

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 pegwill 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	<u>4</u>		
PER	RMISSIBLE GENERAL INCOM	ME CALC	CULATION	
Note: Cou	uncil must check all income adjustments the DLG before submitting their app			Expiring SV If the council has an SV due to expire on 30 June 2014, Notional General Income must be reduced before calculation of
Prior year	Notional General Income		-	Permissible General Income in 2014/15.
Less:	Decrease from expiry of a prior special variation.			Consult with the DLG on the correct figure.
Adjusted fi	irst year Notional General Income		\$	Additional Percentage Increase
Plus:	Rate peg increase - first year	0.00%	0	Enter the additional percentage increase in general income being sought, excluding any other income adjustments.
Plus:	Additional increase - first year	_	0	7
Plus:	Crown Land adjustment - first year	0.00%		
	Total special variation - first year	0.00%	\$	Crown land adjustment Crown land claims will increase your Permissible Income. Enter in the \$ amount of any Crown land adjustment here. This will
	st Year Adjustments: Refer to advice from the Division)		`	automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.
Plus/Minu	us Prior year Catchup/Excess			Note that applications for Crown land adjustments still need to be
Minus:	Valuation Objections claimed in prior yea	r		made separately to DLG.
	Tol	al Adjustmer	nts	
	First year Permissible General Incom	e	\$	
Total Noti	ional General Income (WK3)	0		Other adjustments There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.
LESS: Valu	uation Objection Income - Proposed to be recouped in this year (WK3)	0		Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.
NET Fire	st year Notional General Income		\$	Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income
	Anticipated Catchup/(Excess) in the first y	/ear	\$0	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 refect the impact on ratepayers in year 1. We will take this into account when using this worksheet. Please complete the tables using the number of assessments from the first year of the SV (2014/15).

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

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

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

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

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

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

Dennis Mahoney 02 9290 8494

dennis_mahoney@ipart.nsw.gov.au

Nick Singer 02 9290 8459

nick singer@ipart.nsw.gov.au

Issue Date: 09/13



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A WORKSHEET 1

2014/2015

Council Name:	Blayney Shire Council
Contact Details:	
Name:	Anton Franze
Position:	Director Corporate Services
Telephone:	(02) 6368 2104
Email:	council@blavnev.nsw.gov.au

Expiring special variations (SVs)

- 1. For how many years is the council requesting % increases as part of this application?
- 2. Does the council have any existing special variations due to expire over this period?
- If so, the amounts of expiring special variations must be entered in WK4 and/or cells E46 to E51 below.

	2 years
No	

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 %			nulative % inc	
		SV (inc. rate	Rate peg	SV (inc.	Rate peg	Above the
		peg)	only	rate peg)	only	rate peg
Y 1	2014/15	4.69%	2.30%	4.69%	2.30%	2.39%
Y 2	2015/16	5.11%	3.00%	10.04%	5.37%	4.67%
Y 3	2016/17					
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					

Increase in Permissable 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
Y 0 2013/14							6,140,013		6,140,013	6,140,013
Y 1 2014/15	6,140,013		6,140,013	4.69%	6,427,925	9,407	6,437,332	4.84	6,290,640	6,290,640
Y 2 2015/16	6,437,332		6,437,332	5.11%	6,766,119		6,766,119	5.11	6,479,360	6,479,360
Y 3 2016/17										
Y 4 2017/18										
Y 5 2018/19										
Y 6 2019/20										
Y 7 2020/21										
				T	otal rise in Po	GI - in \$ terms	626,106			

- in % terms

10.20%

Cumulative Increase in PGI

Υ 0	2013/14	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
		0.407.000	0.000.040	4.40.000	0.000.040	1.10.000
Y 1	2014/15	6,437,332	6,290,640	146,692	6,290,640	146,692
Y 2	2015/16	13,203,451	12,770,000	433,451	12,770,000	433,451
Y 3	2016/17					
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					
						3.39%

3.39% 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	Other Areas	1,142.00	0.3934	150.00	25.78%			125,337,460		664,378
Residential	Blayney	1,258.00	0.7299	180.00	27.64%			81,197,700		819,102
Residential	Millthorpe	314.92	0.5667	170.00	22.80%			31,981,845		234,778
Residential	Carcoar	88.00	0.6988	160.00	31.81%			4,318,610		44,258
Business	Other Areas	41.69	0.6983	220.00	17.91%			6,021,958		51,223
Business	Blayney	164.00	0.9544	220.00	20.05%			15,074,940		179,955
	Millthorpe	22.08	0.9357	210.00	15.67%			2,666,455		29,587
Business	Carcoar	9.00	1.064	200.00	16.78%			838,800		10,725
Business	Village	20.00	0.7728	190.00	41.69%			687,640		9,114
Farmland	Farmland	726.31	0.4017	140.00	5.63%			423,904,332		1,804,507
Mining	Mining	2.00	5.4906	305.00	0.03%			41,740,000		2,292,386
Total Asse	essments:	3,788.00			Total Rate	eable Land	Value:	733,769,740	Sub-Total:	6,140,013

Blayney Shire Council

Calculation of Notional General Income - Special Rates

Special Rates (Name & which ratepayers)	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income
								Sub-Total:	(

Blayney Shire 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
		Sub-Total:	0

Total Notional General Income:

6,140,013

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 3

Calculation of Notional General Income - 2014/15

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 - 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 General Income
	Other Areas	1,142.00	0.419148					125,337,460		696,649
Residentia		1,258.00	0.789372	180.00				81,197,700		867,392
Residentia		314.92	0.6037905					31,981,845		246,640
Residentia	Carcoar	88.00	0.7445365	160.00				4,318,610		46,234
	Other Areas	41.69	0.7440037	220.00	16.99%			6,021,958		53,975
Business	Blayney	164.00	1.0168655	220.00	19.05%			15,074,940		189,372
Business	Millthorpe	22.08	0.996942	210.00	14.85%			2,666,455		31,220
	Carcoar	9.00	1.112362	200.00	16.17%			838,800		11,130
Business	Village	20.00	0.8233798	190.00	40.16%			687,640		9,462
Farmland	Farmland	726.31	0.425654	140.00	5.33%			423,904,332		1,906,049
Mining	Mining	2.00	5.6760692	305.00	0.03%			41,740,000		2,369,801
Total Asse	 essments:	3,788.00			 Total Ratea	 ble Land Va	l alue:	733,769,740	Sub-Total:	6,427,925

Blayney Shire Council Calculation of Notional General Income - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income
	+								
							·	Sub-Total:	(

Blayney Shire 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			
df			
		Sub-Total:	0

Total Notional General Income 6,427,925

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

NET Notional General Income 6,427,925

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.

Blayney Shire Council

508A

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 6,140,013 Less: Decrease from expiry of a prior special variation. 6,140,013 Adjusted first year Notional General Income Plus: Rate peg increase - first year 2.30% 141,220 Plus: Additional increase - first year 2.39% 146,692 Plus: Crown Land adjustment - first year 0.00% 4.69% 287,912 Total special variation - first year **Other First Year Adjustments:** (If known - Refer to advice from the DLG) **Plus/Minus:** Prior year Catchup/Excess 13,100 Minus: Valuation Objections claimed in prior year (3,693)**Total Adjustments** 9,407 \$ 6,437,332 First year Permissible General Income

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.

