



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 increases in general income (inc. rate peg) from year 2 (D35 to D40).
 - ▷ The annual and cumulative increases in permissible general income will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 2 (2015/16) if it is due to expire at the end of any financial year within the period of the requested SV (E47 to E52).
 - ▷ Any amount needs to be verified by the DLG before the application is submitted to us.
 - ▷ The other Permissible General Income calculations will populate automatically when WK4 is completed.

Worksheet 2 - Notional General Income 2013/14

This worksheet calculates the Notional General Income for the previous year, by applying the rating structure used in the previous year to land values, adjusted by supplementary valuations received during that year. The calculations should be checked with DLG before applying to us.

Any inclusion in WK2 as a "supplementary valuation" must agree with Section 4 of the valuation of Land Act 1916.

Worksheet 3 - Notional General Income 2014/15

This worksheet calculates the proposed Notional General Income. It should apply the rating structure, including the proposed SV increase, to land values adjusted by supplementary valuations received during the year.

The rating structure entered here must be checked by the DLG and reflect the Draft Operational Plan.

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.

Select Council Name		508A
WORKSHEET 4		
PERMISSIBLE GENERAL INCOME CALCULATION		
Note: Council must check all income adjustments and expiring variation amounts with the DLG before submitting their application to IPART.		
Prior year Notional General Income		-
Less: Decrease from expiry of a prior special variation.	<input type="text"/>	<input type="text"/>
Adjusted first year Notional General Income		\$ -
Plus: Rate peg increase - first year	0.00%	0
Plus: Additional increase - first year	<input type="text"/>	<input type="text"/>
Plus: Crown Land adjustment - first year	0.00%	<input type="text"/>
Total special variation - first year	0.00%	\$ -
Other First Year Adjustments: (If known - Refer to advice from the Division)		
Plus/Minus Prior year Catchup/Excess	<input type="text"/>	<input type="text"/>
Minus: Valuation Objections claimed in prior year	<input type="text"/>	<input type="text"/>
	Total Adjustments	-
First year Permissible General Income		\$ -
Total Notional General Income (WK3)		0
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)	<input type="text"/>	<input type="text"/>
NET First year Notional General Income		\$ 0
Anticipated Catchup/(Excess) in the first year		\$ 0

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
Enter the additional percentage increase in general income being sought, excluding any other income adjustments.

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.
Note that applications for Crown land adjustments still need to be made separately to DLG.

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 General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

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:

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nick_singer@ipart.nsw.gov.au

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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: Burwood Council

Contact Details:
 Name: Wayne Armitage
 Position: Chief Finance Officer
 Telephone: (02) 9911 9830
 Email: wayne.armitage@burwood.nsw.gov.au

Expiring special variations (SVs)

1. For how many years is the council requesting % increases as part of this application? 7 years

2. Does the council have any existing special variations due to expire over this period? 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)	Rate peg only	Above the rate peg
Y 1	2014/15	5.50%	2.30%	5.50%	2.30%	3.20%
Y 2	2015/16	6.50%	3.00%	12.36%	5.37%	6.99%
Y 3	2016/17	7.00%	3.00%	20.22%	8.53%	11.69%
Y 4	2017/18	7.50%	3.00%	29.24%	11.79%	17.45%
Y 5	2018/19	7.50%	3.00%	38.93%	15.14%	23.79%
Y 6	2019/20	7.50%	3.00%	49.35%	18.59%	30.76%
Y 7	2020/21	7.50%	3.00%	60.55%	22.15%	38.40%

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						16,201,161		16,201,161	16,201,161		
Y 1	2014/15	16,201,161	16,201,161	5.50%	17,092,225	6,582	17,098,807	5.54	16,580,369	16,580,369	518,437	
Y 2	2015/16	17,098,807	17,098,807	6.50%	18,210,229		18,210,229	6.50	17,077,780	17,077,780	1,132,448	
Y 3	2016/17	18,210,229	18,210,229	7.00%	19,484,945		19,484,945	7.00	17,590,114	17,590,114	1,894,831	
Y 4	2017/18	19,484,945	19,484,945	7.50%	20,946,316		20,946,316	7.50	18,117,817	18,117,817	2,828,499	
Y 5	2018/19	20,946,316	20,946,316	7.50%	22,517,290		22,517,290	7.50	18,661,352	18,661,352	3,855,938	
Y 6	2019/20	22,517,290	22,517,290	7.50%	24,206,086		24,206,086	7.50	19,221,192	19,221,192	4,984,894	
Y 7	2020/21	24,206,086	24,206,086	7.50%	26,021,543		26,021,543	7.50	19,797,828	19,797,828	6,223,715	
Total rise in PGI - in \$ terms							9,820,382					
- in % terms							60.62%					

Cumulative Increase in PGI

	Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative rise in 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	17,098,807	16,580,369	518,437	16,580,369
Y 2	2015/16	35,309,035	33,658,150	1,650,886	33,658,150
Y 3	2016/17	54,793,980	51,248,264	3,545,717	51,248,264
Y 4	2017/18	75,740,296	69,366,081	6,374,215	69,366,081
Y 5	2018/19	98,257,586	88,027,433	10,230,153	88,027,433
Y 6	2019/20	122,463,672	107,248,625	15,215,047	107,248,625
Y 7	2020/21	148,485,215	127,046,453	21,438,761	127,046,453
16.87%					Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ESV and rate peg

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
Residential	Residential	9,357.28	0.2182			705.00	3,172.55	3,881,582,418	426,881,687	9,774,805
Residential	Residential - Town Centre	2,170.00	0.2251			899.00	2,122.00	240,128,670	169,760,670	2,066,076
Business	Business A	461.72	0.4213			771.00	114.97	267,232,575	10,370,005	1,170,804
Business	Business B	45.00	0.6366			771.00	3.00	75,082,700	215,028	478,921
Business	Business C	31.00	0.462			771.00	0.00	66,411,920		306,823
Business	Business D	14.00	1.0189			986.00	1.00	139,177,200	21,200	1,418,846
Business	Town Centre Minor Business	315.00	0.4542			986.00	159.00	192,658,461	10,335,361	984,886
Total Assessments:		12,394.00						4,862,273,944	Sub-Total:	16,201,161

Total Assessments:

