



THE INDEPENDENT PRICING AND REGULATORY TRIBUNAL OF NSW
APPLICATION FOR A SPECIAL VARIATION
TO GENERAL INCOME

Under Section 508A of the *Local Government Act 1993*
2014/15

SECTION 508A APPLICATION FORM
PART A

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

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

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

NOTE: This part of the application must be completed in conjunction with Part B
(Special Variation Application Form 2014/15 - Part B)

Instructions

Section 508A allows a council (you) to increase general income by a percentage that is greater than the rate peg each year, up to a maximum of 7 years. You must identify the percentage increase requested for each year inclusive of the rate peg. You must also identify percentage increases in minimum rates for each year, if the increases exceed the statutory limit.

Note: IPART can approve a percentage increase to minimum rates above the statutory limit that differs from the special variation percentage increase as long as you have justified and properly consulted on that percentage. See Attachment 4 of the Guidelines for further details.

Both Part A and Part B of the application should be submitted to IPART (us) via the Council Portal on our website at www.ipart.nsw.gov.au. A hardcopy should also be forwarded to us (see Guidelines for details).

Part A consists of 7 worksheets:

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

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

Worksheet 1 - Identification

- ▶ Select the date for the first year of the application (M3).
 - ▷ Selecting the date from the drop down list, automatically populates the date fields on Worksheet 1 (WK1), WK5 and WK6.
- ▶ Select the requested no. of years (2 to 7) of income increases in the application (K16).
- ▶ Answer the questions about expiring SVs (K17 to K22).
 - ▷ If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in K17, leave other fields in this section blank.
- ▶ Enter the rate peg for 2014/15 in E34 as announced by us in late 2013.
 - ▷ The worksheet automatically assumes a rate peg of 3% for each of the forward years. (If the rate peg turns out to be different from that assumed, the % increase in general income with an approved SV does not change.)
- ▶ The percentage increase in general income needed in year 1 of the application (D34) will automatically populate from WK4 (F23) when it is completed.
 - ▷ The cumulative increase in general income due to the SV inclusive of the rate 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		
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:

Dennis Mahoney	02 9290 8494 dennis_mahoney@ipart.nsw.gov.au
Nick Singer	02 9290 8459 nick_singer@ipart.nsw.gov.au



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A

WORKSHEET 1

2014/2015

Council Name:

Corowa Shire Council

Contact Details:

Name:

Kristy Kay

Position:

Director of Corporate and Community Services

Telephone:

0260 338954

Email:

kristy.kay@corowa.nsw.gov.au

Expiring special variations (SVs)

1. For how many years is the council requesting % increases as part of this application?

4 years

2. Does the council have any existing special variations due to expire over this period?

No

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

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	7.00%	2.30%	7.00%	2.30%	4.70%
Y 2	2015/16	7.00%	3.00%	14.49%	5.37%	9.12%
Y 3	2016/17	7.00%	3.00%	22.50%	8.53%	13.97%
Y 4	2017/18	7.00%	3.00%	31.08%	11.79%	19.29%
Y 5	2018/19	3.00%	3.00%	35.01%	15.14%	19.87%
Y 6	2019/20	3.00%	3.00%	39.06%	18.59%	20.47%
Y 7	2020/21	3.00%	3.00%	43.23%	22.15%	21.08%

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						4,439,283		4,439,283	4,439,283
Y 1	2014/15	4,439,283	4,439,283	7.00%	4,750,033		4,750,033	7.00	4,541,387	4,541,387
Y 2	2015/16	4,750,033	4,750,033	7.00%	5,082,536		5,082,536	7.00	4,677,629	4,677,629
Y 3	2016/17	5,082,536	5,082,536	7.00%	5,438,313		5,438,313	7.00	4,817,957	4,817,957
Y 4	2017/18	5,438,313	5,438,313	7.00%	5,818,995		5,818,995	7.00	4,962,496	4,962,496
Y 5	2018/19	5,818,995	5,818,995	3.00%	5,993,565		5,993,565	3.00	5,111,371	5,111,371
Y 6	2019/20	5,993,565	5,993,565	3.00%	6,173,372		6,173,372	3.00	5,264,712	5,264,712
Y 7	2020/21	6,173,372	6,173,372	3.00%	6,358,573		6,358,573	3.00	5,422,654	5,422,654
Total rise in PGI - in \$ terms							1,919,290			
							- in % terms	43.23%		

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 ESV and Rate Peg
Y 0	2013/14				
Y 1	2014/15	4,750,033	4,541,387	208,646	208,646
Y 2	2015/16	9,832,569	9,219,016	613,553	613,553
Y 3	2016/17	15,270,882	14,036,973	1,233,909	1,233,909
Y 4	2017/18	21,089,877	18,999,469	2,090,408	2,090,408
Y 5	2018/19	27,083,442	24,110,840	2,972,602	2,972,602
Y 6	2019/20	33,256,814	29,375,552	3,881,261	3,881,261
Y 7	2020/21	39,615,387	34,798,206	4,817,181	4,817,181
				13.84%	Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ESV and rate peg

WORKSHEET 2**Calculation of Notional General Income- 2013/14****Applicable to the first year of the application****This worksheet must reflect the rating structure levied in the previous year****(NOTE: Valuations used here are to be taken from Council's valuation list on 1 July of the above year and are to include supplementaries having the same base date and furnished to Council during that year and estimates of increases in valuations provided to the Council under section 513)****Calculation of Notional General Income - Ordinary Rates**

Rating Category (s514-518)	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional General Income
Farmland	Corowa Shire	677.00	0.302698	188.00	9.07%			421,609,480		1,403,479
Residential	Corowa	2,553.00	0.315917	147.00	39.59%			181,267,510		947,946
Residential	Howlong	1,095.00	0.315917	147.00	36.72%			87,791,050		438,312
Residential	Mulwala	1,062.00	0.315917	147.00	22.82%			167,114,580		684,057
Residential	Corowa Rural	338.00	0.315917	147.00	42.58%			21,210,140		116,692
Residential	Mulwala Rural	129.00	0.315917	147.00	23.62%			19,411,800		80,288
Residential	Howlong Rural	92.00	0.315917	147.00	28.12%			10,943,490		48,096
Business	Corowa	290.00	0.453296	147.00	19.64%			38,468,100		217,004
Business	Howlong	58.00	0.453296	147.00	22.10%			6,631,630		38,587
Business	Mulwala	91.00	0.453296	147.00	6.07%			45,683,300		220,458
Business	Non Urban	52.00	0.453296	147.00	29.66%			3,998,950		25,771
Total Assessments:		6,437.00				Total Rateable Land Value:		1,004,130,030	Sub-Total:	4,220,691

Corowa Shire Council

Calculation of Notional General Income - Special Rates

[illegible]

Corowa Shire Council

Calculation of Notional General Income - Annual Charges

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

Total Notional General Income:

4,439,283

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 - 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
Farmland	Corowa Shire	677.00	0.329277	200.00	9.02%			414,929,780		1,501,668
Residentia	Corowa	2,553.00	0.336757	160.00	40.26%			180,022,800		1,014,719
Residentia	Howlong	1,095.00	0.336757	160.00	38.40%			83,459,600		456,256
Residentia	Mulwala	1,062.00	0.336757	160.00	23.03%			168,684,180		737,976
Residentia	Corowa Rural	338.00	0.336757	160.00	44.87%			19,731,170		120,526
Residentia	Mulwala Rural	129.00	0.336757	160.00	23.05%			20,461,800		89,547
Residentia	Howlong Rural	92.00	0.336757	160.00	27.60%			11,465,890		53,332
Business	Corowa	290.00	0.50078	170.00	21.36%			36,246,610		230,816
Business	Howlong	58.00	0.50078	170.00	23.29%			6,485,740		42,339
Business	Mulwala	91.00	0.50078	170.00	6.48%			44,618,300		238,910
Business	Non Urban	52.00	0.50078	170.00	32.76%			3,623,380		26,985
Total Assessments:		6,437.00	Total Rateable Land Value:					989,729,250	Sub-Total:	4,513,074

Corowa Shire Council

Calculation of Notional General Income - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income
Howlong Town Improvement	1,202.00	0.135698	86.00	44.35%			95,574,740		233,065
Sub-Total:									233,065

Corowa Shire Council

Calculation of Notional General Income - Annual Charges

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

Total Notional General Income

4,746,139

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

NET Notional General Income

4,746,139

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 4,439,283

Less: Decrease from expiry of a
prior special variation.

