

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 2013/14

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 2013/14 - Part B)

Instructions

Section 508A allows a council to increase its general income by an amount that is greater than the general variation each year, up to a maximum of 7 years. The council must identify the percentage increase it requires for each year of the proposed variation, which includes the rate peg percentage for that year. The council must also quantify any minimum amounts, for each year of the variation, that exceed the statutory limit.

Note: IPART can approve a percentage increase to minimum rates above the statutory limit that is different from the special variation percentage increase should that increase be justified and properly consulted upon by the council. See the Guidelines for further details.

Both Part A and Part B of the application are designed to be completed on your computer and then submitted to IPART via the Council Portal on IPART's website at www.ipart.nsw.gov.au. All applications should also be forwarded to IPART in hard copy (refer to the Guidelines for details).

This part of the application (SVA Part A) consists of 7 worksheets:

- Worksheet 1 (Identification): Identifies the council making the application and a council contact officer, collects information on any special variations due to expire, and summarises the cumulative impact of the requested variation and the impact on minimum rates.
- Worksheet 2 (Notional General Income): Calculates the council's Notional General Income for the current year or year 0 in the application (2012/13).
- Worksheet 3 (General Income Yield): Calculates the council's proposed General Income yield for year 1 of the application (2013/14).
- Worksheet 4 (Calculation): Calculates the council's Permissible Income based on the input of the first year special variation percentage and Crown land adjustments, plus other adjustments to income in 2013/14.
- Worksheet 5a (Impact on Rates 1): Calculates the average annual and cumulative increase in rates and annual charges for each category/sub-category (for each year of the requested special variation), with and without the variation.
- 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 rate levels across this distribution (ie, midpoints of each land value range) for each year of the variation.
- Worksheet 6 (Expenditure Program): Collects the various service and project allocations in the council's proposed expenditure program that the special variation is sought to fully or partially fund. It includes any loans that the council is proposing as part of its program of expenditure.

Detailed instructions on how each of these worksheets must be completed are provided below.

Worksheet 1 - Identification

- Select your council name from the drop down list (E8).
- Enter contact details for the responsible officer (E11 E14).
- Select the date for the first year of the application (K3).
 - Selecting the date from the drop down list, automatically populates the date fields on WK1, WK5 and WK6.
- Select the requested no. of years (2 to 7) of income increases in the application (K18).
- Answer the questions about expiring special variations (K19 to K27).
 - ▷ If the council does not have any existing special variations due to expire in the period of the requested variation and the answer is "No" in K19, leave other fields in this section blank.
- Enter the rate peg for 2013/14 in E38 as announced by IPART in December 2012.
 - The worksheet automatically assumes a rate peg of 3% for each of the forward years of the special variation (noting that if the rate peg is different than assumed, the % increase in general income with an approved SV does not change.)
- Refer to WK4 to enter in the percentage increase in general income needed in year 1 of the application (2013/14).
 - ▷ The cumulative increase in general income due to the rate peg and special variation will populate automatically in WK1.
- Refer to WK4 to enter in any deduction for an expiring variation which is due to expire on 30 June 2013 in the calculation of permissible general income in year 1.
 - $\triangleright\,$ This dollar amount is linked to cell $\ensuremath{\text{M37}}$ in this worksheet.
 - > This amount needs to be verified by the DLG before the application is submitted to IPART.
- Enter the requested increases in general income (inc. rate peg) from year 2 (eg, 2014/15) (D39 to D44).
 - ▷ The annual and cumulative \$ increases and the permissible income figures will populate once WK2, WK3 and WK4 have been completed.
- Enter in the value of any expiring variation from year 1 (2013/14) if one is due to expire at the end of any financial year within the requested special variation period (M38 to M44).
 - > Any amount needs to be verified by the DLG before the application is submitted to IPART
 - > The rest of the Permissible Income calculations will populate automatically.

Worksheet 2 - Notional General Income

This worksheet calculates the Notional General Income for the year prior to the start of this application, by applying the rating structure used in that prior year to land values adjusted by supplementary valuations received during that year.

Land values should be adjusted to reflect changes resulting from supplementary valuations received during the previous year. Any inclusion in this worksheet as a "supplementary valuation" must abide with the "definition" contained in Section 4 of the Valuation of Land Act 1916 and does not necessarily include all entries contained in a supplementary list.

What to include:

The following examples are supplementary valuations that **should** be included:

- Any increase or decrease in supplementary valuations following subdivisions etc, providing they are included in the same year as furnished (in accordance with section 509(2)(b)).
- ► An amended value on a valuation objection in relation to a supplementary valuation.
- Landcom parcels where the supplementary valuation is furnished and the date of sale occur in the same year. Additional income for parcels not sold in the same year can be sought via an Income Adjustment application (about April each year).

What not to include: The following examples are **NOT** be included:

- Parcels which change rateability.
- ▶ An amended value on a valuation objection, appeal, or correction of a clerical error, in relation to a general valuation (no change to notional general income).
- An amended value on a parcel that has become non-rateable e.g. State Forest (i.e. the council's notional general income is not reduced).
- A new valuation (Section 19B Valuation of Land Act) for land which was non-rateable and not valued and has become rateable. e.g. a closed road.

The following are supplementary valuations that are **NOT** to be included:

Supplementary valuations with a **different base date** following a revaluation.

Worksheet 3 - General Income Yield

This worksheet calculates the proposed Notional General Income Yield for the first year of the application. It should apply the rating structure, including the proposed special variation increase, to land values adjusted by supplementary valuations received during the previous year.

The rating structure entered here must reflect that proposed in your Operational Plan.

NOTE: Particular attention should be paid to the proposed rating structure to ensure it complies with legislation. Do not assume that your current rating structure is compliant.

> An application with a rating structure that does not comply with the legislation is unlikely to be approved.

Worksheet 4 - Calculation This worksheet calculates the Permiss the proposed variation after taking into adjustments. Income adjustments and need to be verified by the DLG before	sible Income and the consideration vario expiring variation ar the application is su	value of us mounts ibmitted to IPAR	Expiring Special Variation If the council has an expiring special variation in the first year of this application (such that it is due to expire on 30 June 2013), Notional General Income must be reduced before calculation of the Permissible General Income in 2013/14. Consult with the Division of Local
Select Council Name	508A		Government on the correct figure.
WORKSHEET 4			
PERMISSIBLE GENERAL INCOME	CALCULATION		
Prior year Notional General Income		Additic	onal Percentage Increase
Less: Decrease from expiry of a prior special variation.	^	Enter the addi being sought l adjustments.	tional percentage increase in general income by the council, excluding any other income
Adjusted first year Notional General Income	s <u> </u>		
Plus: Rate peg increase - first year	0.00% 0		
Plus: Additional increase - first year	0	Cro	wn land adjustment
Plus: Crown Land adjustment - first year	0.00%	Crown land c	amount of any Crown land adjustment here
Total special variation first year	0.00% \$ -	This will autor	matically calculate the % amount to be
		included in th	e final special variation % for consideration by
Other First Year Adjustments. (If known - Refer to advice from the Division)		Note that and	lications for Crown land adjustments still need
Plus/Minus Prior year Catchup/Excess		to be made s	eparately to DLG.
Minus: Valuation Objections claimed in prior year		$\langle -$	· ·
Total Ac	ijustments		~
First year Permissible General Income	¢		
	*	There are 2 o	<u>ner adjustments</u>
		included in th	e final special variation % but will impact the
Total Notional General Income Yield (WIG)	0	final permissi	ble income.
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)	<u> </u>	1. Prior year I	result :This is the catch-up or excess amount
NET First year Notional General Income Yield	\$	from the prev	ious year, as advised by the Division.
		2. Valuation C	Dbjections: If you successfully claimed
Anticipated Catchup/(Excess) in the first year	\$ <u>0</u>	General Inco	ections in the previous year, Permissible me must be reduced by that amount (to strip
Comments:		out the addition	onal income that was claimed from the
		revenue base	e).

Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show the minimum rate increases with the proposed special variation, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed special v 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

Councils **must** enter in both the average rates per sub-category if the special variation is not approved (such that the rate peg would apply) AND the average rates if the special variation was approved as requested.

Annual Charges

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

Note:

1. Average rates equal the total income generated by a category or sub-category of rates divided by the number of assessments in that same category.

2. Rate levels should include any expiring variations and so reflect what rate levels would actually be.

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 special variation, depending on the value of their land.

Councils **must** also enter the no. of assessments in the ordinary rating categories (residential, business and farmland) across various land value ranges in 2012/13, and the rate levels across different land values in each year of their application, with and without the proposed special variation.

his worksheet is designed to show how the								
This worksheet is designed to show how the council proposes to spend the additional funding generated from the special variation. This information reflects the "program of works" information which has been requested in previous years in Part B of the special variation applications.								
This worksheet is not protected to allo	w the council flexibility to add or delete rows.							
ne worksheet automatically calculates the oposed special variation in Years 1 to 2 (rate peg income and additional income from the 2013/14 and 2014/15).							
ouncils must complete the total rate peg i e 10 year period because the additional i	income and additional special variation income rows for ncome, if approved, would be retained in the revenue base.							
ouncils must enter in each of the individu ogram (or program of works) in column C	al program/project names in their overall spending under one of these headings:							
Maintenance of current services								
 Enhanced services New projects/services 								
 New projects/services Borrowing costs. 								
or example, individual programs/projects	may include: roads program (or parts thereof),							
ivironmental projects, library upgrades, c	ity centre upgrades, new sports & leisure centre etc.							
The placement of each program/project in the worksheet will reflect whether the proposed								
a new proiect entirely.	an services, an emilancement of current service levels							
ome councils may have numerous progra	ms or projects to include; others may have a single							
ogram or project only.								
 Enter in the value of external loai Enter in the proposed spending a of the variation. Enter in borrowing costs when th of its proposed program of exper Sum the total spending allocation 	ns proposed as part of the program of expenditure. allocations for each program/project in each year e council is proposing to borrow funds as part nditure. ns for each year of the variation.							
icome generated by the special variation. the proposed program of expendence of the proposed program of expendence of the proposed program of the proposed proposed program of the proposed proposed program of the proposed	Note that this may not equal zero because: diture may include other funding sources (eg, loans or grants), or use the remaining funds to improve its financial sustainability.							
the council may be proposing to								
the council may be proposing to buncils may add notes to the program tab	le as necessary.							
the council may be proposing to buncils may add notes to the program tab Part B of the application provides cour rogram of expenditure and the impacts	ne as necessary. Incils with the opportunity to explain their Is on their financial position in more detail.							
the council may be proposing to buncils may add notes to the program tab Part B of the application provides count rogram of expenditure and the impacts Enquiries regarding the completion should be directed to:	ole as necessary. ncils with the opportunity to explain their s on their financial position in more detail. on of this application or the application process							
the council may be proposing to buncils may add notes to the program tab Part B of the application provides courrogram of expenditure and the impacts Enquiries regarding the completie should be directed to: Nicole Haddock	ole as necessary. ncils with the opportunity to explain their s on their financial position in more detail. on of this application or the application process 02 9290 8426 nicole_haddock@ipart.nsw.gov.au							
the council may be proposing to ouncils may add notes to the program tab Part B of the application provides courrogram of expenditure and the impacts Enquiries regarding the completie should be directed to: Nicole Haddock Nick Singer	ble as necessary. ncils with the opportunity to explain their s on their financial position in more detail. on of this application or the application process 02 9290 8426 nicole_haddock@ipart.nsw.gov.au 02 9290 8459 nick_singer@ipart.nsw.gov.au							
the council may be proposing to buncils may add notes to the program tab Part B of the application provides cour rogram of expenditure and the impacts Enquiries regarding the completion should be directed to:	ole as necessary. ncils with the opportunity to explain their s on their financial position in more detail. on of this application or the application process							

•	APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMM	ENCING IN
I P A R T	Section 508A - Part A	2013/2014
New South Wales	WORKSHEET 1	
Council Name:	Shellharbour City Council	
Contact Details:		
Name:	Tony Gearon	
Position:	Group Manager Finance	
Telephone:	02 42216005	
Email:	tony.gearon@shellharbour.nsw.gov.au	
Expiring special vari	ations (SVs) the council requesting % increases as part of this application?]

No

- For how many years is the council requesting % increases as part of this application?
 Does the council have any existing special variations due to expire over this period?
- If so, expiring special variation amounts need to be entered below or in WK4.
- 3. What was the % amount approved for the special variation(s) due to expire (exc. the rate peg)?
- 4. Does the council seek to continue the funding from an expiring special variation as part of the application?
- 5. If so, is the purpose of that continued funding the same as the previous variation?
- 6. Does the council seek to change the expiry timing of any existing special variations with this application?
- 7. If so, please briefly note the change in timing being sought.

Requested annual percentage increases

Any special variation % increase for a given year approved by IPART reflects the total permissible increase in a council's general income (excluding adjustments for catch ups/excesses and valuation objections).

Note: The approved % increases do not change if the rate peg is different than assumed for a particular year.

		Annual % increase Cumulative % increase		Annual \$	increase	Cumulative	\$ increase				
		SV (inc. rate	Rate peg	SV (inc.	Rate peg	SV (inc. rate	Rate peg	SV (inc. rate	Rate peg	\$ Decrease from expiring	Permissible
_		peg)	only	rate peg)	only	peg)	only	peg)	only	SV	Income
Y 0	2012/13									\$0	\$29,115,376
Y 1	2013/14	8.40%	3.40%	8.40%	3.40%	\$2,445,692	\$989,923	\$2,445,692	\$989,923		\$31,557,808
Y 2	2014/15	9.00%	3.00%	18.16%	6.50%	\$2,840,203	\$946,734	\$5,285,894	\$1,936,657		\$34,398,011
Y 3	2015/16	10.00%	3.00%	29.97%	9.70%	\$3,439,801	\$1,031,940	\$8,725,695	\$2,968,597		\$37,837,812
Y 4	2016/17	10.00%	3.00%	42.97%	12.99%	\$3,783,781	\$1,135,134	\$12,509,477	\$4,103,732		\$41,621,593
Y 5	2017/18										
Y 6	2018/19										
Υ7	2019/20										

Impact on permissible income

This section automatically populates once the sections above are completed. It calculates the actual net increase in Permissible Income after accounting for other income adjustments and the impact of expiring variations. It also calculates the impact of the requested SV on top of the estimated rate peg and other income adjustments, on both an annual and cumulative basis.