12,395.00

Total Rateable Land Value:

5,811,777,919

Sub-Total:

17,098,815

Burwood 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			
fg			
df			
Sub-Total:			0

Total Notional General Income	17,098,815
LESS: Valuation Objection Income - Proposed to be recouped in this year	
NET Notional General Income	17,098,815

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		16,201,161
Less:	Decrease from expiry of a prior special variation.	<input type="text"/>
Adjusted first year Notional General Income		\$ 16,201,161
Plus:	Rate peg increase - first year	2.30% 372,627
Plus:	Additional increase - first year	<input type="text" value="3.20%"/> 518,437
Plus:	Crown Land adjustment - first year	0.00% <input type="text"/>
	Total special variation - first year	<u>5.50%</u> \$ <u>891,064</u>
<u>Other First Year Adjustments:</u>		
(If known - Refer to advice from the DLG)		
Plus/Minus:	Prior year Catchup/Excess	<input type="text" value="6,582"/>
Minus:	Valuation Objections claimed in prior year	<input type="text"/>
	Total Adjustments	<u>6,582</u>
First year Permissible General Income		\$ <u>17,098,807</u>

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.

Ordinary and Special Rates - with special variation										Cumulative Increases																									
Category	Sub-category or Special Rate name	Current Minimum Rates	Minimum Rates Year 1	Minimum Rates Year 2	Minimum Rates Year 3	Minimum Rates Year 4	Minimum Rates Year 5	Minimum Rates Year 6	Minimum Rates Year 7	Annual	%	Minimum Increases Year 2				Minimum Increases Year 3				Minimum Increases Year 4				Minimum Increases Year 5				Minimum Increases Year 6				Minimum Increases Year 7			
		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	%
Residential	Residential	705.00	743.00	791.00	846.00	909.00	977.00	1,050.00	1,128.00	38.00	5.39%	48.00	6.46%	86.00	12.20%	55.00	6.95%	141.00	20.00%	63.00	7.45%	204.00	28.94%	68.00	7.48%	272.00	38.58%	73.00	7.47%	345.00	48.94%	78.00	7.43%	423.00	60.00%
Residential	Residential - Town Cent	899.00	948.00	1,009.00	1,079.00	1,159.00	1,245.00	1,338.00	1,438.00	49.00	5.45%	61.00	6.43%	110.00	12.24%	70.00	6.94%	180.00	20.02%	80.00	7.41%	260.00	28.92%	86.00	7.42%	346.00	38.49%	93.00	7.47%	439.00	48.83%	100.00	7.47%	539.00	59.96%
Business	Business A	771.00	813.00	865.00	925.00	994.00	1,068.00	1,148.00	1,234.00	42.00	5.45%	52.00	6.40%	94.00	12.19%	60.00	6.94%	154.00	19.97%	69.00	7.46%	223.00	28.92%	74.00	7.44%	297.00	38.52%	80.00	7.49%	377.00	48.90%	86.00	7.49%	463.00	60.05%
Business	Business B	771.00	813.00	865.00	925.00	994.00	1,068.00	1,148.00	1,234.00	42.00	5.45%	52.00	6.40%	94.00	12.19%	60.00	6.94%	154.00	19.97%	69.00	7.46%	223.00	28.92%	74.00	7.44%	297.00	38.52%	80.00	7.49%	377.00	48.90%	86.00	7.49%	463.00	60.05%
Business	Business C	771.00	813.00	865.00	925.00	994.00	1,068.00	1,148.00	1,234.00	42.00	5.45%	52.00	6.40%	94.00	12.19%	60.00	6.94%	154.00	19.97%	69.00	7.46%	223.00	28.92%	74.00	7.44%	297.00	38.52%	80.00	7.49%	377.00	48.90%	86.00	7.49%	463.00	60.05%
Business	Business D	986.00	1,040.00	1,107.00	1,184.00	1,272.00	1,367.00	1,469.00	1,579.00	54.00	5.48%	67.00	6.44%	121.00	12.27%	77.00	6.96%	198.00	20.08%	88.00	7.43%	286.00	29.01%	95.00	7.47%	381.00	38.64%	102.00	7.46%	483.00	48.99%	110.00	7.49%	593.00	60.14%
Business	Town Centre Minor Bus	986.00	1,040.00	1,107.00	1,184.00	1,272.00	1,367.00	1,469.00	1,579.00	54.00	5.48%	67.00	6.44%	121.00	12.27%	77.00	6.96%	198.00	20.08%	88.00	7.43%	286.00	29.01%	95.00	7.47%	381.00	38.64%	102.00	7.46%	483.00	48.99%	110.00	7.49%	593.00	60.14%