Adjusted first year Notional General Income

\$ 4,439,283

Plus: Rate peg increase - first year 2.30% 102,104

Plus: Additional increase - first year 208,646

Plus: Crown Land adjustment - first year 0.00%

Total special variation - first year 7.00% \$ 310,750

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

\$ 4,750,033

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.

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.

[illegible]

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	%			
Farmland	Corowa Shire	2,073.09	2,218.12	2,373.39	2,539.53	2,717.29	2,798.81	2,882.78	2,969.26	145.04	7.00%	155.27	7.00%	300.30	14.49%	166.14	7.00%	466.44	22.50%	177.77	7.00%	644.21	31.07%	81.52	3.00%	725.73	35.01%	83.96	3.00%	809.69	39.06%	86.48	3.00%	896.17	43.23%			
Residential	Corowa	371.31	397.46	425.28	455.05	486.91	501.51	516.56	532.06	26.15	7.04%	27.82	7.00%	53.98	14.54%	29.77	7.00%	83.75	22.55%	31.85	7.00%	115.60	31.13%	14.61	3.00%	130.21	35.07%	15.05	3.00%	145.25	39.12%	15.50	3.00%	160.75	43.23%			
Residential	Howlong	400.28	416.67	445.84	477.05	510.44	525.75	541.53	557.77	16.39	4.09%	29.17	7.00%	45.55	11.38%	31.21	7.00%	76.76	19.18%	33.39	7.00%	110.16	27.52%	15.31	3.00%	125.47	31.35%	15.77	3.00%	141.24	35.29%	16.25	3.00%	157.49	39.34%			
Residential	Mulwala	644.12	694.89	743.53	795.58	851.27	876.81	903.12	930.21	50.77	7.88%	48.64	7.00%	99.41	15.43%	52.05	7.00%	151.46	23.51%	55.69	7.00%	207.15	32.16%	25.54	3.00%	232.69	36.13%	26.30	3.00%	258.99	40.21%	27.09	3.00%	286.09	44.42%			
Residential	Corowa Rural	345.24	356.59	381.55	408.26	436.83	449.94	463.44	477.34	11.34	3.29%	24.96	7.00%	36.30	10.52%	26.71	7.00%	63.01	18.25%	28.58	7.00%	91.59	26.53%	13.10	3.00%	104.69	30.32%	13.50	3.00%	118.19	34.23%	13.90	3.00%	132.10	38.26%			
Residential	Mulwala Rural	622.39	694.16	742.75	794.74	850.37	875.89	902.16	929.23	71.77	11.53%	48.59	7.00%	120.36	19.34%	51.99	7.00%	172.35	27.69%	55.63	7.00%	227.99	36.63%	25.51	3.00%	253.50	40.73%	26.28	3.00%	279.77	44.95%	27.06	3.00%	306.84	49.30%			
Residential	Howlong Rural	522.79	579.70	620.28	663.70	710.15	731.46	753.40	776.01	56.91	10.89%	40.58	7.00%	97.49	18.65%	43.42	7.00%	140.91	26.95%	46.46	7.00%	187.37	35.84%	21.30	3.00%	208.67	39.92%	21.94	3.00%	230.62	44.11%	22.60	3.00%	253.22	48.44%			
Business	Corowa	748.29	795.92	851.63	911.24	975.03	1,004.48	1,034.41	1,065.04	47.63	6.36%	55.71	7.00%	103.34	13.81%	59.61	7.00%	162.95	21.78%	63.79	7.00%	226.74	30.30%	29.25	3.00%	255.99	34.21%	30.13	3.00%	286.12	38.24%	31.03	3.00%	317.15	42.38%			
Business	Howlong	665.29	729.99	781.09	835.76	894.27	921.09	948.73	977.19	64.70	9.72%	51.10	7.00%	115.80	17.41%	54.68	7.00%	170.47	25.62%	58.50	7.00%	228.97	34.42%	26.83	3.00%	255.80	38.45%	27.63	3.00%	283.44	42.60%	28.46	3.00%	311.90	46.88%			
Business	Mulwala	2,422.61	2,625.38	2,809.16	3,005.80	3,216.20	3,312.69	3,412.07	3,514.43	202.77	8.37%	183.78	7.00%	386.55	15.96%	196.64	7.00%	583.19	24.07%	210.41	7.00%	793.59	32.76%	96.49	3.00%	890.08	36.74%	99.38	3.00%	989.46	40.84%	102.36	3.00%	1,091.82	45.07%			
Business	Non Urban	495.60	518.95	555.27	594.14	635.73	654.80	674.45	694.68	23.35	4.71%	36.33	7.00%	59.67	12.04%	38.87	7.00%	98.54	19.88%	41.59	7.00%	140.13	28.28%	19.07	3.00%	159.20	32.12%	19.64	3.00%	178.85	36.09%	20.23	3.00%	199.08	40.17%			
Special rate	Town Improvement	181.86	193.90	207.47	221.99	237.53	244.66	252.00	259.56	12.04	6.62%	13.57	7.00%	25.61	14.08%	14.52	7.00%	40.14	22.07%	15.54	7.00%	55.68	30.62%	7.13	3.00%	62.80	34.53%	7.34	3.00%	70.14	38.57%	7.56	3.00%	77.70	42.73%			

