



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.
- ▶ Enter the requested percentage increase in general income (inc. rate peg) from year 2 (D35 to D40).

Select Council Name		508A
WORKSHEET 4		
PERMISSIBLE GENERAL INCOME CALCULATION		
<p>Note: Council must check all income adjustments and expiring variation amounts with the DLG before submitting their application to IPART.</p>		
Prior year Notional General Income		-
Less: Decrease from expiry of a prior special variation.	<input type="text"/>	-
Adjusted first year Notional General Income	\$	-

Expiring SV

If the council has an SV due to expire on 30 June 2014, Notional General Income must be reduced before calculation of Permissible General Income in 2014/15.

Consult with the DLG on the correct figure.

Additional Percentage Increase

Plus:	Rate peg increase - first year	0.00%	0	Enter the additional percentage increase in general income being sought, excluding any other income adjustments.
Plus:	Additional increase - first year			
Plus:	Crown Land adjustment - first year	0.00%		
Total special variation - first year		0.00%	\$ -	Income for the previous year, by applying the
Other First Year Adjustments:				
<small>(If known - Refer to advice from the Division)</small>				
Plus/Minus	Prior year Catchup/Excess			Crown land adjustment Crown land claims will increase your Permissible Income. Enter in the \$ amount of any Crown land adjustment here. This will automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.
Minus:	Valuation Objections claimed in prior year			
		Total Adjustments		Note that applications for Crown land adjustments still need to be submitted separately to DLG.
First year Permissible General Income			\$ -	Other adjustments There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income. 1. Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG. 2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible
Total Notional General Income (WK3)			0	
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)			0	1916.
NET First year Notional General Income			\$ 0	during the year.
Anticipated Catchup/(Excess) in the first year			\$ 0	

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 reflect 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
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tony_camenzuli@ipart.nsw.gov.au

Issue Date: 09/13



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A

2014/2015

WORKSHEET 1

Council Name: Holroyd City Council

Contact Details:

Name: Tony Chahine

Position: Acting Manager Financial Services

Telephone: 02 9840 9777

Email: tony.chahine@holroyd.nsw.gov.au

Expiring special variations (SVs)

1. For how many years is the council requesting % increases as part of this application?
2. Does the council have any existing special variations due to expire over this period?

5 years

No

If so, the amounts of expiring special variations must be entered in WK4 and/or cells E46 to E51 below.

Requested annual percentage increases

Any special variation % increase for a given year approved by IPART is the total increase permitted in a council's general income, before adjustments are made for catch ups/excesses and valuation objections.

Note: Approved SV% increases do not change if the actual rate peg turns out to be different from that assumed for a particular year.

	Annual % increase	Cumulative % increase			
		SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Above the 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					

Increase in Permissible General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st-year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied	Increase in PGI above the Rate Peg
Y 0 2013/14							39,078,209		39,078,209	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	40,059,870	40,059,870	2,227,458
Y 2 2015/16	42,287,328		42,287,328	8.00%	45,670,314		45,670,314	8.00	41,261,666	41,261,666	4,408,648
Y 3 2016/17	45,670,314		45,670,314	8.00%	49,323,940		49,323,940	8.00	42,499,516	42,499,516	6,824,423
Y 4 2017/18	49,323,940		49,323,940	7.00%	52,776,615		52,776,615	7.00	43,774,502	43,774,502	9,002,114
Y 5 2018/19	52,776,615		52,776,615	7.00%	56,470,978		56,470,978	7.00	45,087,737	45,087,737	11,383,242
Y 6 2019/20											
Y 7 2020/21											
Total rise in PGI - 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
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					
Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ESV and rate peg					15.91%

246,529,176

212,683,292

15.91

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 Land on Minimum	Notional General Income
Farmland										
Residential		34,854.00	0.172269	362.17	49.67%			7,423,610,483		25,411,653
Mining										
Business		2,018.00	0.540592			814.67	504.00	2,065,818,245	47,975,085	11,318,892
Total Assessments:		36,872.00						9,489,428,728		36,730,545

Holroyd City Council

Calculation of Notional General Income - Special 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 of Land on Minimum	Notional Income
Infrastructure Special Rate - Residential	34,998.00	0.020137					8,687,861,282		1,749,475
Infrastructure Special Rate - Business	2,017.00	0.0406256					1,934,749,845		786,004
Sub-Total:									2,535,478

Holroyd City Council

Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income
sfs			
fg			
fg			
fg			
fg			
fg			
df			
Sub-Total:			0

Total Notional General Income	42,287,328
LESS: Valuation Objection Income - Proposed to be recouped in this year	
NET Notional General Income	42,287,328

Note: Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including certain section 501 annual charges.

WORKSHEET 4

PERMISSIBLE GENERAL INCOME CALCULATION

Please check all income adjustments and expiring variation amounts with DLG before submitting the application.

