

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.

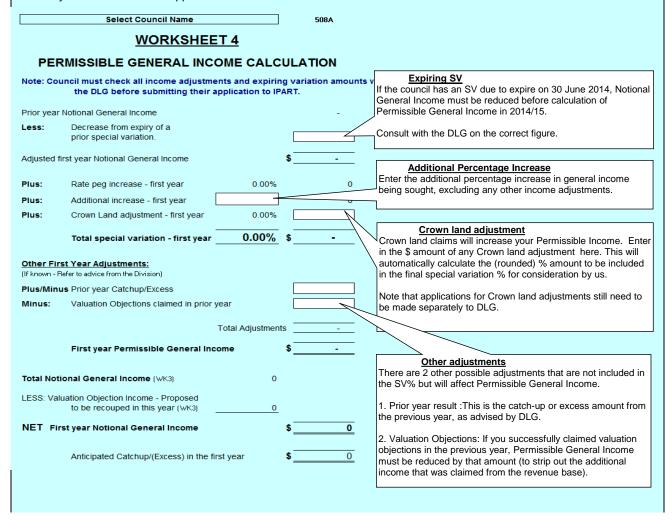
Worksheet 3 - Notional General Income 2014/15

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.



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:

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

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

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

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

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

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

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

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

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

Nick Singer 02 9290 8459

nick_singer@ipart.nsw.gov.au

Tony Camenzuli 02 9113 7706

tony_camenzuli@ipart.nsw.gov.au

Issue Date: 09/13



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A

WORKSHEET 1

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Council Name:	Gilgandra Shire Council
Contact Details:	
Name:	Jaimee Timmins
Position:	Rates Finance Officer
Telephone:	268178800
Email:	itimmins@gilgandra.nsw.gov.au

Expiring special variations (SVs)

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

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

	3 years
No	

Requested annual percentage increases

Any special variation % increase for a given year approved by IPART is the total increase permitted in

a council's general income, before adjustments are made for catch ups/excesses and valuation objections.

Note: Approved SV% increases do not change if the actual rate peg turns out to be different from that assumed for a particular year.

	Annual %		Cumulative % increase				
	SV (inc. rate	Rate peg	SV (inc.	Rate peg	Above the		
	peg)	only	rate peg)	only	rate peg		
Y 1 2014/15	9.30%	2.30%	9.30%	2.30%	7.00%		
Y 2 2015/16	10.00%	3.00%	20.23%	5.37%	14.86%		
Y 3 2016/17	10.00%	3.00%	32.25%	8.53%	23.72%		
Y 4 2017/18							
Y 5 2018/19							
Y 6 2019/20							
Y 7 2020/21							

Increase in Permissable General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	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							3,602,224		3,602,224	3,602,224
Y 1 2014/15	3,602,224		3,602,224	9.30%	3,937,231	- 5,097	3,932,134	9.16	3,679,979	3,679,979
Y 2 2015/16	3,932,134		3,932,134	10.00%	4,325,348		4,325,348	10.00	3,790,378	3,790,378
Y 3 2016/17	4,325,348		4,325,348	10.00%	4,757,882		4,757,882	10.00	3,904,089	3,904,089
Y 4 2017/18										
Y 5 2018/19										
Y 6 2019/20										
Y 7 2020/21										
			Total rise in PGI - in \$ terms		1,155,658					
						- in % terms	32.08%			

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
Υ 0	2013/14					
Y 1	2014/15	3,932,134	3,679,979	252,156	3,679,979	252,156
Y 2	2015/16	8,257,482	7,470,356	787,125	7,470,356	787,125
Y 3	2016/17	13,015,364	11,374,446	1,640,919	11,374,446	1,640,919
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					
						14.43%

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	812.00	0.713506			397.00	34.00	386,100,850	1,055,900	2,760,817
	Residential Gilgandra	1,023.00	1.98059			455.00	848.00	6,184,140	385,840	500,681
	Residential Other	297.00	1.221614			408.00	155.00	9,794,862	1,548,262	163,982
Business	Business Gilgandra	154.00	2.97002			457.00	58.00	4,228,070	539,070	136,070
Business	Business Other	55.00	1.691969			406.00	41.00	1,756,680	336,480	40,675
Total Asse	essments:	2,341.00			Total Rate	eable Land	Value:	408,064,602	Sub-Total:	3,602,224

Gilgandra Shire Council Calculation of Notional General Income - Special Rates

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

Gilgandra	Shire C	ouncil

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:

3,602,224

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

WORKSHEET 3

Calculation of Notional General Income - 2014/15

This worksheet must contain the rating structure proposed for the first year of the special variation application.

