



THE INDEPENDENT PRICING AND REGULATORY TRIBUNAL OF NSW

APPLICATION FOR A SPECIAL VARIATION TO GENERAL INCOME

Under Section 508A of the *Local Government Act 1993*
2013/14

SECTION 508A APPLICATION FORM PART A

Before completing this form, you **MUST** read the
Division of Local Government's

*Guidelines for the preparation of an application for
a special variation to general income*

Guidelines are available on the Division's website at www.dlg.nsw.gov.au.

NOTE: This part of the application must be completed in conjunction with Part B
(Special Variation Application Form 2013/14 - Part B)

Instructions

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

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

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

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

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

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

Worksheet 1 - Identification

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

Worksheet 2 - Notional General Income

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

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

What to include:

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

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

What not to include:

The following examples are **NOT** be included:

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

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

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

Worksheet 3 - General Income Yield

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

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

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

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

Worksheet 4 - Calculation

This worksheet calculates the Permissible Income and the value of the proposed variation after taking into consideration various adjustments. Income adjustments and expiring variation amounts need to be verified by the DLG before the application is submitted to IPAR

Expiring Special Variation
 If the council has an expiring special variation in the first year of this application (such that it is due to expire on 30 June 2013), Notional General Income must be reduced before calculation of the Permissible General Income in 2013/14.

 Consult with the Division of Local Government on the correct figure.

Select Council Name		508A
WORKSHEET 4		
PERMISSIBLE GENERAL INCOME CALCULATION		
Prior year Notional General Income		
Less:	Decrease from expiry of a prior special variation	
Adjusted first year Notional General Income		
Plus:	Rate peg increase - first year	0.00%
Plus:	Additional increase - first year	
Plus:	Crown Land adjustment - first year	0.00%
Total special variation - first year		0.00%
Other First Year Adjustments:		
<small>(If known - Refer to advice from the Division)</small>		
Plus/Minus	Prior year Catchup/Excess	
Minus:	Valuation Objections claimed in prior year	
		Total Adjustments
First year Permissible General Income		
Total Notional General Income Yield (W1G)		
LESS: Valuation Objection Income - Proposed to be recouped in this year (W1G3)		
NET First year Notional General Income Yield		
Anticipated Catchup(Excess) in the first year		
Comments		

Additional Percentage Increase
 Enter the additional percentage increase in general income being sought by the council, excluding any other income adjustments.

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

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

Other adjustments
 There are 2 other possible adjustments that are not included in the final special variation % but will impact the final permissible income.

1. Prior year result :This is the catch-up or excess amount from the previous year, as advised by the Division.
2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show the minimum rate increases with the proposed special variation, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed special v. It also shows the increases in annual charges over the period of the variation.

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

Ordinary and Special Average Rates

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

Annual Charges

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

Note:

1. Average rates equal the total income generated by a category or sub-category of rates divided by the number of assessments in that same category.
2. Rate levels should include any expiring variations and so reflect what rate levels would actually be.

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

Worksheet 6 - Proposed Program of Expenditure

This worksheet is designed to show how the council proposes to spend the additional funding generated from the special variation. This information reflects the "program of works" information which has been requested in previous years in Part B of the special variation applications.

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

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

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

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

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

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

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

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

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

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

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

Councils may add notes to the program table as necessary.

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

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

Nicole Haddock 02 9290 8426
nicole_haddock@ipart.nsw.gov.au

Nick Singer 02 9290 8459
nick_singer@ipart.nsw.gov.au

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

Total Notional General Income:

8,412,124

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.

Calculation of Notional General Income YIELD - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income Yield
Sub-Total:									0

Calculation of Notional General Income YIELD - Annual Charges

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

Sub-Total: 0

Total Notional General Income Yield **8,906,849**

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

NET Notional General Income Yield **8,906,849**

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

WORKSHEET 4**PERMISSIBLE GENERAL INCOME CALCULATION**

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

Prior year Notional General Income			8,412,124
Less:	Decrease from expiry of a prior special variation.		<input type="text"/>
Adjusted first year Notional General Income			\$ 8,412,124
Plus:	Rate peg increase - first year	3.40%	286,012
Plus:	Additional increase - first year	<input type="text" value="2.50%"/>	210,303
Plus:	Crown Land adjustment - first year	0.00%	<input type="text"/>
	Total special variation - first year	5.90%	\$ 496,315

Other First Year Adjustments:

(If known - Refer to advice from the Division)

Plus/Minus	Prior year Catchup/Excess		<input type="text" value="2,241"/>
Minus:	Valuation Objections claimed in prior year		<input type="text" value="(1,800)"/>
	Total Adjustments		<u>441</u>
	First year Permissible General Income		\$ 8,908,880

Total Notional General Income Yield (WK3)	8,906,849	
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)	<u>0</u>	
NET First year Notional General Income Yield		\$ 8,906,849
Anticipated Catchup/(Excess) in the first year		\$ 2,031

Comments:

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.