			Increase in Permissible Income									
		Permissible Income	Annual \$	Annual %	Cumulative \$	Cumulative %	Annual \$ above rate peg & other adjustments	Annual % above rate peg & other adjustments	Cumulative \$ above rate peg & other adjustments	Cumulative % above rate peg & other adjustments		
Y 0	2012/13	\$29,115,376										
Y 1	2013/14	\$31,557,808	\$2,442,433	8.39%	\$2,442,433	8.39%	\$1,455,769	5.00%	\$1,455,769	5.00%		
Y 2	2014/15	\$34,398,011	\$2,840,203	9.00%	\$5,282,635	18.14%	\$1,893,468	6.00%	\$3,349,237	11.50%		
Y 3	2015/16	\$37,837,812	\$3,439,801	10.00%	\$8,722,436	29.96%	\$2,407,861	7.00%	\$5,757,098	19.77%		
Y 4	2016/17	\$41,621,593	\$3,783,781	10.00%	\$12,506,218	42.95%	\$2,648,647	7.00%	\$8,405,745	28.87%		
Y 5	2017/18											
Y 6	2018/19											
Y 7	2019/20											

WORKSHEET 2

Calculation of Notional General Income- 2012/13 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 Income Yield
Residential		23,794.20	0.28139	469.66	45.02%			4,850,258,129		24,823,325
Business		1,034.80	0.87081					453,576,641		3,949,791
Farmland		129.00	0.18943					180,678,630		342,260
Total Asses	ssments:	24,958.00			Total Rate	eable Land	Value:	5,484,513,400	Sub-Total:	29,115,376

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Shellharbo	our City Council	cil n of N	otiona] al Gen	eral In	come	- Special Rat	es	
Special Rates (Name & which ratepayers) Number of Assessments Ad Valorem Rate Base Amount Rate Base Amount \$ Minimum Amount % Number Amount \$ Land Value (see note above) Land Value (see note above)								Land Value of Land on Minimum	Notional Income Yield
L	•		1					Sub-Total:	0

Shellharbour City Council										
Calculation of Notional General Income -	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 Yield							
		Sub-Total:	0							
Total Notional General Income: 29,115,376										
Note: Section 505(a) of the Act provides for those rates and charges that are to be included in general incor	ne, including certain sect	ion 501 annual charges.								

WORKSHEET 3

Calculation of Notional General Income YIELD - 2013/14

This worksheet must contain the rating structure proposed for the first year of the special variation application.

Note: A rating structure that does not comply with the legislation may not be approved. It is Council's responsibility to check its rating structure with DLG before submission to IPART.

Calculation of Notional General Income YIELD - Ordinary Rates

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 Income Yield
Residential		23,795.20	0.3165	508.81	45.00%			4,675,420,357		26,904,941
Business		1,034.80	0.9475					451,879,761		4,281,561
Farmland		129.00	0.21593					171,819,279		371,009
Total Asse	essments:	24,959.00			Total Ratea	ble Land Va	alue:	5,299,119,397	Sub-Total:	31,557,511

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Calculation of Notional General Income YIELD - 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 Yield
								Sub-Total:	0

Calculation of Notional General Income YIELD - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income Yield					
sfs								
fg								
fg								
fg								
fg fa								
df								
		Sub-Total:	0					
Total Notional General Income Yield			31,557,511					
LESS: Valuation Objection Income - Pro to be recouped in this year								
NET Notional General Income Yield			31,557,511					
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.								

	Shellharbour City Council			508A				
	WORKSHE	<u>ET 4</u>						
PE	RMISSIBLE GENERAL INC	OME CALC	UL	ATION				
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			29,115,376				
Less:	Decrease from expiry of a prior special variation.		Ľ					
Adjusted	first year Notional General Income		\$	29,115,376				
Plus:	Rate peg increase - first year	3.40%		989,923				
Plus:	Additional increase - first year	5.00%		1,455,769				
Plus:	Crown Land adjustment - first year	0.00%						
	Total special variation - first year	8.40%	\$	2,445,692				
<u>Other Fir</u> (If known - F	st Year Adjustments: Refer to advice from the Division)							
Plus/Min	us Prior year Catchup/Excess			(3,259)				
Minus:	Valuation Objections claimed in prior ye	ar						
		Total Adjustments		(3,259)				
	First year Permissible General Incom	e	\$_	31,557,809				
Total Not	ional General Income Yield (WK3)	31,557,511						
LESS: Va	luation Objection Income - Proposed to be recouped in this year (WK3)							
NET Fin	rst year Notional General Income Yield	\$_	31,557,511					
Comment	Anticipated Catchup/(Excess) in the first	year	\$_	297				



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.

			Orc	dinary an	d Specia	I Rates -	with spec	ial varia	tion												Cur	nulative	Increase	s											
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	Mini Incre Yea	mum ases ar 1		Minimum Ye	Increases ar 2			Minimum Yea	Increases ar 3			Minimun Ye	n Increases ear 4	5	N	/linimum Yea	Increases ar 5	5	I	Minimum Ye	Increases ar 6		N	/linimum Yea	Increases ar 7	i
		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
									1 1																										

Average Ordinary and Special Rates - with proposed special variation

			Or	dinary an	d Specia	I Rates -	with spec	cial varia	tion												Cu	mulative	Increase	es										
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	Ave Incre Yea	rage eases ar 1		Average Ye	Increases ar 2			Average Ye	Increases ar 3	5		Averag ነ	e Increases 'ear 4	;		Average Ye	Increases ar 5			Average Ye	Increases ar 6			Average Ye	Increases ear 7
		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	e %	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative %
Residential		1,043.25	1,130.75	1,232.51	1,355.77	1,491.34	Ļ			87.50	8.39%	101.76	9.00%	189.26	18.14%	123.26	10.00%	312.52	29.96%	135.57	10.00%	6 448.09	42.95%											
Business		3,816.96	4,137.59	4,509.97	4,960.96	5,457.06	6			320.63	8.40%	372.38	9.00%	693.01	18.16%	450.99	10.00%	1,144.00	29.97%	496.10	10.00%	6 1,640.10	42.97%											
Farmland		2,653.17	2,876.04	3,134.89	3,448.37	3,793.21				222.87	8.40%	258.85	9.00%	481.72	18.16%	313.48	10.00%	795.20	29.97%	344.84	10.00%	6 1,140.04	42.97%											

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

			Ordi	nary and	Special	Rates - w	ithout sp	ecial vari	ation												Cu	mulative	Increase	es										
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	Ave Incre Yea	rage eases ar 1		Average Ye	Increases ear 2	i		Average Ye	Increases ar 3			Averag Y	e Increases ear 4	5		Average Ye	Increases ear 5			Average Y	e Increases ear 6			Average Y	Increases ear 7
	•	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annua	1 %	Cumulative %
Residential		1,043.25	1,078.58	1,110.94	1,144.27	1,178.60)			35.33	3.39%	32.36	3.00%	67.69	6.49%	33.33	3.00%	101.02	9.68%	34.33	3.00%	135.35	12.97%											
Business		3,816.96	3,946.74	4,065.14	4,187.09	4,312.71				129.78	3.40%	118.40	3.00%	248.18	6.50%	121.95	3.00%	370.13	9.70%	125.62	3.00%	495.75	12.99%											
Farmland		2,653.17	2,743.38	2,825.68	2,910.45	2,997.77	·			90.21	3.40%	82.30	3.00%	172.51	6.50%	84.77	3.00%	257.28	9.70%	87.32	3.00%	344.60	12.99%											
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Domestic Waste Management Services - Annual Charge (Enter the current annual charge and the proposed annual charge for each year of the application.)