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

Category	Sub-category or Special Rate name	Current Average Rates	Ordinary and Special Rates - without special variation								Cumulative Increases																											
			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	%		
			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	%		
			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	%		
Farmland	Corowa Shire	2,073.09	2,120.69	2,184.31	2,249.84	2,317.33	2,386.85	2,458.46	2,532.21	47.60	2.30%	63.62	3.00%	111.22	5.37%	65.53	3.00%	176.75	8.53%	67.50	3.00%	244.25	11.78%	69.52	3.00%	313.77	15.14%	71.61	3.00%	385.37	18.59%	73.75	3.00%	459.13	22.15%			
Residential	Corowa	371.31	381.63	393.08	404.88	417.02	429.53	442.42	456.69	10.33	2.70%	11.45	3.00%	21.78	5.86%	11.79	3.00%	33.57	9.04%	12.15	3.00%	45.72	12.31%	12.51	3.00%	58.23	15.68%	12.89	3.00%	71.11	19.15%	13.27	3.00%	84.38	22.73%			
Residential	Howlong	400.28	399.56	411.55	423.90	436.61	449.71	463.20	477.10	0.72	-0.18%	11.99	3.00%	11.27	2.81%	12.35	3.00%	23.61	5.90%	12.72	3.00%	36.33	9.08%	13.10	3.00%	49.43	12.35%	13.49	3.00%	62.92	15.72%	13.90	3.00%	76.82	19.19%			
Residential	Mulwala	644.12	659.24	679.02	699.39	720.37	741.98	764.24	787.17	15.12	2.35%	19.78	3.00%	34.90	5.42%	20.37	3.00%	55.27	8.58%	20.98	3.00%	76.25	11.84%	21.61	3.00%	97.86	15.19%	22.26	3.00%	120.12	18.65%	22.93	3.00%	143.05	22.21%			
Residential	Corowa Rural	345.24	343.48	353.79	364.40	375.33	386.59	398.19	410.14	-1.76	-0.51%	10.30	3.00%	8.54	2.47%	10.61	3.00%	19.16	5.55%	10.93	3.00%	30.09	8.72%	11.26	3.00%	41.35	11.98%	11.60	3.00%	52.95	15.34%	11.95	3.00%	64.89	18.80%			
Residential	Mulwala Rural	622.39	658.56	678.31	698.66	719.62	741.21	763.45	786.35	36.17	5.81%	19.76	3.00%	55.92	8.99%	20.35	3.00%	76.27	12.25%	10.96	3.00%	97.23	15.62%	21.59	3.00%	118.82	19.09%	22.24	3.00%	141.06	22.66%	22.90	3.00%	163.96	26.34%			
Residential	Howlong Rural	522.79	551.72	568.28	585.32	602.88	620.97	639.60	658.79	28.94	5.54%	16.55	3.00%	45.49	8.70%	17.05	3.00%	62.54	11.96%	17.56	3.00%	80.10	15.32%	18.09	3.00%	98.18	18.78%	18.63	3.00%	116.81	22.34%	19.19	3.00%	136.00	26.01%			
Business	Corowa	748.29	763.30	786.20	809.79	834.08	859.10	884.88	911.42	15.01	2.01%	22.90	3.00%	37.91	5.07%	23.59	3.00%	61.50	8.22%	24.29	3.00%	85.79	11.46%	25.02	3.00%	110.81	14.81%	25.77	3.00%	136.59	18.25%	26.55	3.00%	163.13	21.80%			
Business	Howlong	665.29	700.81	721.83	743.49	765.79	788.77	812.43	836.80	35.52	5.34%	21.02	3.00%	56.54	8.50%	21.66	3.00%	78.20	11.75%	22.30	3.00%	100.50	15.11%	22.97	3.00%	123.48	18.56%	23.66	3.00%	147.14	22.12%	24.37	3.00%	171.51	25.78%			
Business	Mulwala	2,422.61	2,497.44	2,572.37	2,649.54	2,729.02	2,810.89	2,895.22	2,982.08	74.83	3.09%	74.92	3.00%	149.76	6.18%	77.17	3.00%	226.93	9.37%	79.49	3.00%	306.41	12.61%	81.87	3.00%	388.28	16.03%	84.33	3.00%	472.61	19.51%	86.86	3.00%	559.47	23.09%			
Business	Non Urban	495.60	500.76	515.79	531.26	547.20	563.61	580.52	597.94	5.17	1.04%	15.02	3.00%	20.19	4.07%	15.47	3.00%	35.66	7.20%	15.94	3.00%	51.60	10.41%	16.42	3.00%	68.02	13.72%	16.91	3.00%	84.92	17.14%	17.42	3.00%	102.34	20.65%			
Special Rate	Town Improvement	181.86	185.38	190.94	196.67	202.57	208.65	214.91	221.35	3.52	1.94%	5.56	3.00%	9.09	5.00%	5.73	3.00%	14.81	8.15%	5.90	3.00%	20.71	11.39%	6.08	3.00%	26.79	14.73%	6.26	3.00%	33.05	18.17%	6.45	3.00%	39.50	21.72%			

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

Sewerage Services - Annual Charges

[illegible]

Other Annual Charges

[illegible]

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	3,972	\$50,000	304.96	328.38	351.36	375.96	402.28	414.35	426.78	439.58
\$100,000 to \$199,999	982	\$150,000	620.88	665.14	711.69	761.51	814.82	839.26	864.44	890.38
\$200,000 to \$299,999	192	\$250,000	936.79	1,001.89	1,072.02	1,147.07	1,227.36	1,264.18	1,302.11	1,341.17
\$300,000 to \$399,999	31	\$350,000	1,252.71	1,338.65	1,432.35	1,532.62	1,639.90	1,689.10	1,739.77	1,791.97
\$400,000 to \$499,999	18	\$450,000	1,568.63	1,675.41	1,792.68	1,918.17	2,052.45	2,114.02	2,177.44	2,242.76
\$500,000 to \$599,999	23	\$550,000	1,884.54	2,012.16	2,153.01	2,303.73	2,464.99	2,538.94	2,615.10	2,693.56
\$600,000 to \$699,999	17	\$650,000	2,200.46	2,348.92	2,513.34	2,689.28	2,877.53	2,963.85	3,052.77	3,144.35
\$700,000 to \$799,999	29	\$750,000	2,516.38	2,685.68	2,873.67	3,074.83	3,290.07	3,388.77	3,490.44	3,595.15
\$800,000 to \$899,999	0	\$850,000	2,832.29	3,022.43	3,234.00	3,460.39	3,702.61	3,813.69	3,928.10	4,045.94
\$900,000 to \$999,999	1	\$950,000	3,148.21	3,359.19	3,594.33	3,845.94	4,115.15	4,238.61	4,365.77	4,496.74
\$1,000,000 to \$1,499,999	2	\$1,250,000	4,095.96	4,369.46	4,675.32	5,002.60	5,352.78	5,513.36	5,678.76	5,849.13
\$1,500,000 to \$1,999,999	1	\$1,750,000	5,675.55	6,053.25	6,476.97	6,930.36	7,415.49	7,637.95	7,867.09	8,103.10
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,044.93	8,578.93	9,179.45	9,822.01	10,509.55	10,824.84	11,149.58	11,484.07
\$3,000,000 and greater	0	\$3,000,000	9,624.51	10,262.71	10,981.10	11,749.78	12,572.26	12,949.43	13,337.91	13,738.05

Ordinary Residential Rates - without 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	3,972	\$50,000	304.96	317.16	339.36	363.11	388.53	400.18	412.19	424.56
\$100,000 to \$199,999	982	\$150,000	620.88	631.47	675.67	722.97	773.57	796.78	820.68	845.30
\$200,000 to \$299,999	192	\$250,000	936.79	945.78	1,011.98	1,082.82	1,158.62	1,193.38	1,229.18	1,266.05
\$300,000 to \$399,999	31	\$350,000	1,252.71	1,260.09	1,348.29	1,442.68	1,543.66	1,589.97	1,637.67	1,686.80
\$400,000 to \$499,999	18	\$450,000	1,568.63	1,574.40	1,684.61	1,802.53	1,928.71	1,986.57	2,046.17	2,107.55
\$500,000 to \$599,999	23	\$550,000	1,884.54	1,888.71	2,020.92	2,162.38	2,313.75	2,383.16	2,454.66	2,528.30
\$600,000 to \$699,999	17	\$650,000	2,200.46	2,203.02	2,357.23	2,522.24	2,698.80	2,779.76	2,863.15	2,949.05
\$700,000 to \$799,999	29	\$750,000	2,516.38	2,517.33	2,693.55	2,882.09	3,083.84	3,176.36	3,271.65	3,369.80
\$800,000 to \$899,999	0	\$850,000	2,832.29	2,831.64	3,029.86	3,241.95	3,468.89	3,572.95	3,680.14	3,790.54
\$900,000 to \$999,999	1	\$950,000	3,148.21	3,145.95	3,366.17	3,601.80	3,853.93	3,969.55	4,088.63	4,211.29
\$1,000,000 to \$1,499,999	2	\$1,250,000	4,095.96	4,088.89	4,375.11	4,681.37	5,009.06	5,159.33	5,314.11	5,473.54
\$1,500,000 to \$1,999,999	1	\$1,750,000	5,675.55	5,660.44	6,056.67	6,480.64	6,934.29	7,142.31	7,356.58	7,577.28
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,044.93	8,017.78	8,579.02	9,179.55	9,822.12	10,116.78	10,420.29	10,732.89
\$3,000,000 and greater	0	\$3,000,000	9,624.51	9,589.33	10,260.58	10,978.82	11,747.34	12,099.76	12,462.75	12,836.64