Category	Sub-category or Special Rate name	Ordinary and Special Rates - with special variation									Cumulative Increases																											
		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 Rates Year 8	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											
		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%							
Farmland		406.00	430.00	454.00	479.00	493.00	508.00	523.00	539.00	24.00	5.91%	24.00	5.58%	48.00	11.82%	25.00	5.51%	73.00	17.98%	14.00	2.92%	87.00	21.43%	15.00	3.04%	102.00	25.12%	15.00	2.95%	117.00	28.82%	16.00	3.06%	133.00	32.76%			
Residential	Abd, Mwa, Mdi	439.00	465.00	488.00	503.00	518.00	534.00	550.00	567.00	26.00	5.92%	23.00	4.95%	49.00	11.16%	15.00	3.07%	64.00	14.58%	15.00	2.98%	79.00	18.00%	16.00	3.09%	95.00	21.64%	16.00	3.00%	111.00	25.28%	17.00	3.09%	128.00	29.16%			
Residential	Cass, Ordinary	406.00	430.00	454.00	479.00	493.00	508.00	523.00	539.00	24.00	5.91%	24.00	5.58%	48.00	11.82%	25.00	5.51%	73.00	17.98%	14.00	2.92%	87.00	21.43%	15.00	3.04%	102.00	25.12%	15.00	2.95%	117.00	28.82%	16.00	3.06%	133.00	32.76%			
Residential	Score	458.00	474.00	488.00	503.00	518.00	534.00	550.00	567.00	16.00	3.49%	14.00	2.95%	30.00	6.55%	15.00	3.07%	45.00	9.83%	15.00	2.98%	60.00	13.10%	16.00	3.09%	76.00	16.59%	16.00	3.00%	92.00	20.09%	17.00	3.09%	109.00	23.80%			
Business	Abd, Mwa, Mdi	439.00	465.00	488.00	503.00	518.00	534.00	550.00	567.00	26.00	5.92%	23.00	4.95%	49.00	11.16%	15.00	3.07%	64.00	14.58%	15.00	2.98%	79.00	18.00%	16.00	3.09%	95.00	21.64%	16.00	3.00%	111.00	25.28%	17.00	3.09%	128.00	29.16%			
Business	Ordinary	406.00	430.00	454.00	479.00	493.00	508.00	523.00	539.00	24.00	5.91%	24.00	5.58%	48.00	11.82%	25.00	5.51%	73.00	17.98%	14.00	2.92%	87.00	21.43%	15.00	3.04%	102.00	25.12%	15.00	2.95%	117.00	28.82%	16.00	3.06%	133.00	32.76%			
Business	Score	458.00	474.00	488.00	503.00	518.00	534.00	550.00	567.00	16.00	3.49%	14.00	2.95%	30.00	6.55%	15.00	3.07%	45.00	9.83%	15.00	2.98%	60.00	13.10%	16.00	3.09%	76.00	16.59%	16.00	3.00%	92.00	20.09%	17.00	3.09%	109.00	23.80%			
Mining		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%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%			
	minimums only																																					

Average Ordinary and Special Rates - with proposed special variation

Category	Sub-category or Special Rate name	Ordinary and Special Rates - with special variation									Cumulative Increases																											
		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 Rates Year 8	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											
		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%			
Farmland		2,938.56	3,111.51	3,282.64	3,463.19	3,567.09	3,674.10	3,784.32	3,897.85	172.95	5.89%	171.13	5.50%	344.08	11.71%	180.55	5.50%	524.63	17.85%	103.90	3.00%	628.53	21.39%	107.01	3.00%	735.54	25.03%	110.22	3.00%	845.76	28.78%	113.53	3.00%	959.29	32.64%			
Residential	Abd, Mwa, Mdi	608.39	644.85	680.32	717.74	739.27	761.45	784.29	807.82	36.46	5.99%	35.47	5.50%	71.93	11.82%	37.42	5.50%	109.35	17.97%	21.53	3.00%	130.88	21.51%	22.18	3.00%	153.06	25.16%	22.84	3.00%	175.90	28.91%	23.53	3.00%	199.43	32.78%			
Residential	Cass, Ordinary	880.11	932.86	984.16	1,038.29	1,069.44	1,101.52	1,134.57	1,168.61	52.75	5.99%	51.31	5.50%	104.06	11.82%	54.13	5.50%	158.19	17.97%	31.15	3.00%	189.34	21.51%	32.08	3.00%	221.42	25.16%	33.05	3.00%	254.46	28.91%	34.04	3.00%	288.50	32.78%			
Residential	Score	827.85	877.37	925.62	976.53	1,005.83	1,036.00	1,067.08	1,099.09	49.52	5.98%	48.26	5.50%	97.77	11.81%	50.91	5.50%	148.68	17.96%	29.30	3.00%	177.98	21.50%	30.17	3.00%	208.15	25.14%	31.08	3.00%	239.23	28.90%	32.01	3.00%	271.24	32.77%			
Business	Abd, Mwa, Mdi	1,336.30	1,416.05	1,493.93	1,576.10	1,623.38	1,672.08	1,722.25	1,773.91	79.75	5.97%	77.88	5.50%	157.64	11.80%	82.17	5.50%	239.80	17.95%	47.28	3.00%	287.09	21.48%	48.70	3.00%	335.79	25.13%	50.16	3.00%	385.95	28.88%	51.67	3.00%	437.62	32.75%			
Business	Ordinary	1,397.28	1,481.03	1,562.49	1,648.43	1,697.88	1,748.82	1,801.28	1,855.32	83.75	5.99%	81.46	5.50%	165.21	11.82%	85.94	5.50%	251.15	17.97%	49.45	3.00%	300.60	21.51%	50.94	3.00%	351.54	25.16%	52.46	3.00%	404.00	28.91%	54.04	3.00%	458.04	32.78%			
Business	Score	1,685.50	1,786.13	1,884.37	1,988.01	2,047.65	2,109.08	2,172.35	2,237.52	100.63	5.97%	98.24	5.50%	198.87	11.80%	103.64	5.50%	302.51	17.95%	59.64	3.00%	362.15	21.49%	61.43	3.00%	423.58	25.13%	63.27	3.00%	486.85	28.88%	65.17	3.00%	552.02	32.75%			
Mining		3,252.96	3,449.13	3,638.83	3,838.97	3,954.14	4,072.76	4,194.94	4,320.79	196.17	6.03%	189.70	5.50%	385.88	11.86%	200.14	5.50%	586.01	18.01%	115.17	3.00%	701.18	21.56%	118.62	3.00%	819.81	25.20%	122.18	3.00%	941.99	28.96%	125.85	3.00%	1,067.84	32.83%			
	no minimums included																																					