Note: A rating structure that does not comply with the legislation may not be approved. It is Council's responsibility to check its rating structure with DLG before submission to IPART.

<u>Calculation of Notional General Income - Ordinary Rates</u>

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		811.00	0.779762			434.00			1,055,900	3,014,976
Residential	Residential Gilgandra	1,023.00	2.124785			497.00	858.00	17,541,560	11,912,360	546,034
Residential	Residential Other	291.00	1.366224			446.00	148.00	9,789,162	1,509,562	179,126
	Business Gilgandra	165.00	3.226232			500.00	72.00	4,066,870	573,270	148,712
Business	Business Other	55.00	1.828322			444.00	43.00	1,756,680	384,680	44,177
Total Asse	essments:	2,345.00			Total Ratea	ble Land Va	alue:	418,971,122	Sub-Total:	3,933,024

		Counci	

Calculation of Notional General Income - Special Rates

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

Gilgandra 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
Rates concession	1.00	-430.00	(430)
fg			
fg			
<u>fg</u>			
fg			
<u>fg</u>			
<u>fg</u>			
df			
		Sub-Total:	-430

Total Notional General Income 3,932,594

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

NET Notional General Income 3,932,594

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.

Gilgandra Shire Council

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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 3,602,224 Less: Decrease from expiry of a prior special variation. 3,602,224 Adjusted first year Notional General Income Plus: Rate peg increase - first year 2.30% 82,851 Plus: Additional increase - first year 7.00% 252,156 Crown Land adjustment - first year Plus: 0.00% 9.30% 335,007 Total special variation - first year Other First Year Adjustments: (If known - Refer to advice from the DLG) Plus/Minus: Prior year Catchup/Excess (5,097)Minus: Valuation Objections claimed in prior year **Total Adjustments** (5,097)

First year Permissible General Income

\$ 3,932,134

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.

			Or	dinary an	nd Specia	I Rates -	with spec	ial variat	tion												Cur	nulative	Increase	S											
Category	Sub-category or Special Rate name	Current Minimum Rates	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Minimum Rates Year 7	Incre Ye				n Increase ear 2	s			Increases ar 3	s			n Increase ear 4	s			Increases ar 5	s	M		n Increases ear 6	ś	N	/linimum Yea	n Increases ear 7	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Farmland		397.00	434.00	477.00	525.00					37.00	9.32%	43.00	9.91%	80.00	20.15%	48.00	10.06%	128.00	32.24%															i	
Residential	Residential Gilgandra	455.00	497.00	547.00	602.00					42.00	9.23%	50.00	10.06%	92.00	20.22%	55.00	10.05%	147.00	32.31%															1 1	
Residential	Residential Other	408.00	446.00	491.00	540.00					38.00	9.31%	45.00	10.09%	83.00	20.34%	49.00	9.98%	132.00	32.35%															1 1	
Business	Business Gilgandra	457.00	500.00	550.00	605.00					43.00	9.41%	50.00	10.00%	93.00	20.35%	55.00	10.00%	148.00	32.39%																
Business	Business Other	406.00	444.00	488.00	537.00					38.00	9.36%	44.00	9.91%	82.00	20.20%	49.00	10.04%	131.00	32.27%																
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Average Ordinary and Special Rates - with proposed special variation

