



# 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](http://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](http://www.ipart.nsw.gov.au). A hardcopy should also be forwarded to us (see Guidelines for details).

Part A consists of 7 worksheets:

- ▶ **Worksheet 1 (Identification):** Identifies your council and a council contact officer, collects information on any special variations (SVs) due to expire and summarises the cumulative impact of the SV and the impact on minimum rates.
- ▶ **Worksheet 2 (current year Notional General Income):** Calculates your Notional General Income for the current year (year 0 in the application, 2013/14).
- ▶ **Worksheet 3 (first year Notional General Income):** Calculates your proposed Notional General Income for next year (year 1 in the application, 2014/15).
- ▶ **Worksheet 4 (Calculation):** Calculates your Permissible General Income based on the 1st year SV percentage and Crown land adjustments, plus other income adjustments in 2014/15.
- ▶ **Worksheet 5a (Impact on Rates 1):** Calculates the average annual and cumulative increase in rates for each category/sub-category for each year of the SV, with and without the SV.
- ▶ **Worksheet 5b (Impact on Rates 2):** Collects the assessment numbers in the 3 main ordinary rate categories for different land values in year 1 and the proposed rates across this distribution (ie, midpoints of each land value range) for each year of the SV.
- ▶ **Worksheet 6 (Additional SV Income and Expenditure):** Collects how you intend to use the additional funds (above the rate peg) from the SV.

Step-by-step instructions on completing the worksheets are provided below.

## Worksheet 1 - Identification

- ▶ Select the date for the first year of the application (M3).
  - ▷ Selecting the date from the drop down list, automatically populates the date fields on Worksheet 1 (WK1), WK5 and WK6.
- ▶ Select the requested no. of years (2 to 7) of income increases in the application (K16).
- ▶ Answer the questions about expiring SVs (K17 to K22).
  - ▷ If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in K17, leave other fields in this section blank.
- ▶ Enter the rate peg for 2014/15 in E34 as announced by us in late 2013.
  - ▷ The worksheet automatically assumes a rate peg of 3% for each of the forward years. (If the rate peg turns out to be different from that assumed, the % increase in general income with an approved SV does not change.)
- ▶ The percentage increase in general income needed in year 1 of the application (D34) will automatically populate from WK4 (F23) when it is completed.
  - ▷ The cumulative increase in general income due to the SV inclusive of the rate peg will populate automatically in WK1.
- ▶ Refer to WK4 to enter in any deduction for an SV which is due to expire on 30 June 2014 in the calculation of permissible general income in year 1.
  - ▷ This dollar amount is linked to cell E46 in this worksheet.
  - ▷ This amount needs to be verified by the DLG before the application is submitted to us.
- ▶ Enter the requested percentage increases in general income (inc. rate peg) from year 2 (D35 to D40).
  - ▷ The annual and cumulative increases in permissible general income will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 2 (2015/16) if it is due to expire at the end of any financial year within the period of the requested SV (E47 to E52).
  - ▷ Any amount needs to be verified by the DLG before the application is submitted to us.
  - ▷ The other Permissible General Income calculations will populate automatically when WK4 is completed.

## Worksheet 2 - Notional General Income 2013/14

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

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

## Worksheet 3 - Notional General Income 2014/15

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

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

## Worksheet 4 - Calculation

This worksheet calculates Permissible General Income and the value of the proposed SV after taking into account various adjustments. Income adjustments and expiring SV amounts are to be verified by the DLG before the application is submitted to us.

Select Council Name

508A

### WORKSHEET 4

#### PERMISSIBLE GENERAL INCOME CALCULATION

**Note: Council must check all income adjustments and expiring variation amounts with the DLG before submitting their application to IPART.**

Prior year Notional General Income

-

**Less:** Decrease from expiry of a prior special variation.

Adjusted first year Notional General Income

\$ -

**Plus:** Rate peg increase - first year

0.00%

0

**Plus:** Additional increase - first year

0

**Plus:** Crown Land adjustment - first year

0.00%

**Total special variation - first year**

**0.00%**

\$ -

#### **Other First Year Adjustments:**

(If known - Refer to advice from the Division)

**Plus/Minus** Prior year Catchup/Excess

**Minus:** Valuation Objections claimed in prior year

Total Adjustments

-

**First year Permissible General Income**

\$ -

**Total Notional General Income** (WK3)

0

**LESS:** Valuation Objection Income - Proposed to be recouped in this year (WK3)

0

**NET First year Notional General Income**

\$ 0

Anticipated Catchup/(Excess) in the first year

\$ 0

#### **Expiring SV**

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

Consult with the DLG on the correct figure.

#### **Additional Percentage Increase**

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

#### **Crown land adjustment**

Crown land claims will increase your Permissible Income. Enter in the \$ amount of any Crown land adjustment here. This will automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.

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

#### **Other adjustments**

There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.

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

2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

## Worksheet 5a - Impact on Ratepayers (part 1)

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

It also shows the increases in annual charges over the period of the variation.

All shaded areas on this schedule will calculate automatically from the data entered.

### Ordinary and Special Average Rates

Enter in the average rates per sub-category as if the SV were not approved (only the rate peg would then apply) AND the average rates as if the SV were approved as requested.

### Annual Charges

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

### **Note:**

1. Average rates equal total income in a category or sub-category divided by the number of assessments in that same category or sub-category.
2. Rates should be reduced for any expiring SVs so that the net change in rates is measured.

## Worksheet 5b - Impact on Ratepayers (part 2)

This worksheet shows the distribution of ordinary rates across different land values and how different (ordinary) ratepayers will be impacted by the proposed SV, depending on the value of their land.

Enter the number of assessments in the ordinary rating categories (residential, business farmland, mining) across various land value ranges in 2014/15, and the rate levels across different land values in each year of the application, with and without the proposed SV.

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately reflect the impact on ratepayers in year 1. We will take this into account when using this worksheet. Please complete the tables using the number of assessments from the first year of the SV (2014/15).

## Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

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

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

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

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

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

**Nick Singer**

02 9290 8459  
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**Tony Camenzuli**

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Issue Date: 09/13



# APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

## Section 508A - Part A

2014/2015

### WORKSHEET 1

Council Name:	Glen Innes Severn Shire Council
Contact Details:	
Name:	Eric Brown
Position:	Manager of Finance
Telephone:	(02) 6730 2313
Email:	ebrown@gisc.nsw.gov.au

#### Expiring special variations (SVs)

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

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

	3 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 % increase		Cumulative % increase		
		SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only	Above the rate peg
Y 1	2014/15	11.21%	2.30%	11.21%	2.30%	8.91%
Y 2	2015/16	10.02%	3.00%	22.35%	5.37%	16.98%
Y 3	2016/17	5.59%	3.00%	29.19%	8.53%	20.66%
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					

#### Increase in Permissible General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st-year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied
Y 0	2013/14						4,988,150		4,988,150	4,988,150
Y 1	2014/15		4,988,150	11.21%	5,547,322	365	5,547,687	11.22	5,103,243	5,103,243
Y 2	2015/16		5,547,687	10.02%	6,103,565		6,103,565	10.02	5,256,340	5,256,340
Y 3	2016/17		6,103,565	5.59%	6,444,754		6,444,754	5.59	5,414,030	5,414,030
Y 4	2017/18									
Y 5	2018/19									
Y 6	2019/20									
Y 7	2020/21									
Total rise in PGI - in \$ terms							1,456,604			
							- in % terms	29.20%		

#### Cumulative Increase in PGI

	Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative rise in PGI if expiring SV renewed and Rate Peg applied	Cumulative rise in PGI above renewed ES and Rate Peg
Y 0	2013/14				
Y 1	2014/15	5,547,687	5,103,243	444,444	5,103,243
Y 2	2015/16	11,651,252	10,359,582	1,291,669	10,359,582
Y 3	2016/17	18,096,006	15,773,612	2,322,393	15,773,612
Y 4	2017/18				
Y 5	2018/19				
Y 6	2019/20				
Y 7	2020/21				
14.72%					Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ES and rate peg

## Calculation of Notional General Income- 2013/14

(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)

[illegible]

Total Assessments:	5,099.00	Total Rateable Land Value:	973,897,919	Sub-Total:	4,988,150
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<b>Glen Innes Severn Shire Council</b>
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## 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
<b>Sub-Total:</b>									<b>0</b>

<b>Glen Innes Severn Shire Council</b>
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### 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:**

	4,988,150
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**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
Residential	Residential Non-Urban	800.00	0.6691606			480.00	311.00	83,894,840	12,056,140	629,996
Residential	Residential Deepwater	196.00	0.6136856			455.00	185.00	7,049,100	6,065,100	90,214
Residential	Residential Dundee	25.00	0.4007238			455.00	24.00	672,500	582,500	11,281
Residential	Residential Emmaville	168.00	0.3075935			455.00	165.00	3,818,940	3,546,940	75,912
Residential	Residential Glencoe	48.00	0.3229273			455.00	47.00	1,550,500	1,470,500	21,643
Residential	Residential Red Range	35.00	0.3204573			455.00	34.00	1,256,000	1,156,000	15,790
Residential	Residential Wellingrove	7.00	0.7121458			455.00	6.00	225,000	165,000	3,157
Residential	Glen Innes	2,401.00	1.3952743			483.00	242.00	125,996,650	6,360,020	1,786,145
Business	Business Non-Urban	46.00	1.3412688			483.00	14.00	6,233,140	147,440	88,388
Business	Business Deepwater	32.00	0.9756676			483.00	27.00	953,400	543,800	17,037
Business	Business Dundee	2.00	0.9702678			483.00	1.00	60,000	10,000	968
Business	Business Emmaville	13.00	0.8334063			483.00	12.00	254,630	194,630	6,296
Business	Business Glencoe	5.00	1.0179595			483.00	4.00	152,000	104,000	2,421
Business	Business Red Range	3.00	1.6198284			483.00	2.00	32,000	2,000	1,452
Business	Business Wellingrove	2.00	4.8485035			483.00	1.00	11,000	1,000	968
Business	Business Glen Innes	293.00	1.5851323			483.00	30.00	27,305,579	644,348	437,106
Mining	Mining	3.00	1.6522028			290.00	2.00	57,190	22,190	1,158
Farmland	Farmland	1,020.00	0.2728936	400.00	17.31%			714,375,450		2,357,485

Total Assessments:		5,099.00	Total Rateable Land Value:				973,897,919	Sub-Total:	5,547,417	

### 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:									0

## Calculation of Notional General Income - Annual Charges

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

Total Notional General Income

5,547,417

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

NET Notional General Income

5,547,417

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

**WORKSHEET 4****PERMISSIBLE GENERAL INCOME CALCULATION**

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

Prior year Notional General Income 4,988,150

**Less:** Decrease from expiry of a  
prior special variation.

Adjusted first year Notional General Income \$ **4,988,150**

**Plus:** Rate peg increase - first year 2.30% 114,727

**Plus:** Additional increase - first year  444,444

**Plus:** Crown Land adjustment - first year 0.00%

**Total special variation - first year** **11.21%** \$ **559,172**

**Other First Year Adjustments:**

(If known - Refer to advice from the DLG)

**Plus/Minus:** Prior year Catchup/Excess

**Minus:** Valuation Objections claimed in prior year

Total Adjustments

**First year Permissible General Income** \$ **5,547,687**

**WORKSHEET 5a****IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES**

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sub-category (inclusive of all relevant rates) and the proposed annual charges in each year of the proposed special variation. It also aims to compare average rates with and without the proposed special variation.