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

Category	Sub-category or Special Rate name	Ordinary and Special Rates - without special variation									Cumulative Increases																											
		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 Rates Year 8	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											
		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%			
Farmland		2,938.56	3,037.97	3,129.11	3,222.98	3,319.67	3,419.26	3,521.84	3,627.49	99.41	3.38%	91.14	3.00%	190.55	6.48%	93.87	3.00%	284.42	9.68%	96.69	3.00%	381.11	12.97%	99.59	3.00%	480.70	16.36%	102.58	3.00%	583.28	19.85%	105.66	3.00%	688.93	23.44%			
Residential	Abd, Mwa, Mdi	608.39	632.81	651.79	671.35	691.49	712.23	733.60	755.61	24.42	4.01%	18.98	3.00%	43.40	7.13%	19.55	3.00%	62.96	10.35%	20.14	3.00%	83.10	13.66%	20.74	3.00%	103.84	17.07%	21.37	3.00%	125.21	20.58%	22.01	3.00%	147.22	24.20%			
Residential	Cass, Ordinary	880.11	910.65	937.96	966.10	995.09	1,024.94	1,055.69	1,087.36	30.54	3.47%	27.32	3.00%	57.86	6.57%	28.14	3.00%	86.00	9.77%	28.98	3.00%	114.98	13.06%	29.85	3.00%	144.83	16.46%	30.75	3.00%	175.58	19.95%	31.67	3.00%	207.25	23.55%			
Residential	Score	827.85	856.09	881.77	908.23	935.47	963.54	992.44	1,022.22	28.24	3.41%	25.68	3.00%	53.92	6.51%	26.45	3.00%	80.38	9.71%	27.25	3.00%	107.62	13.00%	28.06	3.00%	135.69	16.39%	28.91	3.00%	164.59	19.88%	29.77	3.00%	194.37	23.48%			
Business	Abd, Mwa, Mdi	1,336.30	1,361.54	1,402.39	1,444.46	1,487.80	1,532.43	1,578.40	1,625.75	25.25	1.89%	40.85	3.00%	66.09	4.95%	42.07	3.00%	108.16	8.09%	43.33	3.00%	151.50	11.34%	44.63	3.00%	196.13	14.68%	45.97	3.00%	242.11	18.12%	47.35	3.00%	289.46	21.66%			
Business	Ordinary	1,397.28	1,445.75	1,489.13	1,533.80	1,579.81	1,627.21	1,676.03	1,726.31	48.48	3.47%	43.37	3.00%	91.85	6.57%	44.67	3.00%	136.52	9.77%	46.01	3.00%	182.54	13.06%	47.39	3.00%	229.93	16.46%	48.82	3.00%	278.75	19.95%	50.28	3.00%	329.03	23.55%			
Business	Score	1,685.50	1,741.66	1,793.91	1,847.73	1,903.16	1,960.25	2,019.06	2,079.63	56.16	3.33%	52.25	3.00%	108.41	6.43%	53.82	3.00%	162.23	9.63%	55.43	3.00%	217.66	12.91%	57.09	3.00%	274.76	16.30%	58.81	3.00%	333.57	19.79%	60.57	3.00%	394.14	23.38%			
Mining		3,252.96	3,358.87	3,459.64	3,563.42	3,670.33	3,780.44	3,893.85	4,010.67	105.91	3.26%	100.77	3.00%	206.68	6.35%	103.79	3.00%	310.47	9.54%	106.90	3.00%	417.37	12.83%	110.11	3.00%</													

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

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

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation - both with and without the variation.

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

Ordinary Residential Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	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
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	2,946	\$50,000	433.00	457.00	482.14	508.05	523.91	539.63	555.82	572.49
\$100,000 to \$199,999	1,791	\$150,000	898.80	952.80	1,005.20	1,060.49	1,092.30	1,125.07	1,158.83	1,193.59
\$200,000 to \$299,999	167	\$250,000	1,498.00	1,588.00	1,675.34	1,767.48	1,820.51	1,875.12	1,931.38	1,989.32
\$300,000 to \$399,999	54	\$350,000	2,087.20	2,223.20	2,345.48	2,474.48	2,548.71	2,625.17	2,703.93	2,785.05
\$400,000 to \$499,999	14	\$450,000	2,686.40	2,858.40	3,015.61	3,181.47	3,276.91	3,375.22	3,476.48	3,580.77
\$500,000 to \$599,999	4	\$550,000	3,285.60	3,493.60	3,685.75	3,898.48	4,005.12	4,125.27	4,248.01	4,376.50
\$600,000 to \$699,999	2	\$650,000	3,884.80	4,128.80	4,355.88	4,585.46	4,733.32	4,875.32	5,021.58	5,172.23
\$700,000 to \$799,999	3	\$750,000	4,484.00	4,784.00	5,026.02	5,302.45	5,461.52	5,625.37	5,794.13	5,967.96
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999	1	\$1,250,000	7,480.00	7,940.00	8,376.70	8,837.42	9,102.54	9,375.62	9,656.89	9,946.59
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