				Ordina	ary and Spe	cial Rates - v	with special	variation												C	Cumulative	Increase	s										
ategory	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	Minir Incre Yea	ases			Increases ear 2				Increases ar 3			m Increases (ear 4		Mii	nimum Inc Year 5			l	Minimum Yea	Increases ar 6		Minimum Yea	Increases ar 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	% Cu	mulative	%	Annual	%	Cumulative %	Annual	%	Cumulative	€ %
																												_					
											İ																						

Average Ordinary and Special Rates - with proposed special variation

																													_	_				
				Ordina	ry and Spec	cial Rates - w	vith special v	ariation													Cı	umulative In	creases	S										
Catamanu	Sub-category or	Current Average	Average Rates	Average Rates	Average Rates	Average Rates	Average Rates	Average Rates	Average Rates Year 7	Average In Year			Average In Year				Average II Yea					Increases ear 4			Average In Year			,	Average Ir Yea			Α	Average In Year	
Category	Special Rate name	Rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		Annual	0/	A I	0/ 10		0/	A			0/	A	I 0/	O	0/	A 1	0/ [0	N	0/	A	0/	Ourselations!	0/	A	0/ 1/	2
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual		umulative	%	Annual		Cumulative	%	Annual	+	Cumulative	%	Annual	% (Jumulative	%	Annual	%	Cumulative		Annual		Cumulative %
Residential		581.77	610.03		585.96		621.64	640.29			4.86%	30.02	4.92%	58.28	10.02%	- 54.08		4.19	0.72%	17.58	3.00%	21.77	3.74%	18.11	3.00%	39.88	6.85%	18.65	3.00%	58.53	10.06%	19.21	3.00%	77.74 13.36%
Residential	Blayney	651.11	689.50		679.39		720.76	742.38			5.90%	41.25	5.98%	79.63	12.23%	- 51.36	6 -7.03%	28.27	4.34%		3.00%	48.65	7.47%	20.99	3.00%	69.65		21.62	3.00%	91.27	14.02%	22.27	3.00%	113.54 17.44%
Residential	Millthorpe	745.51	783.18		774.60			846.43	871.82		5.05%	40.01	5.11%	77.68	10.42%	- 48.59	9 -5.90%	29.09	3.90%	23.24	3.00%	52.33	7.02%	23.94	3.00%	76.26	10.23%	24.65	3.00%	100.92	13.54%	25.39	3.00%	126.31 16.94%
Residential	Carcoar	502.94	525.38	549.22	492.42	507.19	522.40	538.08	554.22	22.45	4.46%	23.84	4.54%	46.29	9.20%	- 56.8	1 -10.34% -	10.52	-2.09%	14.77	3.00%	4.25	0.85%	15.22	3.00%	19.47	3.87%	15.67	3.00%	35.14	6.99%	16.14	3.00%	51.28 10.20%
Business	Other Areas	1,228.67	1,294.68	1,364.81	1,332.47	1,372.44	1,413.61	1,456.02	1,499.70	66.02	5.37%	70.12	5.42%	136.14	11.08%	- 32.34	4 -2.37%	103.80	8.45%	39.97	3.00%	143.77	11.70%	41.17	3.00%	184.95	15.05%	42.41	3.00%	227.36	18.50%	43.68	3.00%	271.04 22.06%
Business	Blayney	1,097.29	1,154.71	1,215.70	1,178.88	1,214.25	1,250.68	1,288.20	1,326.84	57.42	5.23%	60.99	5.28%	118.41	10.79%	- 36.8	1 -3.03%	81.59	7.44%	35.37	3.00%	116.96	10.66%	36.43	3.00%	153.39	13.98%	37.52	3.00%	190.91	17.40%	38.65	3.00%	229.55 20.92%
Business	Millthorpe	1,339.98	1,413.94	1,492.50	1,463.99	1,507.91	1,553.14	1,599.74	1,647.73	73.96	5.52%	78.56	5.56%	152.51	11.38%	- 28.5	1 -1.91%	124.00	9.25%	43.92	3.00%	167.92	12.53%	45.24	3.00%	213.16	15.91%	46.59	3.00%	259.76	19.39%	47.99	3.00%	307.75 22.97%
Business	Carcoar	1,191.65	1,236.72	1,303.87	1,269.71	1,307.80	1,347.03	1,387.44	1,429.06	45.07	3.78%	67.15	5.43%	112.23	9.42%	- 34.17	7 -2.62%	78.06	6.55%	38.09	3.00%	116.15	9.75%	39.23	3.00%	155.38	13.04%	40.41	3.00%	195.79	16.43%	41.62	3.00%	237.42 19.92%
Business	Village	455.70	473.09	491.57	433.03	446.02	459.40	473.18	487.38	17.39	3.82%	18.47	3.90%	35.86	7.87%	- 58.54	4 -11.91% -	22.68	-4.98%	12.99	3.00%	- 9.68	-2.13%	13.38	3.00%	3.70	0.81%	13.78	3.00%	17.48	3.84%	14.20	3.00%	31.67 6.95%
Farmland	Farmland	2,484.49			2,766.69		2,935.18	3,023.24		139.81	5.63%	132.97	5.07%	272.77	10.98%	9.43	3 0.34%	282.21	11.36%	83.00	3.00%	365.21	14.70%	85.49	3.00%	450.70	18.14%	88.06	3.00%	538.75	21.68%	90.70	3.00%	629.45 25.34%
Mining	Mining		1,184,900.64		1,274,001.66		1,351,588.37	1,392,136.02		38,707.42	3.38%	52,065.33	4.39%	90,772.75	7.92%	37,035.69	9 2.99%	127,808.44	11.15%	38,220.05	3.00%	166,028.49	14.49%	39,366.65	3.00% 2	205,395.15	17.92%	40,547.65	3.00%	245,942.80	21.46%	41,764.08	3.00%	287,706.88 25.10%
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

				Ordinary	and Specia	l Rates - wit	hout special	l variation													Cur	nulative l	ncreases	3										
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	Average Ir Yea			Average I Yea	ncreases ar 2			Average Ir Yea			A	Average lı Yea	ncreases r 4		A	erage Incr Year 5				Average lı Yea			_	e Increases ear 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	% Cu	mulative	%	Annual	%	Cumulative %	Annual	%	Cumulative	e %
Residential	Other Areas	581.77	593.51	609.18	554.17	570.80	587.92		623.73	11.74	2.02%	15.67	2.64%	27.42	4.71%	- 55.01	-9.03% -	27.59	-4.74%	16.63	3.00% -	10.97	-1.89%	17.12	3.00%	6.16	1.06%	17.64	3.00%	23.79 4.09	% 18.	17 3.00%	% 41.96	7.21%
Residential	Blayney	651.11	664.45	682.25	629.44	648.32	667.77		708.44		2.05%	17.80	2.68%	31.14	4.78%	- 52.82	-7.74% -	21.68	-3.33%	18.88	3.00% -	2.80	-0.43%	19.45	3.00%	16.65	2.56%	20.03	3.00%	36.69 5.63	% 20.6	63 3.00%	% 57.32	8.80%
Residential	Millthorpe	745.51	761.03	781.72	731.89	753.85	776.46		823.75		2.08%	20.70	2.72%	36.21	4.86%	- 49.83	-6.37% -	13.63	-1.83%	21.96	3.00%	8.33	1.12%	22.62	3.00%	30.95	4.15%	23.29	3.00%	54.24 7.28		99 3.00%	% 78.23	10.49%
Residential	Carcoar	502.94	512.87	526.12	468.62	482.68			527.43		1.97%	13.25	2.58%	23.18	4.61%	- 57.50	-10.93% -	34.32	-6.82%	14.06	3.00% -	20.26	-4.03%		3.00% -	5.78	-1.15%	14.91	3.00%	9.14 1.82		36 3.00%		
Business	Other Areas	1,228.67	1,255.29	1,290.81	1,256.25	1,293.94	1,332.76	1,372.74	1,413.93	26.62	,	35.52	2.83%	62.15	5.06%	- 34.56	-2.68%	27.59	2.25%	37.69	3.00%	65.27	5.31%	00.02	3.00%	104.09	8.47%	00.00	3.00%	144.08 11.73		18 3.00%		
Business	Blayney	1,097.29		1,152.38		1,147.08	1,181.49		1,253.44			31.49	2.81%	55.09	5.02%	- 38.71	-3.36%	16.38	1.49%	33.41	3.00%	49.79			3.00%	84.20	7.67%	35.44	0.0070	119.65 10.90	_	51 3.00%	_	14.23%
Business	Millthorpe	1,339.98	1,369.17	1,408.11	1,377.07	1,418.38	1,460.93	1,504.76	1,549.90	29.18	,	38.94	2.84%	68.12	5.08%	- 31.04	-2.20%	37.08	2.77%		3.00%	78.39	5.85%	42.55	3.00%	120.95	9.03%	43.83	3.00%	164.77 12.30		14 3.00%		
Business	Carcoar	1,191.65	1,217.42	1,251.81	1,216.08	1,252.56	1,290.14	·	1,368.71	25.77		34.39	2.82%	60.16	5.05%	- 35.73		24.43	2.05%	36.48	3.00%	60.91	5.11%	37.58		98.49	8.26%	38.70	3.00%	137.19 11.51		87 3.00%		14.86%
Business	Village	455.70	464.55	476.35	417.36	429.88	442.77		469.74		1.94%	11.80	2.54%	20.65	4.53%	- 58.99	-12.38% -	38.35	-8.41%	12.52	3.00% -	25.83	-5.67%	12.90		12.93	-2.84%	13.28	3.00%	0.35 0.08	_	68 3.00%	70 1 1.00	
Farmland	Farmland	2,484.49	2,539.99	2,614.06	2,619.20	2,697.77	2,778.70	2,862.07	2,947.93	55.51	2.23%	74.07	2.92%	129.57	5.22%	5.14	0.20%	134.71	5.42%	78.58	3.00%	213.29	8.58%	80.93	3.00%	294.22	11.84%	83.36	3.00%	377.58 15.20	% 85.8			
Mining	Mining	1,146,193.22	1,172,554.03	1,207,728.51	1,243,887.08	1,281,203.70	1,319,639.81	1,359,229.00	1,400,005.87	26,360.81	2.30%	35,174.49	3.00%	61,535.29	5.37%	36,158.57	2.99%	97,693.86	8.52%	37,316.61	3.00%	135,010.48	11.78%	38,436.11	3.00% 173	3,446.59	15.13%	39,589.19	3.00%	213,035.78 18.59	% 40,776.8	3.00%	% 253,812.65	22.14%
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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.)