			Dome	stic Wast	te Manag	ement Se	ervices													Cum	ulative l	ncrease	s									
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 li Yea	ncreases ar 1		Annual In Yea	creases 2			Annual lı Yea	ncreases ir 3			Annual I Ye	ncreases ar 4			Annual I Ye	Increases ear 5			Annual I Yea	ncreases ar 6		Ann	ual Increases Year 7
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	% C	umulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	e %	Annual	%	Cumulative	%	Annual %	6 Cumulative %
Domestic Waste 240L Fortnight	318.00	358.00	363.87	375.77	378.09				40.00	12.58%	5.87	1.64%	45.87	14.42%	11.89	3.27%	57.77	18.17%	2.33	0.62%	60.09	18.90%										
Domestic Waste Vacant Land	60.00	60.00	60.00	60.00	60.00				-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%										
Domestic Waste 140L Fortnight	232.00	251.00	255.12	263.46	265.09				19.00	8.19%	4.12	1.64%	23.12	9.96%	8.34	3.27%	31.46	13.56%	1.63	0.62%	33.09	14.26%										
Domestic Waste Occupied	60.00	60.00	60.00	60.00	60.00				-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%										
Additional Garbage Bin (240 L)	163.00	175.00	177.87	183.68	184.82				12.00	7.36%	2.87	1.64%	14.87	9.12%	5.81	3.27%	20.68	12.69%	1.14	0.62%	21.82	13.39%										
Additional Garbage Bin (140 L)	112.00	119.00	120.95	124.91	125.68				7.00	6.25%	1.95	1.64%	8.95	7.99%	3.95	3.27%	12.91	11.52%	0.77	0.62%	13.68	12.21%										
Additional Recycling Bin	60.00	60.00	60.00	60.00	60.00				-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%										
Additional Green Vegetation Bin	70.00	70.00	70.00	70.00	70.00				-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%										
Special Needs Households Weekly	461.00	533.00	541.74	559.45	562.91				72.00	15.62%	8.74	1.64%	80.74	17.51%	17.71	3.27%	98.45	21.36%	3.46	0.62%	101.91	22.11%										
Domestic Waste Availability Fee	60.00	60.00	60.00	60.00	60.00				-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%										

Water Supply Services - Annual Charge

_			Water	Supply S	Services ·	- Annual (Charge													Cui	mulative	Increase	s										
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 Ye	ncreases ar 1		Annual Y€	Increases ear 2			Annual Ye	Increases ar 3			Annual Y	Increases ear 4			Annual I Ye	Increases ar 5			Annual I Ye	ncreases ar 6			Annual I Yea	ncreases ar 7
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative %
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Sewerage Services - Annual Charges

			Sew	erage Se	rvices - /	Annual Ch	narge												Cu	mulative	Increase	s										
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 Ye	ncreases ar 1		Annual Increases Year 2			Annual I Yea	ncreases ar 3			Annual Y	l Increases ear 4			Annual I Ye	ncreases ar 5			Annual I Ye	ncreases ar 6			Annual II Ye;	ncreases ar 7
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	% Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative %
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Other Annual Charges

				Other	Annual C	Charge														Cun	nulative	ncrease	es										
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 Ye	ncreases ar 1		Annual Ye	Increases ear 2			Annual I Yea	ncreases ar 3			Annual Ye	Increases ear 4			Annual Ye	Increases ear 5			Annual Ye	Increases ear 6			Annual I Ye	ncreases ar 7
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	e %	Annual	%	Cumulative	%	Annual	%	Cumulative %
Commercial (Recycling)	80.00	83.00	84.36	87.12	87.66				3.00	3.75%	1.36	1.64%	4.36	5.45%	2.76	3.27%	7.12	8.90%	0.54	0.62%	7.66	9.57%											
Bulk Recycling	124.00	124.00	124.00	124.00	124.00				-	0.00%	-	0.00%	- 1	0.00%	-	0.00%	-	0.00%	•	0.00%	-	0.00%											
Commercial (Garbage & Recycling)	318.00	339.00	344.56	355.82	358.03				21.00	6.60%	5.56	1.64%	26.56	8.35%	11.26	3.27%	37.82	11.89%	2.20	0.62%	40.03	12.59%											
Full Commercial Service	337.00	370.00	376.07	388.36	390.77				33.00	9.79%	6.07	1.64%	39.07	11.59%	12.29	3.27%	51.36	15.24%	2.40	0.62%	53.77	15.95%											
Commercial (Garbage)	280.00	300.00	304.92	314.89	316.84				20.00	7.14%	4.92	1.64%	24.92	8.90%	9.97	3.27%	34.89	12.46%	1.95	0.62%	36.84	13.16%											
Commercial Additional Garbage Bin (24	163.00	175.00	177.87	183.68	184.82				12.00	7.36%	2.87	1.64%	14.87	9.12%	5.81	3.27%	20.68	12.69%	1.14	0.62%	21.82	13.39%											
Commercial (Green Vegetation)	85.00	88.00	89.44	92.37	92.94				3.00	3.53%	1.44	1.64%	4.44	5.23%	2.92	3.27%	7.37	8.67%	0.57	0.62%	7.94	9.34%											
Please be advised that this Council doe	levy a Storn	nwater Man	gement Cha	arge howev	er it is not fo	precast to b	e increased	as it is set b	y																								
the Department of Local Government																																	

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.

Ordinary Residential Rates - with proposed special variation

						Ord	inary Resi	idential R	ates	
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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	2,293	\$50,000	610.36	661.62	721.17	793.29	872.62			
\$100,000 to \$199,999	14,916	\$150,000	891.75	966.65	1,053.65	1,159.02	1,274.92			
\$200,000 to \$299,999	4,941	\$250,000	1,173.14	1,271.68	1,386.13	1,524.74	1,677.22			
\$300,000 to \$399,999	950	\$350,000	1,454.53	1,576.71	1,718.61	1,890.47	2,079.52			
\$400,000 to \$499,999	296	\$450,000	1,735.92	1,881.73	2,051.09	2,256.20	2,481.82			
\$500,000 to \$599,999	136	\$550,000	2,017.31	2,186.76	2,383.57	2,621.92	2,884.12			
\$600,000 to \$699,999	66	\$650,000	2,298.70	2,491.79	2,716.05	2,987.65	3,286.42			
\$700,000 to \$799,999	89	\$750,000	2,580.09	2,796.81	3,048.53	3,353.38	3,688.72			
\$800,000 to \$899,999	57	\$850,000	2,861.48	3,101.84	3,381.00	3,719.10	4,091.02			
\$900,000 to \$999,999	15	\$950,000	3,142.87	3,406.87	3,713.48	4,084.83	4,493.32			
\$1,000,000 to \$1,499,999	39	\$1,250,000	3,987.04	4,321.95	4,710.92	5,182.01	5,700.21			
\$1,500,000 to \$1,999,999	7	\$1,750,000	5,393.99	5,847.08	6,373.32	7,010.65	7,711.71			
\$2,000,000 to \$2,999,999	5	\$2,500,000	7,504.41	8,134.78	8,866.91	9,753.60	10,728.96			
\$3,000,000 and greater	11	\$3,000,000	8,911.36	9,659.91	10,529.31	11,582.24	12,740.46			