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	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$50,000	24.00	5.54%	25.14	5.50%	49.14	11.35%	26.52	5.50%	75.65	17.47%	15.26	3.00%	90.91	21.00%
\$150,000	54.00	6.01%	62.40	5.50%	108.40	11.84%	55.29	5.50%	161.69	17.99%	31.81	3.00%	193.50	21.53%
\$250,000	90.00	6.01%	87.34	5.50%	177.34	11.84%	92.14	5.50%	269.48	17.99%	53.02	3.00%	322.51	21.53%
\$350,000	126.00	6.01%	122.28	5.50%	248.28	11.84%	129.00	5.50%	377.28	17.99%	74.23	3.00%	451.51	21.53%
\$450,000	162.00	6.01%	157.21	5.50%	319.21	11.84%	165.86	5.50%	485.07	17.99%	95.44	3.00%	580.51	21.53%
\$550,000	198.00	6.01%	192.15	5.50%	390.15	11.84%	202.72	5.50%	592.86	17.99%	116.65	3.00%	709.52	21.53%
\$650,000	234.00	6.01%	227.08	5.50%	461.08	11.84%	239.57	5.50%	700.66	17.99%	137.86	3.00%	838.52	21.53%
\$750,000	270.00	6.01%	262.02	5.50%	532.02	11.84%	276.43	5.50%	808.45	17.99%	159.07	3.00%	967.52	21.53%
\$850,000														
\$950,000														
\$1,250,000	450.00	6.01%	436.70	5.50%	886.70	11.84%	460.72	5.50%	1,347.42	17.99%	265.12	3.00%	1,612.54	21.53%
\$1,750,000														
\$2,500,000														
\$3,000,000														

Ordinary Residential Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 5			Increases Year 6			Increases Year 7					
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$50,000	15.72	3.00%	106.63	24.63%	16.19	3.00%	122.82	28.36%	16.67	3.00%	139.49	32.22%
\$150,000	32.77	3.00%	226.27	25.18%	33.75	3.00%	260.03	28.93%	34.76	3.00%	294.79	32.80%
\$250,000	54.62	3.00%	377.12	28.19%	56.25	3.00%	433.38	28.93%	57.94	3.00%	491.32	32.80%
\$350,000	76.46	3.00%	527.87	28.19%	78.76	3.00%	606.73	28.93%	81.12	3.00%	687.85	32.80%
\$450,000	98.31	3.00%	678.62	28.19%	101.26	3.00%	780.08	28.93%	104.29	3.00%	884.37	32.80%
\$550,000	120.15	3.00%	829.67	28.19%	123.76	3.00%	953.43	28.93%	127.47	3.00%	1,060.90	32.80%
\$650,000	142.00	3.00%	980.52	28.19%	146.26	3.00%	1,126.78	28.93%	150.65	3.00%	1,277.43	32.80%
\$750,000	163.85	3.00%	1,131.37	28.19%	168.76	3.00%	1,300.13	28.93%	173.82	3.00%	1,473.96	32.80%
\$850,000												
\$950,000												
\$1,250,000	273.08	3.00%	1,885.62	25.18%	281.27	3.00%	2,166.89	28.93%	289.71	3.00%	2,456.59	32.80%
\$1,750,000												
\$2,500,000												
\$3,000,000												

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
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	2,946	\$50,000	433.00	448.00	472.64	498.64	513.59	529.00	544.87	561.22
\$100,000 to \$199,999	1,791	\$150,000	898.80	929.85	960.90	1,034.95	1,065.99	1,107.97	1,130.91	1,164.84
\$200,000 to \$299,999	167	\$250,000	1,498.00	1,549.75	1,634.99	1,724.91	1,776.66	1,829.96	1,884.86	1,941.40
\$300,000 to \$399,999	54	\$350,000	2,087.20	2,169.65	2,288.98	2,414.87	2,561.94	2,638.80	2,717.96	
\$400,000 to \$499,999	14	\$450,000	2,686.40	2,789.55	2,942.58	3,104.84	3,197.98	3,293.32	3,392.74	3,494.52
\$500,000 to \$599,999	4	\$550,000	3,285.60	3,409.45	3,596.97	3,794.80	3,930.65	4,025.91	4,146.69	4,271.08
\$600,000 to \$699,999	2	\$650,000	3,884.80	4,029.35	4,250.96	4,484.77	4,619.31	4,757.89	4,900.63	5,047.05
\$700,000 to \$799,999	3	\$750,000	4,484.00	4,649.25	4,904.96	5,174.73	5,329.97	5,489.87	5,654.57	5,824.21
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999	1	\$1,250,000	7,480.00	7,748.75	8,174.93	8,624.55	8,883.29	9,149.79	9,424.28	9,707.01
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

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	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$50,000	15.00	3.48%	24.64	5.50%	39.64	9.15%	26.00	5.50%	65.64	15.16%	14.96	3.00%	80.59	18.61%
\$150,000	31.05	3.45%	61.14	5.50%	82.19	9.14%	53.95	5.50%	136.15	15.15%	31.05	3.00%	167.19	18.60%
\$250,000	51.75	3.45%	85.24	5.50%	136.99	9.14%	89.92	5.50%	226.91	15.15%	51.75	3.00%	278.66	18.60%
\$350,000	72.45	3.45%	119.33	5.50%	191.78	9.14%	125.89	5.50%	317.67	15.15%	72.45	3.00%	390.12	18.60%
\$450,000	93.15	3.45%	153.43	5.50%	246.58	9.14%	161.86	5.50%	408.44	15.15%	93.15	3.00%	501.58	18.60%
\$550,000	113.85	3.45%	197.52	5.50%	301.37	9.14%	197.83	5.50%	499.20	15.15%	113.84	3.00%	613.05	18.60%
\$650,000	134.55	3.45%	221.61	5.50%	356.16	9.14%	233.80	5.50%	589.97	15.15%	134.54	3.00%	724.51	18.60%
\$750,000	155.25	3.45%	255.71	5.50%	410.96	9.14%	269.77	5.50%	680.73	15.15%	155.24	3.00%	835.97	18.60%
\$850,000														
\$950,000														
\$1,250,000	258.75	3.45%	426.18	5.50%	684.93	9.14%	449.62	5.50%	1,134.55	15.15%	258.74	3.00%	1,393.29	18.60%
\$1,750,000														
\$2,500,000														
\$3,000,000														