Ordinary Residential 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	%
\$														
\$50,000	23.42	7.68%	22.99	7.00%	46.41	15.22%	24.60	7.00%	71.00	23.28%	26.32	7.00%	97.32	31.91%
\$150,000	44.26	7.13%	46.56	7.00%	90.82	14.63%	49.82	7.00%	140.64	22.65%	53.31	7.00%	193.94	31.24%
\$250,000	65.10	6.95%	70.13	7.00%	135.23	14.44%	75.04	7.00%	210.27	22.45%	80.29	7.00%	290.57	31.02%
\$350,000	85.94	6.86%	93.71	7.00%	179.65	14.34%	100.26	7.00%	279.91	22.34%	107.28	7.00%	387.19	30.91%
\$450,000	106.78	6.81%	117.28	7.00%	224.06	14.28%	125.49	7.00%	349.55	22.28%	134.27	7.00%	483.82	30.84%
\$550,000	127.62	6.77%	140.85	7.00%	268.47	14.25%	150.71	7.00%	419.18	22.24%	161.26	7.00%	580.44	30.80%
\$650,000	148.46	6.75%	164.42	7.00%	312.88	14.22%	175.93	7.00%	488.82	22.21%	188.25	7.00%	677.07	30.77%
\$750,000	169.30	6.73%	188.00	7.00%	357.30	14.20%	201.16	7.00%	558.45	22.19%	215.24	7.00%	773.69	30.75%
\$850,000	190.14	6.71%	211.57	7.00%	401.71	14.18%	226.38	7.00%	628.09	22.18%	242.23	7.00%	870.32	30.73%
\$950,000	210.98	6.70%	235.14	7.00%	446.12	14.17%	251.60	7.00%	697.73	22.16%	269.22	7.00%	966.94	30.71%
\$1,250,000	273.50	6.68%	305.86	7.00%	579.36	14.14%	327.27	7.00%	906.64	22.13%	350.18	7.00%	1,256.82	30.68%
\$1,750,000	377.70	6.65%	423.73	7.00%	801.43	14.12%	453.39	7.00%	1,254.82	22.11%	485.13	7.00%	1,739.94	30.66%
\$2,500,000	534.00	6.64%	600.52	7.00%	1,134.52	14.10%	642.56	7.00%	1,777.09	22.09%	687.54	7.00%	2,464.63	30.64%
\$3,000,000	638.20	6.63%	718.39	7.00%	1,356.59	14.10%	768.68	7.00%	2,125.27	22.08%	822.48	7.00%	2,947.75	30.63%

Ordinary Residential 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	12.20	4.00%	22.20	7.00%	34.40	11.28%	23.75	7.00%	58.15	19.07%	25.42	7.00%	83.57	27.40%
\$150,000	10.59	1.71%	44.20	7.00%	54.79	8.83%	47.30	7.00%	102.09	16.44%	50.61	7.00%	152.70	24.59%
\$250,000	8.99	0.96%	66.20	7.00%	75.19	8.03%	70.84	7.00%	146.03	15.59%	75.80	7.00%	221.83	23.68%
\$350,000	7.38	0.59%	88.21	7.00%	95.59	7.63%	94.38	7.00%	189.97	15.16%	100.99	7.00%	290.95	23.23%
\$450,000	5.77	0.37%	110.21	7.00%	115.98	7.39%	117.92	7.00%	233.90	14.91%	126.18	7.00%	360.08	22.96%
\$550,000	4.17	0.22%	132.21	7.00%	136.38	7.24%	141.46	7.00%	277.84	14.74%	151.37	7.00%	429.21	22.78%
\$650,000	2.56	0.12%	154.21	7.00%	156.77	7.12%	165.01	7.00%	321.78	14.62%	176.56	7.00%	498.34	22.65%
\$750,000	0.95	0.04%	176.21	7.00%	177.17	7.04%	188.55	7.00%	365.72	14.53%	201.75	7.00%	567.46	22.55%
\$850,000	- 0.65	-0.02%	198.22	7.00%	197.56	6.98%	212.09	7.00%	409.65	14.46%	226.94	7.00%	636.59	22.48%
\$950,000	- 2.26	-0.07%	220.22	7.00%	217.96	6.92%	235.63	7.00%	453.59	14.41%	252.13	7.00%	705.72	22.42%
\$1,250,000	- 7.08	-0.17%	286.22	7.00%	279.15	6.82%	306.26	7.00%	585.40	14.29%	327.70	7.00%	913.10	22.29%
\$1,750,000	- 15.10	-0.27%	396.23	7.00%	381.13	6.72%	423.97	7.00%	805.09	14.19%	453.64	7.00%	1,258.74	22.18%
\$2,500,000	- 27.15	-0.34%	561.24	7.00%	534.09	6.64%	600.53	7.00%	1,134.63	14.10%	642.57	7.00%	1,777.19	22.09%
\$3,000,000	- 35.18	-0.37%	671.25	7.00%	636.07	6.61%	718.24	7.00%	1,354.31	14.07%	768.52	7.00%	2,122.83	22.06%

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	%
\$50,000	12.07	3.00%	109.39	35.87%	12.43	3.00%	121.82	39.95%	12.80	3.00%	134.62	44.14%
\$150,000	24.44	3.00%	218.39	35.17%	25.18	3.00%	243.57	39.23%	25.93	3.00%	269.50	43.41%
\$250,000	36.82	3.00%	327.39	34.95%	37.93	3.00%	365.32	39.00%	39.06	3.00%	404.38	43.17%
\$350,000	49.20	3.00%	436.39	34.84%	50.67	3.00%	487.06	38.88%	52.19	3.00%	539.26	43.05%
\$450,000	61.57	3.00%	545.39	34.77%	63.42	3.00%	608.81	38.81%	65.32	3.00%	674.14	42.98%
\$550,000	73.95	3.00%	654.39	34.72%	76.17	3.00%	730.56	38.77%	78.45	3.00%	809.01	42.93%
\$650,000	86.33	3.00%	763.39	34.69%	88.92	3.00%	852.31	38.73%	91.58	3.00%	943.89	42.90%
\$750,000	98.70	3.00%	872.40	34.67%	101.66	3.00%	974.06	38.71%	104.71	3.00%	1,078.77	42.87%
\$850,000	111.08	3.00%	981.40	34.65%	114.41	3.00%	1,095.81	38.69%	117.84	3.00%	1,213.65	42.85%
\$950,000	123.45	3.00%	1,090.40	34.64%	127.16	3.00%	1,217.56	38.67%	130.97	3.00%	1,348.53	42.83%
\$1,250,000	160.58	3.00%	1,417.40	34.60%	165.40	3.00%	1,582.80	38.64%	170.36	3.00%	1,753.16	42.80%
\$1,750,000	222.46	3.00%	1,962.41	34.58%	229.14	3.00%	2,191.54	38.61%	236.01	3.00%	2,427.56	42.77%
\$2,500,000	315.29	3.00%	2,779.91	34.55%	324.75	3.00%	3,104.66	38.59%	334.49	3.00%	3,439.15	42.75%
\$3,000,000	377.17	3.00%	3,324.92	34.55%	388.48	3.00%	3,713.40	38.58%	400.14	3.00%	4,113.54	42.74%