Ordinary Residential Rates - with proposed special variation

						Cı	umulative	e Increas	ses								
Land value (for calculation of rates)	Incre Yea	ases ar 1		Incr Ye	eases ear 2			Incr Ye	eases ear 3			Incr Ye	eases ear 4		Land value (for calculation of rates)		
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	\$	Annual	
\$50,000	51.27	8.40%	59.55	9.00%	110.82	18.16%	72.12	10.00%	182.93	29.97%	79.33	10.00%	262.26	42.97%	\$50,000		
\$150,000	74.91	8.40%	87.00	9.00%	161.91	18.16%	105.37	10.00%	267.27	29.97%	115.90	10.00%	383.17	42.97%	\$150,000		T
\$250,000	98.54	8.40%	114.45	9.00%	212.99	18.16%	138.61	10.00%	351.61	29.97%	152.47	10.00%	504.08	42.97%	\$250,000		T
\$350,000	122.18	8.40%	141.90	9.00%	264.08	18.16%	171.86	10.00%	435.94	29.97%	189.05	10.00%	624.99	42.97%	\$350,000		
\$450,000	145.82	8.40%	169.36	9.00%	315.17	18.16%	205.11	10.00%	520.28	29.97%	225.62	10.00%	745.90	42.97%	\$450,000		T
\$550,000	169.45	8.40%	196.81	9.00%	366.26	18.16%	238.36	10.00%	604.62	29.97%	262.19	10.00%	866.81	42.97%	\$550,000		T
\$650,000	193.09	8.40%	224.26	9.00%	417.35	18.16%	271.60	10.00%	688.96	29.97%	298.77	10.00%	987.72	42.97%	\$650,000		T
\$750,000	216.73	8.40%	251.71	9.00%	468.44	18.16%	304.85	10.00%	773.29	29.97%	335.34	10.00%	1,108.63	42.97%	\$750,000		
\$850,000	240.36	8.40%	279.17	9.00%	519.53	18.16%	338.10	10.00%	857.63	29.97%	371.91	10.00%	1,229.54	42.97%	\$850,000		
\$950,000	264.00	8.40%	306.62	9.00%	570.62	18.16%	371.35	10.00%	941.97	29.97%	408.48	10.00%	1,350.45	42.97%	\$950,000		T
\$1,250,000	334.91	8.40%	388.98	9.00%	723.89	18.16%	471.09	10.00%	1,194.98	29.97%	518.20	10.00%	1,713.18	42.97%	\$1,250,000		
\$1,750,000	453.09	8.40%	526.24	9.00%	979.33	18.16%	637.33	10.00%	1,616.66	29.97%	701.06	10.00%	2,317.73	42.97%	\$1,750,000		T
\$2,500,000	630.37	8.40%	732.13	9.00%	1,362.50	18.16%	886.69	10.00%	2,249.19	29.97%	975.36	10.00%	3,224.55	42.97%	\$2,500,000		
\$3,000,000	748.55	8.40%	869.39	9.00%	1,617.95	18.16%	######	10.00%	2,670.88	29.97%	######	10.00%	3,829.10	42.97%	\$3,000,000		T

Cumulative Increases

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Ordinary Residential Rates - without proposed special variation

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Ordinary Residential Rates - without proposed special variation

_						Ord	inary Res	idential R	ates	
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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	2,293	\$50,000	610.36	631.11	650.04	669.54	689.63			
\$100,000 to \$199,999	14,916	\$150,000	891.75	922.06	949.73	978.22	1,007.56			
\$200,000 to \$299,999	4,941	\$250,000	1,173.14	1,213.02	1,249.41	1,286.89	1,325.50			
\$300,000 to \$399,999	950	\$350,000	1,454.53	1,503.98	1,549.10	1,595.57	1,643.44			
\$400,000 to \$499,999	296	\$450,000	1,735.92	1,794.94	1,848.78	1,904.25	1,961.38			
\$500,000 to \$599,999	136	\$550,000	2,017.31	2,085.89	2,148.47	2,212.92	2,279.31			
\$600,000 to \$699,999	66	\$650,000	2,298.70	2,376.85	2,448.16	2,521.60	2,597.25			
\$700,000 to \$799,999	89	\$750,000	2,580.09	2,667.81	2,747.84	2,830.28	2,915.19			
\$800,000 to \$899,999	57	\$850,000	2,861.48	2,958.77	3,047.53	3,138.95	3,233.12			
\$900,000 to \$999,999	15	\$950,000	3,142.87	3,249.72	3,347.21	3,447.63	3,551.06			
\$1,000,000 to \$1,499,999	39	\$1,250,000	3,987.04	4,122.59	4,246.27	4,373.66	4,504.87			
\$1,500,000 to \$1,999,999	7	\$1,750,000	5,393.99	5,577.38	5,744.70	5,917.04	6,094.55			
\$2,000,000 to \$2,999,999	5	\$2,500,000	7,504.41	7,759.56	7,992.35	8,232.12	8,479.08			
\$3,000,000 and greater	11	\$3,000,000	8,911.36	9,214.35	9,490.78	9,775.50	10,068.76			

Ordinary Business Rates - with proposed special variation

Ordinary Business Rates - with proposed special variation

Land Value	Expected no. or 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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	271.00	\$50,000	435.41	471.98	514.46	565.90	622.49			
\$100,000 to \$199,999	188	\$150,000	1,306.22	1,415.94	1,543.37	1,697.71	1,867.48			
\$200,000 to \$299,999	173	\$250,000	2,177.03	2,359.90	2,572.29	2,829.51	3,112.47			
\$300,000 to \$399,999	148	\$350,000	3,047.84	3,303.85	3,601.20	3,961.32	4,357.45			
\$400,000 to \$499,999	70	\$450,000	3,918.65	4,247.81	4,630.11	5,093.13	5,602.44			
\$500,000 to \$599,999	38	\$550,000	4,789.46	5,191.77	5,659.03	6,224.93	6,847.42			
\$600,000 to \$699,999	30	\$650,000	5,660.27	6,135.73	6,687.94	7,356.74	8,092.41			
\$700,000 to \$799,999	28	\$750,000	6,531.08	7,079.69	7,716.86	8,488.54	9,337.40			
\$800,000 to \$899,999	12	\$850,000	7,401.89	8,023.64	8,745.77	9,620.35	10,582.38			
\$900,000 to \$999,999	12	\$950,000	8,272.70	8,967.60	9,774.69	10,752.15	11,827.37			
\$1,000,000 to \$1,499,999	33	\$1,250,000	10,885.13	11,799.48	12,861.43	14,147.57	15,562.33			
\$1,500,000 to \$1,999,999	18	\$1,750,000	15,239.18	16,519.27	18,006.00	19,806.60	21,787.26			
\$2,000,000 to \$2,999,999	17	\$2,500,000	21,770.25	23,598.95	25,722.86	28,295.14	31,124.66			
\$3,000,000 and greater	13	\$3,000,000	26,124.30	28,318.74	30,867.43	33,954.17	37,349.59			