All ordinary rates and special rates need to be included.

**Note: rate estimates should reflect expected minimum or average rates, inclusive of any expiring variations.**

**Minimum Rates - with proposed special variation**

If the council levies minimum rates and proposes to set minimum amounts above the statutory limit for any category or sub-category, these rates should be detailed below. The % increase in ordinary minimum rates should be the same as the special variation increase in each year unless a separate minimum rates application is submitted.

			Ordinary and Special Rates - with special variation								Cumulative Increases																								
Category	Sub-category or Special Rate name	Current Minimum Rates	Minimum Rates Year 1	Minimum Rates Year 2	Minimum Rates Year 3	Minimum Rates Year 4	Minimum Rates Year 5	Minimum Rates Year 6	Minimum Rates Year 7	Minimum Increases Year 1	Minimum Increases Year 2				Minimum Increases Year 3				Minimum Increases Year 4				Minimum Increases Year 5				Minimum Increases Year 6				Minimum Increases Year 7				
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

**Average Ordinary and Special Rates - with proposed special variation**

		Ordinary and Special Rates - with special variation								Cumulative Increases																											
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7	Average Increases Year 1				Average Increases Year 2				Average Increases Year 3				Average Increases Year 4				Average Increases Year 5				Average Increases Year 6				Average Increases Year 7			
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
Residential	Residential Glen Innes	657.14	737.97	799.96	827.16	855.28	884.36	914.40	942.51	80.83	12.30%	61.99	8.40%	142.82	21.73%	27.20	3.40%	170.02	25.87%	28.12	3.40%	198.14	30.15%	29.08	3.40%	227.22	34.58%	30.07	3.40%	257.29	39.15%	31.09	3.40%	288.38	43.88%		
Residential	Residential Emmaville	402.51	452.02	489.99	506.65	523.87	541.68	560.10	579.14	49.51	12.30%	37.97	8.40%	87.48	21.73%	16.66	3.40%	104.14	25.87%	17.23	3.40%	121.36	30.15%	17.81	3.40%	139.18	34.58%	18.42	3.40%	157.59	39.15%	19.04	3.40%	176.64	43.88%		
Residential	Residential Deepwater	409.59	459.97	498.60	515.55	533.08	551.21	569.95	589.33	50.38	12.30%	38.64	8.40%	89.02	21.73%	16.95	3.40%	105.97	25.87%	17.53	3.40%	123.50	30.15%	18.12	3.40%	141.62	34.58%	18.74	3.40%	160.36	39.15%	19.38	3.40%	179.74	43.88%		
Residential	Residential Glencoe	401.56	450.95	488.83	505.45	522.63	540.40	558.78	577.77	49.39	12.30%	37.88	8.40%	87.27	21.73%	16.62	3.40%	103.89	25.87%	17.19	3.40%	121.08	30.15%	17.77	3.40%	138.85	34.58%	18.37	3.40%	157.22	39.15%	19.00	3.40%	176.22	43.88%		
Residential	Residential Red Range	401.57	450.97	488.85	505.47	522.66	540.43	558.80	577.80	49.39	12.30%	37.88	8.40%	87.27	21.73%	16.62	3.40%	103.90	25.87%	17.19	3.40%	121.08	30.15%	17.77	3.40%	138.85	34.58%	18.37	3.40%	157.23	39.15%	19.00	3.40%	176.23	43.88%		
Residential	Residential Wellingrove	401.55	450.95	488.82	505.44	522.63	540.40	558.77	577.77	49.39	12.30%	37.88	8.40%	87.27	21.73%	16.62	3.40%	103.89	25.87%	17.19	3.40%	121.08	30.15%	17.77	3.40%	138.85	34.58%	18.37	3.40%	157.22	39.15%	19.00	3.40%	176.22	43.88%		
Residential	Residential Dundee	418.96	470.49	510.01	527.35	545.28	563.82	582.99	602.81	51.53	12.30%	39.52	8.40%	91.05	21.73%	17.34	3.40%	108.39	25.87%	17.93	3.40%	126.32	30.15%	18.54	3.40%	144.86	34.58%	19.17	3.40%	164.03	39.15%	19.82	3.40%	183.85	43.88%		
Residential	Residential Non-Urban	696.43	782.09	847.79	876.61	906.42	937.24	969.10	1,002.05	86.66	12.30%	65.70	8.40%	151.36	21.73%	28.82	3.40%	180.18	25.87%	29.80	3.40%	209.99	30.15%	30.82	3.40%	240.80	34.58%	31.87	3.40%	272.67	39.15%	32.95	3.40%	305.62	43.88%		
Business	Business Glen Innes	1,463.14	1,496.79	1,547.69	1,600.31	1,654.72	1,710.98	1,769.15	1,829.30	33.65	2.30%	50.89	3.40%	84.54	5.78%	52.62	3.40%	137.16	9.37%	54.41	3.40%	191.57	13.09%	56.26	3.40%	247.84	16.94%	58.17	3.40%	306.01	20.91%	60.15	3.40%	366.16	25.03%		
Business	Business Emmaville	473.25	484.13	500.59	517.61	535.21	553.41	572.23	591.68	10.88	2.30%	16.46	3.40%	27.35	5.78%	17.02	3.40%	44.37	9.37%	17.60	3.40%	61.96	13.09%	18.20	3.40%	80.16	16.94%	18.82	3.40%	98.98	20.91%	19.46	3.40%	118.43	25.03%		
Business	Business Deepwater	520.37	532.34	550.44	569.16	588.51	608.52	629.21	650.60	11.97	2.30%	18.10	3.40%	30.07	5.78%	18.72	3.40%	48.78	9.37%	19.35	3.40%	68.13	13.09%	20.01	3.40%	88.14	16.94%	20.69	3.40%	108.83	20.91%	21.39	3.40%	130.23	25.03%		
Business	Business Glencoe	473.04	483.92	500.38	517.39	534.98	553.17	571.98	591.43	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.92	13.09%	18.19	3.40%	80.13	16.94%	18.81	3.40%	98.93	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Red Range	472.95	483.82	500.27	517.28	534.87	553.06	571.86	591.30	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.34	9.37%	17.59	3.40%	61.92	13.09%	18.19	3.40%	80.11	16.94%	18.80	3.40%	98.91	20.91%	19.44	3.40%	118.36	25.03%		
Business	Business Wellingrove	473.04	483.92	500.37	517.39	534.98	553.17	571.97	591.42	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.94	13.09%	18.19	3.40%	80.13	16.94%	18.81	3.40%	98.93	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Dundee	473.05	483.93	500.38	517.40	534.99	553.18	571.99	591.43	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.94	13.09%	18.19	3.40%	80.13	16.94%	18.81	3.40%	98.94	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Non-Urban	1,838.25	1,880.53	1,944.47	2,010.58	2,078.94	2,149.62	2,222.71	2,298.28	42.28	2.30%	63.94	3.40%	106.22	5.78%	66.11	3.40%	172.33	9.37%	68.36	3.40%	240.69	13.09%	70.68	3.40%	311.37	16.94%	73.09	3.40%	384.46	20.91%	75.57	3.40%	460.03	25.03%		
Farmland		2,044.28	2,295.72	2,603.35	2,822.03	2,917.98	3,017.19	3,119.78	3,225.85	251.45	12.30%	307.63	13.40%	559.07	27.35%	218.68	8.40%	777.75	38.05%	95.95	3.40%	873.70	42.74%	99.21	3.40%	972.92	47.59%	102.58	3.40%	1,075.50	52.61%	106.07	3.40%	1,181.57	57.80%		
Mining		2,091.09	2,139.19	2,188.39	2,262.79	2,339.73	2,419.28	2,501.53	2,586.58	48.10	2.30%	49.20	2.30%	97.30	4.65%	74.41	3.40%	171.70	8.21%	76.93	3.40%	248.64	11.89%	79.55	3.40%	328.19	15.69%	82.26	3.40%	410.44	19.63%	85.05	3.40%	495.49	23.70%		