			Oı	dinary ar	nd Specia	I Rates -	with spec	ial variat	tion												Cu	mulative I	ncrease	s											
Category	Sub-category or Special Rate name	Average		Rates	Average Rates Year 3	Rates	Rates	Average Rates Year 6	Average Rates Year 7	Incre	rage eases ar 1			Increases ear 2				Increases ar 3	•			e Increases ear 4		,		Increases ar 5		,	-	Increases ar 6		,		Increases ear 7	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Farmland		3,400.02	3,717.07	4,088.33	4,497.18					317.05	9.32%	371.26	9.99%	688.31	20.24%	408.85	10.00%	1,097.16	32.27%																
Residential	Residential Gilgandra	489.42	533.75	587.00	645.95					44.33	9.06%	53.25	9.98%	97.58	19.94%	58.95	10.04%	156.53	31.98%																
Residential	Residential Other	552.12	615.55	677.31	744.99					63.43	11.49%	61.76	10.03%	125.19	22.67%	67.68	9.99%	192.87	34.93%																
Business	Business Gilgandra	883.57	901.28	991.41	1,090.55					17.71	2.00%	90.13	10.00%	107.84	12.21%	99.14	10.00%	206.98	23.43%																
Business	Business Other	739.54	803.21	883.99	972.54					63.67	8.61%	80.78	10.06%	144.45	19.53%	88.55	10.02%	233.00	31.51%																
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

								ecial vari													Cu	mulative	Increase	S											
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Rates		Rates	Rates		Average Rates Year 7	Ave Incre Yea	ases			Increases ear 2	1			Increases ar 3	3			e Increases ear 4	3			Increases ar 5				Increases ar 6		,		Increases ear 7	
	•						2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	%	Annual	%	Cumulative	%
Farmland		3,400.02	3,478.50	3,582.85	3,690.35					78.48	2.31%	104.35	3.00%	182.83	5.38%	107.50	3.00%	290.33	8.54%																
Residential	Residential Gilgandra	489.42	499.29	514.31	529.88					9.87	2.02%	15.02	3.01%	24.89	5.09%	15.57	3.03%	40.46	8.27%																
Residential	Residential Other	552.12	576.18	593.72						24.06	4.36%	17.54	3.04%	41.60	7.53%	17.86	3.01%	59.46	10.77%																
Business	Business Gilgandra	883.57	844.14	869.66	895.55					- 39.43	-4.46%	25.52	3.02%	- 13.91	-1.57%	25.89	2.98%	11.98	1.36%																
Business	Business Other	739.54	756.30	779.41	795.37					16.76	2.27%	23.11	3.06%	39.87	5.39%	15.96	2.05%	55.83	7.55%																

Domestic Waste Management Services - Annual Charge (Enter the current annual charge and the proposed annual charge for each year of the application.)

			Dome	stic Was	ste Manag	ement Se	ervices													Cun	nulative	Increase	s											-
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3		Charge	Annual Charge Year 6	Annual Charge Year 7	Annual Ir Yea			Annual I Ye	ncreases ar 2			Annual II					Increases ar 4				ncreases ar 5			Annual I Yea	ncreases ar 6			Annual I Ye	Increases ar 7	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Domestic Waste Residence	342.00	354.00	366.00	378.00	0				12.00	3.51%	12.00	3.39%	24.00	7.02%	12.00	3.28%	36.00	10.53%																
Domestic Waste No Residence	47.00	49.00	50.00	52.00	0				2.00	4.26%	1.00	2.04%	3.00	6.38%	2.00	4.00%	5.00	10.64%																
Domestic Waste 2 Flats	429.00	444.00							15.00	3.50%	15.00	3.38%	30.00	6.99%	15.00	3.27%	45.00	10.49%																
Domesitc Waste 3 Flats	628.00	649.00	671.00						21.00	3.34%	22.00	3.39%	43.00	6.85%	23.00	3.43%	66.00	10.51%																
Domestic Waste 4 Flats	818.00	846.00	875.00	904.00					28.00	3.42%	29.00	3.43%	57.00	6.97%	29.00	3.31%	86.00	10.51%																
Domestic Waste 5 Flats	1,030.00		1,101.00						35.00	3.40%	36.00	3.38%	71.00	6.89%	38.00	3.45%	109.00	10.58%																
Domestic Waste 8 Flats			1,742.00						55.00	3.38%	58.00	3.44%	113.00	6.94%	59.00	3.39%	172.00	10.56%																
Domestic Waste 10 Flats			2,158.00						69.00	3.42%	71.00	3.40%	140.00	6.94%	73.00	3.38%	213.00	10.56%																
Commercial Waste Non Business	48.00	50.00	51.00	53.00	0				2.00	4.17%	1.00	2.00%	3.00	6.25%	2.00	3.92%	5.00	10.42%																
Commercial Waste CBD	536.00	554.00	573.00	593.00					18.00	3.36%	19.00	3.43%	37.00	6.90%	20.00	3.49%	57.00	10.63%																
Commercial Waste Other	445.00	460.00	476.00	492.00	0				15.00	3.37%	16.00	3.48%	31.00	6.97%	16.00	3.36%	47.00	10.56%																
Non Rateable 1 Service	369.00	382.00	395.00	408.00	0				13.00	3.52%	13.00	3.40%	26.00	7.05%	13.00	3.29%	39.00	10.57%																
Non Rateable 2 to 5 Services	1,097.00	1,134.00	1,173.00	1,213.00	0				37.00	3.37%	39.00	3.44%	76.00	6.93%	40.00	3.41%	116.00	10.57%																
Non Rateable 6 to 10 Services	2,145.00	2,218.00	2,293.00	2,371.00	0				73.00	3.40%	75.00	3.38%	148.00	6.90%	78.00	3.40%	226.00	10.54%																
Non Rateable over 10 Services	14,061.00	14,539.00	15,033.00	15,545.00	0				478.00	3.40%	494.00	3.40%	972.00	6.91%	512.00	3.41%	1,484.00	10.55%																
Rural Waste Charge	55.00	57.00	59.00	61.00	0				2.00	3.64%	2.00	3.51%	4.00	7.27%	2.00	3.39%	6.00	10.91%																
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Water Supply Services - Annual Charge