	Г		[Domestic Wa	aste Manage	ement Service	S												Cı	umulative 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		Increases ear 1	,		ncreases ar 2			Annual Increases Year 3			Annual	Increases ear 4			ual Increase Year 5	es			Increases ear 6		Anr	ual 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 9	6 Cumula	ative %	Annua	%	Cumulative	%	Annual	% Cumulativ	ive %
Domestic Waste	310.00	360.00	380.00	400.00	420.00	440.00	460.00	480.00	50.00	16.13%	20.00	5.56%	70.00	22.58%		i	29.03%		5.00%	110.00				0.00 41.9		0 4.55%	150.00	48.39%	20.00	.35% 170.0	00 54.84%
Domestic Waste - Vacant Land	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	0.00%		0.00%		0.00%	-	0.00% -	0.00%	-	0.00%		0.00%	- 0.	/	- 0.0		0.00%	-	0.00%		.00% -	0.00%

Water Supply Services - Annual Charge

			1	Water Supply	y Services -	Annual Char	rge													Cui	mulative I	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	Annua Y	I Increases Year 1		Ye	Increases ear 2			Annual I	ncreases ar 3			Annual Ir Yea					ncreases ar 5				l Increases 'ear 6				Increases ear 7	
·	2013/14		2015/16	2016/17	2017/18	2018/19	2019/20		Annua	al %	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% (Cumulative	%	Annual	%	Cumulativ	/e %	Annual	%	Cumulati	ve %	Annual	%	Cumulative	e %
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Sewerage Services - Annual Charges

				Sewerage S	Services - An	nual Charg	е													Cu	mulative I	ncreases	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 In Yea			Annual Ir Yea				Annual In Yea					ncreases ar 4			Annual In Yea					ncreases ar 6			Annual Ir Yea	ncreases ar 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	%	Cumulative	%
Blayney Residential - Connected	496.00	529.00	563.00	598.00		650.00			33.00	6.65%	34.00	6.43%	67.00	13.51%	35.00	6.22%	102.00	20.56%	36.00	6.02%	138.00	27.82%	16.00	2.52%	154.00	31.05%	16.00	2.46%	170.00	34.27%	17.00	2.55%	187.00	37.70%
Blayney Residential - Vacant/Unmeter	256.00	273.00	291.00	309.00	328.00	336.00			17.00	6.64%	18.00	6.59%	35.00	13.67%	18.00	6.19%	53.00	20.70%	19.00	6.15%	72.00	28.13%	8.00	2.44%	80.00	31.25%	8.00	2.38%	88.00	34.38%	9.00	2.62%	97.00	37.89%
Millthorpe Residential - Connected	788.00	840.00	894.00	950.00	,	1,032.00				6.60%	54.00	6.43%	106.00	13.45%	56.00	6.26%	162.00	20.56%	57.00	6.00%	219.00	27.79%	25.00	2.48%		30.96%	25.00	2.42%	269.00	34.14%	27.00	2.55%	296.00	37.56%
Millthorpe Residential - Vacant/Unmet	701.00	748.00	796.00	845.00	896.00	919.00	942.00	966.00	47.00	6.70%	48.00	6.42%	95.00	13.55%	49.00	6.16%	144.00	20.54%	51.00	6.04%	195.00	27.82%	23.00	2.57%	218.00	31.10%	23.00	2.50%	241.00	34.38%	24.00	2.55%	265.00	37.80%
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Other Annual Charges

				Oth	er Annual C	harge														Cumula	ive Increas	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 I Ye				Increases ear 2			Annual li Yea			А	nnual Increas Year 4	es		Annual Incre Year 5			Annual II Yea			,	Annual Inc Year		
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% Cumul	ative %	Annual	% Cui	mulative %	Annual	%	Cumulative	%	Annual	% (Cumulative	%
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Blayney Shire Council

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

The aim of this sheet is to show the impact of the proposed increases on different rate levels in the main ordinary rate categories (residential, business and farmland categories - as applicable).

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation

- both with and without the variation.

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

Has the council had a general land revaluation in Year 0?: No

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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	2,040	\$50,000	463.60	484.61	505.46	447.34	460.76	474.58	488.82	503.48
\$100,000 to \$199,999	588	\$150,000	1,060.80	1,123.82	1,186.38	1,148.69	1,183.15	1,218.64	1,255.20	1,292.86
\$200,000 to \$299,999	138	\$250,000	1,658.00	1,763.03	1,867.30	1,850.04	1,905.54	1,962.70	2,021.58	2,082.23
\$300,000 to \$399,999	27	\$350,000	2,255.20	2,402.24	2,548.22	2,551.38	2,627.92	2,706.76	2,787.97	2,871.60
\$400,000 to \$499,999	7	\$450,000	2,852.40	3,041.45	3,229.14	3,252.73	3,350.31	3,450.82	3,554.35	3,660.98
\$500,000 to \$599,999	2	\$550,000	3,449.60	3,680.66	3,910.06	3,954.08	4,072.70	4,194.88	4,320.73	4,450.35
\$600,000 to \$699,999	0	\$650,000	4,046.80	4,319.88	4,590.98	4,655.43	4,795.09	4,938.94	5,087.11	5,239.72
\$700,000 to \$799,999	0	\$750,000	4,644.00	4,959.09	5,271.90	5,356.77	5,517.48			6,029.10
\$800,000 to \$899,999	0	\$850,000	5,241.20	5,598.30	5,952.82	6,058.12	6,239.87	6,427.06	6,619.87	6,818.47
\$900,000 to \$999,999	0	\$950,000	5,838.40	6,237.51	6,633.74	6,759.47	6,962.25	7,171.12	7,386.26	7,607.84
\$1,000,000 to \$1,499,999	0	\$1,250,000	7,630.00	8,155.15	8,676.50	8,863.51	9,129.42	9,403.30	9,685.40	9,975.96
\$1,500,000 to \$1,999,999	1	\$1,750,000	10,616.00	11,351.21	12,081.11	12,370.25	12,741.36	13,123.60	13,517.31	13,922.83
\$2,000,000 to \$2,999,999	0	\$2,500,000	15,095.00	16,145.29	17,188.01	17,630.36	18,159.27	18,704.05	19,265.17	19,843.13
\$3,000,000 and greater	0	\$3,000,000	18,081.00	19,341.35	20,592.61	21,137.10	21,771.22	22,424.35	23,097.08	23,790.00