Ordinary Residential Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 5			Increases Year 6			Increases Year 7					
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$50,000	15.41	3.00%	96.00	22.17%	15.87	3.00%	111.87	25.84%	16.35	3.00%		

Ordinary Business Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Business Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	294	\$50,000	422.00	445.00	469.48	495.30	510.16	525.46	541.22	557.46
\$100,000 to \$199,999	127	\$150,000	1,195.95	1,267.35	1,337.05	1,410.59	1,452.91	1,486.50	1,541.29	1,587.83
\$200,000 to \$299,999	44	\$250,000	1,993.25	2,112.25	2,228.42	2,350.99	2,451.52	2,494.16	2,568.99	2,646.99
\$300,000 to \$399,999	17	\$350,000	2,790.55	2,957.15	3,119.79	3,291.36	3,390.12	3,491.83	3,596.68	3,704.48
\$400,000 to \$499,999	3	\$450,000	3,587.85	3,802.05	4,011.16	4,231.78	4,358.73	4,489.49	4,624.18	4,762.90
\$500,000 to \$599,999	4	\$550,000	4,385.15	4,648.95	4,902.53	5,172.17	5,327.34	5,487.16	5,651.77	5,821.32
\$600,000 to \$699,999	6	\$650,000	5,182.45	5,481.95	5,793.90	6,112.57	6,295.94	6,484.82	6,679.37	6,879.75
\$700,000 to \$799,999	6	\$750,000	5,979.75	6,336.75	6,685.27	7,052.96	7,264.55	7,482.49	7,706.98	7,938.17
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999	3	\$1,250,000	9,966.25	10,561.25	11,142.12	11,754.94	12,107.58	12,470.81	12,844.94	13,230.28
\$1,500,000 to \$1,999,999	1	\$1,750,000	13,982.75	14,785.75	15,698.97	16,456.91	16,950.62	17,459.14	17,982.61	18,522.40
\$2,000,000 to \$2,999,999	1	\$2,500,000	19,932.50	21,122.50	22,284.24	23,509.87	24,215.17	24,941.62	25,689.87	26,460.57
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Business Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	294	\$50,000	422.00	436.00	459.98	485.29	499.84	514.83	530.28	546.19
\$100,000 to \$199,999	127	\$150,000	1,195.95	1,234.50	1,302.08	1,374.70	1,414.91	1,457.35	1,501.07	1,546.11
\$200,000 to \$299,999	44	\$250,000	1,993.25	2,057.00	2,170.14	2,295.49	2,358.19	2,438.92	2,501.79	2,576.84
\$300,000 to \$399,999	17	\$350,000	2,790.55	2,905.99	3,038.19	3,205.29	3,301.45	3,404.99	3,502.51	3,607.58
\$400,000 to \$499,999	3	\$450,000	3,587.85	3,702.60	3,906.24	4,121.09	4,244.72	4,372.06	4,503.22	4,638.32
\$500,000 to \$599,999	4	\$550,000	4,385.15	4,525.40	4,774.30	5,036.89	5,187.99	5,343.63	5,503.94	5,669.08
\$600,000 to \$699,999	6	\$650,000	5,182.45	5,348.20	5,622.35	5,922.69	6,131.29	6,315.20	6,504.65	6,699.79
\$700,000 to \$799,999	6	\$750,000	5,979.75	6,171.00	6,510.41	6,868.48	7,074.53	7,286.77	7,505.37	7,730.53
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999	3	\$1,250,000	9,966.25	10,285.00	10,850.68	11,447.46	11,790.89	12,144.61	12,508.95	12,884.22
\$1,500,000 to \$1,999,999	1	\$1,750,000	13,982.75							
\$2,000,000 to \$2,999,999	1	\$2,500,000	19,932.50	20,670.00	21,701.35	22,894.92	23,581.77	24,289.23	25,017.90	25,768.44
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1			Increases Year 2			Increases Year 3			Increases Year 4				
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$														
\$50,000	23.00	5.45%	24.48	5.50%	47.48	11.25%	25.82	5.50%	73.30	17.37%	14.86	3.00%	88.16	20.89%
\$150,000	71.40	5.97%	69.70	5.50%	141.10	11.80%	73.54	5.50%	214.64	17.95%	42.32	3.00%	256.96	21.49%
\$250,000	119.00	5.97%	116.17	5.50%	235.17	11.80%	122.56	5.50%	357.74	17.95%	70.63	3.00%	428.27	21.49%
\$350,000	166.60	5.97%	162.64	5.50%	329.24	11.80%	171.59	5.50%	500.83	17.95%	98.74	3.00%	599.57	21.49%
\$450,000	214.20	5.97%	209.11	5.50%	423.31	11.80%	220.61	5.50%	643.93	17.95%	126.95	3.00%	770.88	21.49%
\$550,000	261.80	5.97%	255.58	5.50%	517.38	11.80%	269.64	5.50%	787.02	17.95%	155.17	3.00%	942.19	21.49%
\$650,000	309.40	5.97%	302.05	5.50%	611.45	11.80%	318.66	5.50%	930.12	17.95%	183.38	3.00%	1,113.49	21.49%
\$750,000	357.00	5.97%	348.52	5.50%	705.52	11.80%	367.69	5.50%	1,073.21	17.95%	211.59	3.00%	1,284.80	21.49%
\$850,000														
\$950,000														
\$1,250,000	595.00	5.97%	580.87	5.50%	1,175.87	11.80%	612.82	5.50%	1,788.69	17.95%	352.65	3.00%	2,141.33	21.49%
\$1,750,000	833.00	5.97%	813.22	5.50%	1,646.22	11.80%	857.94	5.50%	2,504.16	17.95%	493.71	3.00%	2,997.87	21.49%
\$2,500,000	#####	5.97%	#####	5.50%	2,351.74	11.80%	#####	5.50%	3,577.37	17.95%	705.30	3.00%	4,282.67	21.49%
\$3,000,000														