	ĺ		Water	Supply	Services -	. Annual	Charge													Cu	mulative	Increase											_	$\overline{}$
Description	Rates	Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Year 7	Te	ır 1			Increases ar 2			Annual I Ye	ncreases ar 3			Annual	Increases ear 4				Increases ear 5				Increases ar 6				Increases ear 7	
						2018/19	2019/20	2020/21			Annual		Cumulative	%	Annual	%	Cumulative		Annual	%	Cumulativ	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Water Access Charges - 20mm			225.00							2.83%		3.21%		6.13%	7.00	3.11%	20.00	9.43%											<u> </u>				i	
Water Access Charges - 25mm	332.00								10.00								31.00	9.34%											<u> </u>				i	
Water Access Charges - 32mm			578.00							2.94%		3.03%					51.00	9.36%											<u> </u>				i	
Water Access Charges - 40mm			905.00						26.00	3.05%	26.00	2.96%	52.00	6.10%	27.00	2.98%	79.00	9.26%											<u> </u>				i	
Water Access Charges - 50mm			1,414.00									2.99%				3.04%	124.00	9.30%													ldot	لــــــا		
Water Access Charges - 80mm			3,623.00						102.00				208.00	6.09%	109.00	3.01%	317.00	9.28%											<u> </u>				i	
Water Access Charges - 100mm			5,661.00						160.00			3.00%		6.09%	170.00	3.00%	495.00	9.28%											<u> </u>				i	
Tooraweenah Water Access	110.00	113.00	117.00	120.00	0				3.00	2.73%	4.00	3.54%	7.00	6.36%	3.00	2.56%	10.00	9.09%											<u> </u>				i	
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Sewerage Services - Annual Charges