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

		Ordinary and Special Rates - without special variation								Cumulative Increases																											
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7	Average Increases Year 1		Average Increases Year 2		Average Increases Year 3		Average Increases Year 4		Average Increases Year 5		Average Increases Year 6		Average Increases Year 7															
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Annual	%	Annual	%	Annual	%	Annual	%	Annual	%														
Residential	Residential Glen Innes	657.14	672.25	695.11	718.74	743.18	768.45	794.58	821.59	15.11	2.30%	22.86	3.40%	37.97	5.78%	23.63	3.40%	61.60	9.37%	24.44	3.40%	86.04	13.09%	25.27	3.40%	111.31	16.94%	26.13	3.40%	137.44	20.91%	27.02	3.40%	164.45	25.03%		
Residential	Residential Emmaville	402.51	411.77	425.77	440.24	455.21	470.69	486.69	503.24	9.26	2.30%	14.00	3.40%	23.26	5.78%	14.48	3.40%	37.73	9.37%	14.97	3.40%	52.70	13.09%	15.48	3.40%	68.18	16.94%	16.00	3.40%	84.18	20.91%	16.55	3.40%	100.73	25.03%		
Residential	Residential Deepwater	409.59	419.01	433.25	447.98	463.21	478.96	495.25	512.09	9.42	2.30%	14.25	3.40%	23.67	5.78%	14.73	3.40%	38.40	9.37%	15.23	3.40%	53.63	13.09%	15.75	3.40%	69.38	16.94%	16.28	3.40%	85.66	20.91%	16.84	3.40%	102.50	25.03%		
Residential	Residential Glencoe	401.56	410.79	424.76	439.20	454.13	469.57	485.54	502.05	9.24	2.30%	13.97	3.40%	23.20	5.78%	14.44	3.40%	37.64	9.37%	14.93	3.40%	52.58	13.09%	15.44	3.40%	68.02	16.94%	15.97	3.40%	83.98	20.91%	16.51	3.40%	100.49	25.03%		
Residential	Residential Red Range	401.57	410.81	424.78	439.22	454.15	469.60	485.56	502.07	9.24	2.30%	13.97	3.40%	23.20	5.78%	14.44	3.40%	37.65	9.37%	14.93	3.40%	52.58	13.09%	15.44	3.40%	68.02	16.94%	15.97	3.40%	83.99	20.91%	16.51	3.40%	100.50	25.03%		
Residential	Residential Wellingrove	401.55	410.79	424.76	439.20	454.13	469.57	485.54	502.05	9.24	2.30%	13.97	3.40%	23.20	5.78%	14.44	3.40%	37.64	9.37%	14.93	3.40%	52.58	13.09%	15.44	3.40%	68.02	16.94%	15.97	3.40%	83.98	20.91%	16.51	3.40%	100.49	25.03%		
Residential	Residential Dundee	418.96	428.59	443.16	458.23	473.81	489.52	506.58	523.80	9.64	2.30%	14.57	3.40%	24.21	5.78%	15.07	3.40%	39.28	9.37%	15.58	3.40%	54.86	13.09%	16.11	3.40%	70.97	16.94%	16.66	3.40%	87.62	20.91%	17.22	3.40%	104.85	25.03%		
Residential	Residential Non-Urban	696.43	712.45	736.67	761.72	787.62	814.40	842.09	870.72	16.02	2.30%	24.22	3.40%	40.24	5.78%	25.05	3.40%	65.29	9.37%	25.90	3.40%	91.19	13.09%	26.78	3.40%	117.97	16.94%	27.89	3.40%	145.65	20.91%	28.63	3.40%	174.29	25.03%		
Business	Business Glen Innes	1,463.14	1,496.79	1,547.69	1,600.31	1,654.72	1,710.98	1,769.15	1,829.30	33.65	2.30%	50.89	3.40%	84.54	5.78%	52.62	3.40%	137.16	9.37%	54.41	3.40%	191.57	13.09%	56.26	3.40%	247.84	16.94%	58.17	3.40%	306.01	20.91%	60.15	3.40%	366.16	25.03%		
Business	Business Emmaville	473.25	484.13	500.59	517.61	535.21	553.41	572.23	591.68	10.88	2.30%	16.46	3.40%	27.35	5.78%	17.02	3.40%	44.37	9.37%	17.60	3.40%	61.96	13.09%	18.20	3.40%	86.16	16.94%	18.82	3.40%	98.98	20.91%	19.46	3.40%	118.43	25.03%		
Business	Business Deepwater	520.37	532.34	550.44	569.16	588.51	608.52	629.21	650.60	11.97	2.30%	18.10	3.40%	30.07	5.78%	18.72	3.40%	48.78	9.37%	19.35	3.40%	68.13	13.09%	20.01	3.40%	88.14	16.94%	20.69	3.40%	108.83	20.91%	21.39	3.40%	130.23	25.03%		
Business	Business Glencoe	473.04	483.82	500.38	517.39	534.98	553.17	571.98	591.43	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.94	13.09%	18.18	3.40%	80.13	16.94%	18.81	3.40%	98.93	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Dundee	473.04	483.82	500.37	517.39	534.98	553.17	571.97	591.42	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.92	13.09%	18.18	3.40%	80.11	16.94%	18.80	3.40%	98.92	20.91%	19.45	3.40%	118.37	25.03%		
Business	Business Wellingrove	473.04	483.92	500.37	517.39	534.98	553.17	571.97	591.42	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.93	13.09%	18.18	3.40%	80.13	16.94%	18.81	3.40%	98.93	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Dundee	473.05	483.93	500.38	517.40	534.99	553.18	571.99	591.43	10.88	2.30%	16.45	3.40%	27.33	5.78%	17.01	3.40%	44.35	9.37%	17.59	3.40%	61.94	13.09%	18.18	3.40%	80.13	16.94%	18.81	3.40%	98.94	20.91%	19.45	3.40%	118.38	25.03%		
Business	Business Non-Urban	1,838.25	1,880.53	1,944.47	2,010.58	2,078.94	2,149.12	2,222.71	2,298.28	42.28	2.30%	63.94	3.40%	106.22	5.78%	66.11	3.40%	172.33	9.37%	68.36	3.40%	240.69	13.09%	70.68	3.40%	311.37	16.94%	73.09	3.40%	384.46	20.91%	75.57	3.40%	460.03	25.03%		
Farmland		2,044.28	2,091.30	2,162.40	2,235.92	2,311.94	2,390.55	2,471.83	2,555.87	47.02	2.30%	71.10	3.40%	118.12	5.78%	73.52	3.40%	191.64	9.37%	76.30	3.40%	267.67	13.09%	78.61	3.40%	346.27	16.94%	81.24	3.40%	427.55	20.91%	84.04	3.40%	511.59	25.03%		
Mining		2,091.09	2,139.19	2,211.92	2,287.42	2,364.88	2,445.29	2,528.43	2,614.40	48.10	2.30%	72.73	3.40%	120.83	5.78%	75.21	3.40%	196.03	9.37%	77.06	3.40%	273.79	13.09%	80.41	3.40%	354.20	16.94%	83.18	3.40%	437.34	20.91%	85.97	3.40%	523.31	25.03%		

**Domestic Waste Management Services - Annual Charge**

(Enter the current annual charge and the proposed annual charge for each year of the application.)

		Domestic Waste Management Services							Cumulative Increases																											
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 Increases Year 1				Annual Increases Year 2				Annual Increases Year 3				Annual Increases Year 4				Annual Increases Year 5				Annual Increases Year 6				Annual Increases Year 7			
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	
Domestic Waste Charge Glen Innes	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Domestic Waste Charge Deepwater	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Domestic Waste Charge Emmaville	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Domestic Waste Charge Glencoe	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Other Waste Charge Glen Innes	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Other Waste Charge Deepwater	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Other Waste Charge Emmaville	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Other Waste Charge Glencoe	285.00	295.00	305.00	316.00	327.00	338.00	350.00	362.00	10.00	3.51%	10.00	3.39%	20.00	7.02%	11.00	3.61%	31.00	10.88%	11.00	3.48%	42.00	14.74%	11.00	3.36%	53.00	18.60%	12.00	3.55%	65.00	22.81%	12.00	3.43%	77.00	27.02%		
Waste Management Fee Vacant	114.00	118.00	122.00	126.00	130.00	135.00	140.00	145.00	4.00	3.51%	4.00	3.39%	8.00	7.02%	4.00	3.28%	12.00	10.53%	4.00	3.17%	16.00	14.04%	5.00	3.85%	21.00	18.42%	5.00	3.70%	26.00	22.81%	5.00	3.57%	31.00	27.19%		

**Water Supply Services - Annual Charge**

		Water Supply Services - Annual Charge							Cumulative Increases																											
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 Increases Year 1				Annual Increases Year 2				Annual Increases Year 3				Annual Increases Year 4				Annual Increases Year 5				Annual Increases Year 6				Annual Increases Year 7			
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual		Cumulative		Annual		Cumulative		Annual		Cumulative		Annual		Cumulative		Annual		Cumulative		Annual		Cumulative				
										%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%				
Water Availability Charge 20mm	260.00	269.00	278.00	288.00	298.00	308.00	319.00	330.00	9.00	3.46%	9.00	3.35%	18.00	6.92%	10.00	3.60%	28.00	10.77%	10.00	3.47%	38.00	14.62%	10.00	3.36%	48.00	18.46%	11.00	3.57%	59.00	22.69%	11.00	3.45%	70.00	26.92%		
Water Availability Charge 25mm	310.00	321.00	332.00	344.00	356.00	368.00	381.00	394.00	11.00	3.55%	11.00	3.43%	22.00	7.10%	12.00	3.61%	34.00	10.97%	12.00	3.49%	46.00	14.84%	12.00	3.37%	58.00	18.71%	13.00	3.53%	71.00	22.90%	13.00	3.41%	84.00	27.10%		
Water Availability Charge 32mm	3,660.00	3,788.00	3,921.00	4,058.00	4,200.00	4,347.00	4,499.00	4,656.00	128.00	3.50%	133.00	3.51%	261.00	7.13%	137.00	3.49%	398.00	10.87%	142.00	3.50%	540.00	14.75%	147.00	3.50%	687.00	18.77%	152.00	3.50%	839.00	22.92%	157.00	3.49%	996.00	27.21%		
Water Availability Charge 40mm	465.00	481.00	498.00	515.00	533.00	552.00	571.00	591.00	16.00	3.44%	17.00	3.53%	33.00	7.10%	17.00	3.41%	50.00	10.75%	18.00	3.50%	68.00	14.62%	19.00	3.56%	87.00	18.71%	19.00	3.44%	106.00	22.80%	20.00	3.50%	126.00	27.10%		
Water Availability Charge 50mm	775.00	802.00	830.00	859.00	889.00	920.00	952.00	985.00	27.00	3.48%	28.00	3.49%	55.00	7.10%	29.00	3.49%	84.00	10.84%	30.00	3.49%	114.00	14.71%	31.00	3.49%	145.00	18.71%	32.00	3.48%	177.00	22.84%	33.00	3.47%	210.00	27.10%		
Water Availability Charge 80mm	1,860.00	1,925.00	1,992.00	2,062.00	2,134.00	2,209.00	2,286.00	2,366.00	65.00	3.49%	67.00	3.48%	132.00	7.10%	70.00	3.51%	202.00	10.86%	72.00	3.49%	274.00	14.73%	75.00	3.51%	349.00	18.76%	77.00	3.49%	426.00	22.90%	80.00	3.50%	506.00	27.20%		
Water Availability Charge 100mm	3,100.00	3,209.00	3,321.00	3,437.00	3,557.00	3,681.00	3,810.00	3,943.00	109.00	3.52%	112.00	3.49%	221.00	7.13%	116.00	3.49%	337.00	10.87%	120.00	3.49%	457.00	14.74%	124.00	3.49%	581.00	18.74%	129.00	3.50%	710.00	22.90%	133.00	3.49%	843.00	27.19%		
Water Availability Charge 150mm	6,200.00	6,417.00	6,642.00	6,874.00	7,115.00	7,364.00	7,622.00	7,889.00	217.00	3.50%	225.00	3.51%	442.00	7.13%	232.00	3.49%	674.00	10.87%	241.00	3.51%	915.00	14.76%	249.00	3.50%	1,164.00	18.77%	258.00	3.50%	1,422.00	22.94%	267.00	3.50%	1,689.00	27.24%		
Water Availability Charge 200mm	12,400.00	12,834.00	13,283.00	13,748.00	14,229.00	14,727.00	15,242.00	15,775.00	434.00	3.50%	449.00	3.50%	883.00	7.12%	465.00	3.50%	1,348.00	10.87%	481.00	3.50%	1,829.00	14.75%	498.00	3.50%	2,327.00	18.77%	515.00	3.50%	2,842.00	22.92%	533.00	3.50%	3,375.00	27.22%		
Water Unconnected Glen Innes	260.00	269.00	278.00	288.00	298.00	308.00	319.00	330.00	9.00	3.46%	9.00	3.35%	18.00	6.92%	10.00	3.60%	28.00	10.77%	10.00	3.47%	38.00	14.62%	10.00	3.36%	48.00	18.46%	11.00	3.57%	59.00	22.69%	11.00	3.45%	70.00	26.92%		
Water Unconnected Deepwater	260.00	269.00	278.00	288.00	298.00	308.00	319.00	330.00	9.00	3.46%	9.00	3.35%	18.00	6.92%	10.00	3.60%	28.00	10.77%	10.00	3.47%	38.00	14.62%	10.00	3.36%	48.00	18.46%	11.00	3.57%	59.00	22.69%	11.00	3.45%	70.00	26.92%		
Water Connected Glen Innes	260.00	269.00	278.00	288.00	298.00	308.00	319.00	330.00	9.00	3.46%	9.00	3.35%	18.00	6.92%	10.00	3.60%	28.00	10.77%	10.00	3.47%	38.00	14.62%	10.00	3.36%	48.00	18.46%	11.00	3.57%	59.00	22.69%	11.00	3.45%	70.00	26.92%		