Ordinary Business Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative Increases													
	Increases Year 1			Increases Year 2			Increases Year 3			Increases Year 4				
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$														
\$50,000	14.00	3.32%	23.98	5.50%	37.98	9.00%	25.30	5.50%	63.28	15.00%	14.56	3.00%	77.84	18.44%
\$150,000	38.25	3.20%	67.88	5.50%	106.13	8.97%	71.61	5.50%	177.75	14.86%	41.21	3.00%	218.96	18.31%
\$250,000	63.75	3.20%	113.14	5.50%	176.89	8.97%	119.36	5.50%	296.24	14.86%	65.68	3.00%	364.93	18.31%
\$350,000	89.25	3.20%	158.39	5.50%	247.64	8.87%	167.10	5.50%	414.74	14.86%	96.16	3.00%	510.90	18.31%
\$450,000	114.75	3.20%	203.64	5.50%	318.39	8.87%	214.84	5.50%	533.24	14.86%	123.63	3.00%	656.87	18.31%
\$550,000	140.25	3.20%	248.90	5.50%	389.15	8.87%	262.59	5.50%	651.73	14.86%	151.11	3.00%	802.84	18.31%
\$650,000	165.75	3.20%	294.15	5.50%	459.80	8.87%	310.33	5.50%	770.23	14.86%	175.58	3.00%	945.81	18.31%
\$750,000	191.25	3.20%	339.41	5.50%	530.66	8.87%	358.07	5.50%	888.73	14.86%	206.05	3.00%	1,094.78	18.31%
\$850,000														
\$950,000														
\$1,250,000	318.75	3.20%	565.67	5.50%	884.42	8.87%	596.79	5.50%	1,481.21	14.86%	343.42	3.00%	1,824.64	18.31%
\$1,750,000														
\$2,500,000	637.50	3.20%	#####	5.50%	1,768.85	8.87%	#####	5.50%	2,962.42	14.86%	686.85	3.00%	3,649.27	18.31%
\$3,000,000														

Ordinary Business Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 5			Increases Year 6			Increases Year 7					
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$												
\$50,000	15.30	3.00%	103.46	24.52%	15.76	3.00%	119.22	28.25%	16.24	3.00%	135.46	32.10%
\$150,000	43.59	3.00%	300.55	25.13%	44.89	3.00%	345.44	28.88%	46.24	3.00%	391.68	32.75%
\$250,000	72.65	3.00%	600.91	25.13%	74.82	3.00%	675.74	28.88%	77.07	3.00%	752.81	32.75%
\$350,000	101.70	3.00%	701.28	25.13%	104.75	3.00%	806.03	28.88%	107.90	3.00%	913.93	32.75%
\$450,000	130.76	3.00%	901.64	25.13%	134.68	3.00%	1,036.33	28.88%	138.73	3.00%	1,175.05	32.75%
\$550,000	159.82	3.00%	1,102.01	25.13%	164.61	3.00%	1,266.62	28.88%	169.55	3.00%	1,436.17	32.75%
\$650,000	188.88	3.00%	1,302.37	25.13%	194.54	3.00%	1,496.92	28.88%	200.38	3.00%	1,637.30	32.75%
\$750,000	217.94	3.00%	1,502.74	25.13%	224.47	3.00%	1,727.21	28.88%	231.21	3.00%	1,958.42	32.75%
\$850,000												
\$950,000												
\$1,250,000	363.23	3.00%	2,504.56	25.13%	374.12	3.00%	2,878.69	28.88%	385.35	3.00%	3,264.03	32.75%
\$1,750,000	508.52	3.00%	3,506.39	25.13%	523.77	3.00%	4,030.16	28.88%	539.49	3.00%	4,569.65	32.75%
\$2,500,000	726.46	3.00%	5,009.12	25.13%	748.25	3.00%	5,757.37	28.88%	770.70	3.00%	6,528.07	32.75%
\$3,000,000												

Ordinary Business Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 5			Increases Year 6			Increases Year 7					
	Annual	%	Cumulative	Annual	%	Cumulative	Annual					

