



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.
 - ▷ This dollar amount is linked to cell **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 Permissible Income and the value of the proposed variation after taking into consideration various adjustments. Income adjustments and expiring variation amounts need to be verified by the DLG before the application is submitted to IPART

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 Government on the correct figure.

Select Council Name		508A
WORKSHEET 4		
PERMISSIBLE GENERAL INCOME CALCULATION		
Prior year Notional General Income		
Less:	Decrease from expiry of a prior special variation.	<input type="text"/>
Adjusted first year Notional General Income		\$ <input type="text"/>
Plus:	Rate peg increase - first year	0.00% <input type="text"/>
Plus:	Additional increase - first year	<input type="text"/>
Plus:	Crown Land adjustment - first year	0.00% <input type="text"/>
Total special variation - first year		0.00% \$ <input type="text"/>
Other First Year Adjustments:		
<small>(If known - Refer to advice from the Division)</small>		
Plus/Minus	Prior year Catchup/Excess	<input type="text"/>
Minus:	Valuation Objections claimed in prior year	<input type="text"/>
Total Adjustments		<input type="text"/>
First year Permissible General Income		\$ <input type="text"/>
Total Notional General Income Yield (w/3)		0
LESS:	Valuation Objection Income - Proposed to be recouped in this year (w/3)	<input type="text"/>
NET First year Notional General Income Yield		\$ <input type="text"/>
Anticipated Catchup/(Excess) in the first year		\$ <input type="text"/>
Comments:		
<input style="height: 40px;" type="text"/>		

Additional Percentage Increase

Enter the additional percentage increase in general income being sought by the council, 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 % amount to be included in the final special variation % for consideration by IPART.

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 final special variation % but will impact the final permissible income.

1. Prior year result: This is the catch-up or excess amount from the previous year, as advised by the Division.

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 special variation, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed special variation. 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.

Worksheet 6 - Proposed Program of Expenditure

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 allow the council flexibility to add or delete rows.**

The worksheet automatically calculates the rate peg income and additional income from the proposed special variation in Years 1 to 2 (2013/14 and 2014/15).

Councils **must** complete the total rate peg income and additional special variation income rows for the 10 year period because the additional income, if approved, would be retained in the revenue base.

Councils **must** enter in each of the individual program/project names in their overall spending program (or program of works) in column C under one of these headings:

- ▶ Maintenance of current services
- ▶ Enhanced services
- ▶ New projects/services
- ▶ Borrowing costs.

For example, individual programs/projects may include: roads program (or parts thereof), environmental projects, library upgrades, city centre upgrades, new sports & leisure centre etc. The placement of each program/project in the worksheet will reflect whether the proposed spending will result in maintenance of current services, an enhancement of current service levels or a new project entirely.

Some councils may have numerous programs or projects to include; others may have a single program or project only.

In this worksheet, councils **must** also:

- ▶ Enter in the value of external loans proposed as part of the program of expenditure.
- ▶ Enter in the proposed spending allocations for each program/project in each year of the variation.
- ▶ Enter in borrowing costs when the council is proposing to borrow funds as part of its proposed program of expenditure.
- ▶ Sum the total spending allocations for each year of the variation.

The spreadsheet will calculate the difference between the total expenditure program and the additional income generated by the special variation. Note that this may not equal zero because:

- ▶ the proposed program of expenditure may include other funding sources (eg, loans or grants), or
- ▶ the council may be proposing to use the remaining funds to improve its financial sustainability.

Councils may add notes to the program table as necessary.