Sewerage Services - Annual Charges

Sewerage Services - Annual Charge									Cumulative Increases																											
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 Increases Year 1		Annual Increases Year 2			Annual Increases Year 3			Annual Increases Year 4			Annual Increases Year 5			Annual Increases Year 6			Annual Increases Year 7										
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%					
Residential Sewerage charge Glen Innr	434.00	449.00	465.00	481.00	498.00	515.00	533.00	552.00	15.00	3.46%	16.00	3.56%	31.00	7.14%	16.00	3.44%	47.00	10.83%	17.00	3.53%	64.00	14.75%	17.00	3.41%	81.00	18.66%	18.00	3.50%	99.00	22.81%	19.00	3.56%	118.00	27.19%		
Residential Sewerage charge Deepwa	347.00	359.00	372.00	385.00	398.00	412.00	426.00	441.00	12.00	3.46%	13.00	3.62%	25.00	7.20%	13.00	3.49%	38.00	10.95%	13.00	3.38%	51.00	14.70%	14.00	3.52%	65.00	18.73%	14.00	3.40%	79.00	22.77%	15.00	3.52%	94.00	27.09%		
Sewerage Unconnected Glen Innes	325.00	336.00	348.00	360.00	373.00	386.00	400.00	414.00	11.00	3.38%	12.00	3.57%	23.00	7.08%	12.00	3.45%	35.00	10.77%	13.00	3.61%	48.00	14.77%	13.00	3.49%	61.00	18.77%	14.00	3.63%	75.00	23.08%	14.00	3.50%	89.00	27.38%		
Sewerage Unconnected Deepwater	260.00	269.00	278.00	288.00	298.00	308.00	319.00	330.00	9.00	3.46%	9.00	3.35%	18.00	6.92%	10.00	3.60%	28.00	10.77%	10.00	3.47%	38.00	14.62%	10.00	3.36%	48.00	18.46%	11.00	3.57%	59.00	22.69%	11.00	3.45%	70.00	26.92%		
Business Sewerage Charge 20mm	175.00	181.00	187.00	194.00	201.00	208.00	215.00	223.00	6.00	3.43%	6.00	3.31%	12.00	6.86%	7.00	3.74%	19.00	10.86%	7.00	3.61%	26.00	14.86%	7.00	3.48%	33.00	18.86%	7.00	3.37%	40.00	22.86%	8.00	3.72%	48.00	27.43%		
Business Sewerage Charge 25mm	270.00	279.00	289.00	299.00	309.00	320.00	331.00	343.00	9.00	3.33%	10.00	3.58%	19.00	7.04%	10.00	3.46%	29.00	10.74%	10.00	3.34%	39.00	14.44%	11.00	3.56%	50.00	18.52%	11.00	3.44%	61.00	22.59%	12.00	3.63%	73.00	27.04%		
Business Sewerage Charge 32mm	445.00	461.00	477.00	494.00	511.00	529.00	548.00	567.00	16.00	3.60%	16.00	3.47%	32.00	7.19%	17.00	3.56%	49.00	11.01%	17.00	3.44%	66.00	14.83%	18.00	3.52%	84.00	18.88%	19.00	3.59%	103.00	23.15%	19.00	3.47%	122.00	27.42%		
Business Sewerage Charge 40mm	695.00	719.00	744.00	770.00	797.00	825.00	854.00	884.00	24.00	3.45%	25.00	3.48%	49.00	7.05%	26.00	3.49%	75.00	10.79%	27.00	3.51%	102.00	14.68%	28.00	3.51%	130.00	18.71%	29.00	3.52%	159.00	22.88%	30.00	3.51%	189.00	27.19%		
Business Sewerage Charge 50mm	1,085.00	1,123.00	1,162.00	1,203.00	1,245.00	1,289.00	1,334.00	1,381.00	38.00	3.50%	39.00	3.47%	77.00	7.10%	41.00	3.53%	118.00	10.88%	42.00	3.49%	160.00	14.75%	44.00	3.53%	204.00	18.80%	45.00	3.49%	249.00	22.95%	47.00	3.52%	296.00	27.28%		
Business Sewerage Charge 80mm	2,780.00	2,877.00	2,978.00	3,082.00	3,190.00	3,302.00	3,418.00	3,538.00	97.00	3.49%	101.00	3.51%	198.00	7.12%	104.00	3.49%	302.00	10.86%	108.00	3.50%	410.00	14.75%	112.00	3.51%	522.00	18.78%	116.00	3.51%	638.00	22.95%	120.00	3.51%	758.00	27.27%		
Business Sewerage Charge 100mm	4,340.00	4,492.00	4,649.00	4,812.00	4,980.00	5,154.00	5,334.00	5,521.00	152.00	3.50%	157.00	3.50%	309.00	7.12%	163.00	3.51%	472.00	10.89%	168.00	3.49%	640.00	14.75%	174.00	3.49%	814.00	18.76%	180.00	3.49%	994.00	22.90%	187.00	3.51%	1,181.00	27.21%		
Business Sewerage Charge 150mm	9,770.00	10,112.00	10,466.00	10,832.00	11,211.00	11,603.00	12,009.00	12,429.00	342.00	3.50%	354.00	3.50%	696.00	7.12%	366.00	3.50%	1,062.00	10.87%	379.00	3.50%	1,441.00	14.75%	392.00	3.50%	1,833.00	18.76%	406.00	3.50%	2,239.00	22.92%	420.00	3.50%	2,659.00	27.22%		
Business Sewerage Charge 200mm	17,370.00	17,978.00	18,607.00	19,258.00	19,932.00	20,630.00	21,352.00	22,099.00	608.00	3.50%	629.00	3.50%	1,237.00	7.12%	651.00	3.50%	1,888.00	10.87%	674.00	3.50%	2,562.00	14.75%	696.00	3.50%	3,260.00	18.77%	722.00	3.50%	3,982.00	22.92%	747.00	3.50%	4,729.00	27.23%		
Sewerage Unconnected Business Glen Innr	175.00	181.00	187.00	194.00	201.00	208.00	215.00	223.00	6.00	3.43%	6.00	3.31%	12.00	6.86%	7.00	3.74%	19.00	10.86%	7.00	3.61%	26.00	14.86%	7.00	3.48%	33.00	18.86%	7.00	3.37%	40.00	22.86%	8.00	3.72%	48.00	27.43%		
Sewerage Unconnected Business Deepwater	175.00	181.00	187.00	194.00	201.00	208.00	215.00	223.00	6.00	3.43%	6.00	3.31%	12.00	6.86%	7.00	3.74%	19.00	10.86%	7.00	3.61%	26.00	14.86%	7.00	3.48%	33.00	18.86%	7.00	3.37%	40.00	22.86%	8.00	3.72%	48.00	27.43%		

Other Annual Charges

		Other Annual Charge							Cumulative Increases																											
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 Increases Year 1	Annual Increases Year 2				Annual Increases Year 3				Annual Increases Year 4				Annual Increases Year 5				Annual Increases Year 6				Annual Increases Year 7						
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%					
Drainage Charge	87.00	90.00	93.00	96.00	99.00	102.00	106.00	110.00	3.00	3.45%	3.00	3.33%	6.00	6.90%	3.00	3.23%	9.00	10.34%	3.00	3.13%	12.00	13.79%	3.00	3.03%	15.00	17.24%	4.00	3.92%	19.00	21.84%	4.00	3.77%	23.00	26.44%		
Onsite Septic Application Fee	25.00	25.00	25.00	26.00	27.00	28.00	29.00	30.00	-	0.00%	-	0.00%	-	0.00%	1.00	4.00%	1.00	4.00%	1.00	3.85%	2.00	8.00%	1.00	3.70%	3.00	12.00%	1.00	3.57%	4.00	16.00%	1.00	3.45%	5.00	20.00%		
Waste Facility Management Charge	59.00	61.00	63.00	65.00	67.00	69.00	71.00	73.00	2.00	3.39%	2.00	3.28%	4.00	6.78%	2.00	3.17%	6.00	10.17%	2.00	3.08%	8.00	13.56%	2.00	2.99%	10.00	16.95%	2.00	2.90%	12.00	20.34%	2.00	2.82%	14.00	23.73%		

**WORKSHEET 5b**

**IMPACT ON DIFFERENT ORDINARY RATE LEVELS**

The aim of this sheet is to show the impact of the proposed increases on different rate levels in the main ordinary rate categories (residential, business and farmland categories - as applicable). This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation - both with and without the variation.