Ordinary Residential Rates - without proposed special variation

						Ordi	inary Resi	idential 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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	2,040	\$50,000	463.60	472.63	484.67	425.93	438.70	451.87	465.42	479.38
\$100,000 to \$199,999	588	\$150,000	1,060.80	1,083.56	1,113.93	1,074.07	1,106.29	1,139.48	1,173.66	1,208.87
\$200,000 to \$299,999	138	\$250,000	1,658.00	1,694.50	1,743.20	1,722.21	1,773.88	1,827.09	1,881.90	1,938.36
\$300,000 to \$399,999	27	\$350,000	2,255.20	2,305.43	2,372.46	2,370.35	2,441.46	2,514.71	2,590.15	2,667.85
\$400,000 to \$499,999	7	\$450,000	2,852.40	2,916.37	3,001.73	3,018.49	3,109.05	3,202.32	3,298.39	3,397.34
\$500,000 to \$599,999	2	\$550,000	3,449.60	3,527.30	3,630.99	3,666.63	3,776.63	3,889.93	4,006.63	4,126.83
\$600,000 to \$699,999	0	\$650,000	4,046.80	4,138.24	4,260.25	4,314.78	4,444.22	4,577.55	4,714.87	4,856.32
\$700,000 to \$799,999	0	\$750,000	4,644.00	4,749.18	4,889.52	4,962.92	5,111.80	5,265.16	5,423.11	5,585.81
\$800,000 to \$899,999	0	\$850,000	5,241.20	5,360.11	5,518.78	5,611.06	5,779.39	5,952.77	6,131.36	6,315.30
\$900,000 to \$999,999	0	\$950,000	5,838.40	5,971.05	6,148.04	6,259.20	6,446.98	6,640.39	6,839.60	7,044.79
\$1,000,000 to \$1,499,999	0	\$1,250,000	7,630.00	7,803.85	8,035.83	8,203.63	8,449.73	8,703.23	8,964.32	9,233.25
\$1,500,000 to \$1,999,999		\$1,750,000	10,616.00	10,858.53	11,182.15	11,444.33	11,787.66	12,141.29	12,505.53	
\$2,000,000 to \$2,999,999	0	\$2,500,000	15,095.00	15,440.55	15,901.63	16,305.39	16,794.56	17,298.39	17,817.35	18,351.87
\$3,000,000 and greater		\$3,000,000	18,081.00	·		19,546.10	20,132.49		21,358.55	21,999.31

Ordinary Residential Rates - with proposed special variation

						Cı	ımulative	e Increas	ses					
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	21.01	4.53%	20.85	4.30%	41.86	9.03%	- 58.12	-11.50%	- 16.26	-3.51%	13.42	3.00%	- 2.84	-0.61%
\$150,000	63.02	5.94%	62.56	5.57%	125.58	11.84%	- 37.69	-3.18%	87.89	8.29%	34.46	3.00%	122.35	11.53%
\$250,000	105.03	6.33%	104.27	5.91%	209.30	12.62%	- 17.27	-0.92%	192.04	11.58%	55.50	3.00%	247.54	14.93%
\$350,000	147.04	6.52%	145.98	6.08%	293.02	12.99%	3.16	0.12%	296.18	13.13%	76.54	3.00%	372.72	16.53%
\$450,000	189.05	6.63%	187.69	6.17%	376.74	13.21%	23.59	0.73%	400.33	14.03%	97.58	3.00%	497.91	17.46%
\$550,000	231.06	6.70%	229.40	6.23%	460.46	13.35%	44.02	1.13%	504.48	14.62%	118.62	3.00%	623.10	18.06%
\$650,000	273.08	6.75%	271.11	6.28%	544.18	13.45%	64.44	1.40%	608.63	15.04%	139.66	3.00%	748.29	18.49%
\$750,000	315.09	6.78%	312.81	6.31%	627.90	13.52%	84.87	1.61%	712.77	15.35%	160.70	3.00%	873.48	18.81%
\$850,000	357.10	6.81%	354.52	6.33%	711.62	13.58%	105.30	1.77%	816.92	15.59%	181.74	3.00%	998.67	19.05%
\$950,000	399.11	6.84%	396.23	6.35%	795.34	13.62%	125.73	1.90%	921.07	15.78%	202.78	3.00%	1,123.85	19.25%
\$1,250,000	525.15	6.88%	521.36	6.39%	1,046.50	13.72%	187.01	2.16%	1,233.51	16.17%	265.91	3.00%	1,499.42	19.65%
\$1,750,000	735.21	6.93%	729.90	6.43%	1,465.11	13.80%	289.15	2.39%	1,754.25	16.52%	371.11	3.00%	2,125.36	20.02%
\$2,500,000	######	6.96%	######	6.46%	2,093.01	13.87%	442.36	2.57%	2,535.36	16.80%	528.91	3.00%	3,064.27	20.30%
\$3,000,000	######	6.97%	######	6.47%	2,511.61	13.89%	544.49	2.64%	3,056.10	16.90%	634.11	3.00%	3,690.22	20.41%

Ordinary Residential Rates - without proposed special variation

						Cı	ımulative	e Increas	ses					
Land value (for calculation of rates)	Incre Yea	eases ar 1			eases ear 2				eases ear 3				eases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	9.03	1.95%	12.04	2.55%	21.07	4.55%	- 58.74	-12.12%	- 37.67	-8.13%	12.78	3.00%	- 24.90	-5.37%
\$150,000	22.76	2.15%	30.37	2.80%	53.13	5.01%	- 39.87	-3.58%	13.27	1.25%	32.22	3.00%	45.49	4.29%
\$250,000	36.50	2.20%	48.70	2.87%	85.20	5.14%	- 20.99	-1.20%	64.21	3.87%	51.67	3.00%	115.88	6.99%
\$350,000	50.23	2.23%	67.03	2.91%	117.26	5.20%	- 2.11	-0.09%	115.15	5.11%	71.11	3.00%	186.26	8.26%
\$450,000	63.97	2.24%	85.36	2.93%	149.33	5.24%	16.77	0.56%	166.09	5.82%	90.55	3.00%	256.65	9.00%
\$550,000	77.70	2.25%	103.68	2.94%	181.39	5.26%	35.65	0.98%	217.03	6.29%	110.00	3.00%	327.03	9.48%
\$650,000	91.44	2.26%	122.01	2.95%	213.45	5.27%	54.52	1.28%	267.98	6.62%	129.44	3.00%	397.42	9.82%
\$750,000	105.18	2.26%	140.34	2.96%	245.52	5.29%	73.40	1.50%	318.92	6.87%	148.89	3.00%	467.80	10.07%
\$850,000	118.91	2.27%	158.67	2.96%	277.58	5.30%	92.28	1.67%	369.86	7.06%	168.33	3.00%	538.19	10.27%
\$950,000	132.65	2.27%	177.00	2.96%	309.64	5.30%	111.16	1.81%	420.80	7.21%	187.78	3.00%	608.58	10.42%
\$1,250,000	173.85	2.28%	231.98	2.97%	405.83	5.32%	167.79	2.09%	573.63	7.52%	246.11	3.00%	819.73	10.74%
\$1,750,000	242.53	2.28%	323.62	2.98%	566.15	5.33%	262.18	2.34%	828.33	7.80%	343.33	3.00%	1,171.66	11.04%
\$2,500,000	345.55	2.29%	461.08	2.99%	806.63	5.34%	403.76	2.54%	1,210.39	8.02%	489.16	3.00%	1,699.56	11.26%
\$3,000,000	414.23	2.29%	552.72	2.99%	966.95	5.35%	498.15	2.62%	1,465.10	8.10%	586.38	3.00%	2,051.49	11.35%

Ordinary Residential Rates - with proposed special variation

				С	umulativ	e Increa	ses					
Land value (for calculation of rates)			reases ear 5			_	reases ear 6				eases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	13.82	3.00%	10.98	2.37%	14.24	3.00%	25.22	5.44%	14.66	3.00%	39.88	8.60%
\$150,000	35.49	3.00%	157.84	14.88%	36.56	3.00%	194.40	18.33%	37.66	3.00%	232.06	21.88%
\$250,000	57.17	3.00%	304.70	18.38%	58.88	3.00%	363.58	21.93%	60.65	3.00%	424.23	25.59%
\$350,000	78.84					3.00%	532.77	23.62%	83.64	3.00%	616.40	27.33%
\$450,000	100.51	3.00%	598.42	20.98%	103.52	3.00%	701.95	24.61%	106.63	3.00%	808.58	28.35%
\$550,000	122.18	3.00%	745.28	21.60%	125.85	3.00%	871.13	25.25%	129.62	3.00%	1,000.75	29.01%
\$650,000	143.85	3.00%	892.14	22.05%	148.17	3.00%	1,040.31	25.71%	152.61	3.00%	1,192.92	29.48%
\$750,000	165.52	3.00%	1,039.00	22.37%	170.49	3.00%	1,209.49	26.04%	175.60	3.00%	1,385.10	29.83%
\$850,000	187.20	3.00%	1,185.86	22.63%	192.81	3.00%	1,378.67	26.30%	198.60	3.00%	1,577.27	30.09%
\$950,000	208.87	3.00%	1,332.72	22.83%	215.13	3.00%	1,547.86	26.51%	221.59	3.00%	1,769.44	30.31%
\$1,250,000	273.88	3.00%	1,773.30	23.24%	282.10	3.00%	2,055.40	26.94%	290.56	3.00%	2,345.96	30.75%
\$1,750,000	382.24	3.00%	2,507.60	23.62%	393.71	3.00%	2,901.31	27.33%	405.52	3.00%	3,306.83	31.15%
\$2,500,000	544.78	3.00%	3,609.05	23.91%	561.12	3.00%	4,170.17	27.63%	577.96	3.00%	4,748.13	31.45%
\$3,000,000	653.14	3.00%	4,343.35	24.02%	672.73	3.00%	5,016.08	27.74%	692.91	3.00%	5,709.00	31.57%