Ordinary Business Rates

Ordinary Business Rates - without proposed special variation

						Ore	dinary Bu	siness Ra	tes	
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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	271	\$50,000	435.41	450.21	463.72	477.63	491.96			
\$100,000 to \$199,999	188	\$150,000	1,306.22	1,350.63	1,391.15	1,432.88	1,475.87			
\$200,000 to \$299,999	173	\$250,000	2,177.03	2,251.04	2,318.58	2,388.13	2,459.78			
\$300,000 to \$399,999	148	\$350,000	3,047.84	3,151.46	3,246.01	3,343.39	3,443.69			
\$400,000 to \$499,999	70	\$450,000	3,918.65	4,051.88	4,173.44	4,298.64	4,427.60			
\$500,000 to \$599,999	38	\$550,000	4,789.46	4,952.30	5,100.87	5,253.89	5,411.51			
\$600,000 to \$699,999	30	\$650,000	5,660.27	5,852.71	6,028.30	6,209.14	6,395.42			
\$700,000 to \$799,999	28	\$750,000	6,531.08	6,753.13	6,955.73	7,164.40	7,379.33			
\$800,000 to \$899,999	12	\$850,000	7,401.89	7,653.55	7,883.16	8,119.65	8,363.24			
\$900,000 to \$999,999	12	\$950,000	8,272.70	8,553.97	8,810.59	9,074.90	9,347.15			
\$1,000,000 to \$1,499,999	33	\$1,250,000	10,885.13	11,255.22	11,592.88	11,940.66	12,298.88			
\$1,500,000 to \$1,999,999	18	\$1,750,000	15,239.18	15,757.31	16,230.03	16,716.93	17,218.43			
\$2,000,000 to \$2,999,999	17	\$2,500,000	21,770.25	22,510.44	23,185.75	23,881.32	24,597.76			
\$3,000,000 and greater	13	\$3,000,000	26,124.30	27,012.53	27,822.90	28,657.59	29,517.32			

Ordinary Farmland Rates - with proposed special variation

						Ore	dinary Far	mland Ra	ates	
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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	9.00	\$50,000	94.72	102.67	111.91	123.10	135.41			
\$100,000 to \$199,999	4	\$150,000	284.15	308.01	335.73	369.31	406.24			

						Cu	umulativ	e Increas	ses										0	Cumulativ	/e Increa	ases					
Land value (for calculation of rates)	Incre Yea	ases ar 1		Incr Ye	reases ear 2			Incr Ye	eases ear 3			Incr Ye	reases ear 4		Land value (for calculation of rates)		Inc Y	reases ear 5			inc Y	reases 'ear 6			Inc Y	reases ear 7	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	36.57	8.40%	42.48	9.00%	79.05	18.16%	51.45	10.00%	130.50	29.97%	56.59	10.00%	187.09	42.97%	\$50,000												
\$150,000	109.72	8.40%	127.43	9.00%	237.16	18.16%	154.34	10.00%	391.49	29.97%	169.77	10.00%	561.26	42.97%	\$150,000												
\$250,000	182.87	8.40%	212.39	9.00%	395.26	18.16%	257.23	10.00%	652.49	29.97%	282.95	10.00%	935.44	42.97%	\$250,000												
\$350,000	256.02	8.40%	297.35	9.00%	553.36	18.16%	360.12	10.00%	913.48	29.97%	396.13	10.00%	1,309.62	42.97%	\$350,000												
\$450,000	329.17	8.40%	382.30	9.00%	711.47	18.16%	463.01	10.00%	1,174.48	29.97%	509.31	10.00%	1,683.79	42.97%	\$450,000												
\$550,000	402.31	8.40%	467.26	9.00%	869.57	18.16%	565.90	10.00%	1,435.48	29.97%	622.49	10.00%	2,057.97	42.97%	\$550,000												
\$650,000	475.46	8.40%	552.22	9.00%	1,027.68	18.16%	668.79	10.00%	1,696.47	29.97%	735.67	10.00%	2,432.15	42.97%	\$650,000												
\$750,000	548.61	8.40%	637.17	9.00%	1,185.78	18.16%	771.69	10.00%	1,957.47	29.97%	848.85	10.00%	2,806.32	42.97%	\$750,000												
\$850,000	621.76	8.40%	722.13	9.00%	1,343.89	18.16%	874.58	10.00%	2,218.46	29.97%	962.03	10.00%	3,180.50	42.97%	\$850,000												
\$950,000	694.91	8.40%	807.08	9.00%	1,501.99	18.16%	977.47	10.00%	2,479.46	29.97%	######	10.00%	3,554.67	42.97%	\$950,000												
\$1,250,000	914.35	8.40%	######	9.00%	1,976.30	18.16%	######	10.00%	3,262.45	29.97%	######	10.00%	4,677.20	42.97%	\$1,250,000												
\$1,750,000	######	8.40%	######	9.00%	2,766.82	18.16%	######	10.00%	4,567.42	29.97%	######	10.00%	6,548.08	42.97%	\$1,750,000												
\$2,500,000	######	8.40%	######	9.00%	3,952.61	18.16%	######	10.00%	6,524.89	29.97%	######	10.00%	9,354.41	42.97%	\$2,500,000												
\$3,000,000	######	8.40%	######	9.00%	4,743.13	18.16%	######	10.00%	7,829.87	29.97%	######	10.00%	#######	42.97%	\$3,000,000												

Increases Year 4

Ordinary Business Rates - without proposed special variation

Ordinary Business Rates - without proposed special variation

						Cı	umulative	Increas	es										C	umulativ	e Increa	ises					
Land value (for calculation of rates)	Incre Yea	ases ar 1		Incr Ye	eases ear 2			Incre Ye	eases ar 3			Incr Ye	eases ear 4		Land value (for calculation of rates)		Inc Y	reases ear 5			Inc Y	reases 'ear 6			Inci Ye	eases ear 7	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	14.80	3.40%	13.51	3.00%	28.31	6.50%	13.91	3.00%	42.22	9.70%	14.33	3.00%	56.55	12.99%	\$50,000												
\$150,000	44.41	3.40%	40.52	3.00%	84.93	6.50%	41.73	3.00%	126.66	9.70%	42.99	3.00%	169.65	12.99%	\$150,000												
\$250,000	74.02	3.40%	67.53	3.00%	141.55	6.50%	69.56	3.00%	211.11	9.70%	71.64	3.00%	282.75	12.99%	\$250,000												
\$350,000	103.63	3.40%	94.54	3.00%	198.17	6.50%	97.38	3.00%	295.55	9.70%	100.30	3.00%	395.85	12.99%	\$350,000												
\$450,000	133.23	3.40%	121.56	3.00%	254.79	6.50%	125.20	3.00%	379.99	9.70%	128.96	3.00%	508.95	12.99%	\$450,000												
\$550,000	162.84	3.40%	148.57	3.00%	311.41	6.50%	153.03	3.00%	464.44	9.70%	157.62	3.00%	622.05	12.99%	\$550,000												
\$650,000	192.45	3.40%	175.58	3.00%	368.03	6.50%	180.85	3.00%	548.88	9.70%	186.27	3.00%	735.15	12.99%	\$650,000												
\$750,000	222.06	3.40%	202.59	3.00%	424.65	6.50%	208.67	3.00%	633.32	9.70%	214.93	3.00%	848.25	12.99%	\$750,000												
\$850,000	251.66	3.40%	229.61	3.00%	481.27	6.50%	236.49	3.00%	717.77	9.70%	243.59	3.00%	961.35	12.99%	\$850,000												
\$950,000	281.27	3.40%	256.62	3.00%	537.89	6.50%	264.32	3.00%	802.21	9.70%	272.25	3.00%	1,074.46	12.99%	\$950,000												
\$1,250,000	370.09	3.40%	337.66	3.00%	707.75	6.50%	347.79	3.00%	1,055.54	9.70%	358.22	3.00%	1,413.76	12.99%	\$1,250,000												
\$1,750,000	518.13	3.40%	472.72	3.00%	990.85	6.50%	486.90	3.00%	1,477.75	9.70%	501.51	3.00%	1,979.26	12.99%	\$1,750,000												
\$2,500,000	740.19	3.40%	675.31	3.00%	1,415.50	6.50%	695.57	3.00%	2,111.07	9.70%	716.44	3.00%	2,827.51	12.99%	\$2,500,000												
\$3,000,000	888.23	3.40%	810.38	3.00%	1,698.60	6.50%	834.69	3.00%	2,533.29	9.70%	859.73	3.00%	3,393.02	12.99%	\$3,000,000												