Average Ordinary and Special Rates - with proposed special variation

Ordinary and Special Rates - with special variation										Cumulative Increases																									
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7	Annual	%	Average Increases Year 2				Average Increases Year 3				Average Increases Year 4				Average Increases Year 5				Average Increases Year 6				Average Increases Year 7			
		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	%
Residential	Residential	1,045.00	1,102.00	1,174.00	1,256.00	1,350.00	1,451.00	1,560.00	1,677.00	57.00	5.45%	72.00	6.53%	129.00	12.34%	82.00	6.98%	211.00	20.19%	94.00	7.48%	305.00	29.19%	101.00	6.48%	406.00	38.85%	109.00	7.51%	515.00	49.28%	117.00	7.50%	632.00	60.48%
Residential	Residential - Town Cent	952.00	1,004.00	1,070.00	1,145.00	1,230.00	1,323.00	1,422.00	1,529.00	52.00	5.46%	66.00	6.57%	118.00	12.39%	75.00	7.01%	193.00	20.27%	85.00	7.42%	278.00	29.20%	93.00	7.56%	371.00	38.97%	99.00	7.48%	470.00	49.37%	107.00	7.52%	577.00	60.61%
Business	Business A	2,536.00	2,675.00	2,849.00	3,049.00	3,277.00	3,523.00	3,787.00	4,071.00	139.00	5.48%	174.00	6.50%	313.00	12.34%	200.00	7.02%	513.00	20.23%	228.00	7.48%	741.00	29.22%	246.00	7.51%	987.00	38.92%	264.00	7.49%	1,251.00	49.33%	284.00	7.50%	1,535.00	60.53%
Business	Business B	10,643.00	11,228.00	11,958.00	12,795.00	13,755.00	14,786.00	15,895.00	17,087.00	585.00	5.50%	730.00	6.50%	1,315.00	12.36%	837.00	7.00%	2,152.00	20.22%	960.00	7.50%	3,112.00	29.24%	1,031.00	7.50%	4,143.00	38.93%	1,109.00	7.50%	5,252.00	49.35%	1,192.00	7.50%	6,444.00	60.55%
Business	Business C	9,898.00	10,442.00	11,121.00	11,899.00	12,791.00	13,751.00	14,782.00	15,891.00	544.00	5.50%	679.00	6.50%	1,223.00	12.36%	778.00	7.00%	2,001.00	20.22%	892.00	7.50%	2,893.00	29.23%	960.00	7.51%	3,853.00	38.93%	1,031.00	7.50%	4,884.00	49.34%	1,109.00	7.50%	5,993.00	60.55%
Business	Business D	101,346.00	106,920.00	113,870.00	121,841.00	130,979.00	140,802.00	151,363.00	162,715.00	5,574.00	5.50%	6,950.00	6.50%	12,524.00	12.36%	7,971.00	7.00%	20,495.00	20.22%	9,138.00	7.50%	29,633.00	29.24%	9,823.00	7.50%	39,456.00	38.93%	10,561.00	7.50%	50,017.00	49.35%	11,352.00	7.50%	61,369.00	60.55%
Business	Town Centre Minor Bus	3,127.00	3,299.00	3,513.00	3,759.00	4,041.00	4,344.00	4,670.00	5,020.00	172.00	5.50%	214.00	6.49%	386.00	12.34%	246.00	7.00%	632.00	20.21%	282.00	7.50%	914.00	29.23%	303.00	7.50%	1,217.00	38.92%	326.00	7.50%	1,543.00	49.34%	350.00	7.49%	1,893.00	60.54%

Average Ordinary and Special Rates - without special variation (assumed rate peg only)

Ordinary and Special Rates - without special variation										Cumulative Increases																									
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7	Annual	%	Average Increases Year 2				Average Increases Year 3				Average Increases Year 4				Average Increases Year 5				Average Increases Year 6				Average Increases Year 7			
		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	%
Residential	Residential	1,045.00	1,069.00	1,101.00	1,134.00	1,168.00	1,203.00	1,239.00	1,276.00	24.00	2.30%	32.00	2.99%	56.00	5.36%	33.00	3.00%	89.00	8.52%	34.00	3.00%	123.00	11.77%	35.00	3.00%	158.00	15.12%	36.00	2.99%	194.00	18.56%	37.00	2.99%	231.00	22.11%
Residential	Residential - Town Cent	952.00	974.00	1,003.00	1,033.00	1,064.00	1,096.00	1,129.00	1,163.00	22.00	2.31%	29.00	2.98%	51.00	5.36%	30.00	2.99%	81.00	8.51%	31.00	3.00%	112.00	11.76%	32.00	3.01%	144.00	15.13%	33.00	3.01%	177.00	18.59%	34.00	3.01%	211.00	22.16%
Business	Business A	2,536.00	2,594.00	2,672.00	2,752.00	2,835.00	2,920.00	3,007.00	3,097.00	58.00	2.29%	78.00	3.01%	136.00	5.36%	80.00	2.99%	216.00	8.52%	83.00	3.02%	299.00	11.79%	85.00	3.00%	384.00	15.14%	87.00	2.98%	471.00	18.57%	90.00	2.99%	561.00	22.12%
Business	Business B	10,643.00	10,887.00	11,214.00	11,551.00	11,897.00	12,254.00	12,622.00	13,000.00	244.00	2.29%	327.00	3.00%	571.00	5.37%	337.00	3.01%	908.00	8.53%	346.00	3.00%	1,254.00	11.78%	357.00	3.00%	1,611.00	15.14%	368.00	3.00%	1,979.00	18.59%	378.00	2.99%	2,357.00	22.15%
Business	Business C	9,898.00	10,125.00	10,429.00	10,742.00	11,064.00	11,396.00	11,738.00	12,090.00	227.00	2.29%	304.00	3.00%	531.00	5.36%	313.00	3.00%	844.00	8.53%	322.00	3.00%	1,166.00	11.78%	332.00	3.00%	1,498.00	15.13%	342.00	3.00%	1,840.00	18.59%	352.00	3.00%	2,192.00	22.15%
Business	Business D	101,346.00	103,677.00	106,787.00	109,991.00	113,291.00	116,689.00	120,190.00	123,796.00	2,331.00	2.30%	3,110.00	3.00%	5,441.00	5.37%	3,204.00	3.00%	8,645.00	8.53%	3,300.00	3.00%	11,945.00	11.79%	3,398.00	3.00%	15,343.00	15.14%	3,501.00	3.00%	18,844.00	18.59%	3,606.00	3.00%	22,450.00	22.15%
Business	Town Centre Minor Bus	3,127.00	3,199.00	3,294.00	3,393.00	3,495.00	3,600.00	3,708.00	3,819.00	72.00	2.30%	95.00	2.97%	167.00	5.34%	99.00	3.01%	266.00	8.51%	102.00	3.01%	368.00	11.77%	105.00	3.00%	473.00	15.13%	108.00	3.00%	581.00	18.58%	111.00	2.99%	692.00	22.13%