Ordinary Residential Rates - without proposed special variation

				С	umulativ	e Increa	ses					
Land value (for calculation of rates)			eases ear 5				reases ear 6				eases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	13.16	3.00%	- 11.73	-2.53%	13.56	3.00%	1.82	0.39%	13.96	3.00%	15.78	3.40%
\$150,000	33.19	3.00%	78.68	7.42%	34.18	3.00%	112.86	10.64%	35.21	3.00%	148.07	13.96%
\$250,000	53.22	3.00%	169.09	10.20%	54.81	3.00%	223.90	13.50%	56.46	3.00%	280.36	16.91%
\$350,000	73.24					3.00%	334.95	14.85%	77.70	3.00%	412.65	18.30%
\$450,000	93.27	3.00%	349.92	12.27%	96.07	3.00%	445.99	15.64%	98.95	3.00%	544.94	19.10%
\$550,000	113.30	3.00%	440.33	12.76%	116.70	3.00%	557.03	16.15%	120.20	3.00%	677.23	19.63%
\$650,000	133.33	3.00%	530.75	13.12%	137.33	3.00%	668.07	16.51%	141.45	3.00%	809.52	20.00%
\$750,000	153.35	3.00%	621.16	13.38%	157.95	3.00%	779.11	16.78%	162.69	3.00%	941.81	20.28%
\$850,000	173.38	3.00%	711.57	13.58%	178.58	3.00%	890.16	16.98%	183.94	3.00%	1,074.10	20.49%
\$950,000	193.41	3.00%	801.99	13.74%	199.21	3.00%	1,001.20	17.15%	205.19	3.00%	1,206.39	20.66%
\$1,250,000	253.49	3.00%	1,073.23	14.07%	261.10	3.00%	1,334.32	17.49%	268.93	3.00%	1,603.25	21.01%
\$1,750,000	353.63	3.00%	1,525.29	14.37%	364.24	3.00%	1,889.53	17.80%	375.17	3.00%	2,264.70	21.33%
\$2,500,000	503.84	3.00%	2,203.39	14.60%	518.95	3.00%	2,722.35	18.03%	534.52	3.00%	3,256.87	21.58%
\$3,000,000	603.97	3.00%	2,655.46	14.69%	622.09	3.00%	3,277.55	18.13%	640.76	3.00%	3,918.31	21.67%

Ordinary Business Rates - with proposed special variation

						Ord	dinary Bus	siness Ra	tes	
Land Value	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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	153	\$50,000	650.52	677.36	702.83	650.63	670.15	690.25	710.96	732.29
\$100,000 to \$199,999	73	\$150,000	1,535.56	1,616.07	1,692.49	1,669.98	1,720.08	1,771.68	1,824.83	1,879.57
\$200,000 to \$299,999	16	\$250,000	2,420.60	2,554.78	2,682.14	2,689.32	2,770.00	2,853.10	2,938.70	3,026.86
\$300,000 to \$399,999	5	\$350,000	3,305.64	3,493.49	3,671.80	3,708.67	3,819.93	3,934.53	4,052.57	4,174.14
\$400,000 to \$499,999	2	\$450,000	4,190.68	4,432.20	4,661.46	4,728.02	4,869.86	5,015.96	5,166.43	5,321.43
\$500,000 to \$599,999	3	\$550,000	5,075.72	5,370.91	5,651.12	5,747.37	5,919.79	6,097.38	6,280.30	6,468.71
\$600,000 to \$699,999	3	\$650,000	5,960.76	6,309.62	6,640.78	6,766.71	6,969.72	7,178.81	7,394.17	7,616.00
\$700,000 to \$799,999	0	\$750,000	6,845.80	7,248.33	7,630.43	7,786.06	8,019.64	8,260.23	8,508.04	8,763.28
\$800,000 to \$899,999	0	\$850,000	7,730.84	8,187.04	8,620.09	8,805.41	9,069.57	9,341.66	9,621.91	9,910.57
\$900,000 to \$999,999	0	\$950,000	8,615.88	9,125.75	9,609.75	9,824.76	10,119.50	10,423.09	10,735.78	11,057.85
\$1,000,000 to \$1,499,999	0	\$1,250,000	11,271.00	11,941.88	12,578.72	12,882.80	13,269.28	13,667.36	14,077.38	14,499.71
\$1,500,000 to \$1,999,999	0	\$1,750,000	15,696.20	16,635.44	17,527.01	17,979.54	18,518.92	19,074.49	19,646.73	20,236.13
\$2,000,000 to \$2,999,999	1	\$2,500,000	22,334.00	23,675.77	24,949.45	25,624.65	26,393.38	27,185.19	28,000.74	28,840.76
\$3,000,000 and greater	0	\$3,000,000	26,759.20	28,369.32	29,897.74	30,721.38	31,643.02	32,592.32	33,570.09	34,577.19

Ordinary Business Rates - without proposed special variation

						Ord	linary Bus	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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	153	\$50,000	650.52	663.85	681.63	628.79	647.65	667.08	687.10	707.71
\$100,000 to \$199,999	73	\$150,000	1,535.56	1,569.24	1,614.18	1,589.33	1,637.00	1,686.12	1,736.70	1,788.80
\$200,000 to \$299,999	16	\$250,000	2,420.60	2,474.64	2,546.74	2,549.86	2,626.36	2,705.15	2,786.30	2,869.89
\$300,000 to \$399,999	5	\$350,000	3,305.64	3,380.03	3,479.30	3,510.39	3,615.71	3,724.18	3,835.90	3,950.98
\$400,000 to \$499,999	2	\$450,000	4,190.68	4,285.43	4,411.86	4,470.93	4,605.06	4,743.21	4,885.50	5,032.07
\$500,000 to \$599,999	3	\$550,000	5,075.72	5,190.83	5,344.42	5,431.46	5,594.41	5,762.24	5,935.11	6,113.16
\$600,000 to \$699,999	3	\$650,000	5,960.76	6,096.22	6,276.97	6,392.00	6,583.76	6,781.27	6,984.71	7,194.25
\$700,000 to \$799,999	0	\$750,000	6,845.80	7,001.62	7,209.53	7,352.53	7,573.11	7,800.30	8,034.31	8,275.34
\$800,000 to \$899,999	0	\$850,000	7,730.84	7,907.01	8,142.09	8,313.07	8,562.46	8,819.33	9,083.91	9,356.43
\$900,000 to \$999,999	0	\$950,000	8,615.88	8,812.41	9,074.65	9,273.60	9,551.81	9,838.36	10,133.51	10,437.52
\$1,000,000 to \$1,499,999	0	\$1,250,000	11,271.00	11,528.60	11,872.32	12,155.21	12,519.86	12,895.46	13,282.32	13,680.79
\$1,500,000 to \$1,999,999	0	\$1,750,000	15,696.20	16,055.58	16,535.11	16,957.88	17,466.61	17,990.61	18,530.33	19,086.24
\$2,000,000 to \$2,999,999	1	\$2,500,000	22,334.00	22,846.05	23,529.29	24,161.89	24,886.74	25,633.35	26,402.35	27,194.42
\$3,000,000 and greater	0	\$3,000,000	26,759.20	27,373.03	28,192.08	28,964.56	29,833.50	30,728.50	31,650.36	32,599.87