Ordinary Farmland Rates - with proposed special variation

Ordinary	Farmland	Rates - 1

						Cu	imulative	Increas	es										C	Cumulativ	e Increa	ses					
Land value (for calculation of rates)	Increa Yea	ases r 1		Incr Ye	eases ear 2			Incre Ye	eases ar 3			Incr Ye	eases ear 4		Land value (for calculation of rates)		Inc Y	reases ear 5			Inc Y	reases ear 6			Inci Ye	reases ear 7	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	7.96	8.40%	9.24	9.00%	17.20	18.16%	11.19	10.00%	28.39	29.97%	12.31	10.00%	40.70	42.97%	\$50,000												
\$150,000	23.87	8.40%	27.72	9.00%	51.59	18.16%	33.57	10.00%	85.16	29.97%	36.93	10.00%	122.09	42.97%	\$150,000												

Ordinary Business Rates - with proposed special variation

508A

Ordinary Residential Rates - with proposed special variation

		C	umulativ	ve Increa	ises					
Inci Ye	reases ear 5			Inc Y	reases ear 6			Inci Ye	reases ear 7	
%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

Ordinary Residential Rates - without proposed special variation

		C	umulativ	ve Increa	ises									
Incr Ye	reases ear 5			Inc Y	reases ear 6			inci Ye						
%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%				
										-				
										-				
										-				
										-				

with proposed special variation

\$200,000 to \$299,999	1	\$250,000	473.58	513.36	559.56	615.51	677.06		
\$300,000 to \$399,999	0	\$350,000	663.01	718.70	783.38	861.72	947.89		
\$400,000 to \$499,999	5	\$450,000	852.44	924.04	1,007.20	1,107.92	1,218.72		
\$500,000 to \$599,999	2	\$550,000	1,041.87	1,129.38	1,231.03	1,354.13	1,489.54		
\$600,000 to \$699,999	6	\$650,000	1,231.30	1,334.72	1,454.85	1,600.33	1,760.37		
\$700,000 to \$799,999	6	\$750,000	1,420.73	1,540.07	1,678.67	1,846.54	2,031.19		
\$800,000 to \$899,999	7	\$850,000	1,610.16	1,745.41	1,902.49	2,092.74	2,302.02		
\$900,000 to \$999,999	9	\$950,000	1,799.59	1,950.75	2,126.32	2,338.95	2,572.84		
\$1,000,000 to \$1,499,999	42	\$1,250,000	2,367.88	2,566.78	2,797.79	3,077.57	3,385.32		
\$1,500,000 to \$1,999,999	23	\$1,750,000	3,315.03	3,593.49	3,916.90	4,308.59	4,739.45		
\$2,000,000 to \$2,999,999	10	\$2,500,000	4,735.75	5,133.55	5,595.57	6,155.13	6,770.64		
\$3,000,000 and greater	5	\$3,000,000	5,682.90	6,160.26	6,714.69	7,386.16	8,124.77		

250,000	39.78	8.40%	46.20	9.00%	85.98	18.16%	55.96	10.00%	141.94	29.97%	61.55	10.00%	203.49	42.97%	\$250,000						
350,000	55.69	8.40%	64.68	9.00%	120.38	18.16%	78.34	10.00%	198.71	29.97%	86.17	10.00%	284.89	42.97%	\$350,000						
450,000	71.60	8.40%	83.16	9.00%	154.77	18.16%	100.72	10.00%	255.49	29.97%	110.79	10.00%	366.28	42.97%	\$450,000						
550,000	87.52	8.40%	101.64	9.00%	189.16	18.16%	123.10	10.00%	312.26	29.97%	135.41	10.00%	447.68	42.97%	\$550,000						
650,000	103.43	8.40%	120.13	9.00%	223.55	18.16%	145.48	10.00%	369.04	29.97%	160.03	10.00%	529.07	42.97%	\$650,000						
750,000	119.34	8.40%	138.61	9.00%	257.95	18.16%	167.87	10.00%	425.81	29.97%	184.65	10.00%	610.47	42.97%	\$750,000						
850,000	135.25	8.40%	157.09	9.00%	292.34	18.16%	190.25	10.00%	482.59	29.97%	209.27	10.00%	691.86	42.97%	\$850,000						
950,000	151.17	8.40%	175.57	9.00%	326.73	18.16%	212.63	10.00%	539.36	29.97%	233.89	10.00%	773.26	42.97%	\$950,000						
1,250,000	198.90	8.40%	231.01	9.00%	429.91	18.16%	279.78	10.00%	709.69	29.97%	307.76	10.00%	1,017.45	42.97%	\$1,250,000						
1,750,000	278.46	8.40%	323.41	9.00%	601.88	18.16%	391.69	10.00%	993.57	29.97%	430.86	10.00%	1,424.43	42.97%	\$1,750,000						
2,500,000	397.80	8.40%	462.02	9.00%	859.82	18.16%	559.56	10.00%	1,419.38	29.97%	615.51	10.00%	2,034.89	42.97%	\$2,500,000						
3,000,000	477.36	8.40%	554.42	9.00%	1,031.79	18.16%	671.47	10.00%	1,703.26	29.97%	738.62	10.00%	2,441.87	42.97%	\$3,000,000						