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)	Year 0 (Current Rate)	Ordinary Farmland Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	99.00	\$50,000	406.00	430.00	455.37	480.42	494.83	509.67	524.96	540.71
\$100,000 to \$199,999	236.00	\$150,000	545.40	577.50	611.57	645.21	664.57	684.50	705.04	726.19
\$200,000 to \$299,999	216.00	\$250,000	809.00	862.50	1,019.29	1,075.35	1,107.81	1,140.84	1,175.06	1,210.31
\$300,000 to \$399,999	210.00	\$350,000	1,272.60	1,347.50	1,427.00	1,505.49	1,550.65	1,597.17	1,645.09	1,694.44
\$400,000 to \$499,999	167.00	\$450,000	1,636.20	1,732.50	1,834.72	1,935.63	1,993.70	2,053.51	2,115.11	2,178.57
\$500,000 to \$599,999	142.00	\$550,000	1,999.80	2,117.50	2,242.43	2,365.77	2,436.74	2,509.84	2,585.14	2,662.69
\$600,000 to \$699,999	99.00	\$650,000	2,363.40	2,502.50	2,650.15	2,795.91	2,876.78	2,961.18	3,055.16	3,148.62
\$700,000 to \$799,999	75.00	\$750,000	2,727.00	2,887.50	3,057.86	3,226.04	3,322.83	3,422.51	3,525.19	3,630.94
\$800,000 to \$899,999	59.00	\$850,000	3,090.60	3,272.50	3,465.58	3,656.18	3,768.67	3,878.86	3,995.21	4,115.07
\$900,000 to \$999,999	48.00	\$950,000	3,454.20	3,657.50	3,873.29	4,096.32	4,208.91	4,335.18	4,465.24	4,599.19
\$1,000,000 to \$1,499,999	126.00	\$1,250,000	4,545.00	4,812.50	5,096.44	5,376.74	5,538.04	5,704.19	5,873.31	6,045.57
\$1,500,000 to \$1,999,999	75.00	\$1,750,000	6,383.00	6,737.50	7,135.01	7,527.44	7,753.26	7,985.86	8,226.43	8,472.20
\$2,000,000 to \$2,999,999	70.00	\$2,500,000	9,090.00	9,625.00	10,192.88	10,753.48	11,076.69	11,408.37	11,750.62	12,103.14
\$3,000,000 and greater	50.00	\$3,000,000	10,908.00	11,550.00	12,231.45	12,904.18	13,291.31	13,690.04	14,100.75	14,523.77

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)	Year 0 (Current Rate)	Ordinary Farmland Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
\$0 to \$99,999	99.00	\$50,000	406.00	419.00	431.57	444.52	457.85	471.59	485.74	500.31
\$100,000 to \$199,999	236.00	\$150,000	545.40	563.85	580.77	598.19	616.13	634.62	653.66	673.27
\$200,000 to \$299,999	216.00	\$250,000	809.00	839.75	867.94	896.98	926.89	957.70	989.43	1,022.11
\$300,000 to \$399,999	210.00	\$350,000	1,272.60	1,315.65	1,355.12	1,395.77	1,437.65	1,480.78	1,525.20	1,570.95
\$400,000 to \$499,999	167.00	\$450,000	1,636.20	1,691.55	1,742.30	1,794.57	1,848.40	1,903.86	1,960.97	2,019.80
\$500,000 to \$599,999	142.00	\$550,000	1,999.80	2,067.45	2,129.47	2,193.36	2,259.16	2,326.93	2,396.74	2,469.64
\$600,000 to \$699,999	99.00	\$650,000	2,363.40	2,443.35	2,516.65	2,592.15	2,669.91	2,750.01	2,832.51	2,917.49
\$700,000 to \$799,999	75.00	\$750,000	2,727.00	2,819.25	2,903.83	2,990.94	3,080.67	3,173.09	3,268.28	3,366.33
\$800,000 to \$899,999	59.00	\$850,000	3,090.60	3,195.15	3,291.00	3,389.73	3,491.43	3,596.17	3,704.05	3,815.18
\$900,000 to \$999,999	48.00	\$950,000	3,454.20	3,571.05	3,678.18	3,786.53	3,902.18	4,019.25	4,139.63	4,264.02
\$1,000,000 to \$1,499,999	126.00	\$1,250,000	4,545.00	4,698.75	4,839.71	4,984.90	5,134.45	5,288.48	5,447.14	5,610.55
\$1,500,000 to \$1,999,999	75.00	\$1,750,000	6,383.00	6,578.25	6,775.60	6,976.87	7,180.23	7,403.88	7,625.99	7,854.77
\$2,000,000 to \$2,999,999	70.00	\$2,500,000	9,090.00	9,397.50	9,679.43	9,969.81	10,268.90	10,576.97	10,894.28	11,221.11
\$3,000,000 and greater	50.00	\$3,000,000	10,908.00	11,277.00	11,615.31	11,963.77	12,322.68	12,692.36	13,073.13	13,465.33

Ordinary Farmland 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	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$	24.00	5.91%	25.37	5.90%	49.37	12.16%	25.05	5.50%	74.42	18.33%	14.41	3.00%	88.83	21.88%
\$50,000	32.10	5.89%	34.07	5.90%	66.17	12.13%	33.64	5.50%	99.81	18.30%	19.36	3.00%	119.17	21.85%
\$100,000	53.50	5.89%	56.79	5.90%	110.29	12.13%	56.06	5.50%	166.35	18.30%	32.28	3.00%	198.61	21.85%
\$250,000	74.90	5.89%	79.50	5.90%	154.40	12.13%	78.49	5.50%	232.89	18.30%	45.16	3.00%	278.05	21.85%
\$350,000	96.30	5.89%	102.22	5.90%	198.52	12.13%	100.91	5.50%	299.43	18.30%	58.07	3.00%	357.50	21.85%
\$450,000	117.70	5.89%	124.93	5.90%	242.63	12.13%	123.33	5.50%	385.97	18.30%	70.97	3.00%	456.94	21.85%
\$550,000	139.10	5.89%	147.65	5.90%	286.75	12.13%	145.76	5.50%	432.51	18.30%	83.89	3.00%	516.38	21.85%
\$650,000	160.50	5.89%	170.36	5.90%	330.86	12.13%	168.18	5.50%	499.04	18.30%	96.78	3.00%	595.83	21.85%
\$750,000	181.90	5.89%	193.08	5.90%	374.98	12.13%	190.61	5.50%	565.58	18.30%	109.69	3.00%	675.27	21.85%
\$850,000	203.30	5.89%	215.79	5.90%	419.09	12.13%	213.03	5.50%	632.12	18.30%	122.59	3.00%	754.71	21.85%
\$950,000	267.50	5.89%	283.94	5.90%	551.44	12.13%	280.30	5.50%	831.74	18.30%	161.30	3.00%	993.04	21.85%
\$1,250,000	374.50	5.89%	397.51	5.90%	772.01	12.13%	382.43	5.50%	1,164.44	18.30%	225.82	3.00%	1,390.26	21.85%
\$1,750,000	535.00	5.89%	567.88	5.90%	1,102.88	12.13%	560.61	5.50%	1,663.48	18.30%	322.60	3.00%	1,986.09	21.85%
\$2,500,000	642.00	5.89%	681.45	5.90%	1,323.45	12.13%	672.73	5.50%	1,996.18	18.30%	387.13	3.00%	2,383.31	21.85%