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 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)	Year 0 (Current Rate)	Ordinary Residential 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	1,775	\$50,000		743.00	791.00	846.00	909.00	977.00	1,050.00	1,128.00
\$100,000 to \$199,999	2,441	\$150,000		743.00	791.00	846.00	909.00	977.00	1,050.00	1,128.00
\$200,000 to \$299,999	628	\$250,000		743.00	791.00	846.00	909.00	977.00	1,050.00	1,128.00
\$300,000 to \$399,999	563	\$350,000		743.00	791.00	846.00	909.00	977.00	1,050.00	1,128.00
\$400,000 to \$499,999	1,309	\$450,000		875.01	931.89	997.12	1,071.90	1,152.29	1,238.72	1,331.62
\$500,000 to \$599,999	1,504	\$550,000		1,069.45	1,138.96	1,218.69	1,310.09	1,408.35	1,513.98	1,627.53
\$600,000 to \$699,999	1,209	\$650,000		1,263.90	1,346.05	1,440.28	1,548.30	1,664.62	1,789.25	1,923.45
\$700,000 to \$799,999	852	\$750,000		1,419.27	1,511.52	1,617.33	1,738.63	1,869.03	2,009.20	2,159.89
\$800,000 to \$899,999	608	\$850,000		1,604.48	1,708.77	1,828.39	1,965.51	2,112.93	2,271.40	2,441.75
\$900,000 to \$999,999	279	\$950,000		1,847.24	1,967.31	2,105.02	2,262.90	2,432.62	2,615.06	2,811.19
\$1,000,000 to \$1,499,999	275	\$1,250,000		2,430.58	2,588.57	2,769.77	2,977.50	3,200.81	3,440.87	3,698.94
\$1,500,000 to \$1,999,999	42	\$1,750,000		3,403.75	3,624.99	3,878.74	4,169.65	4,482.37	4,818.55	5,179.94
\$2,000,000 to \$2,999,999	35	\$2,500,000		4,861.15	5,177.12	5,539.52	5,954.99	6,401.61	6,881.73	7,397.86
\$3,000,000 and greater	7	\$3,000,000		5,833.38	6,212.55	6,647.43	7,145.99	7,681.93	8,258.08	8,877.44

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)	Year 0 (Current Rate)	Ordinary Residential 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	1,775	\$50,000		721.00	742.00	764.00	786.00	809.00	833.00	857.00
\$100,000 to \$199,999	2,441	\$150,000		721.00	742.00	764.00	786.00	809.00	833.00	857.00
\$200,000 to \$299,999	628	\$250,000		721.00	742.00	764.00	786.00	809.00	833.00	857.00
\$300,000 to \$399,999	563	\$350,000		721.00	742.00	764.00	786.00	809.00	833.00	857.00
\$400,000 to \$499,999	1,309	\$450,000		848.47	873.92	900.14	927.15	954.96	983.61	1,013.12
\$500,000 to \$599,999	1,504	\$550,000		1,037.02	1,068.13	1,100.17	1,133.18	1,167.18	1,202.19	1,238.26
\$600,000 to \$699,999	1,209	\$650,000		1,225.57	1,262.34	1,300.21	1,339.21	1,379.39	1,420.77	1,463.39
\$700,000 to \$799,999	852	\$750,000		1,414.12	1,456.54	1,500.24	1,545.25	1,591.60	1,639.35	1,688.00
\$800,000 to \$899,999	608	\$850,000		1,602.67	1,650.75	1,700.27	1,751.28	1,803.82	1,857.93	1,913.67
\$900,000 to \$999,999	279	\$950,000		1,791.22	1,844.96	1,900.31	1,957.31	2,016.03	2,076.51	2,138.81
\$1,000,000 to \$1,499,999	275	\$1,250,000		2,356.86	2,427.57	2,500.39	2,575.40	2,652.67	2,732.25	2,814.21
\$1,500,000 to \$1,999,999	42	\$1,750,000		3,298.75	3,397.71	3,499.64	3,604.63	3,712.77	3,824.16	3,938.88
\$2,000,000 to \$2,999,999	35	\$2,500,000		4,712.50	4,853.88	4,999.49	5,149.48	5,303.96	5,463.08	5,626.97
\$3,000,000 and greater	7	\$3,000,000		5,655.00	5,824.65	5,999.39	6,179.37	6,364.75	6,555.89	6,752.37

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			48.00	6.46%	#VALUE!	#VALUE!	55.00	6.95%	#VALUE!	#VALUE!	63.00	7.45%	#VALUE!	#VALUE!
\$150,000			48.00	6.46%	#VALUE!	#VALUE!	55.00	6.95%	#VALUE!	#VALUE!	63.00	7.45%	#VALUE!	#VALUE!
\$250,000			48.00	6.46%	#VALUE!	#VALUE!	55.00	6.95%	#VALUE!	#VALUE!	63.00	7.45%	#VALUE!	#VALUE!
\$350,000			48.00	6.46%	#VALUE!	#VALUE!	55.00	6.95%	#VALUE!	#VALUE!	63.00	7.45%	#VALUE!	#VALUE!
\$450,000			56.88	6.50%	#VALUE!	#VALUE!	65.23	7.00%	#VALUE!	#VALUE!	74.78	7.50%	#VALUE!	#VALUE!
\$550,000			69.51	6.50%	#VALUE!	#VALUE!	79.73	7.00%	#VALUE!	#VALUE!	91.40	7.50%	#VALUE!	#VALUE!
\$650,000			82.15	6.50%	#VALUE!	#VALUE!	94.23	7.00%	#VALUE!	#VALUE!	108.02	7.50%	#VALUE!	#VALUE!
\$750,000			92.25	6.50%	#VALUE!	#VALUE!	105.81	7.00%	#VALUE!	#VALUE!	121.30	7.50%	#VALUE!	#VALUE!
\$850,000			104.29	6.50%	#VALUE!	#VALUE!	119.62	7.00%	#VALUE!	#VALUE!	137.12	7.50%	#VALUE!	#VALUE!
\$950,000			120.07	6.50%	#VALUE!	#VALUE!	137.71	7.00%	#VALUE!	#VALUE!	157.88	7.50%	#VALUE!	#VALUE!
\$1,250,000			157.99	6.50%	#VALUE!	#VALUE!	181.20	7.00%	#VALUE!	#VALUE!	207.73	7.50%	#VALUE!	#VALUE!
\$1,750,000			221.24	6.50%	#VALUE!	#VALUE!	253.75	7.00%	#VALUE!	#VALUE!	290.91	7.50%	#VALUE!	#VALUE!
\$2,500,000			315.97	6.50%	#VALUE!	#VALUE!	362.40	7.00%	#VALUE!	#VALUE!	415.47	7.50%	#VALUE!	#VALUE!
\$3,000,000			379.17	6.50%	#VALUE!	#VALUE!	434.88	7.00%	#VALUE!	#VALUE!	498.56	7.50%	#VALUE!	#VALUE!