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	11.66	3.00%	95.23	31.23%	12.01	3.00%	107.23	35.16%	12.37	3.00%	119.60	39.22%
\$150,000	23.21	3.00%	175.91	28.33%	23.90	3.00%	199.81	32.18%	24.62	3.00%	224.43	36.15%
\$250,000	34.76	3.00%	256.58	27.39%	35.80	3.00%	292.39	31.21%	36.88	3.00%	329.26	35.15%
\$350,000	46.31	3.00%	337.26	26.92%	47.70	3.00%	384.96	30.73%	49.13	3.00%	434.09	34.65%
\$450,000	57.86	3.00%	417.94	26.64%	59.60	3.00%	477.54	30.44%	61.38	3.00%	538.92	34.36%
\$550,000	69.41	3.00%	498.62	26.46%	71.49	3.00%	570.12	30.25%	73.64	3.00%	643.76	34.16%
\$650,000	80.96	3.00%	579.30	26.33%	83.39	3.00%	662.69	30.12%	85.89	3.00%	748.59	34.02%
\$750,000	92.52	3.00%	659.98	26.23%	95.29	3.00%	755.27	30.01%	98.15	3.00%	853.42	33.91%
\$850,000	104.07	3.00%	740.66	26.15%	107.19	3.00%	847.85	29.93%	110.40	3.00%	958.25	33.83%
\$950,000	115.62	3.00%	821.34	26.09%	119.09	3.00%	940.42	29.87%	122.66	3.00%	1,063.08	33.77%
\$1,250,000	150.27	3.00%	1,063.37	25.96%	154.78	3.00%	1,218.15	29.74%	159.42	3.00%	1,377.58	33.63%
\$1,750,000	208.03	3.00%	1,466.77	25.84%	214.27	3.00%	1,681.04	29.62%	220.70	3.00%	1,901.73	33.51%
\$2,500,000	294.66	3.00%	2,071.86	25.75%	303.50	3.00%	2,375.36	29.53%	312.61	3.00%	2,687.97	33.41%
\$3,000,000	352.42	3.00%	2,475.25	25.72%	362.99	3.00%	2,838.24	29.49%	373.88	3.00%	3,212.13	33.37%

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
\$0 to \$99,999	258.00	\$50,000	373.65	420.39	449.82	481.30	515.00	530.45	546.36	562.75
\$100,000 to \$199,999	133	\$150,000	826.94	921.17	985.65	1,054.65	1,128.47	1,162.33	1,197.20	1,233.11
\$200,000 to \$299,999	42	\$250,000	1,280.24	1,421.95	1,521.49	1,627.99	1,741.95	1,794.21	1,848.03	1,903.48
\$300,000 to \$399,999	16	\$350,000	1,733.54	1,922.73	2,057.32	2,201.33	2,355.43	2,426.09	2,498.87	2,573.84
\$400,000 to \$499,999	11	\$450,000	2,186.83	2,423.51	2,593.16	2,774.68	2,968.90	3,057.97	3,149.71	3,244.20
\$500,000 to \$599,999	6	\$550,000	2,640.13	2,924.29	3,128.99	3,348.02	3,582.38	3,689.85	3,800.55	3,914.56
\$600,000 to \$699,999	3	\$650,000	3,093.42	3,425.07	3,664.82	3,921.36	4,195.86	4,321.73	4,451.39	4,584.93
\$700,000 to \$799,999	4	\$750,000	3,546.72	3,925.85	4,200.66	4,494.71	4,809.34	4,953.62	5,102.22	5,255.29
\$800,000 to \$899,999	7	\$850,000	4,000.02	4,426.63	4,736.49	5,068.05	5,422.81	5,585.50	5,753.06	5,925.65
\$900,000 to \$999,999	1	\$950,000	4,453.31	4,927.41	5,272.33	5,641.39	6,036.29	6,217.38	6,403.90	6,596.02
\$1,000,000 to \$1,499,999	1	\$1,250,000	5,813.20	6,429.75	6,879.83	7,361.42	7,876.72	8,113.02	8,356.41	8,607.10
\$1,500,000 to \$1,999,999	0	\$1,750,000	8,079.68	8,933.65	9,559.01	10,228.14	10,944.11	11,272.43	11,610.60	11,958.92
\$2,000,000 to \$2,999,999	2	\$2,500,000	11,479.40	12,689.50	13,577.77	14,528.21	15,545.18	16,011.54	16,491.88	16,986.64
\$3,000,000 and greater	7	\$3,000,000	13,745.88	15,193.40	16,256.94	17,394.92	18,612.57	19,170.95	19,746.07	20,338.46

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	258	\$50,000	373.65	407.34	435.86	466.37	499.01	513.98	529.40	545.29
\$100,000 to \$199,999	133	\$150,000	826.94	882.03	943.77	1,009.84	1,080.53	1,112.94	1,146.33	1,180.72
\$200,000 to \$299,999	42	\$250,000	1,280.24	1,356.72	1,451.69	1,553.31	1,662.04	1,711.90	1,763.26	1,816.15
\$300,000 to \$399,999	16	\$350,000	1,733.54	1,831.40	1,959.60	2,096.78	2,243.55	2,310.86	2,380.18	2,451.59
\$400,000 to \$499,999	11	\$450,000	2,186.83	2,306.09	2,467.52	2,640.24	2,825.06	2,909.81	2,997.11	3,087.02
\$500,000 to \$599,999	6	\$550,000	2,640.13	2,780.78	2,975.43	3,183.71	3,406.57	3,508.77	3,614.03	3,722.45
\$600,000 to \$699,999	3	\$650,000	3,093.42	3,255.47	3,483.35	3,727.18	3,988.09	4,107.73	4,230.96	4,357.89
\$700,000 to \$799,999	4	\$750,000	3,546.72	3,730.15	3,991.26	4,270.65	4,569.60	4,706.69	4,847.89	4,993.32
\$800,000 to \$899,999	7	\$850,000	4,000.02	4,204.84	4,499.18	4,814.12	5,151.11	5,305.64	5,464.81	5,628.76
\$900,000 to \$999,999	1	\$950,000	4,453.31	4,679.53	5,007.09	5,357.59	5,732.62	5,904.60	6,081.74	6,264.19
\$1,000,000 to \$1,499,999	1	\$1,250,000	5,813.20	6,103.59	6,530.84	6,988.00	7,477.16	7,701.47	7,932.52	8,170.49
\$1,500,000 to \$1,999,999	0	\$1,750,000	8,079.68	8,477.02	9,070.41	9,705.34	10,384.72	10,696.26	11,017.15	11,347.66
\$2,000,000 to \$2,999,999	2	\$2,500,000	11,479.40	12,037.18	12,879.78	13,781.36	14,746.06	15,188.44	15,644.09	16,113.41
\$3,000,000 and greater	7	\$3,000,000	13,745.88	14,410.61	15,419.35	16,498.71	17,653.62	18,183.23	18,728.72	19,290.58