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

Has the council had a general land revaluation in Year 0?:

Where a council has received a general land revaluation in Year 0, the increase in rates between between Year 0 and Year 1, and all subsequent cumulative increases, in the tables below, will not be indicative of ratepayer impact. Please complete the tables using the number of assessments from the first year of the special variation period (Year 1) as IPART will still consider the impact for

**Ordinary Residential Rates - with proposed special variation**

				Ordinary Residential Rates							
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		3,264	\$50,000	407.00	457.06	495.45	512.30	529.72	547.73	566.35	585.61
\$100,000 to \$199,999		368	\$150,000	954.09	1,071.45	1,161.45	1,200.94	1,241.77	1,283.99	1,327.65	1,372.79
\$200,000 to \$299,999		45	\$250,000	1,590.16	1,785.75	1,935.75	2,001.56	2,069.62	2,139.98	2,212.74	2,287.98
\$300,000 to \$399,999		8	\$350,000	2,226.22	2,500.04	2,710.05	2,802.19	2,897.46	2,995.98	3,097.84	3,203.17
\$400,000 to \$499,999		2	\$450,000	2,862.28	3,214.34	3,484.35	3,602.81	3,725.31	3,851.97	3,982.94	4,118.36
\$500,000 to \$599,999		0	\$550,000	3,984.27	4,474.34	4,850.19	5,015.09	5,185.60	5,361.92	5,544.22	5,732.72
\$600,000 to \$699,999		0	\$650,000	4,708.69	5,287.86	5,732.04	5,926.93	6,128.44	6,336.81	6,552.26	6,775.04
\$700,000 to \$799,999		0	\$750,000	5,433.10	6,101.37	6,613.89	6,838.76	7,071.28	7,311.70	7,560.30	7,817.35
\$800,000 to \$899,999		0	\$850,000	6,157.52	6,914.89	7,495.74	7,750.60	8,014.12	8,286.60	8,568.34	8,859.66
\$900,000 to \$999,999		0	\$950,000	6,881.93	7,728.41	8,377.59	8,662.43	8,956.95	9,261.49	9,576.38	9,901.98
\$1,000,000 to \$1,499,999		0	\$1,250,000	9,055.17	10,168.96	11,023.15	11,397.94	11,785.47	12,186.17	12,600.50	13,028.92
\$1,500,000 to \$1,999,999		0	\$1,750,000	12,677.24	14,236.54	15,432.41	15,957.11	16,499.65	17,060.64	17,640.70	18,240.49
\$2,000,000 to \$2,999,999		0	\$2,500,000	18,110.34	20,337.91	22,046.30	22,795.87	23,570.93	24,372.34	25,201.00	26,057.84
\$3,000,000 and greater		0	\$3,000,000	21,732.41	24,405.49	26,455.56	27,355.05	28,285.12	29,246.81	30,241.20	31,269.40

**Ordinary Residential Rates - without proposed special variation**

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Residential Rates							
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	3,264	\$50,000	407.00	416.36	430.52	445.15	460.29	475.94	492.12	508.85	
\$100,000 to \$199,999	368	\$150,000	954.09	976.04	1,009.22	1,043.54	1,079.02	1,115.70	1,153.64	1,192.86	
\$200,000 to \$299,999	45	\$250,000	1,590.16	1,626.73	1,682.04	1,739.23	1,798.36	1,859.51	1,922.73	1,988.10	
\$300,000 to \$399,999	8	\$350,000	2,226.22	2,277.42	2,354.85	2,434.92	2,517.71	2,603.31	2,691.82	2,783.34	
\$400,000 to \$499,999	2	\$450,000	2,862.28	2,928.11	3,027.67	3,130.61	3,237.05	3,347.11	3,460.91	3,578.58	
\$500,000 to \$599,999	0	\$550,000	3,984.27	4,119.74	4,259.81	4,404.65	4,554.40	4,709.25	4,869.37	5,034.93	
\$600,000 to \$699,999	0	\$650,000	4,708.69	4,868.78	5,034.32	5,205.49	5,382.48	5,565.48	5,754.71	5,950.37	
\$700,000 to \$799,999	0	\$750,000	5,433.10	5,617.83	5,808.83	6,006.33	6,210.55	6,421.71	6,640.05	6,865.81	
\$800,000 to \$899,999	0	\$850,000	6,157.52	6,366.87	6,583.34	6,807.18	7,038.62	7,277.94	7,525.39	7,781.25	
\$900,000 to \$999,999	0	\$950,000	6,881.93	7,115.91	7,357.86	7,608.02	7,866.70	8,134.16	8,410.73	8,696.69	
\$1,000,000 to \$1,499,999	0	\$1,250,000	9,055.17	9,363.05	9,681.39	10,010.56	10,350.92	10,702.85	11,066.74	11,443.01	
\$1,500,000 to \$1,999,999	0	\$1,750,000	12,677.24	13,108.26	13,553.95	14,014.78	14,491.28	14,983.99	15,493.44	16,020.22	
\$2,000,000 to \$2,999,999	0	\$2,500,000	18,110.34	18,726.09	19,362.78	20,021.11	20,701.83	21,405.69	22,133.49	22,886.03	
\$3,000,000 and greater	0	\$3,000,000	21,732.41	22,471.31	23,235.34	24,025.34	24,842.20	25,686.83	26,560.18	27,463.23	

**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	%
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$50,000	50.06	12.30%	38.39	8.40%	88.45	21.73%	16.85	3.40%	105.30	25.87%	17.42	3.40%
\$150,000	117.35	12.30%	90.00	8.40%	207.36	21.73%	39.49	3.40%	246.84	25.87%	40.83	3.40%
\$250,000	195.59	12.30%	150.00	8.40%	345.59	21.73%	65.82	3.40%	411.41	25.87%	68.05	3.40%
\$350,000	273.82	12.30%	210.00	8.40%	483.83	21.73%	92.14	3.40%	575.97	25.87%	95.27	3.40%
\$450,000	352.06	12.30%	270.00	8.40%	622.07	21.73%	118.47	3.40%	740.53	25.87%	122.50	3.40%
\$550,000	490.07	12.30%	375.84	8.40%	865.91	21.73%	164.91	3.40%	1,030.82	25.87%	170.51	3.40%
\$650,000	579.17	12.30%	444.18	8.40%	1,023.35	21.73%	194.89	3.40%	1,218.24	25.87%	201.52	3.40%
\$750,000	668.27	12.30%	512.52	8.40%	1,180.79	21.73%	224.87	3.40%	1,405.66	25.87%	232.52	3.40%
\$850,000	757.37	12.30%	580.85	8.40%	1,338.23	21.73%	254.86	3.40%	1,593.08	25.87%	263.52	3.40%
\$950,000	846.48	12.30%	649.19	8.40%	1,495.66	21.73%	284.84	3.40%	1,780.50	25.87%	294.52	3.40%
\$1,250,000	#####	12.30%	854.19	8.40%	1,967.98	21.73%	374.79	3.40%	2,342.77	25.87%	387.53	3.40%
\$1,750,000	#####	12.30%	#####	8.40%	2,755.17	21.73%	524.70	3.40%	3,279.87	25.87%	542.54	3.40%
\$2,500,000	#####	12.30%	#####	8.40%	3,935.96	21.73%	749.57	3.40%	4,685.53	25.87%	775.06	3.40%
\$3,000,000	#####	12.30%	#####	8.40%	4,723.15	21.73%	899.49	3.40%	5,622.64	25.87%	930.07	3.40%

**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	%
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$50,000	9.36	2.30%	14.16	3.40%	23.52	5.78%	14.64	3.40%	38.15	9.37%	15.14	3.40%
\$150,000	21.94	2.30%	33.19	3.40%	55.13	5.78%	34.31	3.40%	89.44	9.37%	35.48	3.40%
\$250,000	36.57	2.30%	55.31	3.40%	91.88	5.78%	57.19	3.40%	149.07	9.37%	59.13	3.40%
\$350,000	51.20	2.30%	77.43	3.40%	128.64	5.78%	80.07	3.40%	208.70	9.37%	82.79	3.40%
\$450,000	65.83	2.30%	99.56	3.40%	165.39	5.78%	102.94	3.40%	268.33	9.37%	106.44	3.40%
\$550,000	135.47	3.40%	140.07	3.40%	275.54	6.92%	144.83	3.40%	420.37	10.55%	149.76	3.40%
\$650,000	160.10	3.40%	165.54	3.40%	325.63	6.92%	171.17	3.40%	496.80	10.55%	176.99	3.40%
\$750,000	184.73	3.40%	191.01	3.40%	375.73	6.92%	197.50	3.40%	573.23	10.55%	204.22	3.40%
\$850,000	209.36	3.40%	216.47	3.40%	425.83	6.92%	223.83	3.40%	649.66	10.55%	231.44	3.40%
\$950,000	233.99	3.40%	241.94	3.40%	475.93	6.92%	250.17	3.40%	726.09	10.55%	258.67	3.40%
\$1,250,000	307.88	3.40%	318.34	3.40%	626.22	6.92%	329.17	3.40%	955.39	10.55%	340.36	3.40%
\$1,750,000	431.03	3.40%	445.68	3.40%	876.71	6.92%	460.83	3.40%	1,337.54	10.55%	476.50	3.40%
\$2,500,000	615.75	3.40%	636.69	3.40%	1,252.44	6.92%	658.33	3.40%	1,910.77	10.55%	680.72	3.40%
\$3,000,000	738.90	3.40%	764.02	3.40%	1,502.93	6.92%	790.00	3.40%	2,292.93	10.55%	816.86	3.40%

## Ordinary Residential Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	18.01	3.40%	140.73	34.58%	18.62	3.40%	159.35	39.15%	19.26	3.40%	178.61	43.88%
\$150,000	42.22	3.40%	329.90	34.58%	43.66	3.40%	373.55	39.15%	45.14	3.40%	418.69	43.88%
\$250,000	70.37	3.40%	549.83	34.58%	72.76	3.40%	622.59	39.15%	75.23	3.40%	697.82	43.88%
\$350,000	98.51	3.40%	769.76	34.58%	101.86	3.40%	871.62	39.15%	105.33	3.40%	976.95	43.88%
\$450,000	126.66	3.40%	989.69	34.58%	130.97	3.40%	1,120.66	39.15%	135.42	3.40%	1,256.08	43.88%
\$550,000	176.31	3.40%	1,377.64	34.58%	182.31	3.40%	1,559.95	39.15%	188.50	3.40%	1,748.45	43.88%
\$650,000	208.37	3.40%	1,628.12	34.58%	215.45	3.40%	1,843.57	39.15%	222.78	3.40%	2,066.35	43.88%
\$750,000	240.42	3.40%	1,878.60	34.58%	248.60	3.40%	2,127.20	39.15%	257.05	3.40%	2,384.25	43.88%
\$850,000	272.48	3.40%	2,129.08	34.58%	281.74	3.40%	2,410.82	39.15%	291.32	3.40%	2,702.15	43.88%
\$950,000	304.54	3.40%	2,379.56	34.58%	314.89	3.40%	2,694.45	39.15%	325.60	3.40%	3,020.05	43.88%
\$1,250,000	400.71	3.40%	3,131.00	34.58%	414.33	3.40%	3,545.33	39.15%	428.42	3.40%	3,973.75	43.88%
\$1,750,000	560.99	3.40%	4,383.40	34.58%	580.06	3.40%	4,963.46	39.15%	599.78	3.40%	5,563.25	43.88%
\$2,500,000	801.41	3.40%	6,262.00	34.58%	828.66	3.40%	7,090.66	39.15%	856.83	3.40%	7,947.50	43.88%
\$3,000,000	961.69	3.40%	7,514.40	34.58%	994.39	3.40%	8,508.79	39.15%	#####	3.40%	9,536.99	43.88%