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			21.00	2.91%	#VALUE!	#VALUE!	22.00	2.96%	#VALUE!	#VALUE!	22.00	2.88%	#VALUE!	#VALUE!
\$150,000			21.00	2.91%	#VALUE!	#VALUE!	22.00	2.96%	#VALUE!	#VALUE!	22.00	2.88%	#VALUE!	#VALUE!
\$250,000			21.00	2.91%	#VALUE!	#VALUE!	22.00	2.96%	#VALUE!	#VALUE!	22.00	2.88%	#VALUE!	#VALUE!
\$350,000			21.00	2.91%	#VALUE!	#VALUE!	22.00	2.96%	#VALUE!	#VALUE!	22.00	2.88%	#VALUE!	#VALUE!
\$450,000			25.45	3.00%	#VALUE!	#VALUE!	26.22	3.00%	#VALUE!	#VALUE!	27.01	3.00%	#VALUE!	#VALUE!
\$550,000			31.11	3.00%	#VALUE!	#VALUE!	32.04	3.00%	#VALUE!	#VALUE!	33.01	3.00%	#VALUE!	#VALUE!
\$650,000			36.77	3.00%	#VALUE!	#VALUE!	37.87	3.00%	#VALUE!	#VALUE!	39.00	3.00%	#VALUE!	#VALUE!
\$750,000			42.42	3.00%	#VALUE!	#VALUE!	43.70	3.00%	#VALUE!	#VALUE!	45.01	3.00%	#VALUE!	#VALUE!
\$850,000			48.08	3.00%	#VALUE!	#VALUE!	49.52	3.00%	#VALUE!	#VALUE!	51.01	3.00%	#VALUE!	#VALUE!
\$950,000			53.74	3.00%	#VALUE!	#VALUE!	55.35	3.00%	#VALUE!	#VALUE!	57.00	3.00%	#VALUE!	#VALUE!
\$1,250,000			70.71	3.00%	#VALUE!	#VALUE!	72.82	3.00%	#VALUE!	#VALUE!	75.01	3.00%	#VALUE!	#VALUE!
\$1,750,000			98.96	3.00%	#VALUE!	#VALUE!	101.93	3.00%	#VALUE!	#VALUE!	104.99	3.00%	#VALUE!	#VALUE!
\$2,500,000			141.38	3.00%	#VALUE!	#VALUE!	145.61	3.00%	#VALUE!	#VALUE!	149.99	3.00%	#VALUE!	#VALUE!
\$3,000,000			169.65	3.00%	#VALUE!	#VALUE!	174.74	3.00%	#VALUE!	#VALUE!	179.98	3.00%	#VALUE!	#VALUE!

Ordinary Residential Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	68.00	7.48%	#VALUE!	#VALUE!	73.00	7.47%	#VALUE!	#VALUE!	78.00	7.43%	#VALUE!	#VALUE!
\$150,000	68.00	7.48%	#VALUE!	#VALUE!	73.00	7.47%	#VALUE!	#VALUE!	78.00	7.43%	#VALUE!	#VALUE!
\$250,000	68.00	7.48%	#VALUE!	#VALUE!	73.00	7.47%	#VALUE!	#VALUE!	78.00	7.43%	#VALUE!	#VALUE!
\$350,000	68.00	7.48%	#VALUE!	#VALUE!	73.00	7.47%	#VALUE!	#VALUE!	78.00	7.43%	#VALUE!	#VALUE!
\$450,000	80.39	7.50%	#VALUE!	#VALUE!	86.43	7.50%	#VALUE!	#VALUE!	92.90	7.50%	#VALUE!	#VALUE!
\$550,000	98.26	7.50%	#VALUE!	#VALUE!	105.63	7.50%	#VALUE!	#VALUE!	113.55	7.50%	#VALUE!	#VALUE!
\$650,000	116.32	7.51%	#VALUE!	#VALUE!	124.63	7.49%	#VALUE!	#VALUE!	134.20	7.50%	#VALUE!	#VALUE!
\$750,000	130.40	7.50%	#VALUE!	#VALUE!	140.17	7.50%	#VALUE!	#VALUE!	150.69	7.50%	#VALUE!	#VALUE!
\$850,000	147.42	7.50%	#VALUE!	#VALUE!	158.47	7.50%	#VALUE!	#VALUE!	170.35	7.50%	#VALUE!	#VALUE!
\$950,000	169.72	7.50%	#VALUE!	#VALUE!	182.44	7.50%	#VALUE!	#VALUE!	196.13	7.50%	#VALUE!	#VALUE!
\$1,250,000	223.31	7.50%	#VALUE!	#VALUE!	240.06	7.50%	#VALUE!	#VALUE!	258.07	7.50%	#VALUE!	#VALUE!
\$1,750,000	312.72	7.50%	#VALUE!	#VALUE!	336.18	7.50%	#VALUE!	#VALUE!	361.39	7.50%	#VALUE!	#VALUE!
\$2,500,000	446.62	7.50%	#VALUE!	#VALUE!	480.12	7.50%	#VALUE!	#VALUE!	516.13	7.50%	#VALUE!	#VALUE!
\$3,000,000	535.94	7.50%	#VALUE!	#VALUE!	576.15	7.50%	#VALUE!	#VALUE!	619.36	7.50%	#VALUE!	#VALUE!