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	46.74	12.51%		29.43	7.00%	76.17	20.39%	31.49	7.00%	107.66	28.81%	33.69	7.00%	141.35	37.83%
\$150,000	94.23	11.39%		64.48	7.00%	158.71	19.19%	69.00	7.00%	227.70	27.54%	73.83	7.00%	301.53	36.46%
\$250,000	141.71	11.07%		99.54	7.00%	241.25	18.84%	106.50	7.00%	347.75	27.16%	113.96	7.00%	461.71	36.06%
\$350,000	189.19	10.91%		134.59	7.00%	323.79	18.68%	144.01	7.00%	467.80	26.99%	154.09	7.00%	621.89	35.87%
\$450,000	236.68	10.82%		169.65	7.00%	406.32	18.58%	181.52	7.00%	587.84	26.88%	194.23	7.00%	782.07	35.76%
\$550,000	284.16	10.76%		204.70	7.00%	488.86	18.52%	219.03	7.00%	707.89	26.81%	234.36	7.00%	942.25	35.69%
\$650,000	331.65	10.72%		239.75	7.00%	571.40	18.47%	256.54	7.00%	827.94	26.76%	274.50	7.00%	1,102.43	35.64%
\$750,000	379.13	10.69%		274.81	7.00%	653.94	18.44%	294.05	7.00%	947.99	26.73%	314.63	7.00%	1,262.62	35.60%
\$850,000	426.61	10.67%		309.86	7.00%	736.48	18.41%	331.55	7.00%	1,068.03	26.70%	354.76	7.00%	1,422.80	35.57%
\$950,000	474.10	10.65%		344.92	7.00%	819.02	18.39%	369.06	7.00%	1,188.08	26.68%	394.90	7.00%	1,582.98	35.55%
\$1,250,000	616.55	10.61%		450.08	7.00%	1,066.63	18.35%	481.59	7.00%	1,548.22	26.63%	515.30	7.00%	2,063.52	35.50%
\$1,750,000	853.97	10.57%		625.36	7.00%	1,479.33	18.31%	669.13	7.00%	2,148.46	26.59%	715.97	7.00%	2,864.43	35.45%
\$2,500,000	1,210.10	10.54%		888.27	7.00%	2,098.37	18.28%	950.44	7.00%	3,048.81	26.56%	1,016.97	7.00%	4,065.78	35.42%
\$3,000,000	1,447.52	10.53%		1,063.54	7.00%	2,511.06	18.27%	1,137.99	7.00%	3,649.04	26.55%	1,217.64	7.00%	4,866.69	35.40%

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	%
\$	33.70	9.02%	28.51	7.00%	62.21	16.65%	30.51	7.00%	92.72	24.81%	32.65	7.00%	125.37	33.55%
\$50,000	55.09	6.66%	61.74	7.00%	116.83	14.13%	66.06	7.00%	182.89	22.12%	70.69	7.00%	253.58	30.66%
\$250,000	76.48	5.97%	94.97	7.00%	171.45	13.39%	101.62	7.00%	273.07	21.33%	108.73	7.00%	381.80	29.82%
\$350,000	97.87	5.65%	128.20	7.00%	226.07	13.04%	137.17	7.00%	363.24	20.95%	146.77	7.00%	510.01	29.42%
\$450,000	119.26	5.45%	161.43	7.00%	280.69	12.84%	172.73	7.00%	453.41	20.73%	184.82	7.00%	638.23	29.19%
\$550,000	140.65	5.33%	194.65	7.00%	335.30	12.70%	208.28	7.00%	543.59	20.59%	222.86	7.00%	766.45	29.03%
\$650,000	162.04	5.24%	227.88	7.00%	389.92	12.60%	243.83	7.00%	633.76	20.49%	260.90	7.00%	894.66	28.92%
\$750,000	183.43	5.17%	261.11	7.00%	444.54	12.53%	279.39	7.00%	723.93	20.41%	298.95	7.00%	1,022.88	28.84%
\$850,000	204.82	5.12%	294.34	7.00%	499.16	12.48%	314.94	7.00%	814.10	20.35%	336.99	7.00%	1,151.09	28.78%
\$950,000	226.21	5.08%	327.57	7.00%	553.78	12.44%	350.50	7.00%	904.28	20.31%	375.03	7.00%	1,279.31	28.73%
\$1,250,000	290.39	5.00%	427.25	7.00%	717.64	12.34%	457.16	7.00%	1,174.80	20.21%	489.16	7.00%	1,663.96	28.62%
\$1,750,000	397.34	4.92%	593.39	7.00%	990.73	12.26%	634.93	7.00%	1,625.66	20.12%	679.37	7.00%	2,305.04	28.53%
\$2,500,000	557.78	4.86%	842.60	7.00%	1,400.38	12.20%	901.58	7.00%	2,301.96	20.05%	964.70	7.00%	3,266.66	28.46%
\$3,000,000	664.73	4.84%	1,008.74	7.00%	1,673.47	12.17%	1,079.35	7.00%	2,752.83	20.03%	1,154.91	7.00%	3,907.74	28.43%

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	15.45	3.00%	156.80	41.96%	15.91	3.00%	172.71	46.22%	16.39	3.00%	189.10	50.61%
\$150,000	33.85	3.00%	335.38	40.56%	34.87	3.00%	370.25	44.77%	35.92	3.00%	406.17	49.12%
\$250,000	52.26	3.00%	513.97	40.15%	53.83	3.00%	567.79	44.35%	55.44	3.00%	623.24	48.68%
\$350,000	70.66	3.00%	692.55	39.95%	72.78	3.00%	765.34	44.15%	74.97	3.00%	840.30	48.47%
\$450,000	89.07	3.00%	871.14	39.84%	91.74	3.00%	962.88	44.03%	94.49	3.00%	1,057.37	48.35%
\$550,000	107.47	3.00%	1,049.72	39.76%	110.70	3.00%	1,160.42	43.95%	114.02	3.00%	1,274.44	48.27%
\$650,000	125.88	3.00%	1,228.31	39.71%	129.65	3.00%	1,357.96	43.90%	133.54	3.00%	1,491.50	48.22%
\$750,000	144.28	3.00%	1,406.90	39.67%	148.61	3.00%	1,555.50	43.86%	153.07	3.00%	1,708.57	48.17%
\$850,000	162.68	3.00%	1,585.48	39.64%	167.56	3.00%	1,753.05	43.83%	172.59	3.00%	1,925.64	48.14%
\$950,000	181.09	3.00%	1,764.07	39.61%	186.52	3.00%	1,950.59	43.80%	192.12	3.00%	2,142.70	48.11%
\$1,250,000	236.30	3.00%	2,299.82	39.56%	243.39	3.00%	2,543.21	43.75%	250.69	3.00%	2,793.90	48.06%
\$1,750,000	328.32	3.00%	3,192.75	39.52%	338.17	3.00%	3,530.92	43.70%	348.32	3.00%	3,879.24	48.01%
\$2,500,000	466.36	3.00%	4,532.14	39.48%	480.35	3.00%	5,012.48	43.67%	494.76	3.00%	5,507.24	47.97%
\$3,000,000	558.38	3.00%	5,425.07	39.47%	575.13	3.00%	6,000.19	43.65%	592.38	3.00%	6,592.58	47.96%

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	14.97	3.00%	140.34	37.56%	15.42	3.00%	155.76	41.69%	15.88	3.00%	171.64	45.94%
\$150,000	32.42	3.00%	286.00	34.58%	33.39	3.00%	319.39	38.62%	34.39	3.00%	353.78	42.78%
\$250,000	49.86	3.00%	431.66	33.72%	51.36	3.00%	483.02	37.73%	52.90	3.00%	535.91	41.86%
\$350,000	67.31	3.00%	577.32	33.30%	69.33	3.00%	646.65	37.30%	71.41	3.00%	718.05	41.42%
\$450,000	84.75	3.00%	722.98	33.06%	87.29	3.00%	810.28	37.05%	89.91	3.00%	900.19	41.16%
\$550,000	102.20	3.00%	868.64	32.90%	105.26	3.00%	973.91	36.89%	108.42	3.00%	1,082.33	41.00%
\$650,000	119.64	3.00%	1,014.30	32.79%	123.23	3.00%	1,137.54	36.77%	126.93	3.00%	1,264.46	40.88%
\$750,000	137.09	3.00%	1,159.97	32.71%	141.20	3.00%	1,301.17	36.69%	145.44	3.00%	1,446.60	40.79%
\$850,000	154.53	3.00%	1,305.63	32.64%	159.17	3.00%	1,464.80	36.62%	163.94	3.00%	1,628.74	40.72%
\$950,000	171.98	3.00%	1,451.29	32.59%	177.14	3.00%	1,628.43	36.57%	182.45	3.00%	1,810.88	40.66%
\$1,250,000	224.31	3.00%	1,888.27	32.48%	231.04	3.00%	2,119.32	36.46%	237.98	3.00%	2,357.29	40.55%
\$1,750,000	311.54	3.00%	2,616.58	32.38%	320.89	3.00%	2,937.47	36.36%	330.51	3.00%	3,267.98	40.45%
\$2,500,000	442.38	3.00%	3,709.04	32.31%	455.65	3.00%	4,164.69	36.28%	469.32	3.00%	4,634.01	40.37%
\$3,000,000	529.61	3.00%	4,437.35	32.28%	545.50	3.00%	4,982.84	36.25%	561.86	3.00%	5,544.70	40.34%