Ordinary Farmland 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	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
\$	13.00	3.20%	12.57	3.00%	25.57	6.30%	12.95	3.00%	38.52	9.49%	13.34	3.00%	51.85	12.77%
\$50,000	18.45	3.38%	16.92	3.00%	35.37	6.48%	17.42	3.00%	52.79	9.68%	17.95	3.00%	70.73	12.97%
\$100,000	30.75	3.39%	28.19	3.00%	58.94	6.48%	29.04	3.00%	87.98	9.68%	29.91	3.00%	117.89	12.97%
\$250,000	43.05	3.38%	49.57	3.00%	82.52	6.48%	40.65	3.00%	123.17	9.68%	41.87	3.00%	165.05	12.97%
\$350,000	55.35	3.38%	60.75	3.00%	106.10	6.48%	52.27	3.00%	158.37	9.68%	53.84	3.00%	212.20	12.97%
\$450,000	67.65	3.38%	62.02	3.00%	129.67	6.48%	63.88	3.00%	193.56	9.68%	65.80	3.00%	259.36	12.97%
\$550,000	79.95	3.39%	73.30	3.00%	153.25	6.48%	75.50	3.00%	228.75	9.68%	77.78	3.00%	306.51	12.97%
\$650,000	92.25	3.38%	84.58	3.00%	176.83	6.48%	87.11	3.00%	283.94	9.68%	89.73	3.00%	353.67	12.97%
\$750,000	104.55	3.38%	95.85	3.00%	200.40	6.48%	98.73	3.00%	299.13	9.68%	101.69	3.00%	400.83	12.97%
\$850,000	116.85	3.38%	107.13	3.00%	223.98	6.48%	110.35	3.00%	334.33	9.68%	113.66	3.00%	447.98	12.97%
\$950,000	153.75	3.39%	140.96	3.00%	294.71	6.48%	145.19	3.00%	439.90	9.68%	149.55	3.00%	589.45	12.97%
\$1,250,000	215.25	3.39%	197.35	3.00%	412.60	6.48%	203.27	3.00%	615.87	9.68%	209.37	3.00%	825.23	12.97%
\$1,750,000	307.50	3.38%	281.93	3.00%	589.43	6.48%	290.38	3.00%	879.81	9.68%	299.09	3.00%	1,178.90	12.97%
\$2,500,000	369.00	3.38%	338.31	3.00%	707.31	6.48%	348.46	3.00%	1,055.77	9.68%	358.91	3.00%	1,414.68	12.97%

Ordinary Farmland Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 5			Increases Year 6			Increases Year 7					
	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative
\$	14.84	3.00%	103.67	25.54%	15.29	3.00%	118.96	29.30%	15.75	3.00%	134.71	33.18%
\$50,000	19.94	3.00%	139.10	25.50%	20.54	3.00%	159.64	29.27%	21.15	3.00%	180.79	33.15%
\$100,000	33.23	3.00%	231.84	25.50%	34.23	3.00%	266.06	29.27%	35.25	3.00%	301.31	33.15%
\$250,000	46.52	3.00%	324.57	25.50%	47.92	3.00%	372.49	29.27%	48.35	3.00%	421.84	33.15%
\$350,000	59.81	3.00%	417.31	25.50%	61.61	3.00%	478.91	29.27%	63.45	3.00%	542.37	33.15%
\$450,000	73.10	3.00%	510.04	25.50%	75.30	3.00%	585.34	29.27%	77.55	3.00%	662.89	33.15%
\$550,000	86.39	3.00%	602.78	25.50%	89.99	3.00%	691.76	29.27%	91.65	3.00%	783.42	33.15%
\$650,000	99.68	3.00%	695.51	25.50%	102.68	3.00%	798.19	29.27%	105.76	3.00%	903.94	33.15%
\$750,000	112.98	3.00%	788.25	25.50%	116.37	3.00%	904.61	29.27%	119.86</			

WORKSHEET 6**PROPOSED PROGRAM OF EXPENDITURE**

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

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

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

Proposed Program of Expenditure												
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of years of SV period	Sum of 10 years
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	3 years	
REQUESTED INCOME												
Total rate peg income	286,012	553,279	835,245									
Additional SRV income	210,303	433,025	667,997	667,904	667,904	667,904	667,904	667,904	667,904	667,904		5,986,653
Value of external loans	3,215,000	2,015,000										
PROPOSED EXPENDITURE												
Maintenance of current services												
Enhanced services												
New projects/services												
Bridges	1,000,000	600,000	1,000,000									
Roads	800,000	830,000	500,000	500,000								
Borrowing costs												
Debt servicing costs (including LIRS subsidy)	400,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000		5,935,000
Sum of total spending	400,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000	615,000		5,935,000
Difference between total spending & additional SRV income	-189,697	-181,975	52,997	52,904	52,904	52,904	52,904	52,904	52,904	52,904		51,653