.73	8.00%	306.76	35.50%	81.96	7.00%	388.72	44.99%
\$250,000	232.89	16.17%	133.84	8.00%	366.73	25.47%	144.54	8.00%	511.27	35.50%	136.59	7.00%	647.86	44.99%
\$350,000	326.04	16.17%	187.37	8.00%	513.42	25.47%	202.36	8.00%	715.78	35.50%	191.23	7.00%	907.01	44.99%
\$450,000	419.20	16.17%	240.91	8.00%	660.11	25.47%	260.18	8.00%	920.29	35.50%	245.87	7.00%	1,166.15	44.99%
\$550,000	512.36	16.17%	294.44	8.00%	806.80	25.47%	318.00	8.00%	1,124.79	35.50%	300.51	7.00%	1,425.30	44.99%
\$650,000	605.51	16.17%	347.98	8.00%	953.49	25.47%	375.81	8.00%	1,329.30	35.50%	355.14	7.00%	1,684.45	44.99%
\$750,000	698.67	16.17%	401.51	8.00%	1,100.18	25.47%	433.63	8.00%	1,533.81	35.50%	409.78	7.00%	1,943.59	44.99%
\$850,000	791.82	16.17%	455.05	8.00%	1,246.87	25.47%	491.45	8.00%	1,738.32	35.50%	464.42	7.00%	2,202.74	44.99%
\$950,000	884.98	16.17%	508.58	8.00%	1,393.56	25.47%	549.27	8.00%	1,942.83	35.50%	519.06	7.00%	2,461.88	44.99%
\$1,250,000	1,164.45	16.17%	669.18	8.00%	1,833.63	25.47%	722.72	8.00%	2,556.35	35.50%	682.97	7.00%	3,239.32	44.99%
\$1,750,000	1,630.22	16.17%	936.86	8.00%	2,567.08	25.47%	1,011.81	8.00%	3,578.89	35.50%	956.16	7.00%	4,535.05	44.99%
\$2,500,000	2,328.89	16.17%	1,338.37	8.00%	3,667.26	25.47%	1,445.44	8.00%	5,112.70	35.50%	1,365.94	7.00%	6,478.64	44.99%
\$3,000,000	2,794.67	16.17%	1,606.04	8.00%	4,400.71	25.47%	1,734.53	8.00%	6,135.24	35.50%	1,639.13	7.00%	7,774.37	44.99%

Ordinary Business Rates - without proposed special variation

Ordinary Business Rates - with proposed special variation

				С	umulative	e Incre	ases					
Land value (for calculation of rates)			eases ear 5				creases Year 6				creases (ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	76.87	7.00%	360.28	44.22%								
\$150,000	87.69	7.00%	476.41	55.14%								
\$250,000	146.16	7.00%	794.02	55.14%								
\$350,000	204.62	7.00%	1,111.63	55.14%								
\$450,000	263.08	7.00%	1,429.23	55.14%								
\$550,000	321.54	7.00%	1,746.84	55.14%								
\$650,000	380.00	7.00%	2,064.45	55.14%								
\$750,000	438.47	7.00%	2,382.06	55.14%								
\$850,000	496.93	7.00%	2,699.67	55.14%								
\$950,000	555.39	7.00%	3,017.27	55.14%								
\$1,250,000	730.78	7.00%	3,970.10	55.14%								
\$1,750,000	1,023.09	7.00%	5,558.14	55.14%								
\$2,500,000	1,461.56	7.00%	7,940.19	55.14%								
\$3,000,000	1,753.87	7.00%	9,528.23	55.14%								

Ordinary Business Rates - without proposed special variation

				С	umulative	e Increa	ases					
Land value (for calculation of rates)		-	eases ear 5				creases (ear 6				creases (ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	27.32	3.00%	123.34	15.14%								
\$150,000	31.17	3.00%	206.21	23.87%								
\$250,000	51.95	3.00%	343.69	23.87%								
\$350,000	72.74	3.00%	481.17	23.87%								
\$450,000	93.52	3.00%	618.64	23.87%								
\$550,000	114.30	3.00%	756.12	23.87%								
\$650,000	135.08	3.00%	893.59	23.87%								
\$750,000	155.86	3.00%	1,031.07	23.87%								
\$850,000	176.64	3.00%	1,168.55	23.87%								
\$950,000	197.43	3.00%	1,306.02	23.87%								
\$1,250,000	259.77	3.00%	1,718.45	23.87%								
\$1,750,000	363.68	3.00%	2,405.83	23.87%								
\$2,500,000	519.54	3.00%	3,436.90	23.87%								
\$3,000,000	623.45	3.00%	4,124.28	23.87%								