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

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

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Issue Date: 5/11/12

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			
fg			
fg			
df			
Sub-Total:			0

Total Notional General Income Yield **23,576,314**

LESS: Valuation Objection Income - Proposed to be recouped in this year

NET Notional General Income Yield **23,576,314**

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**

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		22,924,669
Less:	Decrease from expiry of a prior special variation.	<u>(640,824)</u>
Adjusted first year Notional General Income		\$ <u>22,283,845</u>
Plus:	Rate peg increase - first year	3.40% 757,651
Plus:	Additional increase - first year	<u>2.40%</u> 534,812
Plus:	Crown Land adjustment - first year	0.00% <u>0</u>
Total special variation - first year		<u>5.80%</u> \$ <u>1,292,463</u>
<u>Other First Year Adjustments:</u>		
(If known - Refer to advice from the Division)		
Plus/Minus	Prior year Catchup/Excess	<u>2,065</u>
Minus:	Valuation Objections claimed in prior year	<u>(2,034)</u>
	Total Adjustments	<u>31</u>
First year Permissible General Income		\$ <u>23,576,339</u>
Total Notional General Income Yield (WK3)	23,576,314	
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)	<u>0</u>	
NET First year Notional General Income Yield		\$ <u>23,576,314</u>
Anticipated Catchup/(Excess) in the first year		\$ <u>25</u>

Comments:

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

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	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	2,254	\$50,000	746.48	767.70	804.55	843.17	883.64			
\$100,000 to \$199,999	5,360	\$150,000	746.48	767.70	804.55	843.17	883.64			
\$200,000 to \$299,999	951	\$250,000	746.48	767.70	804.55	843.17	883.64			
\$300,000 to \$399,999	764	\$350,000	746.48	767.70	804.55	843.17	883.64			
\$400,000 to \$499,999	1,540	\$450,000	750.24	771.57	808.61	847.42	888.09			
\$500,000 to \$599,999	3,430	\$550,000	916.97	943.03	988.30	1,035.73	1,085.45			
\$600,000 to \$699,999	2,692	\$650,000	1,083.69	1,114.49	1,167.99	1,224.05	1,282.80			
\$700,000 to \$799,999	1,782	\$750,000	1,250.41	1,285.95	1,347.68	1,412.36	1,480.16			
\$800,000 to \$899,999	833	\$850,000	1,417.13	1,457.41	1,527.37	1,600.68	1,677.51			
\$900,000 to \$999,999	401	\$950,000	1,583.85	1,628.87	1,707.06	1,788.99	1,874.87			
\$1,000,000 to \$1,499,999	593	\$1,250,000	2,084.01	2,143.25	2,246.13	2,353.94	2,466.93			
\$1,500,000 to \$1,999,999	227	\$1,750,000	2,917.62	3,000.55	3,144.58	3,295.52	3,453.70			
\$2,000,000 to \$2,999,999	23	\$2,500,000	4,168.03	4,286.50	4,492.25	4,707.88	4,933.86			
\$3,000,000 and greater	8	\$3,000,000	5,001.63	5,143.80	5,390.70	5,649.46	5,920.63			

Ordinary Residential Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	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	2,254	\$50,000	746.48	767.70	792.65	818.41	845.01			
\$100,000 to \$199,999	5,360	\$150,000	746.48	767.70	792.65	818.41	845.01			
\$200,000 to \$299,999	951	\$250,000	746.48	767.70	792.65	818.41	845.01			
\$300,000 to \$399,999	764	\$350,000	746.48	767.70	792.65	818.41	845.01			
\$400,000 to \$499,999	1,540	\$450,000	750.24	771.57	796.65	822.54	849.27			
\$500,000 to \$599,999	3,430	\$550,000	916.97	943.03	973.68	1,005.32	1,038.00			
\$600,000 to \$699,999	2,692	\$650,000	1,083.69	1,114.49	1,150.71	1,188.11	1,226.72			
\$700,000 to \$799,999	1,782	\$750,000	1,250.41	1,285.95	1,327.74	1,370.90	1,415.45			
\$800,000 to \$899,999	833	\$850,000	1,417.13	1,457.41	1,504.78	1,553.68	1,604.18			
\$900,000 to \$999,999	401	\$950,000	1,583.85	1,628.87	1,681.81	1,736.47	1,792.90			
\$1,000,000 to \$1,499,999	593	\$1,250,000	2,084.01	2,143.25	2,212.91	2,284.83	2,359.08			
\$1,500,000 to \$1,999,999	227	\$1,750,000	2,917.62	3,000.55	3,098.07	3,198.76	3,302.71			
\$2,000,000 to \$2,999,999	23	\$2,500,000	4,168.03	4,286.50	4,425.81	4,569.65	4,718.16			
\$3,000,000 and greater	8	\$3,000,000	5,001.63	5,143.80	5,310.97	5,483.58	5,661.80			