Ordinary Residential Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	23.00	2.93%	#VALUE!	#VALUE!	24.00	2.97%	#VALUE!	#VALUE!	24.00	2.88%	#VALUE!	#VALUE!
\$150,000	23.00	2.93%	#VALUE!	#VALUE!	24.00	2.97%	#VALUE!	#VALUE!	24.00	2.88%	#VALUE!	#VALUE!
\$250,000	23.00	2.93%	#VALUE!	#VALUE!	24.00	2.97%	#VALUE!	#VALUE!	24.00	2.88%	#VALUE!	#VALUE!
\$350,000	23.00	2.93%	#VALUE!	#VALUE!	24.00	2.97%	#VALUE!	#VALUE!	24.00	2.88%	#VALUE!	#VALUE!
\$450,000	27.81	3.00%	#VALUE!	#VALUE!	28.65	3.00%	#VALUE!	#VALUE!	29.51	3.00%	#VALUE!	#VALUE!
\$550,000	34.00	3.00%	#VALUE!	#VALUE!	35.01	3.00%	#VALUE!	#VALUE!	36.07	3.00%	#VALUE!	#VALUE!
\$650,000	40.18	3.00%	#VALUE!	#VALUE!	41.38	3.00%	#VALUE!	#VALUE!	42.62	3.00%	#VALUE!	#VALUE!
\$750,000	46.35	3.00%	#VALUE!	#VALUE!	47.75	3.00%	#VALUE!	#VALUE!	48.65	2.97%	#VALUE!	#VALUE!
\$850,000	52.54	3.00%	#VALUE!	#VALUE!	54.11	3.00%	#VALUE!	#VALUE!	55.74	3.00%	#VALUE!	#VALUE!
\$950,000	58.72	3.00%	#VALUE!	#VALUE!	60.48	3.00%	#VALUE!	#VALUE!	62.30	3.00%	#VALUE!	#VALUE!
\$1,250,000	77.27	3.00%	#VALUE!	#VALUE!	79.58	3.00%	#VALUE!	#VALUE!	81.96	3.00%	#VALUE!	#VALUE!
\$1,750,000	108.14	3.00%	#VALUE!	#VALUE!	111.39	3.00%	#VALUE!	#VALUE!	114.72	3.00%	#VALUE!	#VALUE!
\$2,500,000	154.48	3.00%	#VALUE!	#VALUE!	159.12	3.00%	#VALUE!	#VALUE!	163.89	3.00%	#VALUE!	#VALUE!
\$3,000,000	185.38	3.00%	#VALUE!	#VALUE!	191.14	3.00%	#VALUE!	#VALUE!	196.48	3.00%	#VALUE!	#VALUE!

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	159	\$50,000		813.00	865.00	925.00	994.00	1,068.00	1,148.00	1,234.00
\$100,000 to \$199,999	123	\$150,000		813.00	865.00	925.00	994.00	1,068.00	1,148.00	1,234.00
\$200,000 to \$299,999	74	\$250,000		951.77	1,013.64	1,084.59	1,165.93	1,253.38	1,347.38	1,448.44
\$300,000 to \$399,999	52	\$350,000		1,328.67	1,415.03	1,514.09	1,627.64	1,749.72	1,880.94	2,022.01
\$400,000 to \$499,999	62	\$450,000		1,724.11	1,836.18	1,964.71	2,112.06	2,270.47	2,440.75	2,623.81
\$500,000 to \$599,999	29	\$550,000		2,111.93	2,249.21	2,406.65	2,587.15	2,781.18	2,989.77	3,214.01
\$600,000 to \$699,999	31	\$650,000		2,495.92	2,658.15	2,844.23	3,057.54	3,286.86	3,533.37	3,798.38
\$700,000 to \$799,999	22	\$750,000		2,855.31	3,040.91	3,253.77	3,497.80	3,760.14	4,042.15	4,345.31
\$800,000 to \$899,999	17	\$850,000		3,236.02	3,446.36	3,687.61	3,964.18	4,261.49	4,581.10	4,924.68
\$900,000 to \$999,999	28	\$950,000		3,612.92	3,847.76	4,117.10	4,425.89	4,757.83	5,114.66	5,498.26
\$1,000,000 to \$1,499,999	101	\$1,250,000		4,758.85	5,068.18	5,422.95	5,829.67	6,266.89	6,736.91	7,242.18
\$1,500,000 to \$1,999,999	80	\$1,750,000		6,662.39	7,095.45	7,592.13	8,161.54	8,773.65	9,431.68	10,139.05
\$2,000,000 to \$2,999,999	48	\$2,500,000		9,617.70	10,242.85	10,959.85	11,781.84	12,665.48	13,615.39	14,636.54
\$3,000,000 and greater	43	\$3,000,000		16,518.67	17,592.38	18,823.85	20,235.64	21,753.31	23,384.61	25,138.67

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	159	\$50,000		788.00	811.00	835.00	860.00	885.00	911.00	938.00
\$100,000 to \$199,999	123	\$150,000		788.00	811.00	835.00	860.00	885.00	911.00	938.00
\$200,000 to \$299,999	74	\$250,000		922.94	950.63	979.15	1,008.52	1,038.78	1,069.94	1,102.04
\$300,000 to \$399,999	52	\$350,000		1,288.42	1,327.07	1,366.88	1,407.89	1,450.13	1,493.63	1,538.44
\$400,000 to \$499,999	62	\$450,000		1,671.95	1,722.11	1,773.77	1,826.98	1,881.79	1,938.25	1,996.40
\$500,000 to \$599,999	29	\$550,000		2,048.05	2,109.49	2,172.78	2,237.96	2,305.10	2,374.25	2,445.48
\$600,000 to \$699,999	31	\$650,000		2,420.42	2,493.03	2,567.82	2,644.86	2,724.20	2,805.93	2,890.11
\$700,000 to \$799,999	22	\$750,000		2,768.82	2,851.88	2,937.44	3,025.56	3,116.33	3,209.82	3,306.12
\$800,000 to \$899,999	17	\$850,000		3,138.00	3,232.14	3,329.10	3,428.98	3,531.85	3,637.80	3,746.94
\$900,000 to \$999,999	28	\$950,000		3,503.48	3,608.58	3,716.84	3,828.35	3,943.20	4,061.49	4,183.34
\$1,000,000 to \$1,499,999	101	\$1,250,000		4,614.70	4,753.14	4,895.74	5,042.61	5,193.89	5,349.70	5,510.19
\$1,500,000 to \$1,999,999	80	\$1,750,000		6,460.58	6,654.40	6,854.03	7,059.65	7,271.44	7,489.58	7,714.27
\$2,000,000 to \$2,999,999	48	\$2,500,000		9,229.40	9,506.28	9,791.47	10,085.21	10,387.77	10,699.40	11,020.39
\$3,000,000 and greater	43	\$3,000,000		16,017.65	16,498.18	16,993.12	17,502.92	18,028.01	18,568.85	19,125.91