				erage Se	ervices - A	Annual Cl	narge													Cui	mulative	Increase	·S											
Description	Average Rates	Charge Year 1	Charge Year 2	Charge Year 3	Annual Charge Year 4	Charge Year 5	Charge Year 6	Charge Year 7	Annual li Yea	ır 1		Ye	ncreases ar 2			Annual I Ye	ncreases ar 3				Increases ear 4				ncreases ar 5			Annual I Yea	ncreases ar 6			Annual I Ye	Increases ear 7	
						2018/19	2019/20	2020/21				%	Cumulative		Annual	%	Cumulative		Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Trade Waste Inspection Charge	79.00									10.13%		10.34%		21.52%	9.00	9.38%	26.00	32.91%																
Residential Usage Charge	276.00									10.14%	30.00	9.87%		21.01%	33.00	9.88%	91.00	32.97%															i	
Access Charge - 20mm	239.00	253.00	269.00	285.00	0				14.00	5.86%	16.00	6.32%	30.00	12.55%	16.00	5.95%	46.00	19.25%																
Access Charge - 25mm	371.00		417.00						22.00	5.93%	24.00	6.11%	46.00	12.40%	25.00	6.00%	71.00	19.14%																
Access Charge - 32mm	606.00			722.00					36.00	5.94%	39.00	6.07%	75.00	12.38%	41.00	6.02%	116.00	19.14%															i I	
Access Charge - 40mm	944.00	1,001.00	1,061.00	1,124.00	0				57.00	6.04%	60.00	5.99%	117.00	12.39%	63.00	5.94%	180.00	19.07%																
Access Charge - 50mm	1,476.00	1,565.00	1,658.00	1,758.00	0				89.00	6.03%	93.00	5.94%	182.00	12.33%	100.00	6.03%	282.00	19.11%																
Access Charge - 80mm	3,742.00	3,967.00	4,205.00	4,457.00	0				225.00	6.01%	238.00	6.00%	463.00	12.37%	252.00	5.99%	715.00	19.11%																
Access Charge - 100mm	5,846.00	6,197.00	6,569.00	6,963.00	0				351.00	6.00%	372.00	6.00%	723.00	12.37%	394.00	6.00%	1,117.00	19.11%																
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Other Annual Charges

				Other	r Annual (Charge														Cu	mulative	Increase	es											
Description	Average Rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Yea	ır 1			Increases ear 2			Annual I Ye	ncreases ar 3				Increases ear 4				Increases ar 5				ncreases ar 6				Increases ar 7	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	%
Stormwater Residential	25.00	25.00	25.00	25.00)				-	0.00%		0.00%	-	0.00%		0.00%		0.00%																
Stormwater Business	25.00	25.00	25.00	25.00)				-	0.00%		0.00%	-	0.00%	-	0.00%	-	0.00%																

Gil	aand	Ira S	hire	Cam	ncil

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

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

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also

include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation

- both with and without the variation.

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

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

Ordinary Residential Rates - with proposed special variation

						Ord	inary Res	idential R	ates	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	1,304	\$50,000	990.30	1,062.39	1,165.13	1,281.64				
\$100,000 to \$199,999	10	\$150,000	2,970.89	3,187.17	3,495.39	3,844.93				
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$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

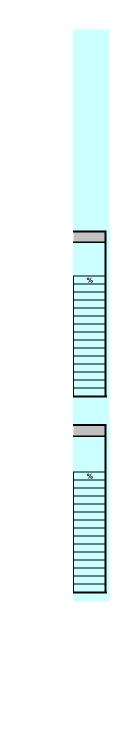
						Ord	inary Res	idential R	ates	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	1,304	\$50,000	990.30	993.07	1,022.86	1,050.05				
\$100,000 to \$199,999	10	\$150,000	2,970.89	2,979.21	3,068.59	3,150.15				
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000			,	ĺ				
\$2,000,000 to \$2,999,999		\$2,500,000			ĺ	ĺ				
\$3,000,000 and greater		\$3,000,000								

Ordinary Residential Rates - with proposed special variation

						Cı	ımulative	Increase	s				
Land value (for calculation of rates)	Incre: Yea		Increases Year 2						eases ar 3				eases ear 4
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative
\$50,000	72.09	7.28%	102.74				116.51	10.00%	291.34	29.42%			
\$150,000	216.28	7.28%	308.22	9.67%	524.50	17.65%	349.54	10.00%	874.04	29.42%			
\$250,000													
\$350,000													
\$450,000													
\$550,000													
\$650,000													
\$750,000													
\$850,000													
\$950,000													
\$1,250,000													
\$1,750,000													
\$2,500,000													
\$3,000,000													