## Ordinary Residential Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	15.65	3.40%	68.94	16.94%	16.18	3.40%	85.12	20.91%	16.73	3.40%	101.85	25.03%
\$150,000	36.69	3.40%	161.61	16.94%	37.93	3.40%	199.54	20.91%	39.22	3.40%	238.77	25.03%
\$250,000	61.14	3.40%	269.35	16.94%	63.22	3.40%	332.57	20.91%	65.37	3.40%	397.95	25.03%
\$350,000	85.60	3.40%	377.09	16.94%	88.51	3.40%	465.60	20.91%	91.52	3.40%	557.12	25.03%
\$450,000	110.06	3.40%	484.83	16.94%	113.80	3.40%	598.63	20.91%	117.67	3.40%	716.30	25.03%
\$550,000	154.85	3.40%	724.98	18.20%	160.11	3.40%	885.09	22.21%	165.56	3.40%	1,050.65	26.37%
\$650,000	183.00	3.40%	856.79	18.20%	189.23	3.40%	1,046.02	22.21%	195.66	3.40%	1,241.68	26.37%
\$750,000	211.16	3.40%	988.61	18.20%	218.34	3.40%	1,206.94	22.21%	225.76	3.40%	1,432.71	26.37%
\$850,000	239.31	3.40%	1,120.42	18.20%	247.45	3.40%	1,367.87	22.21%	255.86	3.40%	1,623.73	26.37%
\$950,000	267.47	3.40%	1,252.23	18.20%	276.56	3.40%	1,528.80	22.21%	285.96	3.40%	1,814.76	26.37%
\$1,250,000	351.93	3.40%	1,647.68	18.20%	363.90	3.40%	2,011.57	22.21%	376.27	3.40%	2,387.84	26.37%
\$1,750,000	492.70	3.40%	2,306.75	18.20%	509.46	3.40%	2,816.20	22.21%	526.78	3.40%	3,342.98	26.37%
\$2,500,000	703.86	3.40%	3,295.35	18.20%	727.79	3.40%	4,023.15	22.21%	752.54	3.40%	4,775.69	26.37%
\$3,000,000	844.63	3.40%	3,954.42	18.20%	873.35	3.40%	4,827.78	22.21%	903.05	3.40%	5,730.82	26.37%

Ordinary Business Rates - with proposed special variation

				Ordinary Business Rates						
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	287	\$50,000	709.06	725.36	750.03	775.53	801.90	829.16	857.35	886.50
\$100,000 to \$199,999	79	\$150,000	2,127.17	2,176.09	2,250.08	2,326.58	2,405.69	2,487.48	2,572.06	2,659.50
\$200,000 to \$299,999	14	\$250,000	3,545.28	3,626.82	3,750.13	3,877.64	4,009.48	4,145.80	4,286.76	4,432.51
\$300,000 to \$399,999	6	\$350,000	4,963.39	5,077.55	5,250.19	5,428.69	5,613.27	5,804.12	6,001.46	6,205.51
\$400,000 to \$499,999	6	\$450,000	6,381.51	6,528.28	6,750.24	6,979.75	7,217.06	7,462.44	7,716.17	7,978.51
\$500,000 to \$599,999	0	\$550,000	7,799.62	7,979.01	8,250.30	8,530.81	8,820.85	9,120.76	9,430.87	9,751.52
\$600,000 to \$699,999	1	\$650,000	9,217.73	9,429.74	9,750.35	10,081.86	10,424.65	10,779.08	11,145.57	11,524.52
\$700,000 to \$799,999	0	\$750,000	10,635.84	10,880.47	11,250.40	11,632.92	12,028.44	12,437.40	12,860.28	13,297.52
\$800,000 to \$899,999	0	\$850,000	12,053.96	12,331.20	12,750.46	13,183.97	13,632.23	14,095.72	14,574.98	15,070.53
\$900,000 to \$999,999	0	\$950,000	13,472.07	13,781.93	14,250.51	14,735.03	15,236.02	15,754.04	16,289.68	16,843.53
\$1,000,000 to \$1,499,999	0	\$1,250,000	17,726.41	18,134.11	18,750.67	19,388.20	20,047.40	20,729.01	21,433.79	22,162.54
\$1,500,000 to \$1,999,999	0	\$1,750,000	24,816.97	25,387.76	26,250.94	27,143.47	28,066.35	29,020.61	30,007.31	31,027.56
\$2,000,000 to \$2,999,999	0	\$2,500,000	35,452.81	36,268.23	37,501.35	38,776.39	40,094.79	41,458.01	42,867.59	44,325.08
\$3,000,000 and greater	0	\$3,000,000	42,543.38	43,521.87	45,001.62	46,531.67	48,113.75	49,749.62	51,441.10	53,190.10

Ordinary Business Rates - without proposed special variation

				Ordinary Business Rates						
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	287	\$50,000	709.06	725.36	750.03	775.53	801.90	829.16	857.35	886.50
\$100,000 to \$199,999	79	\$150,000	2,127.17	2,176.09	2,250.08	2,326.58	2,405.69	2,487.48	2,572.06	2,659.50
\$200,000 to \$299,999	14	\$250,000	3,545.28	3,626.82	3,750.13	3,877.64	4,009.48	4,145.80	4,286.76	4,432.51
\$300,000 to \$399,999	6	\$350,000	4,963.39	5,077.55	5,250.19	5,428.69	5,613.27	5,804.12	6,001.46	6,205.51
\$400,000 to \$499,999	6	\$450,000	6,381.51	6,528.28	6,750.24	6,979.75	7,217.06	7,462.44	7,716.17	7,978.51
\$500,000 to \$599,999	0	\$550,000	7,799.62	7,979.01	8,250.30	8,530.81	8,820.85	9,120.76	9,430.87	9,751.52
\$600,000 to \$699,999	1	\$650,000	9,217.73	9,429.74	9,750.35	10,081.86	10,424.65	10,779.08	11,145.57	11,524.52
\$700,000 to \$799,999	0	\$750,000	10,635.84	10,880.47	11,250.40	11,632.92	12,028.44	12,437.40	12,860.28	13,297.52
\$800,000 to \$899,999	0	\$850,000	12,053.96	12,331.20	12,750.46	13,183.97	13,632.23	14,095.72	14,574.98	15,070.53
\$900,000 to \$999,999	0	\$950,000	13,472.07	13,781.93	14,250.51	14,735.03	15,236.02	15,754.04	16,289.68	16,843.53
\$1,000,000 to \$1,499,999	0	\$1,250,000	17,726.41	18,134.11	18,750.67	19,388.20	20,047.40	20,729.01	21,433.79	22,162.54
\$1,500,000 to \$1,999,999	0	\$1,750,000	24,816.97	25,387.76	26,250.94	27,143.47	28,066.35	29,020.61	30,007.31	31,027.56
\$2,000,000 to \$2,999,999	0	\$2,500,000	35,452.81	36,268.23	37,501.35	38,776.39	40,094.79	41,458.01	42,867.59	44,325.08
\$3,000,000 and greater	0	\$3,000,000	42,543.38	43,521.87	45,001.62	46,531.67	48,113.75	49,749.62	51,441.10	53,190.10

Ordinary Business Rates - with proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	16.31	2.30%	24.66	3.40%	40.97	5.78%	25.50	3.40%	66.47	9.37%	26.37	3.40%	92.84	13.09%
\$150,000	48.92	2.30%	73.99	3.40%	122.91	5.78%	76.50	3.40%	199.41	9.37%	79.10	3.40%	278.52	13.09%
\$250,000	81.54	2.30%	123.31	3.40%	204.85	5.78%	127.50	3.40%	332.36	9.37%	131.84	3.40%	464.20	13.09%
\$350,000	114.16	2.30%	172.64	3.40%	286.79	5.78%	178.51	3.40%	465.30	9.37%	184.58	3.40%	649.88	13.09%
\$450,000	146.77	2.30%	221.96	3.40%	368.74	5.78%	229.51	3.40%	598.24	9.37%	237.31	3.40%	835.56	13.09%
\$550,000	179.39	2.30%	271.29	3.40%	450.68	5.78%	280.51	3.40%	731.19	9.37%	290.05	3.40%	1,021.24	13.09%
\$650,000	212.01	2.30%	320.61	3.40%	532.62	5.78%	331.51	3.40%	864.13	9.37%	342.78	3.40%	1,206.91	13.09%
\$750,000	244.62	2.30%	369.94	3.40%	614.56	5.78%	382.51	3.40%	997.07	9.37%	395.52	3.40%	1,392.59	13.09%
\$850,000	277.24	2.30%	419.26	3.40%	696.50	5.78%	433.52	3.40%	1,130.02	9.37%	448.26	3.40%	1,578.27	13.09%
\$950,000	309.86	2.30%	468.59	3.40%	778.44	5.78%	484.52	3.40%	1,262.96	9.37%	500.99	3.40%	1,763.95	13.09%
\$1,250,000	407.71	2.30%	616.56	3.40%	1,024.27	5.78%	637.52	3.40%	1,661.79	9.37%	659.20	3.40%	2,320.99	13.09%
\$1,750,000	570.79	2.30%	863.18	3.40%	1,433.97	5.78%	892.53	3.40%	2,326.51	9.37%	922.88	3.40%	3,249.38	13.09%
\$2,500,000	815.41	2.30%	#####	3.40%	2,048.53	5.78%	#####	3.40%	3,323.58	9.37%	#####	3.40%	4,641.98	13.09%
\$3,000,000	978.50	2.30%	#####	3.40%	2,458.24	5.78%	#####	3.40%	3,988.30	9.37%	#####	3.40%	5,570.37	13.09%