Prior year Notional General Income		39,078,209
Less:	Decrease from expiry of a prior special variation.	<input style="width: 100%;" type="text"/>
Adjusted first year Notional General Income		<u>\$ 39,078,209</u>
Plus:	Rate peg increase - first year 2.30%	898,799
Plus:	Additional increase - first year <input style="width: 100%;" type="text" value="5.70%"/>	2,227,458
Plus:	Crown Land adjustment - first year 0.00%	<input style="width: 100%;" type="text"/>
	Total special variation - first year	<u>8.00%</u> <u>\$ 3,126,257</u>
<u>Other First Year Adjustments:</u>		
<small>(If known - Refer to advice from the DLG)</small>		
Plus/Minus:	Prior year Catchup/Excess	<input style="width: 100%;" type="text" value="110,490"/>
Minus:	Valuation Objections claimed in prior year	<input style="width: 100%;" type="text" value="(27,628)"/>
	Total Adjustments	<u>82,862</u>
	First year Permissible General Income	<u>\$ 42,287,328</u>

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?:

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

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	7,092	\$50,000	459.19	478.70	517.00	558.36	597.45	639.27		
\$100,000 to \$199,999	4,336	\$150,000	653.22	658.59	711.28	768.18	821.95	879.49		
\$200,000 to \$299,999	11,792	\$250,000	847.25	838.48	905.56	978.00	1,046.46	1,119.72		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$1,500,000 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		
\$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		
\$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		

Ordinary Residential Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	7,092	\$50,000	459.19	453.49	467.09	481.10	495.54	510.40		
\$100,000 to \$199,999	4,336	\$150,000	653.22	623.90	642.62	661.89	681.75	702.20		
\$200,000 to \$299,999	11,792	\$250,000	847.25	794.31	818.14	842.69	867.97	894.01		
\$300,000 to \$399,999	8,687	\$350,000	1,041.28	964.73	993.67	1,023.48	1,054.18	1,085.81		
\$400,000 to \$499,999	2,073	\$450,000	1,235.31	1,135.14	1,169.19	1,204.27	1,240.40	1,277.61		
\$500,000 to \$599,999	488	\$550,000	1,429.35	1,305.55	1,344.72	1,385.06	1,426.61	1,469.41		
\$600,000 to \$699,999	98	\$650,000	1,623.38	1,475.96	1,520.24	1,565.85	1,612.83	1,661.21		
\$700,000 to \$799,999	96	\$750,000	1,817.41	1,646.38	1,695.77	1,746.64	1,799.04	1,853.01		
\$800,000 to \$899,999	65	\$850,000	2,011.44	1,816.79	1,871.29	1,927.43	1,985.26	2,044.81		
\$900,000 to \$999,999	20	\$950,000	2,205.47	1,987.20	2,046.82	2,108.22	2,171.47	2,236.62		
\$1,000,000 to \$1,499,999	66	\$1,250,000	2,787.57	2,498.44	2,573.40	2,650.60	2,730.12	2,812.02		
\$1,500,000 to \$1,999,999	26	\$1,750,000	3,757.73	3,350.51	3,451.02	3,554.55	3,661.19	3,771.03		
\$2,000,000 to \$2,999,999	9	\$2,500,000	5,212.97	4,628.61	4,767.46	4,910.49	5,057.80	5,209.54		
\$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		

Ordinary Residential Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 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

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$														
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$1,250,000	- 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%
\$1,750,000	- 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%
\$2,500,000	- 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	- 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 Business Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Business Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	268	\$50,000	814.67	879.84	950.23	1,026.25	1,098.08	1,174.95		
\$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		
\$200,000 to \$299,999	268	\$250,000	1,440.07	1,672.96	1,806.80	1,951.34	2,087.94	2,234.09		
\$300,000 to \$399,999	178	\$350,000	2,016.10	2,342.15	2,529.52	2,731.88	2,923.11	3,127.73		
\$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		
\$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		
\$600,000 to \$699,999	113	\$650,000	3,744.19	4,349.70	4,697.68	5,073.49	5,428.63	5,808.64		
\$700,000 to \$799,999	68	\$750,000	4,320.22	5,018.88	5,420.40	5,854.03	6,263.81	6,702.28		
\$800,000 to \$899,999	57	\$850,000	4,896.25	5,688.07	6,143.11	6,634.56	7,098.98	7,595.91		
\$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		
\$1,000,000 to \$1,499,999	125	\$1,250,000	7,200.36	8,364.81	9,033.99	9,756.71	10,439.68	11,170.46		
\$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		
\$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		
\$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		

Ordinary Business Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Business Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	268	\$50,000	814.67	833.41	858.41	884.16	910.69	938.01		
\$100,000 to \$199,999	379	\$150,000	864.04	950.91	979.44	1,008.82	1,039.09	1,070.26		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		
\$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		

Ordinary Business Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 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

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$														
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%
\$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%	1,108.60	20.26%
\$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%	1,458.68	20.26%
\$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%	2,042.15	20.26%
\$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%	2,917.36	20.26%
\$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%	3,500.83	20.26%