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			52.00	6.40%	#VALUE!	#VALUE!	60.00	6.94%	#VALUE!	#VALUE!	69.00	7.46%	#VALUE!	#VALUE!
\$150,000			52.00	6.40%	#VALUE!	#VALUE!	60.00	6.94%	#VALUE!	#VALUE!	69.00	7.46%	#VALUE!	#VALUE!
\$250,000			61.87	6.50%	#VALUE!	#VALUE!	70.95	7.00%	#VALUE!	#VALUE!	81.34	7.50%	#VALUE!	#VALUE!
\$350,000			86.36	6.50%	#VALUE!	#VALUE!	99.06	7.00%	#VALUE!	#VALUE!	113.55	7.50%	#VALUE!	#VALUE!
\$450,000			112.07	6.50%	#VALUE!	#VALUE!	128.53	7.00%	#VALUE!	#VALUE!	147.35	7.50%	#VALUE!	#VALUE!
\$550,000			137.28	6.50%	#VALUE!	#VALUE!	157.44	7.00%	#VALUE!	#VALUE!	180.50	7.50%	#VALUE!	#VALUE!
\$650,000			162.23	6.50%	#VALUE!	#VALUE!	186.08	7.00%	#VALUE!	#VALUE!	213.31	7.50%	#VALUE!	#VALUE!
\$750,000			185.60	6.50%	#VALUE!	#VALUE!	212.86	7.00%	#VALUE!	#VALUE!	244.03	7.50%	#VALUE!	#VALUE!
\$850,000			210.34	6.50%	#VALUE!	#VALUE!	241.25	7.00%	#VALUE!	#VALUE!	276.57	7.50%	#VALUE!	#VALUE!
\$950,000			234.84	6.50%	#VALUE!	#VALUE!	269.34	7.00%	#VALUE!	#VALUE!	308.79	7.50%	#VALUE!	#VALUE!
\$1,250,000			309.33	6.50%	#VALUE!	#VALUE!	354.77	7.00%	#VALUE!	#VALUE!	406.72	7.50%	#VALUE!	#VALUE!
\$1,750,000			433.06	6.50%	#VALUE!	#VALUE!	496.68	7.00%	#VALUE!	#VALUE!	569.41	7.50%	#VALUE!	#VALUE!
\$2,500,000			625.15	6.50%	#VALUE!	#VALUE!	717.00	7.00%	#VALUE!	#VALUE!	821.99	7.50%	#VALUE!	#VALUE!
\$3,000,000			#####	6.50%	#VALUE!	#VALUE!	1,231.47	7.00%	#VALUE!	#VALUE!	1,411.79	7.50%	#VALUE!	#VALUE!

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			23.00	2.92%	#VALUE!	#VALUE!	24.00	2.96%	#VALUE!	#VALUE!	25.00	2.99%	#VALUE!	#VALUE!
\$150,000			23.00	2.92%	#VALUE!	#VALUE!	24.00	2.96%	#VALUE!	#VALUE!	25.00	2.99%	#VALUE!	#VALUE!
\$250,000			27.69	3.00%	#VALUE!	#VALUE!	28.52	3.00%	#VALUE!	#VALUE!	29.37	3.00%	#VALUE!	#VALUE!
\$350,000			38.65	3.00%	#VALUE!	#VALUE!	39.81	3.00%	#VALUE!	#VALUE!	41.01	3.00%	#VALUE!	#VALUE!
\$450,000			50.16	3.00%	#VALUE!	#VALUE!	51.66	3.00%	#VALUE!	#VALUE!	53.21	3.00%	#VALUE!	#VALUE!
\$550,000			61.44	3.00%	#VALUE!	#VALUE!	63.29	3.00%	#VALUE!	#VALUE!	65.18	3.00%	#VALUE!	#VALUE!
\$650,000			72.61	3.00%	#VALUE!	#VALUE!	74.79	3.00%	#VALUE!	#VALUE!	77.04	3.00%	#VALUE!	#VALUE!
\$750,000			83.06	3.00%	#VALUE!	#VALUE!	85.56	3.00%	#VALUE!	#VALUE!	88.12	3.00%	#VALUE!	#VALUE!
\$850,000			94.14	3.00%	#VALUE!	#VALUE!	96.96	3.00%	#VALUE!	#VALUE!	99.88	3.00%	#VALUE!	#VALUE!
\$950,000			105.10	3.00%	#VALUE!	#VALUE!	108.26	3.00%	#VALUE!	#VALUE!	111.51	3.00%	#VALUE!	#VALUE!
\$1,250,000			138.44	3.00%	#VALUE!	#VALUE!	142.60	3.00%	#VALUE!	#VALUE!	146.87	3.00%	#VALUE!	#VALUE!
\$1,750,000			193.82	3.00%	#VALUE!	#VALUE!	199.63	3.00%	#VALUE!	#VALUE!	205.62	3.00%	#VALUE!	#VALUE!
\$2,500,000			276.88	3.00%	#VALUE!	#VALUE!	285.19	3.00%	#VALUE!	#VALUE!	293.74	3.00%	#VALUE!	#VALUE!
\$3,000,000			480.53	3.00%	#VALUE!	#VALUE!	494.94	3.00%	#VALUE!	#VALUE!	509.80	3.00%	#VALUE!	#VALUE!