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	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$150,000	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$250,000	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$350,000	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$450,000	21.33	2.84%	37.04	4.80%	58.37	7.78%	38.81	4.80%	97.18	12.95%	40.67	4.80%	137.85	18.37%
\$550,000	26.06	2.84%	45.27	4.80%	71.33	7.78%	47.43	4.80%	118.76	12.95%	49.72	4.80%	168.48	18.37%
\$650,000	30.80	2.84%	53.50	4.80%	84.30	7.78%	56.06	4.80%	140.36	12.95%	58.75	4.80%	199.11	18.37%
\$750,000	35.54	2.84%	61.73	4.80%	97.27	7.78%	64.68	4.80%	161.95	12.95%	67.80	4.80%	229.75	18.37%
\$850,000	40.28	2.84%	69.96	4.80%	110.24	7.78%	73.31	4.80%	183.55	12.95%	76.83	4.80%	260.38	18.37%
\$950,000	45.02	2.84%	78.19	4.80%	123.21	7.78%	81.93	4.80%	205.14	12.95%	85.88	4.80%	291.02	18.37%
\$1,250,000	59.24	2.84%	102.88	4.80%	162.12	7.78%	107.81	4.80%	269.93	12.95%	112.99	4.80%	382.92	18.37%
\$1,750,000	82.93	2.84%	144.03	4.80%	226.96	7.78%	150.94	4.80%	377.90	12.95%	158.18	4.80%	536.08	18.37%
\$2,500,000	118.47	2.84%	205.75	4.80%	324.22	7.78%	215.63	4.80%	539.85	12.95%	225.98	4.80%	765.83	18.37%
\$3,000,000	142.17	2.84%	246.90	4.80%	389.07	7.78%	258.76	4.80%	647.83	12.95%	271.17	4.80%	919.00	18.37%

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	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$150,000	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$250,000	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$350,000	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$450,000	21.33	2.84%	25.08	3.25%	46.41	6.19%	25.89	3.25%	72.30	9.64%	26.73	3.25%	99.03	13.20%
\$550,000	26.06	2.84%	30.65	3.25%	56.71	6.18%	31.64	3.25%	88.35	9.63%	32.68	3.25%	121.03	13.20%
\$650,000	30.80	2.84%	36.22	3.25%	67.02	6.18%	37.40	3.25%	104.42	9.64%	38.61	3.25%	143.03	13.20%
\$750,000	35.54	2.84%	41.79	3.25%	77.33	6.18%	43.16	3.25%	120.49	9.64%	44.55	3.25%	165.04	13.20%
\$850,000	40.28	2.84%	47.37	3.25%	87.65	6.19%	48.90	3.25%	136.55	9.64%	50.50	3.25%	187.05	13.20%
\$950,000	45.02	2.84%	52.94	3.25%	97.96	6.18%	54.66	3.25%	152.62	9.64%	56.43	3.25%	209.05	13.20%
\$1,250,000	59.24	2.84%	69.66	3.25%	128.90	6.19%	71.92	3.25%	200.82	9.64%	74.25	3.25%	275.07	13.20%
\$1,750,000	82.93	2.84%	97.52	3.25%	180.45	6.18%	100.69	3.25%	281.14	9.64%	103.95	3.25%	385.09	13.20%
\$2,500,000	118.47	2.84%	139.31	3.25%	257.78	6.18%	143.84	3.25%	401.62	9.64%	148.51	3.25%	550.13	13.20%
\$3,000,000	142.17	2.84%	167.17	3.25%	309.34	6.18%	172.61	3.25%	481.95	9.64%	178.22	3.25%	660.17	13.20%