Ordinary Farmland Rates - with proposed special variation

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						Or	dinary Fa	rmland R	ates								C	umulative	Increas	es					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	Land value (for calculation of rates)	Incre Yea				reases ear 2				eases ear 3				reases ear 4	
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	е %
\$0 to \$99,999		\$50,000									\$50,000														
\$100,000 to \$199,999		\$150,000									\$150,000														
\$200,000 to \$299,999		\$250,000									\$250,000														
\$300,000 to \$399,999		\$350,000									\$350,000														
\$400,000 to \$499,999		\$450,000									\$450,000														
\$500,000 to \$599,999		\$550,000									\$550,000														
\$600,000 to \$699,999		\$650,000									\$650,000														
\$700,000 to \$799,999		\$750,000									\$750,000														
\$800,000 to \$899,999		\$850,000									\$850,000														
\$900,000 to \$999,999		\$950,000									\$950,000														
\$1,000,000 to \$1,499,999		\$1,250,000									\$1,250,000														
\$1,500,000 to \$1,999,999		\$1,750,000									\$1,750,000	1													
\$2,000,000 to \$2,999,999		\$2,500,000									\$2,500,000	1													
\$3,000,000 and greater		\$3,000,000									\$3,000,000														

Ordinary Farmland Rates - without proposed special variation

						Or	dinary Fa	rmland Ra	ates								С	umulative	Increas	ses					
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	Land value (for calculation of rates)	Incre Yea				eases ear 2				reases ear 3				eases ar 4	
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$0 to \$99,999		\$50,000									\$50,000														/
\$100,000 to \$199,999		\$150,000									\$150,000														/
\$200,000 to \$299,999		\$250,000									\$250,000														
\$300,000 to \$399,999		\$350,000									\$350,000														
\$400,000 to \$499,999		\$450,000									\$450,000														/
\$500,000 to \$599,999		\$550,000									\$550,000														
\$600,000 to \$699,999		\$650,000									\$650,000														
\$700,000 to \$799,999		\$750,000									\$750,000														
\$800,000 to \$899,999		\$850,000									\$850,000														
\$900,000 to \$999,999		\$950,000									\$950,000														
\$1,000,000 to \$1,499,999		\$1,250,000									\$1,250,000														
\$1,500,000 to \$1,999,999		\$1,750,000									\$1,750,000														
\$2,000,000 to \$2,999,999		\$2,500,000									\$2,500,000														
\$3,000,000 and greater		\$3,000,000									\$3,000,000														

Ordinary Farmland Rates - with proposed special variation

Ordinary Farmland Rates - without proposed special variation

				С	umulative	e Increa	ases					
Land value (for calculation of rates)			reases /ear 5				creases /ear 6				reases Tear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Farmland Rates - without proposed special variation

				С	umulativ	e Increa	ises					
Land value (for calculation of rates)			reases ear 5				creases 'ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Holroyd City C	ouncil										
WORKSHEET 6											
PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE											
This sheet shows how the council proposes to use the additional income from the special variation. Enter the change in operating balance (excluding capital items) and proposed spending over 10 years under each of the headings as relevant. Add or delete rows if necessary. For additional SRV income in years beyond the period of the special variation, use the same level of income as in the final year of the variation.											
	Proposed Additional Special Variation Income and Expenditure										
	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Sum of 10 years
INCOME											
SRV income above the rate peg	2,227,458	4,408,648	6,824,423	9,002,114	11,383,242	11,724,739	12,076,481	12,438,775	12,811,939	13,196,297	96,094,115
OPERATING EXPENSES											
Assets - Operational Costs	815,090	753,199	781,229	823,144	1,021,819	1,079,797	1,132,879	1,217,119	1,347,921	1,574,143	10,546,340
Assets - Maintenance Costs	2,532,900	2,608,887	2,686,323	2,768,583	2,851,050	2,936,122	3,024,206	3,115,722	3,208,103	3,733,796	29,465,692
CAPITAL EXPENDITURE											
Asset - Renewal Costs	6,265,020	7,134,635	8,017,055	8,116,402	5,207,335	4,925,236	3,282,885	4,752,306	4,301,264	5,090,117	57,092,255
OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves											
Transfer To/(From) Reserve	-7,385,552	-6,088,073	-4,660,184	-2,706,015	2,303,038	2,783,584	4,636,511	3,353,628	3,954,651	2,798,241	-1,010,172
Total use of special variation income	2,227,458	4,408,648	6,824,423	9,002,114	11,383,242	11,724,739	12,076,481	12,438,775	12,811,939	13,196,297	96,094,115
Difference between additional SRV income and its uses	0	0	0	0	0	0	0	0	0	0	0