Ordinary Business Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	74.00	7.44%	#VALUE!	#VALUE!	80.00	7.49%	#VALUE!	#VALUE!	86.00	7.49%	#VALUE!	#VALUE!
\$150,000	74.00	7.44%	#VALUE!	#VALUE!	80.00	7.49%	#VALUE!	#VALUE!	86.00	7.49%	#VALUE!	#VALUE!
\$250,000	87.45	7.50%	#VALUE!	#VALUE!	94.00	7.50%	#VALUE!	#VALUE!	101.06	7.50%	#VALUE!	#VALUE!
\$350,000	122.08	7.50%	#VALUE!	#VALUE!	131.22	7.50%	#VALUE!	#VALUE!	141.07	7.50%	#VALUE!	#VALUE!
\$450,000	158.41	7.50%	#VALUE!	#VALUE!	170.28	7.50%	#VALUE!	#VALUE!	183.06	7.50%	#VALUE!	#VALUE!
\$550,000	194.03	7.50%	#VALUE!	#VALUE!	208.59	7.50%	#VALUE!	#VALUE!	224.24	7.50%	#VALUE!	#VALUE!
\$650,000	229.32	7.50%	#VALUE!	#VALUE!	246.51	7.50%	#VALUE!	#VALUE!	265.01	7.50%	#VALUE!	#VALUE!
\$750,000	262.34	7.50%	#VALUE!	#VALUE!	282.01	7.50%	#VALUE!	#VALUE!	303.16	7.50%	#VALUE!	#VALUE!
\$850,000	297.31	7.50%	#VALUE!	#VALUE!	319.61	7.50%	#VALUE!	#VALUE!	343.58	7.50%	#VALUE!	#VALUE!
\$950,000	331.94	7.50%	#VALUE!	#VALUE!	356.83	7.50%	#VALUE!	#VALUE!	383.60	7.50%	#VALUE!	#VALUE!
\$1,250,000	437.22	7.50%	#VALUE!	#VALUE!	470.02	7.50%	#VALUE!	#VALUE!	505.27	7.50%	#VALUE!	#VALUE!
\$1,750,000	612.11	7.50%	#VALUE!	#VALUE!	658.03	7.50%	#VALUE!	#VALUE!	707.37	7.50%	#VALUE!	#VALUE!
\$2,500,000	883.64	7.50%	#VALUE!	#VALUE!	949.91	7.50%	#VALUE!	#VALUE!	1,021.15	7.50%	#VALUE!	#VALUE!
\$3,000,000	####	7.50%	#VALUE!	#VALUE!	1,631.30	7.50%	#VALUE!	#VALUE!	1,754.06	7.50%	#VALUE!	#VALUE!

Ordinary Business Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	25.00	2.91%	#VALUE!	#VALUE!	26.00	2.94%	#VALUE!	#VALUE!	27.00	2.96%	#VALUE!	#VALUE!
\$150,000	25.00	2.91%	#VALUE!	#VALUE!	26.00	2.94%	#VALUE!	#VALUE!	27.00	2.96%	#VALUE!	#VALUE!
\$250,000	30.26	3.00%	#VALUE!	#VALUE!	31.16	3.00%	#VALUE!	#VALUE!	32.10	3.00%	#VALUE!	#VALUE!
\$350,000	42.24	3.00%	#VALUE!	#VALUE!	43.50	3.00%	#VALUE!	#VALUE!	44.81	3.00%	#VALUE!	#VALUE!
\$450,000	54.81	3.00%	#VALUE!	#VALUE!	56.46	3.00%	#VALUE!	#VALUE!	58.15	3.00%	#VALUE!	#VALUE!
\$550,000	67.14	3.00%	#VALUE!	#VALUE!	69.15	3.00%	#VALUE!	#VALUE!	71.23	3.00%	#VALUE!	#VALUE!
\$650,000	79.34	3.00%	#VALUE!	#VALUE!	81.73	3.00%	#VALUE!	#VALUE!	84.18	3.00%	#VALUE!	#VALUE!
\$750,000	90.77	3.00%	#VALUE!	#VALUE!	93.49	3.00%	#VALUE!	#VALUE!	96.30	3.00%	#VALUE!	#VALUE!
\$850,000	102.87	3.00%	#VALUE!	#VALUE!	105.95	3.00%	#VALUE!	#VALUE!	109.14	3.00%	#VALUE!	#VALUE!
\$950,000	114.85	3.00%	#VALUE!	#VALUE!	118.29	3.00%	#VALUE!	#VALUE!	121.85	3.00%	#VALUE!	#VALUE!
\$1,250,000	151.28	3.00%	#VALUE!	#VALUE!	155.81	3.00%	#VALUE!	#VALUE!	160.49	3.00%	#VALUE!	#VALUE!
\$1,750,000	211.79	3.00%	#VALUE!	#VALUE!	218.14	3.00%	#VALUE!	#VALUE!	224.69	3.00%	#VALUE!	#VALUE!
\$2,500,000	302.56	3.00%	#VALUE!	#VALUE!	311.63	3.00%	#VALUE!	#VALUE!	320.99	3.00%	#VALUE!	#VALUE!
\$3,000,000	525.09	3.00%	#VALUE!	#VALUE!	540.84	3.00%	#VALUE!	#VALUE!	557.06	3.00%	#VALUE!	#VALUE!

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	518,437	1,132,448	1,894,831	2,828,499	3,855,938	4,984,894	6,223,715	6,410,426.00	6,602,739.00	6,800,821.00	41,252,747.44
OPERATING BALANCE											
Change in Operating Balance	-2,512,198	-2,064,100	-1,374,385	-224,497	456,484	1,467,097	2,529,298	2,699,327	2,880,191	3,066,023	6,923,240
OPERATING EXPENSES											
Change in Operating Expenses (includes loan interest costs)											0
Maintenance 20% of SRV											0
Roads (35%)	35,800	77,800	129,800	194,800	265,900	344,150	430,050	453,750	463,250	474,800	2,870,100
Footpaths (45%)	45,975	99,446	165,367	247,723	339,241	439,869	550,265	581,067	593,541	608,381	3,670,875
Kerb & Gutter (10%)	10,250	22,250	37,250	55,750	76,050	98,400	122,950	129,650	132,350	135,650	820,550
Parks (10%)	10,250	22,250	37,250	55,750	76,050	98,400	122,950	129,650	132,350	135,650	820,550
											0
CAPITAL EXPENDITURE											
Capital 80% of SRV											0
Roads (35%)	140,000	308,000	519,000	777,000	1,062,000	1,375,000	1,718,000	1,762,700	1,801,200	1,848,450	11,311,350
Footpaths (45%)	185,000	401,000	671,000	1,001,000	1,366,400	1,768,600	2,210,400	2,267,900	2,317,400	2,378,150	14,566,850
Kerb & Gutter (10%)	40,000	88,000	148,000	221,500	302,800	392,200	490,300	503,000	514,000	527,500	3,227,300
Parks (10%)	40,000	88,000	148,000	221,500	302,800	392,200	490,300	503,000	514,000	527,500	3,227,300
											0
											0
OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves											
											0
											0
											0
											0
											0
											0
Total use of special variation income	507,275	1,106,746	1,855,667	2,775,023	3,791,241	4,908,819	6,135,215	6,330,717	6,468,091	6,636,081	40,514,875
Difference between additional SRV income and its uses	11,162	25,702	39,164	53,476	64,697	76,075	88,500	79,709	134,648	164,740	737,872