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
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	393	\$50,000	746.48	767.70	804.55	843.17	883.64			
\$100,000 to \$199,999	166	\$150,000	746.48	767.70	804.55	843.17	883.64			
\$200,000 to \$299,999	123	\$250,000	859.17	883.59	926.00	970.45	1,017.03			
\$300,000 to \$399,999	85	\$350,000	1,202.84	1,237.03	1,296.41	1,358.63	1,423.85			
\$400,000 to \$499,999	83	\$450,000	1,546.51	1,590.47	1,666.81	1,746.82	1,830.66			
\$500,000 to \$599,999	80	\$550,000	1,890.17	1,943.90	2,037.21	2,135.00	2,237.48			
\$600,000 to \$699,999	57	\$650,000	2,233.84	2,297.34	2,407.61	2,523.18	2,644.29			
\$700,000 to \$799,999	38	\$750,000	2,577.51	2,650.78	2,778.01	2,911.36	3,051.10			
\$800,000 to \$899,999	37	\$850,000	2,921.18	3,004.21	3,148.42	3,299.54	3,457.92			
\$900,000 to \$999,999	12	\$950,000	3,264.85	3,357.65	3,518.82	3,687.72	3,864.73			
\$1,000,000 to \$1,499,999	62	\$1,250,000	4,295.85	4,417.96	4,630.02	4,852.27	5,085.17			
\$1,500,000 to \$1,999,999	29	\$1,750,000	6,014.19	6,185.15	6,482.03	6,793.17	7,119.24			
\$2,000,000 to \$2,999,999	16	\$2,500,000	8,591.70	8,835.93	9,260.05	9,704.53	10,170.35			
\$3,000,000 and greater	23	\$3,000,000	10,310.04	10,603.11	11,112.06	11,645.44	12,204.42			

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
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	393	\$50,000	746.48	767.70	792.65	818.41	845.01			
\$100,000 to \$199,999	166	\$150,000	746.48	767.70	792.65	818.41	845.01			
\$200,000 to \$299,999	123	\$250,000	859.17	883.59	912.31	941.96	972.57			
\$300,000 to \$399,999	85	\$350,000	1,202.84	1,237.03	1,277.23	1,318.74	1,361.60			
\$400,000 to \$499,999	83	\$450,000	1,546.51	1,590.47	1,642.16	1,695.53	1,750.63			
\$500,000 to \$599,999	80	\$550,000	1,890.17	1,943.90	2,007.08	2,072.31	2,139.66			
\$600,000 to \$699,999	57	\$650,000	2,233.84	2,297.34	2,372.00	2,449.09	2,528.69			
\$700,000 to \$799,999	38	\$750,000	2,577.51	2,650.78	2,736.93	2,825.88	2,917.72			
\$800,000 to \$899,999	37	\$850,000	2,921.18	3,004.21	3,101.85	3,202.66	3,306.75			
\$900,000 to \$999,999	12	\$950,000	3,264.85	3,357.65	3,466.77	3,579.44	3,695.77			
\$1,000,000 to \$1,499,999	62	\$1,250,000	4,295.85	4,417.96	4,561.54	4,709.79	4,862.86			
\$1,500,000 to \$1,999,999	29	\$1,750,000	6,014.19	6,185.15	6,386.17	6,593.72	6,808.02			
\$2,000,000 to \$2,999,999	16	\$2,500,000	8,591.70	8,835.93	9,123.10	9,419.60	9,725.74			
\$3,000,000 and greater	23	\$3,000,000	10,310.04	10,603.11	10,947.71	11,303.51	11,670.87			