Ordinary Farmland Rates - with proposed special variation

				Ordinary Farmland 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	53.00	\$50,000	339.35	364.64	390.16	417.47	446.70	460.10	473.90	488.12
\$100,000 to \$199,999	75	\$150,000	642.05	693.92	742.49	794.46	850.08	875.58	901.85	928.90
\$200,000 to \$299,999	95	\$250,000	944.75	1,023.19	1,094.82	1,171.45	1,253.45	1,291.06	1,329.79	1,369.68
\$300,000 to \$399,999	96	\$350,000	1,247.44	1,352.47	1,447.14	1,548.44	1,656.83	1,706.54	1,757.73	1,810.47
\$400,000 to \$499,999	79	\$450,000	1,550.14	1,681.75	1,799.47	1,925.43	2,060.21	2,122.02	2,185.68	2,251.25
\$500,000 to \$599,999	51	\$550,000	1,852.84	2,011.02	2,151.80	2,302.42	2,463.59	2,537.50	2,613.62	2,692.03
\$600,000 to \$699,999	41	\$650,000	2,155.54	2,340.30	2,504.12	2,679.41	2,866.97	2,952.98	3,041.57	3,132.81
\$700,000 to \$799,999	41	\$750,000	2,458.24	2,669.58	2,856.45	3,056.40	3,270.35	3,368.46	3,469.51	3,573.60
\$800,000 to \$899,999	22	\$850,000	2,760.93	2,998.85	3,208.77	3,433.39	3,673.73	3,783.94	3,897.46	4,014.38
\$900,000 to \$999,999	25	\$950,000	3,063.63	3,328.13	3,561.10	3,810.38	4,077.10	4,199.42	4,325.40	4,455.16
\$1,000,000 to \$1,499,999	47	\$1,250,000	3,971.73	4,315.96	4,618.08	4,941.35	5,287.24	5,445.86	5,609.23	5,777.51
\$1,500,000 to \$1,999,999	19	\$1,750,000	5,485.22	5,962.35	6,379.71	6,826.29	7,304.13	7,523.26	7,748.95	7,981.42
\$2,000,000 to \$2,999,999	20	\$2,500,000	7,755.45	8,431.93	9,022.16	9,653.71	10,329.47	10,639.35	10,958.54	11,287.29
\$3,000,000 and greater	7	\$3,000,000	9,268.94	10,078.31	10,783.79	11,538.66	12,346.36	12,716.75	13,098.26	13,491.20

Ordinary Farmland Rates - without proposed special variation

				Ordinary Farmland 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	53.00	\$50,000	339.35	356.69	381.66	408.37	436.96	450.07	463.57	477.48
\$100,000 to \$199,999	75.00	\$150,000	642.05	670.07	716.97	767.16	820.86	845.49	870.86	896.98
\$200,000 to \$299,999	95.00	\$250,000	944.75	983.45	1,052.29	1,125.95	1,204.77	1,240.91	1,278.14	1,316.48
\$300,000 to \$399,999	96.00	\$350,000	1,247.44	1,296.83	1,387.61	1,484.74	1,588.67	1,636.33	1,685.42	1,735.99
\$400,000 to \$499,999	79.00	\$450,000	1,550.14	1,610.21	1,722.92	1,843.53	1,972.58	2,031.75	2,092.71	2,155.49
\$500,000 to \$599,999	51.00	\$550,000	1,852.84	1,923.59	2,058.24	2,202.32	2,356.48	2,427.17	2,499.99	2,574.99
\$600,000 to \$699,999	41.00	\$650,000	2,155.54	2,236.97	2,393.56	2,561.11	2,740.38	2,822.60	2,907.27	2,994.49
\$700,000 to \$799,999	41.00	\$750,000	2,458.24	2,550.35	2,728.87	2,919.90	3,124.29	3,218.02	3,314.56	3,413.99
\$800,000 to \$899,999	22.00	\$850,000	2,760.93	2,863.73	3,064.19	3,278.68	3,508.19	3,613.44	3,721.84	3,833.50
\$900,000 to \$999,999	25.00	\$950,000	3,063.63	3,177.11	3,399.51	3,637.47	3,892.10	4,008.86	4,129.13	4,253.00
\$1,000,000 to \$1,499,999	47.00	\$1,250,000	3,971.73	4,117.25	4,405.46	4,713.84	5,043.81	5,195.12	5,350.98	5,511.51
\$1,500,000 to \$1,999,999	19.00	\$1,750,000	5,485.22	5,684.15	6,082.04	6,507.78	6,963.33	7,172.23	7,387.39	7,609.02
\$2,000,000 to \$2,999,999	20.00	\$2,500,000	7,755.45	8,034.50	8,596.92	9,198.70	9,842.61	10,137.89	10,442.02	10,755.28
\$3,000,000 and greater	7.00	\$3,000,000	9,268.94	9,601.40	10,273.50	10,992.64	11,762.13	12,114.99	12,478.44	12,852.79

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	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$												
\$50,000	25.29	7.45%	25.52	7.00%	50.81	14.97%	27.31	7.00%	78.13	23.02%	29.22	7.00%
\$150,000	51.87	8.08%	48.57	7.00%	100.44	15.64%	51.97	7.00%	152.42	23.74%	55.61	7.00%
\$250,000	78.45	8.30%	71.62	7.00%	150.07	15.88%	76.64	7.00%	226.71	24.00%	82.00	7.00%
\$350,000	105.03	8.42%	94.67	7.00%	199.70	16.01%	101.30	7.00%	301.00	24.13%	108.39	7.00%
\$450,000	131.61	8.49%	117.72	7.00%	249.33	16.08%	125.96	7.00%	375.29	24.21%	134.78	7.00%
\$550,000	158.18	8.54%	140.77	7.00%	298.96	16.14%	150.63	7.00%	449.58	24.26%	161.17	7.00%
\$650,000	184.76	8.57%	163.82	7.00%	348.58	16.17%	175.29	7.00%	523.87	24.30%	187.56	7.00%
\$750,000	211.34	8.60%	186.87	7.00%	398.21	16.20%	199.95	7.00%	598.16	24.33%	213.95	7.00%
\$850,000	237.92	8.62%	209.92	7.00%	447.84	16.22%	224.61	7.00%	672.46	24.36%	240.34	7.00%
\$950,000	264.50	8.63%	232.97	7.00%	497.47	16.24%	249.28	7.00%	746.75	24.37%	266.73	7.00%
\$1,250,000	344.24	8.67%	302.12	7.00%	646.35	16.27%	323.27	7.00%	969.62	24.41%	345.89	7.00%
\$1,750,000	477.13	8.70%	417.36	7.00%	894.50	16.31%	446.58	7.00%	1,341.08	24.45%	477.84	7.00%
\$2,500,000	676.47	8.72%	590.23	7.00%	1,266.71	16.33%	631.55	7.00%	1,898.26	24.48%	675.76	7.00%
\$3,000,000	809.37	8.73%	705.48	7.00%	1,514.85	16.34%	754.87	7.00%	2,269.72	24.49%	807.71	7.00%