Ordinary Residential Rates - without proposed special variation

						Cı	ımulative	Increase	es				
Land value (for calculation of rates)	Incre Yea				eases ar 2				eases ar 3				eases ear 4
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative
\$50,000	2.77	0.28%	29.79				27.19	2.66%	59.75	6.03%			
\$150,000	8.32	0.28%	89.38	3.00%	97.70	3.29%	81.56	2.66%	179.26	6.03%			
\$250,000				3.00% 37.70 3.23%									
\$350,000													
\$450,000													
\$550,000													
\$650,000													
\$750,000													
\$850,000													
\$950,000													
\$1,250,000													
\$1,750,000													
\$2,500,000													
\$3,000,000													



Ordinary Residential Rates - with proposed special variation

				(Cumulativ	ve Increa	ses					
Land value (for calculation of rates)			reases ear 5			Inc	reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Residential Rates - without proposed special variation

				(Cumulativ	ve Increa	ses		_			
Land value (for calculation of rates)			reases ear 5				reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Business Rates - with proposed special variation

						Or	dinary Bu	siness Ra	ites	
	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	216.00	\$50,000	1,485.01	1,613.11	1,774.42	1,951.87				
\$100,000 to \$199,999	4	\$150,000	4,455.03	4,839.34	5,323.28	5,855.61				
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$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				ĺ				

Ordinary Business Rates - without proposed special variation

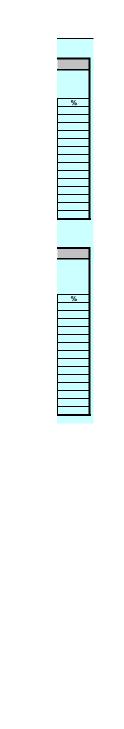
						Ore	dinary Bu	siness Ra	ites	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	216	\$50,000	1,485.01	1,511.16	1,556.99	1,603.70				
\$100,000 to \$199,999	4	\$150,000	4,455.03	4,533.49	4,670.99	4,811.12				
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000				ĺ				ĺ
\$1,500,000 to \$1,999,999		\$1,750,000				ĺ				ĺ
\$2,000,000 to \$2,999,999		\$2,500,000				,				ĺ
\$3,000,000 and greater		\$3,000,000				,				ĺ

Ordinary Business Rates - with proposed special variation

						Cı	ımulative	Increase	es				
Land value (for calculation of rates)	Incre Yea				eases ar 2				eases ar 3				reases ear 4
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative
\$50,000	128.10	8.63%	161.31	10.00%	289.41	19.49%	177.45	10.00%	466.86	31.44%			
\$150,000	384.31	8.63%	483.94	10.00%	868.25	19.49%	532.33	10.00%	1,400.58	31.44%			
\$250,000													
\$350,000													
\$450,000													
\$550,000													
\$650,000													
\$750,000													
\$850,000													
\$950,000													
\$1,250,000													
\$1,750,000													
\$2,500,000													
\$3,000,000													

Ordinary Business Rates - without proposed special variation

						Cı	ımulative	Increase	es				
Land value (for calculation of rates)	Incre Yea				eases ar 2				eases ar 3				reases ear 4
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative
\$50,000	26.15	1.76%	45.83	3.03%	71.98	4.85%	46.71	3.00%	118.69	7.99%			
\$150,000	78.46	1.76%	137.50	3.03%	215.96	4.85%	140.13	3.00%	356.09	7.99%			
\$250,000													
\$350,000													
\$450,000													
\$550,000													
\$650,000													
\$750,000													
\$850,000													
\$950,000													
\$1,250,000													
\$1,750,000													
\$2,500,000													
\$3,000,000													



Ordinary Business Rates - with proposed special variation

				(Cumulati	ve Increa	ses						
Land value (for calculation of rates)			reases ear 5				reases ear 6						
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	Increases Year 7 Annual % Cumulative		%	
\$50,000													
\$150,000													
\$250,000													
\$350,000													
\$450,000													
\$550,000													
\$650,000													
\$750,000													
\$850,000													
\$950,000													
\$1,250,000													
\$1,750,000													
\$2,500,000													
\$3,000,000													

Ordinary Business Rates - without proposed special variation

				(Cumulativ	e Increa	ses					
Land value (for calculation of rates)			reases 'ear 5				reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Farmland Rates - with proposed special variation