Ordinary Business Rates - with proposed special variation

						Cu	ımulative	e Increas	ses					
Land value (for calculation of rates)	Incre: Yea			_	eases ear 2				eases ear 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	26.84	4.13%	25.47	3.76%	52.31	8.04%	- 52.20	-7.43%	0.11	0.02%	19.52	3.00%	19.63	3.02%
\$150,000	80.51	5.24%	76.42	4.73%	156.93	10.22%	- 22.51	-1.33%	134.42	8.75%	50.10	3.00%	184.52	12.02%
\$250,000	134.18	5.54%	127.37	4.99%	261.54	10.80%	7.18	0.27%	268.72	11.10%	80.68	3.00%	349.40	14.43%
\$350,000	187.85	5.68%	178.32	5.10%	366.16	11.08%	36.87	1.00%	403.03	12.19%	111.26	3.00%	514.29	15.56%
\$450,000	241.52	5.76%	229.26	5.17%	470.78	11.23%	66.56	1.43%	537.34	12.82%	141.84	3.00%	679.18	16.21%
\$550,000	295.19	5.82%	280.21	5.22%	575.40	11.34%	96.25	1.70%	671.65	13.23%	172.42	3.00%	844.07	16.63%
\$650,000	348.86	5.85%	331.16	5.25%	680.02	11.41%	125.94	1.90%	805.95	13.52%	203.00	3.00%	1,008.96	16.93%
\$750,000	402.53	5.88%	382.10	5.27%	784.63	11.46%	155.63	2.04%	940.26	13.73%	233.58	3.00%	1,173.84	17.15%
\$850,000	456.20	5.90%	433.05	5.29%	889.25	11.50%	185.32	2.15%	1,074.57	13.90%	264.16	3.00%	1,338.73	17.32%
\$950,000	509.87	5.92%	484.00	5.30%	993.87	11.54%	215.01	2.24%	1,208.88	14.03%	294.74	3.00%	1,503.62	17.45%
\$1,250,000	670.88	5.95%	636.84	5.33%	1,307.72	11.60%	304.08	2.42%	1,611.80	14.30%	386.48	3.00%	1,998.28	17.73%
\$1,750,000	939.24	5.98%	891.58	5.36%	1,830.81	11.66%	452.53	2.58%	2,283.34	14.55%	539.39	3.00%	2,822.72	17.98%
\$2,500,000	######	6.01%	######	5.38%	2,615.45	11.71%	675.20	2.71%	3,290.65	14.73%	768.74	3.00%	4,059.38	18.18%
\$3,000,000	######	6.02%	######	5.39%	3,138.54	11.73%	823.65	2.75%	3,962.18	14.81%	921.64	3.00%	4,883.82	18.25%

Ordinary Business Rates - without proposed special variation

						Cu	ımulative	e Increas	ses					
Land value (for calculation of rates)		Increases Year 1 Annual % Annual % Cumulative %							eases ear 3				eases ear 4	
\$	Annual	%	Annual					%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	13.33	2.05%	17.78	2.68%	31.11	4.78%	- 52.84	-7.75%	- 21.73	-3.34%	18.86	3.00%	- 2.87	-0.44%
\$150,000	33.68	2.19%	44.94	2.86%	78.62	5.12%	- 24.86	-1.54%	53.77	3.50%	47.68	3.00%	101.44	6.61%
\$250,000	54.04	2.23%	72.10	14.94 2.86% 78.62 5.12% - <i>2</i>				0.12%	129.26	5.34%	76.50	3.00%	205.76	8.50%
\$350,000	74.39	2.25%	99.27	2.94%	173.66	5.25%	31.09	0.89%	204.75	6.19%	105.31	3.00%	310.07	9.38%
\$450,000	94.75	2.26%	126.43	2.95%	221.18	5.28%	59.07	1.34%	280.25	6.69%	134.13	3.00%	414.38	9.89%
\$550,000	115.11	2.27%	153.59	2.96%	268.70	5.29%	87.05	1.63%	355.74	7.01%	162.94	3.00%	518.69	10.22%
\$650,000	135.46	2.27%	180.75	2.96%	316.21	5.30%	115.02	1.83%	431.24	7.23%	191.76	3.00%	623.00	10.45%
\$750,000	155.82	2.28%	207.91	2.97%	363.73	5.31%	143.00	1.98%	506.73	7.40%	220.58	3.00%	727.31	10.62%
\$850,000	176.17	2.28%	235.08	2.97%	411.25	5.32%	170.98	2.10%	582.23	7.53%	249.39	3.00%	831.62	10.76%
\$950,000	196.53	2.28%	262.24	2.98%	458.77	5.32%	198.95	2.19%	657.72	7.63%	278.21	3.00%	935.93	10.86%
\$1,250,000	257.60	2.29%	343.72	2.98%	601.32	5.34%	282.89	2.38%	884.21	7.84%	364.66	3.00%	1,248.86	11.08%
\$1,750,000	359.38	2.29%	479.53	2.99%	838.91	5.34%	422.77	2.56%	1,261.68	8.04%	508.74	3.00%	1,770.41	11.28%
\$2,500,000	512.05	2.29%	683.25	2.99%	1,195.29	5.35%	632.59	2.69%	1,827.89	8.18%	724.86	3.00%	2,552.74	11.43%
\$3,000,000	613.83	2.29%	819.06	2.99%	1,432.88	5.35%	772.48	2.74%	2,205.36	8.24%	868.94	3.00%	3,074.30	11.49%

Ordinary Business Rates - with proposed special variation

				С	umulativ	e Increa	ses					
Land value (for calculation of rates)			eases ear 5				reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	20.10	3.00%	39.73	6.11%	20.71	3.00%	60.44	9.29%	21.33	3.00%	81.77	12.57%
\$150,000	51.60	3.00%	236.12	15.38%	53.15	3.00%	289.27	18.84%	54.74	3.00%	344.01	22.40%
\$250,000	83.10	3.00%	432.50	17.87%	85.59	3.00%	518.10	21.40%	88.16	3.00%	606.26	25.05%
\$350,000	114.60	114.60 3.00% 628.89 19.02%				3.00%	746.93	22.60%	121.58	3.00%	868.50	26.27%
\$450,000	146.10	3.00%	825.28	19.69%	150.48	3.00%	975.75	23.28%	154.99	3.00%	1,130.75	26.98%
\$550,000	177.59	3.00%	1,021.66	20.13%	182.92	3.00%	1,204.58	23.73%	188.41	3.00%	1,392.99	27.44%
\$650,000	209.09	3.00%	1,218.05	20.43%	215.36	3.00%	1,433.41	24.05%	221.83	3.00%	1,655.24	27.77%
\$750,000	240.59	3.00%	1,414.43	20.66%	247.81	3.00%	1,662.24	24.28%	255.24	3.00%	1,917.48	28.01%
\$850,000	272.09	3.00%	1,610.82	20.84%	280.25	3.00%	1,891.07	24.46%	288.66	3.00%	2,179.73	28.20%
\$950,000	303.59	3.00%	1,807.21	20.98%	312.69	3.00%	2,119.90	24.60%	322.07	3.00%	2,441.97	28.34%
\$1,250,000	398.08					3.00%	2,806.38	24.90%	422.32	3.00%	3,228.71	28.65%
\$1,750,000	555.57	3.00%	3,378.29	21.52%	572.23	3.00%	3,950.53	25.17%	589.40	3.00%	4,539.93	28.92%
\$2,500,000	791.80				815.56	3.00%	5,666.74	25.37%	840.02	3.00%	6,506.76	29.13%
\$3,000,000	949.29	3.00%	5,833.12	21.80%	977.77	3.00%	6,810.89	25.45%	######	3.00%	7,817.99	29.22%

Ordinary Business Rates - without proposed special variation

				С	umulativ	e Increa	ses					
Land value (for calculation of rates)			eases ear 5				reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	19.43	3.00%	16.56	2.55%	20.01	3.00%	36.58	5.62%	20.61	3.00%	57.19	8.79%
\$150,000	49.11	3.00%	150.56	9.80%	50.58	3.00%	201.14	13.10%	52.10	3.00%	253.24	16.49%
\$250,000	78.79	3.00%	284.55	11.76%	81.15	3.00%	365.70	15.11%	83.59	3.00%	449.29	18.56%
\$350,000	108.47					3.00%	530.26	16.04%	115.08	3.00%	645.34	19.52%
\$450,000	138.15	3.00%	552.53	13.18%	142.30	3.00%	694.82	16.58%	146.57	3.00%	841.39	20.08%
\$550,000	167.83	3.00%	686.52	13.53%	172.87	3.00%	859.39	16.93%	178.05	3.00%	1,037.44	20.44%
\$650,000	197.51	3.00%	820.51	13.77%	203.44	3.00%	1,023.95	17.18%	209.54	3.00%	1,233.49	20.69%
\$750,000	227.19	3.00%	954.50	13.94%	234.01	3.00%	1,188.51	17.36%	241.03	3.00%	1,429.54	20.88%
\$850,000	256.87	3.00%	1,088.49	14.08%	264.58	3.00%	1,353.07	17.50%	272.52	3.00%	1,625.59	21.03%
\$950,000	286.55	3.00%	1,222.48	14.19%	295.15	3.00%	1,517.63	17.61%	304.01	3.00%	1,821.64	21.14%
\$1,250,000	375.60	3.00%	1,624.46	14.41%	386.86	3.00%	2,011.32	17.85%	398.47	3.00%	2,409.79	21.38%
\$1,750,000	524.00	· · · · · · · · · · · · · · · · · · ·				3.00%	2,834.13	18.06%	555.91	3.00%	3,390.04	21.60%
\$2,500,000	746.60					3.00%	4,068.35	18.22%	792.07	3.00%	4,860.42	21.76%
\$3,000,000	895.00	3.00%	3,969.30	14.83%	921.86	3.00%	4,891.16	18.28%	949.51	3.00%	5,840.67	21.83%