Ordinary Business Rates - without proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$														
\$50,000	16.31	2.30%	24.66	3.40%	40.97	5.78%	25.50	3.40%	66.47	9.37%	26.37	3.40%	92.84	13.09%
\$150,000	48.92	2.30%	73.99	3.40%	122.91	5.78%	76.50	3.40%	199.41	9.37%	79.10	3.40%	278.52	13.09%
\$250,000	81.54	2.30%	123.31	3.40%	204.85	5.78%	127.50	3.40%	332.36	9.37%	131.84	3.40%	464.20	13.09%
\$350,000	114.16	2.30%	172.64	3.40%	286.79	5.78%	178.51	3.40%	465.30	9.37%	184.58	3.40%	649.88	13.09%
\$450,000	146.77	2.30%	221.96	3.40%	368.74	5.78%	229.51	3.40%	598.24	9.37%	237.31	3.40%	835.56	13.09%
\$550,000	179.39	2.30%	271.29	3.40%	450.68	5.78%	280.51	3.40%	731.19	9.37%	290.05	3.40%	1,021.24	13.09%
\$650,000	212.01	2.30%	320.61	3.40%	532.62	5.78%	331.51	3.40%	864.13	9.37%	342.78	3.40%	1,206.91	13.09%
\$750,000	244.62	2.30%	369.94	3.40%	614.56	5.78%	382.51	3.40%	997.07	9.37%	395.52	3.40%	1,392.59	13.09%
\$850,000	277.24	2.30%	419.26	3.40%	696.50	5.78%	433.52	3.40%	1,130.02	9.37%	448.26	3.40%	1,578.27	13.09%
\$950,000	309.86	2.30%	468.59	3.40%	778.44	5.78%	484.52	3.40%	1,262.96	9.37%	500.99	3.40%	1,763.95	13.09%
\$1,250,000	407.71	2.30%	616.56	3.40%	1,024.27	5.78%	637.52	3.40%	1,661.79	9.37%	659.20	3.40%	2,320.99	13.09%
\$1,750,000	570.79	2.30%	863.18	3.40%	1,433.97	5.78%	892.53	3.40%	2,326.51	9.37%	922.88	3.40%	3,249.38	13.09%
\$2,500,000	815.41	2.30%	#####	3.40%	2,048.53	5.78%	#####	3.40%	3,323.58	9.37%	#####	3.40%	4,641.98	13.09%
\$3,000,000	978.50	2.30%	#####	3.40%	2,458.24	5.78%	#####	3.40%	3,988.30	9.37%	#####	3.40%	5,570.37	13.09%

Ordinary Business Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	27.26	3.40%	120.10	16.94%	28.19	3.40%	148.30	20.91%	29.15	3.40%	177.45	25.03%
\$150,000	81.79	3.40%	360.31	16.94%	84.57	3.40%	444.89	20.91%	87.45	3.40%	532.34	25.03%
\$250,000	136.32	3.40%	600.52	16.94%	140.96	3.40%	741.48	20.91%	145.75	3.40%	887.23	25.03%
\$350,000	190.85	3.40%	840.73	16.94%	197.34	3.40%	1,038.07	20.91%	204.05	3.40%	1,242.12	25.03%
\$450,000	245.38	3.40%	1,080.94	16.94%	253.72	3.40%	1,334.66	20.91%	262.35	3.40%	1,597.01	25.03%
\$550,000	299.91	3.40%	1,321.14	16.94%	310.11	3.40%	1,631.25	20.91%	320.65	3.40%	1,951.90	25.03%
\$650,000	354.44	3.40%	1,561.35	16.94%	366.49	3.40%	1,927.84	20.91%	378.95	3.40%	2,306.79	25.03%
\$750,000	408.97	3.40%	1,801.56	16.94%	422.87	3.40%	2,224.43	20.91%	437.25	3.40%	2,661.68	25.03%
\$850,000	463.50	3.40%	2,041.77	16.94%	479.25	3.40%	2,521.02	20.91%	495.55	3.40%	3,016.57	25.03%
\$950,000	518.02	3.40%	2,281.98	16.94%	535.64	3.40%	2,817.61	20.91%	553.85	3.40%	3,371.46	25.03%
\$1,250,000	681.61	3.40%	3,002.60	16.94%	704.79	3.40%	3,707.39	20.91%	728.75	3.40%	4,436.14	25.03%
\$1,750,000	954.26	3.40%	4,203.64	16.94%	986.70	3.40%	5,190.34	20.91%	#####	3.40%	6,210.59	25.03%
\$2,500,000	#####	3.40%	6,005.20	16.94%	#####	3.40%	7,414.77	20.91%	#####	3.40%	8,872.27	25.03%
\$3,000,000	#####	3.40%	7,206.24	16.94%	#####	3.40%	8,897.73	20.91%	#####	3.40%	10,646.72	25.03%

Ordinary Business Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	27.26	3.40%	120.10	16.94%	28.19	3.40%	148.30	20.91%	29.15	3.40%	177.45	25.03%
\$150,000	81.79	3.40%	360.31	16.94%	84.57	3.40%	444.89	20.91%	87.45	3.40%	532.34	25.03%
\$250,000	136.32	3.40%	600.52	16.94%	140.96	3.40%	741.48	20.91%	145.75	3.40%	887.23	25.03%
\$350,000	190.85	3.40%	840.73	16.94%	197.34	3.40%	1,038.07	20.91%	204.05	3.40%	1,242.12	25.03%
\$450,000	245.38	3.40%	1,080.94	16.94%	253.72	3.40%	1,334.66	20.91%	262.35	3.40%	1,597.01	25.03%
\$550,000	299.91	3.40%	1,321.14	16.94%	310.11	3.40%	1,631.25	20.91%	320.65	3.40%	1,951.90	25.03%
\$650,000	354.44	3.40%	1,561.35	16.94%	366.49	3.40%	1,927.84	20.91%	378.95	3.40%	2,306.79	25.03%
\$750,000	408.97	3.40%	1,801.56	16.94%	422.87	3.40%	2,224.43	20.91%	437.25	3.40%	2,661.68	25.03%
\$850,000	463.50	3.40%	2,041.77	16.94%	479.25	3.40%	2,521.02	20.91%	495.55	3.40%	3,016.57	25.03%
\$950,000	518.02	3.40%	2,281.98	16.94%	535.64	3.40%	2,817.61	20.91%	553.85	3.40%	3,371.46	25.03%
\$1,250,000	681.61	3.40%	3,002.60	16.94%	704.79	3.40%	3,707.39	20.91%	728.75	3.40%	4,436.14	25.03%
\$1,750,000	954.26	3.40%	4,203.64	16.94%	986.70	3.40%	5,190.34	20.91%	#####	3.40%	6,210.59	25.03%
\$2,500,000	#####	3.40%	6,005.20	16.94%	#####	3.40%	7,414.77	20.91%	#####	3.40%	8,872.27	25.03%
\$3,000,000	#####	3.40%	7,206.24	16.94%	#####	3.40%	8,897.73	20.91%	#####	3.40%	10,646.72	25.03%

Ordinary Farmland 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 Farmland 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	109	\$50,000	454.30	510.18	578.54	627.14	648.46	670.51	693.31	716.88
\$100,000 to \$199,999	161	\$150,000	700.90	787.11	892.58	967.56	1,000.46	1,034.47	1,069.65	1,106.01
\$200,000 to \$299,999	186	\$250,000	947.50	1,064.04	1,206.62	1,307.98	1,352.45	1,398.44	1,445.98	1,495.15
\$300,000 to \$399,999	155	\$350,000	1,355.13	1,521.81	1,725.73	1,870.69	1,934.30	2,000.06	2,068.06	2,138.38
\$400,000 to \$499,999	98	\$450,000	1,440.70	1,617.91	1,834.71	1,988.82	2,056.44	2,126.36	2,198.66	2,273.41
\$500,000 to \$599,999	72	\$550,000	1,687.30	1,894.84	2,148.75	2,329.24	2,408.44	2,490.32	2,574.99	2,662.54
\$600,000 to \$699,999	41	\$650,000	1,933.90	2,171.77	2,462.79	2,669.66	2,760.43	2,854.28	2,951.33	3,051.67
\$700,000 to \$799,999	28	\$750,000	2,180.50	2,448.70	2,776.83	3,010.08	3,112.42	3,218.25	3,327.67	3,440.81
\$800,000 to \$899,999	29	\$850,000	2,427.10	2,725.63	3,090.87	3,350.50	3,464.42	3,582.21	3,704.00	3,829.94
\$900,000 to \$999,999	26	\$950,000	2,673.70	3,002.57	3,404.91	3,690.92	3,816.41	3,946.17	4,080.34	4,219.07
\$1,000,000 to \$1,499,999	68	\$1,250,000	3,413.50	3,833.36	4,347.03	4,712.18	4,872.40	5,038.06	5,209.35	5,386.47
\$1,500,000 to \$1,999,999	25	\$1,750,000	4,646.50	5,218.02	5,917.23	6,414.28	6,632.37	6,857.87	7,091.04	7,332.13
\$2,000,000 to \$2,999,999	17	\$2,500,000	6,496.00	7,295.01	8,272.54	8,967.43	9,272.33	9,587.58	9,913.56	10,250.62
\$3,000,000 and greater	11	\$3,000,000	7,729.00	8,679.67	9,842.74	10,669.53	11,032.30	11,407.39	11,795.25	12,196.28

Ordinary Farmland 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 Farmland 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	109.00	\$50,000	454.30	464.75	480.55	496.89	513.78	531.25	549.31	567.99
\$100,000 to \$199,999	161.00	\$150,000	700.90	717.02	741.40	766.61	792.67	819.62	847.49	876.30
\$200,000 to \$299,999	186.00	\$250,000	947.50	969.29	1,002.25	1,036.32	1,071.56	1,107.99	1,145.66	1,184.62
\$300,000 to \$399,999	155.00	\$350,000	1,355.13	1,386.30	1,433.43	1,482.17	1,532.56	1,584.67	1,638.55	1,694.26
\$400,000 to \$499,999	98.00	\$450,000	1,440.70	1,473.84	1,523.95	1,575.76	1,629.34	1,684.73	1,742.01	1,801.24
\$500,000 to \$599,999	72.00	\$550,000	1,687.30	1,726.11	1,784.80	1,845.48	1,908.22	1,973.10	2,040.19	2,109.56
\$600,000 to \$699,999	41.00	\$650,000	1,933.90	1,978.38	2,045.64	2,115.20	2,187.11	2,261.48	2,338.37	2,417.87
\$700,000 to \$799,999	28.00	\$750,000	2,180.50	2,230.65	2,306.49	2,384.91	2,466.00	2,549.85	2,636.54	2,726.18
\$800,000 to \$899,999	29.00	\$850,000	2,427.10	2,482.92	2,567.34	2,654.63	2,744.89	2,838.22	2,934.72	3,034.50
\$900,000 to \$999,999	26.00	\$950,000	2,673.70	2,735.20	2,828.19	2,924.35	3,023.78	3,126.59	3,232.89	3,342.81
\$1,000,000 to \$1,499,999	68.00	\$1,250,000	3,413.50	3,492.01	3,610.74	3,733.50	3,860.44	3,991.70	4,127.42	4,267.75
\$1,500,000 to \$1,999,999	25.00	\$1,750,000	4,646.50	4,753.37	4,914.98	5,082.09	5,254.88	5,433.55	5,618.29	5,809.31
\$2,000,000 to \$2,999,999	17.00	\$2,500,000	6,496.00	6,645.41	6,871.35	7,104.98	7,346.55	7,596.33	7,854.60	8,121.66
\$3,000,000 and greater	11.00	\$3,000,000	7,729.00	7,906.77	8,175.60	8,453.57	8,740.99	9,038.18	9,345.48	9,663.23