						Ore	dinary Fai	rmland Ra	tes	
	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
\$0 to \$99,999	00.00	\$50,000	2013/14 356.76	2014/15 389.88	2015/16 428.82	2016/17 471.71	2017/18	2018/19	2019/20	2020/21
\$100,000 to \$199,999		\$150,000	1,070.26	1,169.64	1,286.47	1,415.12				
\$200,000 to \$299,999		\$250,000	1,783.77	1,109.04	2,144,12	2,358,53				
\$300,000 to \$399,999		\$350,000	2,497,28	2,729,17	3,001.77	3,301.95				
\$400,000 to \$499,999	74	\$450,000	3,210.78	3,508.93	3,859.42	4,245.36				
\$500,000 to \$599,999	78	\$550,000	3,924.29	4,288.69	4,717.06	5,188.77				
\$600,000 to \$699,999	72	\$650,000	4,637.79	5,068.45	5,574.71	6,132.18				
\$700,000 to \$799,999		\$750,000	5,351.30	5,848.22	6,432.36	7,075.60				
\$800,000 to \$899,999	22	\$850,000	6,064.81	6,627.98	7,290.01	8,019.01				
\$900,000 to \$999,999	30	\$950,000	6,778.31	7,407.74	8,147.66	8,962.42				
\$1,000,000 to \$1,499,999	53	\$1,250,000	8,918.83	9,747.03	10,720.60	11,792.66				
\$1,500,000 to \$1,999,999	9	\$1,750,000	12,486.36	13,645.84	15,008.84	16,509.73				
\$2,000,000 to \$2,999,999	2	\$2,500,000	17,837.65	19,494.05	21,441.20	23,585.33				
\$3,000,000 and greater	4	\$3,000,000	21,405.18	23,392.86	25,729.44	28,302.39				

Ordinary Farmland Rates - without proposed special variation

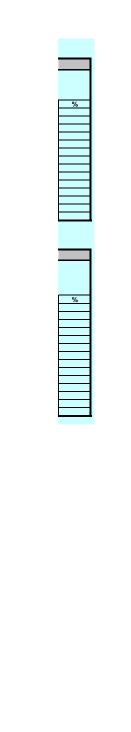
						Ord	dinary Far	mland Ra	tes	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	90.00	\$50,000	356.76	364.86	375.80	387.08				
\$100,000 to \$199,999		\$150,000	1,070.26	1,094.58	1,127.41	1,161.24				
\$200,000 to \$299,999	98.00	\$250,000	1,783.77	1,824.29	1,879.02	1,935.39				
\$300,000 to \$399,999		\$350,000	2,497.28	2,554.01	2,630.63	2,709.55				
\$400,000 to \$499,999	74.00	\$450,000	3,210.78	3,283.73	3,382.24	3,483.71				
\$500,000 to \$599,999	78.00	\$550,000	3,924.29	4,013.44	4,133.85	4,257.86				
\$600,000 to \$699,999	72.00	\$650,000	4,637.79	4,743.16	4,885.46	5,032.02				
\$700,000 to \$799,999	46.00	\$750,000	5,351.30	5,472.88	5,637.07	5,806.18				
\$800,000 to \$899,999	22.00	\$850,000	6,064.81	6,202.59	6,388.68	6,580.33				
\$900,000 to \$999,999	30.00	\$950,000	6,778.31	6,932.31	7,140.29	7,354.49				
\$1,000,000 to \$1,499,999	53.00	\$1,250,000	8,918.83	9,121.46	9,395.11	9,676.96				
\$1,500,000 to \$1,999,999	9.00	\$1,750,000	12,486.36	12,770.05	13,153.16	13,547.75				
\$2,000,000 to \$2,999,999		\$2,500,000	17,837.65	18,242.93	18,790.23	19,353.93				
\$3,000,000 and greater	4.00	\$3,000,000	21,405.18	21,891.51	22,548.27	23,224.71				