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	%
\$	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$50,000	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$150,000	21.22	2.84%	36.85	4.80%	58.07	7.78%	38.62	4.80%	96.69	12.95%	40.47	4.80%	137.16	18.37%
\$250,000	24.42	2.84%	42.41	4.80%	66.83	7.78%	44.45	4.80%	111.28	12.95%	46.58	4.80%	157.86	18.37%
\$350,000	34.19	2.84%	59.38	4.80%	93.57	7.78%	62.22	4.80%	155.79	12.95%	65.22	4.80%	221.01	18.37%
\$450,000	43.96	2.84%	76.34	4.80%	120.30	7.78%	80.01	4.80%	200.31	12.95%	83.84	4.80%	284.15	18.37%
\$550,000	53.73	2.84%	93.31	4.80%	147.04	7.78%	97.79	4.80%	244.83	12.95%	102.48	4.80%	347.31	18.37%
\$650,000	63.50	2.84%	110.27	4.80%	173.77	7.78%	115.57	4.80%	289.34	12.95%	121.11	4.80%	410.45	18.37%
\$750,000	73.27	2.84%	127.23	4.80%	200.50	7.78%	133.35	4.80%	333.85	12.95%	139.74	4.80%	473.59	18.37%
\$850,000	83.03	2.84%	144.21	4.80%	227.24	7.78%	151.12	4.80%	378.36	12.95%	158.38	4.80%	536.74	18.37%
\$950,000	92.80	2.84%	161.17	4.80%	253.97	7.78%	168.90	4.80%	422.87	12.95%	177.01	4.80%	599.88	18.37%
\$1,250,000	122.11	2.84%	212.06	4.80%	334.17	7.78%	222.25	4.80%	556.42	12.95%	232.90	4.80%	789.32	18.37%
\$1,750,000	170.96	2.84%	296.98	4.80%	467.84	7.78%	311.14	4.80%	778.95	12.95%	326.07	4.80%	1,105.05	18.37%
\$2,500,000	244.23	2.84%	424.12	4.80%	668.35	7.78%	444.48	4.80%	1,112.83	12.95%	465.82	4.80%	1,578.65	18.37%
\$3,000,000	293.07	2.84%	508.95	4.80%	802.02	7.78%	533.38	4.80%	1,335.40	12.95%	558.98	4.80%	1,894.38	18.37%

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	%
\$	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$50,000	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$150,000	21.22	2.84%	24.95	3.25%	46.17	6.19%	25.76	3.25%	71.93	9.64%	26.60	3.25%	98.53	13.20%
\$250,000	24.42	2.84%	28.72	3.25%	53.14	6.19%	29.65	3.25%	82.79	9.64%	30.61	3.25%	113.40	13.20%
\$350,000	34.19	2.84%	40.20	3.25%	74.39	6.18%	41.51	3.25%	115.90	9.64%	42.86	3.25%	158.76	13.20%
\$450,000	43.96	2.84%	51.69	3.25%	95.65	6.18%	53.37	3.25%	149.02	9.64%	55.10	3.25%	204.12	13.20%
\$550,000	53.73	2.84%	63.18	3.25%	116.91	6.19%	65.23	3.25%	182.14	9.64%	67.35	3.25%	249.49	13.20%
\$650,000	63.50	2.84%	74.66	3.25%	138.16	6.18%	77.09	3.25%	215.25	9.64%	79.60	3.25%	294.85	13.20%
\$750,000	73.27	2.84%	86.15	3.25%	159.42	6.19%	88.95	3.25%	248.37	9.64%	91.84	3.25%	340.21	13.20%
\$850,000	83.03	2.84%	97.64	3.25%	180.67	6.18%	100.81	3.25%	281.48	9.64%	104.09	3.25%	385.57	13.20%
\$950,000	92.80	2.84%	109.12	3.25%	201.92	6.18%	112.67	3.25%	314.59	9.64%	116.33	3.25%	430.92	13.20%
\$1,250,000	122.11	2.84%	143.58	3.25%	265.69	6.18%	148.25	3.25%	413.94	9.64%	153.07	3.25%	567.01	13.20%
\$1,750,000	170.96	2.84%	201.02	3.25%	371.98	6.19%	207.55	3.25%	579.53	9.64%	214.30	3.25%	793.83	13.20%
\$2,500,000	244.23	2.84%	287.17	3.25%	531.40	6.19%	296.50	3.25%	827.90	9.64%	306.14	3.25%	1,134.04	13.20%
\$3,000,000	293.07	2.84%	344.60	3.25%	637.67	6.18%	355.80	3.25%	993.47	9.64%	367.36	3.25%	1,360.83	13.20%