Ordinary Farmland Rates - with proposed special variation

						Ord	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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999		\$50,000	340.85	352.83	365.45	303.12	312.22	321.59	331.23	341.17
\$100,000 to \$199,999	46	\$150,000	742.55	778.48	816.34	767.54	790.57	814.29	838.72	863.88
\$200,000 to \$299,999	113	\$250,000	1,144.25	1,204.14	1,267.23	1,231.96	1,268.92	1,306.99	1,346.20	1,386.58
\$300,000 to \$399,999	142	\$350,000	1,545.95	1,629.79	1,718.12	1,696.38	1,747.27	1,799.69	1,853.68	1,909.29
\$400,000 to \$499,999	99	\$450,000	1,947.65	2,055.44	2,169.01	2,160.80	2,225.62	2,292.39	2,361.16	2,432.00
\$500,000 to \$599,999	66	\$550,000	2,349.35	2,481.10	2,619.91	2,625.22	2,703.98	2,785.09	2,868.65	2,954.71
\$600,000 to \$699,999	36	\$650,000	2,751.05	2,906.75	3,070.80	3,089.64	3,182.33	3,277.80	3,376.13	3,477.41
\$700,000 to \$799,999	42	\$750,000	3,152.75	3,332.41	3,521.69	3,554.06	3,660.68	3,770.50	3,883.61	4,000.12
\$800,000 to \$899,999	33	\$850,000	3,554.45	3,758.06	3,972.58	4,018.47	4,139.03	4,263.20	4,391.10	4,522.83
\$900,000 to \$999,999	21	\$950,000	3,956.15	4,183.71	4,423.47	4,482.89	4,617.38	4,755.90	4,898.58	5,045.54
\$1,000,000 to \$1,499,999	60	\$1,250,000	5,161.25	5,460.68	5,776.15	5,876.15	6,052.43	6,234.01	6,421.03	6,613.66
\$1,500,000 to \$1,999,999	25	\$1,750,000	7,169.75	7,588.95	8,030.61	8,198.24	8,444.19	8,697.52	8,958.44	9,227.20
\$2,000,000 to \$2,999,999	9	\$2,500,000	10,182.50	10,781.35	11,412.30	11,681.38	12,031.83	12,392.78	12,764.56	13,147.50
\$3,000,000 and greater	4	\$3,000,000	12,191.00	12,909.62	13,666.76	14,003.48	14,423.58	14,856.29	15,301.98	15,761.04

Ordinary Farmland Rates - without proposed special variation

						Ord	linary Far	mland 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
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	30.00	\$50,000	340.85	347.05	355.33	292.71	301.49	310.53	319.85	329.44
\$100,000 to \$199,999	46.00	\$150,000	742.55	757.99	778.60	728.67	750.53	773.05	796.24	820.13
\$200,000 to \$299,999	113.00	\$250,000	1,144.25	1,168.93	1,201.86	1,164.64	1,199.58	1,235.56	1,272.63	1,310.81
\$300,000 to \$399,999	142.00	\$350,000	1,545.95	1,579.87	1,625.13	1,600.60	1,648.62	1,698.08	1,749.02	1,801.49
\$400,000 to \$499,999	99.00	\$450,000	1,947.65	1,990.81	2,048.40	2,036.57	2,097.66	2,160.59	2,225.41	2,292.17
\$500,000 to \$599,999	66.00	\$550,000	2,349.35	2,401.75	2,471.67	2,472.53	2,546.71	2,623.11	2,701.80	2,782.86
\$600,000 to \$699,999	36.00	\$650,000	2,751.05	2,812.69	2,894.93	2,908.50	2,995.75	3,085.62	3,178.19	3,273.54
\$700,000 to \$799,999	42.00	\$750,000	3,152.75	3,223.63	3,318.20	3,344.46	3,444.80	3,548.14	3,654.58	3,764.22
\$800,000 to \$899,999	33.00	\$850,000	3,554.45	3,634.57	3,741.47	3,780.43	3,893.84	4,010.66	4,130.98	4,254.90
\$900,000 to \$999,999	21.00	\$950,000	3,956.15	4,045.51	4,164.74	4,216.39	4,342.89	4,473.17	4,607.37	4,745.59
\$1,000,000 to \$1,499,999	60.00	\$1,250,000	5,161.25	5,278.32	5,434.54	5,524.29	5,690.02	5,860.72	6,036.54	6,217.64
\$1,500,000 to \$1,999,999	25.00	\$1,750,000	7,169.75	7,333.02	7,550.87	7,704.12	7,935.24	8,173.30	8,418.50	8,671.05
\$2,000,000 to \$2,999,999	9.30	\$2,500,000	10,182.50	10,415.06	10,725.38	10,973.86	11,303.07	11,642.16	11,991.43	12,351.17
\$3,000,000 and greater	4.00	\$3,000,000	12,191.00	12,469.76	12,841.71	13,153.68	13,548.29	13,954.74	14,373.38	14,804.58

Ordinary Farmland Rates - with proposed special variation

						Cı	ımulative	e Increas	ses					
Land value (for calculation of rates)	Increa Yea				eases ear 2				eases ear 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	11.98	3.51%	12.62	3.58%	24.60	7.22%	- 62.32	-17.05%	- 37.73	-11.07%	9.09	3.00%	- 28.63	-8.40%
\$150,000	35.93	4.84%	37.86	4.86%	73.79	9.94%	- 48.79	-5.98%	24.99	3.37%	23.03	3.00%	48.02	6.47%
\$250,000	59.89	5.23%	63.10	5.24%	122.98	10.75%	- 35.27	-2.78%	87.71	7.67%	36.96	3.00%	124.67	10.90%
\$350,000	83.84	5.42%	88.33	5.42%	172.17	11.14%	- 21.74	-1.27%	150.43	9.73%	50.89	3.00%	201.32	13.02%
\$450,000	107.79	5.53%	113.57	5.53%	221.36	11.37%	- 8.21	-0.38%	213.15	10.94%	64.82	3.00%	277.97	14.27%
\$550,000	131.75	5.61%	138.81	5.59%	270.56	11.52%	5.31	0.20%	275.87	11.74%	78.76	3.00%	354.63	15.09%
\$650,000	155.70	5.66%	164.05	5.64%	319.75	11.62%	18.84	0.61%	338.59	12.31%	92.69	3.00%	431.28	15.68%
\$750,000	179.66	5.70%	189.29	5.68%	368.94	11.70%	32.37	0.92%	401.31	12.73%	106.62	3.00%	507.93	16.11%
\$850,000	203.61	5.73%	214.52	5.71%	418.13	11.76%	45.89	1.16%	464.02	13.05%	120.55	3.00%	584.58	16.45%
\$950,000	227.56	5.75%	239.76	5.73%	467.32	11.81%	59.42	1.34%	526.74	13.31%	134.49	3.00%	661.23	16.71%
\$1,250,000	299.42	5.80%	315.48	5.78%	614.90	11.91%	100.00	1.73%	714.90	13.85%	176.28	3.00%	891.18	17.27%
\$1,750,000	419.20	5.85%	441.67	5.82%	860.86	12.01%	167.63	2.09%	1,028.49	14.34%	245.95	3.00%	1,274.44	17.78%
\$2,500,000	598.85	5.88%	630.95	5.85%	1,229.80	12.08%	269.08	2.36%	1,498.88	14.72%	350.44	3.00%	1,849.33	18.16%
\$3,000,000	718.62	5.89%	757.14	5.86%	1,475.76	12.11%	336.72	2.46%	1,812.48	14.87%	420.10	3.00%	2,232.58	18.31%