Ordinary Farmland Rates - without proposed special variation

Ordinary Farmland Rates - without proposed special variation

						Ore	dinary Far	mland Ra	ites	
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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	9.00	\$50,000	94.72	97.94	100.87	103.90	107.02			
\$100,000 to \$199,999	4.00	\$150,000	284.15	293.81	302.62	311.70	321.05			
\$200,000 to \$299,999	1.00	\$250,000	473.58	489.68	504.37	519.50	535.08			
\$300,000 to \$399,999	0.00	\$350,000	663.01	685.55	706.11	727.30	749.12			
\$400,000 to \$499,999	5.00	\$450,000	852.44	881.42	907.86	935.10	963.15			
\$500,000 to \$599,999	2.00	\$550,000	1,041.87	1,077.29	1,109.61	1,142.90	1,177.18			
\$600,000 to \$699,999	6.00	\$650,000	1,231.30	1,273.16	1,311.35	1,350.69	1,391.22			
\$700,000 to \$799,999	6.00	\$750,000	1,420.73	1,469.03	1,513.10	1,558.49	1,605.25			
\$800,000 to \$899,999	7.00	\$850,000	1,610.16	1,664.90	1,714.85	1,766.29	1,819.28			
\$900,000 to \$999,999	9.00	\$950,000	1,799.59	1,860.77	1,916.59	1,974.09	2,033.31			
\$1,000,000 to \$1,499,999	42.00	\$1,250,000	2,367.88	2,448.38	2,521.83	2,597.49	2,675.41			
\$1,500,000 to \$1,999,999	23.00	\$1,750,000	3,315.03	3,427.74	3,530.57	3,636.48	3,745.58			
\$2,000,000 to \$2,999,999	10.00	\$2,500,000	4,735.75	4,896.77	5,043.67	5,194.98	5,350.83			
\$3,000,000 and greater	5.00	\$3,000,000	5,682.90	5,876.12	6,052.40	6,233.97	6,420.99			

						_																					
	Cumulative Increases Increases Increases Year 1 Year 2 Year 3																		C	umulativ	ve Increa	ises					
Land value (for calculation of rates)	Increa Yea	ases r 1		Inci Ye	reases ear 2			Incr Ye	eases ear 3			Incre Yea	ases ar 4		Land value (for calculation of rates)		Inc Y	reases ear 5			inc Y	reases lear 6			Inci Ye	reases ear 7	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	3.22	3.40%	2.94	3.00%	6.16	6.50%	3.03	3.00%	9.18	9.70%	3.12	3.00%	12.30	12.99%	\$50,000												
\$150,000	9.66	3.40%	8.81	3.00%	18.48	6.50%	9.08	3.00%	27.55	9.70%	9.35	3.00%	36.90	12.99%	\$150,000												
\$250,000	16.10	3.40%	14.69	3.00%	30.79	6.50%	15.13	3.00%	45.92	9.70%	15.58	3.00%	61.51	12.99%	\$250,000												
\$350,000	22.54	3.40%	20.57	3.00%	43.11	6.50%	21.18	3.00%	64.29	9.70%	21.82	3.00%	86.11	12.99%	\$350,000												
\$450,000	28.98	3.40%	26.44	3.00%	55.43	6.50%	27.24	3.00%	82.66	9.70%	28.05	3.00%	110.71	12.99%	\$450,000												
\$550,000	35.42	3.40%	32.32	3.00%	67.74	6.50%	33.29	3.00%	101.03	9.70%	34.29	3.00%	135.32	12.99%	\$550,000												
\$650,000	41.86	3.40%	38.19	3.00%	80.06	6.50%	39.34	3.00%	119.40	9.70%	40.52	3.00%	159.92	12.99%	\$650,000												
\$750,000	48.30	3.40%	44.07	3.00%	92.38	6.50%	45.39	3.00%	137.77	9.70%	46.75	3.00%	184.52	12.99%	\$750,000												
\$850,000	54.75	3.40%	49.95	3.00%	104.69	6.50%	51.45	3.00%	156.14	9.70%	52.99	3.00%	209.13	12.99%	\$850,000												
\$950,000	61.19	3.40%	55.82	3.00%	117.01	6.50%	57.50	3.00%	174.51	9.70%	59.22	3.00%	233.73	12.99%	\$950,000												
\$1,250,000	80.51	3.40%	73.45	3.00%	153.96	6.50%	75.66	3.00%	229.61	9.70%	77.92	3.00%	307.54	12.99%	\$1,250,000												
\$1,750,000	112.71	3.40%	102.83	3.00%	215.54	6.50%	105.92	3.00%	321.46	9.70%	109.09	3.00%	430.55	12.99%	\$1,750,000												
\$2,500,000	161.02	3.40%	146.90	3.00%	307.92	6.50%	151.31	3.00%	459.23	9.70%	155.85 3.00% 615.08 12.99%			\$2,500,000													
\$3,000,000	193.22	3.40%	176.28	3.00%	369.50	6.50%	181.57	3.00%	551.07	9.70%	187.02	3.00%	738.09	12.99%	\$3,000,000												

Ordinary Farmland Rates - without proposed special variation

WORKSHEET 6

PROPOSED PROGRAM OF EXPENDITURE

This sheet shows how the council proposes to spend the additional income that would be gained from the special variation. Input up to 10 years of expenditure projections which demonstrate the proposed allocation of the additional SRV income over this period. To do this, enter proposed spending allocations under each of the headings as relevant - maintenance of current services, enhanced services, new projects or borrowing costs. Add or delete rows if necessary.

Some projects may cease before the tenth year, and these cells may be left blank. For additional SRV income in years beyond the period of the special variation, councils may input the same level of cumulative income as in the final year of the variation.

Note: the information presented here should be consistent with the Long Term Financial Plan (LTFP).

					Propos	sed Progra	am of Expe	enditure				
	Year 1 2013/14	Year 2 2014/15	Year 3 2015/16	Year 4 2016/17	Year 5 2017/18	Year 6 2018/19	Year 7 2019/20	Year 8 2020/21	Year 9 2021/22	Year 10 2022/23	Sum of years of SV period 4 years	Sum of 10 years
											1	
Total rate peg income	989,923	946,734	1,031,940	1,135,134								
Additional SRV income	1,455,769	3,349,237	5,757,098	8,405,745	8,405,745	8,405,745	8,405,745	8,405,745	8,405,745		############	
Value of external loans												
PROPOSED EXPENDITURE												
Infrastructure Renewal												
Buildings	169,929.00	500,228.00	861,536.00	1,236,808.00	1,194,474.00	1,194,123.00	1,194,159.00	1,194,157.00	1,194,156.00		2,768,501.00	
Stormwater & Drainage	506,642.00	809,597.00	1,376,385.00	1,970,950.00	2,340,333.00	2,340,718.00	2,340,762.00	2,340,792.00	2,340,822.00		4,663,574.00	
Sport & recreational Facilities	31,993.00	183,630.00	240,985.00	407,501.00	373,142.00	373,121.00	373,126.00	373,118.00	373,290.00		864,109.00	
Roads & Footpaths	719,131.00	1,754,351.00	3,103,094.00	4,561,243.00	4,348,551.00	4,348,538.00	4,348,453.00	4,348,433.00	4,348,233.00		#############	
Design & Project Management	28,073.78	101,431.27	175,098.03	229,242.87	149,244.87	149,244.87	149,244.87	149,244.87	149,243.87		533,845.95	
Maintenance of current services												
Enhanced services												
New projects/services												
Borrowing costs												
Debt servicing costs												
Sum of total spending	1 455 768 78	3 349 237 27	5 757 098 03	8 405 744 87	8 405 744 87	8 405 744 87	8 405 744 87	8 405 744 87	8 405 744 87	0.00	#######################################	#######################################
Difference between total spending &	1,-00,100.10	0,040,201.21	0,101,000.00	0,400,744.07	0,-00,707	0,-00,707	0,-00,7-4.07	0,-00,707	0,-00,7007	0.00		
additional SRV income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		-0.01