Ordinary Farmland Rates - with proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	55.88	12.30%	68.36	13.40%	124.24	27.35%	48.60	8.40%	172.84	38.05%	21.32	3.40%	194.16	42.74%
\$150,000	86.21	12.30%	105.47	13.40%	191.68	27.35%	74.98	8.40%	266.66	38.05%	32.90	3.40%	299.56	42.74%
\$250,000	116.54	12.30%	142.58	13.40%	259.12	27.35%	101.36	8.40%	360.48	38.05%	44.47	3.40%	404.95	42.74%
\$350,000	166.68	12.30%	203.92	13.40%	370.60	27.35%	144.96	8.40%	515.56	38.05%	63.60	3.40%	579.17	42.74%
\$450,000	177.21	12.30%	216.80	13.40%	394.01	27.35%	154.12	8.40%	548.12	38.05%	67.62	3.40%	615.74	42.74%
\$550,000	207.54	12.30%	253.91	13.40%	461.45	27.35%	180.49	8.40%	641.94	38.05%	79.19	3.40%	721.14	42.74%
\$650,000	237.87	12.30%	291.02	13.40%	528.89	27.35%	206.87	8.40%	735.76	38.05%	90.77	3.40%	826.53	42.74%
\$750,000	268.20	12.30%	328.13	13.40%	596.33	27.35%	233.25	8.40%	829.58	38.05%	102.34	3.40%	931.92	42.74%
\$850,000	298.53	12.30%	365.23	13.40%	663.77	27.35%	259.63	8.40%	923.40	38.05%	113.92	3.40%	1,037.32	42.74%
\$950,000	328.87	12.30%	402.34	13.40%	731.21	27.35%	286.01	8.40%	1,017.22	38.05%	125.49	3.40%	1,142.71	42.74%
\$1,250,000	419.86	12.30%	513.67	13.40%	933.53	27.35%	365.15	8.40%	1,298.68	38.05%	160.21	3.40%	1,458.90	42.74%
\$1,750,000	571.52	12.30%	699.21	13.40%	1,270.73	27.35%	497.05	8.40%	1,767.78	38.05%	218.09	3.40%	1,985.87	42.74%
\$2,500,000	799.01	12.30%	977.53	13.40%	1,776.54	27.35%	694.89	8.40%	2,471.43	38.05%	304.89	3.40%	2,776.33	42.74%
\$3,000,000	950.67	12.30%	#####	13.40%	2,113.74	27.35%	826.79	8.40%	2,940.53	38.05%	362.76	3.40%	3,303.30	42.74%

Ordinary Farmland Rates - without proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	10.45	2.30%	15.80	3.40%	26.25	5.78%	16.34	3.40%	42.59	9.37%	16.89	3.40%	59.48	13.09%
\$50,000	16.12	2.30%	24.38	3.40%	40.50	5.78%	25.21	3.40%	65.71	9.37%	26.06	3.40%	91.77	13.09%
\$150,000	21.79	2.30%	32.96	3.40%	54.75	5.78%	34.08	3.40%	88.82	9.37%	35.24	3.40%	124.06	13.09%
\$250,000	31.17	2.30%	47.13	3.40%	78.30	5.78%	48.74	3.40%	127.04	9.37%	50.39	3.40%	177.43	13.09%
\$350,000	33.14	2.30%	50.11	3.40%	83.25	5.78%	51.81	3.40%	135.06	9.37%	53.58	3.40%	188.64	13.09%
\$450,000	38.81	2.30%	58.69	3.40%	97.50	5.78%	60.68	3.40%	158.18	9.37%	62.75	3.40%	220.92	13.09%
\$550,000	44.48	2.30%	67.26	3.40%	111.74	5.78%	69.55	3.40%	181.30	9.37%	71.92	3.40%	253.21	13.09%
\$650,000	50.15	2.30%	75.84	3.40%	125.99	5.78%	78.42	3.40%	204.41	9.37%	81.09	3.40%	285.50	13.09%
\$750,000	55.82	2.30%	84.42	3.40%	140.24	5.78%	87.29	3.40%	227.53	9.37%	90.26	3.40%	317.79	13.09%
\$850,000	61.50	2.30%	93.00	3.40%	154.49	5.78%	96.16	3.40%	250.65	9.37%	99.43	3.40%	350.08	13.09%
\$950,000	78.51	2.30%	118.73	3.40%	197.24	5.78%	122.77	3.40%	320.00	9.37%	126.94	3.40%	446.94	13.09%
\$1,250,000	106.87	2.30%	161.61	3.40%	268.48	5.78%	167.11	3.40%	435.59	9.37%	172.79	3.40%	608.38	13.09%
\$1,750,000	149.41	2.30%	225.94	3.40%	375.35	5.78%	233.63	3.40%	608.98	9.37%	241.57	3.40%	850.55	13.09%
\$2,500,000	177.77	2.30%	268.83	3.40%	446.60	5.78%	277.97	3.40%	724.57	9.37%	287.42	3.40%	1,011.99	13.09%

# Ordinary Farmland Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	22.05	3.40%	216.21	47.59%	22.80	3.40%	239.01	52.61%	23.57	3.40%	262.58	57.80%
\$150,000	34.02	3.40%	333.57	47.59%	35.17	3.40%	368.75	52.61%	36.37	3.40%	405.11	57.80%
\$250,000	45.98	3.40%	450.94	47.59%	47.55	3.40%	498.48	52.61%	49.16	3.40%	547.65	57.80%
\$350,000	65.77	3.40%	644.93	47.59%	68.00	3.40%	712.94	52.61%	70.31	3.40%	783.25	57.80%
\$450,000	69.92	3.40%	685.66	47.59%	72.30	3.40%	757.96	52.61%	74.75	3.40%	832.71	57.80%
\$550,000	81.89	3.40%	803.02	47.59%	84.67	3.40%	887.69	52.61%	87.55	3.40%	975.24	57.80%
\$650,000	93.85	3.40%	920.38	47.59%	97.05	3.40%	1,017.43	52.61%	100.35	3.40%	1,117.77	57.80%
\$750,000	105.82	3.40%	1,037.75	47.59%	109.42	3.40%	1,147.17	52.61%	113.14	3.40%	1,260.31	57.80%
\$850,000	117.79	3.40%	1,155.11	47.59%	121.80	3.40%	1,276.90	52.61%	125.94	3.40%	1,402.84	57.80%
\$950,000	129.76	3.40%	1,272.47	47.59%	134.17	3.40%	1,406.64	52.61%	138.73	3.40%	1,545.37	57.80%
\$1,250,000	165.66	3.40%	1,624.56	47.59%	171.29	3.40%	1,795.85	52.61%	177.12	3.40%	1,972.97	57.80%
\$1,750,000	225.50	3.40%	2,211.37	47.59%	233.17	3.40%	2,444.54	52.61%	241.10	3.40%	2,685.63	57.80%
\$2,500,000	315.26	3.40%	3,091.58	47.59%	325.98	3.40%	3,417.56	52.61%	337.06	3.40%	3,754.62	57.80%
\$3,000,000	375.10	3.40%	3,678.39	47.59%	387.85	3.40%	4,066.25	52.61%	401.04	3.40%	4,467.28	57.80%

# Ordinary Farmland Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$												
\$50,000	17.47	3.40%	76.95	16.94%	18.06	3.40%	95.01	20.91%	18.68	3.40%	113.69	25.03%
\$150,000	26.95	3.40%	118.72	16.94%	27.87	3.40%	146.59	20.91%	28.81	3.40%	175.40	25.03%
\$250,000	36.43	3.40%	160.49	16.94%	37.67	3.40%	198.16	20.91%	38.95	3.40%	237.12	25.03%
\$350,000	52.11	3.40%	229.54	16.94%	53.88	3.40%	283.42	20.91%	55.71	3.40%	339.13	25.03%
\$450,000	55.40	3.40%	244.03	16.94%	57.28	3.40%	301.31	20.91%	59.23	3.40%	360.54	25.03%
\$550,000	64.88	3.40%	285.80	16.94%	67.09	3.40%	352.89	20.91%	69.37	3.40%	422.26	25.03%
\$650,000	74.36	3.40%	327.58	16.94%	76.89	3.40%	404.47	20.91%	79.50	3.40%	483.97	25.03%
\$750,000	83.84	3.40%	369.35	16.94%	86.69	3.40%	456.04	20.91%	89.64	3.40%	545.68	25.03%
\$850,000	93.33	3.40%	411.12	16.94%	96.50	3.40%	507.62	20.91%	99.78	3.40%	607.40	25.03%
\$950,000	102.81	3.40%	452.89	16.94%	106.30	3.40%	559.19	20.91%	109.92	3.40%	669.11	25.03%
\$1,250,000	131.26	3.40%	578.20	16.94%	135.72	3.40%	713.92	20.91%	140.33	3.40%	854.25	25.03%
\$1,750,000	178.67	3.40%	787.05	16.94%	184.74	3.40%	971.79	20.91%	191.02	3.40%	1,162.81	25.03%
\$2,500,000	249.78	3.40%	1,100.33	16.94%	258.28	3.40%	1,358.60	20.91%	267.06	3.40%	1,625.66	25.03%
\$3,000,000	297.19	3.40%	1,309.18	16.94%	307.30	3.40%	1,616.48	20.91%	317.75	3.40%	1,934.23	25.03%

**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. Each year should reflect the differences between the SV case and the Base Case in the LTFFP.

Add or delete rows if necessary.

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
<b>INCOME</b>											
SRV income above the rate peg	444,486	827,052	960,721	993,386	1,027,161	1,062,084	1,098,195	1,135,533.80	1,174,141.95	1,214,062.77	9,936,824.20
<b>OPERATING BALANCE</b>											
Change in Operating Balance	385,847	755,282	896,418	936,700	978,246	1,021,096	1,065,295	1,110,884	1,157,908	1,206,415	9,514,091
<b>OPERATING EXPENSES</b>											
Change in Operating Expenses											0
Loan Interest Costs (LIRS loan 2% on	58,639	71,770	64,303	56,686	48,915	40,988	32,900	24,650	16,234	7,648	422,733
											0
											0
											0
											0
											0
											0
<b>CAPITAL EXPENDITURE</b>											
Roads, Bridges and Footpaths	668,254	591,672	626,828	663,179	700,766	739,631	779,818	821,372	864,336	908,762	7,364,618
											0
											0
											0
<b>OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves</b>											
Loan Principal Repayments (LIRS loa	273,107	370,558	378,025	385,642	393,413	401,341	409,428	417,678	426,095	434,681	3,889,968
											0
											0
											0
											0
											0
<b>Total use of special variation income</b>	1,000,000	1,034,000	1,069,156	1,105,507	1,143,094	1,181,960	1,222,146	1,263,700	1,306,665	1,351,091	11,677,319
Difference between additional SRV income and its uses	-555,514	-206,948	-108,435	-112,121	-115,933	-119,876	-123,951	-128,166	-132,523	-137,028	-1,740,495