Ordinary Farmland Rates - without proposed special variation

						Cı	ımulative	e Increas	ses					
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ar 3				eases ear 4	
\$	Annual	%	Annual					%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	6.20	1.82%	8.28	2.38%	14.48	4.25%	- 62.62	-17.62%	- 48.14	-14.12%	8.78	3.00%	- 39.36	-11.55%
\$150,000	15.44	2.08%	20.61	2.72%	36.05	4.85%	- 49.93	-6.41%	- 13.88	-1.87%	21.86	3.00%	7.98	1.07%
\$250,000	24.68	2.16%	32.93	2.82%	57.61	5.04%	- 37.23	-3.10%	20.39	1.78%	34.94	3.00%	55.33	4.84%
\$350,000	33.92	2.19%	45.26	2.86%	79.18	5.12%	- 24.53	-1.51%	54.65	3.54%	48.02	3.00%	102.67	6.64%
\$450,000	43.16	2.22%	57.59	2.89%	100.75	5.17%	- 11.83	-0.58%	88.92	4.57%	61.10	3.00%	150.01	7.70%
\$550,000	52.40	2.23%	69.92	2.91%	122.32	5.21%	0.87	0.04%	123.18	5.24%	74.18	3.00%	197.36	8.40%
\$650,000	61.64	2.24%	82.25	2.92%	143.88	5.23%	13.56	0.47%	157.45	5.72%	87.25	3.00%	244.70	8.89%
\$750,000	70.88	2.25%	94.57	2.93%	165.45	5.25%	26.26	0.79%	191.71	6.08%	100.33	3.00%	292.05	9.26%
\$850,000	80.12	2.25%	106.90	2.94%	187.02	5.26%	38.96	1.04%	225.98	6.36%	113.41	3.00%	339.39	9.55%
\$950,000	89.35	2.26%	119.23	2.95%	208.59	5.27%	51.66	1.24%	260.24	6.58%	126.49	3.00%	386.74	9.78%
\$1,250,000	117.07	2.27%	156.22	2.96%	273.29	5.29%	89.75	1.65%	363.04	7.03%	165.73	3.00%	528.77	10.24%
\$1,750,000	163.27	2.28%	217.86	2.97%	381.12	5.32%	153.24	2.03%	534.37	7.45%	231.12	3.00%	765.49	10.68%
\$2,500,000	232.56	2.28%	310.32	2.98%	542.88	5.33%	248.48	2.32%	791.36	7.77%	329.22	3.00%	1,120.57	11.00%
\$3,000,000	278.76	2.29%	371.96	2.98%	650.71	5.34%	311.97	2.43%	962.68	7.90%	394.61	3.00%	1,357.29	11.13%

Ordinary Farmland Rates - with proposed special variation

Cumulative Increases													
Land value (for calculation of rates)			reases ear 5				reases ear 6		Increases Year 7				
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	
\$50,000	9.37	3.00%	- 19.26	-5.65%	9.65	3.00%	- 9.62	-2.82%	9.94	3.00%	0.32	0.09%	
\$150,000	23.72	3.00%	71.74	9.66%	24.43	3.00%	96.17	12.95%	25.16	3.00%	121.33	16.34%	
\$250,000	38.07	3.00%	162.74	14.22%	39.21	3.00%	201.95	17.65%	40.39	3.00%	242.33	21.18%	
\$350,000	52.42	3.00%	253.74	16.41%	53.99	3.00%	307.73	19.91%	55.61	3.00%	363.34	23.50%	
\$450,000	66.77	3.00%	344.74	17.70%	68.77	3.00%	413.51	21.23%	70.83	3.00%	484.35	24.87%	
\$550,000	81.12	3.00%	435.74	18.55%	83.55	3.00%	519.30	22.10%	86.06	3.00%	605.36	25.77%	
\$650,000	95.47	3.00%	526.75	19.15%	98.33	3.00%	625.08	22.72%	101.28	3.00%	726.36	26.40%	
\$750,000	109.82	3.00%	617.75	19.59%	113.11	3.00%	730.86	23.18%	116.51	3.00%	847.37	26.88%	
\$850,000	124.17	3.00%	708.75	19.94%	127.90	3.00%	836.65	23.54%	131.73	3.00%	968.38	27.24%	
\$950,000	138.52	3.00%	799.75	20.22%	142.68	3.00%	942.43	23.82%	146.96	3.00%	1,089.39	27.54%	
\$1,250,000	181.57	3.00%	1,072.76	20.78%	187.02	3.00%	1,259.78	24.41%	192.63	3.00%	1,452.41	28.14%	
\$1,750,000	253.33	3.00%	1,527.77	21.31%	260.93	3.00%	1,788.69	24.95%	268.75	3.00%	2,057.45	28.70%	
\$2,500,000	360.95	3.00%	2,210.28	21.71%	371.78	3.00%	2,582.06	25.36%	382.94	3.00%	2,965.00	29.12%	
\$3,000,000	432.71	3.00%	2,665.29	21.86%	445.69	3.00%	3,110.98	25.52%	459.06	3.00%	3,570.04	29.28%	

Ordinary Farmland Rates - without proposed special variation

Cumulative Increases													
Land value (for calculation of rates)			reases ear 5				reases ear 6		Increases Year 7				
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	
\$50,000	9.04	3.00%	- 30.32	-8.90%	9.32	3.00%	- 21.00	-6.16%	9.60	3.00%	- 11.41	-3.35%	
\$150,000	22.52	3.00%	30.50	4.11%	23.19	3.00%	53.69	7.23%	23.89	3.00%	77.58	10.45%	
\$250,000	35.99	3.00%	91.31	7.98%	37.07	3.00%	128.38	11.22%	38.18	3.00%	166.56	14.56%	
\$350,000	49.46	3.00%	152.13	9.84%	50.94	3.00%	203.07	13.14%	52.47	3.00%	255.54	16.53%	
\$450,000	62.93	3.00%	212.94	10.93%	64.82	3.00%	277.76	14.26%	66.76	3.00%	344.52	17.69%	
\$550,000	76.40	3.00%	273.76	11.65%	78.69	3.00%	352.45	15.00%	81.05	3.00%	433.51	18.45%	
\$650,000	89.87	3.00%	334.57	12.16%	92.57	3.00%	427.14	15.53%	95.35	3.00%	522.49	18.99%	
\$750,000	103.34	3.00%	395.39	12.54%	106.44	3.00%	501.83	15.92%	109.64	3.00%	611.47	19.39%	
\$850,000	116.82	3.00%	456.21	12.83%	120.32	3.00%	576.53	16.22%	123.93	3.00%	700.45	19.71%	
\$950,000	130.29	3.00%	517.02	13.07%	134.20	3.00%	651.22	16.46%	138.22	3.00%	789.44	19.95%	
\$1,250,000	170.70	3.00%	699.47	13.55%	175.82	3.00%	875.29	16.96%	181.10	3.00%	1,056.39	20.47%	
\$1,750,000	238.06	3.00%	1,003.55	14.00%	245.20	3.00%	1,248.75	17.42%	252.55	3.00%	1,501.30	20.94%	
\$2,500,000	339.09	3.00%	1,459.66	14.34%	349.26	3.00%	1,808.93	17.77%	359.74	3.00%	2,168.67	21.30%	
\$3,000,000	406.45	3.00%	1,763.74	14.47%	418.64	3.00%	2,182.38	17.90%	431.20	3.00%	2,613.58	21.44%	

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	146,692	433,451	446,455	459,848	473,644	487,853	502,489	517,563	533,090	549,083	4,550,166.54
OPERATING BALANCE											
Change in Operating Balance											0
OPERATING EXPENSES											
Change in Operating Expenses											0
(includes loan interest costs)											0
											0
											0
											0
CAPITAL EXPENDITURE											0
Building Renewals Program	100,000		150,000							40,000	290,000
Roads and Bridges Renewals Program		284,895	133,567	345,098	319,745	317,204	339,534	257,370	360,547	329,407	2,687,367
Footpaths Renewals Program	46,692	148,555	162,887	114,749	153,898	170,648	162,953	260,192	172,542	179,675	1,572,791
OTHER USES OF SV INCOME eg loan	principal r	epayments	, transfers	to reserves	3						
											0
											0
											0
											0
											0
Total use of special variation income	146,692	433,450	446,454	459,847	473,643	487,852	502,487	517,562	533,089	549,082	4,550,158
Difference between additional SRV income and its uses	0	1	1	1	1	1	2	1	1	1	9
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