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	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$												
\$50,000	17.34	5.11%	24.97	7.00%	42.31	12.47%	26.72	7.00%	69.03	20.34%	28.59	7.00%
\$150,000	28.02	4.36%	46.90	7.00%	74.93	11.67%	50.19	7.00%	125.12	19.49%	53.70	7.00%
\$250,000	38.71	4.10%	68.84	7.00%	107.55	11.38%	73.66	7.00%	181.21	19.18%	78.82	7.00%
\$350,000	49.39	3.96%	90.78	7.00%	140.17	11.24%	97.13	7.00%	237.30	19.02%	103.93	7.00%
\$450,000	60.07	3.88%	112.71	7.00%	172.78	11.15%	120.60	7.00%	293.39	18.93%	129.05	7.00%
\$550,000	70.75	3.82%	134.65	7.00%	205.40	11.09%	144.08	7.00%	349.48	18.86%	154.16	7.00%
\$650,000	81.43	3.78%	156.59	7.00%	238.02	11.04%	167.55	7.00%	405.57	18.82%	179.28	7.00%
\$750,000	92.11	3.75%	178.52	7.00%	270.64	11.01%	191.02	7.00%	461.66	18.78%	204.39	7.00%
\$850,000	102.80	3.72%	200.46	7.00%	303.26	10.98%	214.49	7.00%	517.75	18.75%	229.51	7.00%
\$950,000	113.48	3.70%	222.40	7.00%	335.88	10.96%	237.97	7.00%	573.84	18.73%	254.62	7.00%
\$1,250,000	145.53	3.66%	288.21	7.00%	433.73	10.92%	308.38	7.00%	742.11	18.68%	329.97	7.00%
\$1,750,000	198.93	3.63%	397.89	7.00%	596.83	10.88%	425.74	7.00%	1,022.57	18.64%	455.54	7.00%
\$2,500,000	279.05	3.60%	562.42	7.00%	841.47	10.85%	601.78	7.00%	1,443.25	18.61%	643.91	7.00%
\$3,000,000	332.46	3.59%	672.10	7.00%	1,004.56	10.84%	719.14	7.00%	1,723.70	18.60%	769.49	7.00%

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	13.40	3.00%	120.75	35.58%	13.80	3.00%	134.55	39.65%	14.22	3.00%	148.77	43.84%
\$150,000	25.50	3.00%	233.53	36.37%	26.27	3.00%	259.80	40.46%	27.06	3.00%	286.85	44.68%
\$250,000	37.60	3.00%	346.31	36.66%	38.73	3.00%	385.05	40.76%	39.89	3.00%	424.94	44.98%
\$350,000	49.70	3.00%	459.10	36.80%	51.20	3.00%	510.29	40.91%	52.73	3.00%	563.02	45.13%
\$450,000	61.81	3.00%	571.88	36.89%	63.66	3.00%	635.54	41.00%	65.57	3.00%	701.11	45.23%
\$550,000	73.91	3.00%	684.66	36.95%	76.12	3.00%	760.78	41.06%	78.41	3.00%	839.19	45.29%
\$650,000	86.01	3.00%	797.44	36.99%	88.59	3.00%	886.03	41.10%	91.25	3.00%	977.28	45.34%
\$750,000	98.11	3.00%	910.22	37.03%	101.05	3.00%	1,011.28	41.14%	104.09	3.00%	1,115.36	45.37%
\$850,000	110.21	3.00%	1,023.00	37.05%	113.52	3.00%	1,136.52	41.16%	116.92	3.00%	1,253.45	45.40%
\$950,000	122.31	3.00%	1,135.79	37.07%	125.98	3.00%	1,261.77	41.19%	129.76	3.00%	1,391.53	45.42%
\$1,250,000	158.62	3.00%	1,474.13	37.12%	163.38	3.00%	1,637.51	41.23%	168.28	3.00%	1,805.78	45.47%
\$1,750,000	219.12	3.00%	2,038.04	37.16%	225.70	3.00%	2,263.74	41.27%	232.47	3.00%	2,496.21	45.51%
\$2,500,000	309.88	3.00%	2,883.90	37.19%	319.18	3.00%	3,203.09	41.30%	328.76	3.00%	3,531.84	45.54%
\$3,000,000	370.39	3.00%	3,447.81	37.20%	381.50	3.00%	3,829.32	41.31%	392.95	3.00%	4,222.26	45.55%

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	13.11	3.00%	110.72	32.63%	13.50	3.00%	124.22	36.61%	13.91	3.00%	138.13	40.70%
\$150,000	24.63	3.00%	203.44	31.69%	25.36	3.00%	228.81	35.64%	26.13	3.00%	254.93	39.71%
\$250,000	36.14	3.00%	296.17	31.35%	37.23	3.00%	333.39	35.29%	38.34	3.00%	371.74	39.35%
\$350,000	47.66	3.00%	388.89	31.17%	49.09	3.00%	437.98	35.11%	50.56	3.00%	488.54	39.16%
\$450,000	59.18	3.00%	481.61	31.07%	60.95	3.00%	542.57	35.00%	62.78	3.00%	605.35	39.05%
\$550,000	70.69	3.00%	574.34	31.00%	72.82	3.00%	647.15	34.93%	75.00	3.00%	722.15	38.98%
\$650,000	82.21	3.00%	667.06	30.95%	84.68	3.00%	751.74	34.87%	87.22	3.00%	838.96	38.92%
\$750,000	93.73	3.00%	759.78	30.91%	96.54	3.00%	856.32	34.83%	99.44	3.00%	955.76	38.88%
\$850,000	105.25	3.00%	852.51	30.88%	108.40	3.00%	960.91	34.80%	111.66	3.00%	1,072.56	38.85%
\$950,000	116.76	3.00%	945.23	30.85%	120.27	3.00%	1,065.49	34.78%	123.87	3.00%	1,189.37	38.82%
\$1,250,000	151.31	3.00%	1,223.40	30.80%	155.85	3.00%	1,379.25	34.73%	160.53	3.00%	1,539.78	38.77%
\$1,750,000	208.90	3.00%	1,687.01	30.76%	215.17	3.00%	1,902.18	34.68%	221.62	3.00%	2,123.80	38.72%
\$2,500,000	295.28	3.00%	2,382.44	30.72%	304.14	3.00%	2,686.57	34.64%	313.26	3.00%	2,999.83	38.68%
\$3,000,000	352.86	3.00%	2,846.05	30.71%	363.45	3.00%	3,209.50	34.63%	374.35	3.00%	3,583.85	38.67%

WORKSHEET 6

PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE

This sheet shows how the council proposes to use the additional income from the special variation.
Enter the change in operating balance (excluding capital items) and proposed spending over 10 years under each of the headings as relevant.
Add or delete rows if necessary.
For additional SRV income in years beyond the period of the special variation, use the same level of
income as in the final year of the variation.

	Proposed Additional Special Variation Income and Expenditure										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10 years
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	
INCOME											
SRV income above the rate peg	208,646	404,907	620,356	856,499	882,194	908,660	935,919	963,997.00	992,917.00	1,022,704.00	7,796,799.32
OPERATING BALANCE											
Change in Operating Balance	208,646	404,907	620,356	856,499	882,194	908,660	935,919	963,997.00	992,917.00	1,022,704.00	7,796,799
OPERATING EXPENSES											
Change in Operating Expenses											0
(includes loan interest costs)											0
											0
											0
											0
											0
											0
CAPITAL EXPENDITURE											
											0
											0
											0
											0
OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves											
											0
											0
											0
											0
											0
											0
											0
Total use of special variation income	0	0	0	0	0	0	0	0	0	0	0
Difference between additional SRV income and its uses	0	0	620,356	856,499	882,194	908,660	935,919	963,997	992,917	1,022,704	7,796,799