Ordinary Farmland Rates - with proposed special variation

		Cumulative Increases													
Land value (for calculation of rates)	Incre Yea			Increases Year 2					eases ar 3	Increases Year 4					
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative		
\$50,000	33.12	9.28%	38.94	9.99%	72.06	20.20%	42.89	10.00%	114.95	32.22%					
\$150,000	99.38	9.29%	116.83	9.99%	216.21	20.20%	128.65	10.00%	344.86	32.22%					
\$250,000	165.64	9.29%	194.71	9.99%	360.35	20.20%	214.41	10.00%	574.76	32.22%					
\$350,000	231.89	9.29%	272.60	9.99%	504.49	20.20%	300.18	10.00%	804.67	32.22%					
\$450,000	298.15	9.29%	350.49	9.99%	648.64	20.20%	385.94	10.00%	1,034.58	32.22%					
\$550,000	364.40	9.29%	428.37	9.99%	792.77	20.20%	471.71	10.00%	1,264.48	32.22%					
\$650,000	430.66	9.29%	506.26	9.99%	936.92	20.20%	557.47	10.00%	1,494.39	32.22%					
\$750,000	496.92	9.29%	584.14	9.99%	1,081.06	20.20%	643.24	10.00%	1,724.30	32.22%					
\$850,000	563.17	9.29%	662.03	9.99%	1,225.20	20.20%	729.00	10.00%	1,954.20	32.22%					
\$950,000	629.43	9.29%	739.92	9.99%	1,369.35	20.20%	814.76	10.00%	2,184.11	32.22%					
\$1,250,000	828.20	9.29%	973.57	9.99%	1,801.77	20.20%	1,072.06	10.00%	2,873.83	32.22%					
\$1,750,000	1,159.48	9.29%	1,363.00	9.99%	2,522.48	20.20%	1,500.89	10.00%	4,023.37	32.22%					
\$2,500,000	1,656.40	9.29%	1,947.15	9.99%	3,603.55	20.20%	2,144.13	10.00%	5,747.68	32.22%					
\$3,000,000	1,987.68	9.29%	2,336.58	9.99%	4,324.26	20.20%	2,572.95	10.00%	6,897.21	32.22%					

Ordinary Farmland Rates - without proposed special variation

						Cı	umulative	Increase	es				
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ar 3				reases ear 4
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative
\$50,000	8.10	2.27%	10.94	3.00%	19.04	5.34%	11.28	3.00%	30.32	8.50%			
\$150,000	24.32	2.27%	32.83	3.00%	57.15	5.34%	33.83	3.00%	90.98	8.50%			
\$250,000	40.52	2.27%	54.73	3.00%	95.25	5.34%	56.37	3.00%	151.62	8.50%			
\$350,000	56.73	2.27%	76.62	3.00%	133.35	5.34%	78.92	3.00%	212.27	8.50%			
\$450,000	72.95	2.27%	98.51	3.00%	171.46	5.34%	101.47	3.00%	272.93	8.50%			
\$550,000	89.15	2.27%	120.41	3.00%	209.56	5.34%	124.01	3.00%	333.57	8.50%			
\$650,000	105.37	2.27%	142.30	3.00%	247.67	5.34%	146.56	3.00%	394.23	8.50%			
\$750,000	121.58	2.27%	164.19	3.00%	285.77	5.34%	169.11	3.00%	454.88	8.50%			
\$850,000	137.78	2.27%	186.09	3.00%	323.87	5.34%	191.65	3.00%	515.52	8.50%			
\$950,000	154.00	2.27%	207.98	3.00%	361.98	5.34%	214.20	3.00%	576.18	8.50%			
\$1,250,000	202.63	2.27%	273.65	3.00%	476.28	5.34%	281.85	3.00%	758.13	8.50%			
\$1,750,000	283.69	2.27%	383.11	3.00%	666.80	5.34%	394.59	3.00%	1,061.39	8.50%			
\$2,500,000	405.28	2.27%	547.30	3.00%	952.58	5.34%		3.00%	1,516.28	8.50%			
\$3,000,000	486.33	2.27%	656.76	3.00%	1,143.09	5.34%	676.44	3.00%	1,819.53	8.50%			



Ordinary Farmland Rates - with proposed special variation

				(Cumulati	ve Increa	ises					
Land value (for calculation of rates)		Increases Increases Increases Year 5 Year 6 Year 7										
\$	Annual	%	Cumulative	%	Annual	Annual % Cumulative %				%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Farmland Rates - without proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 5						reases ear 6		Increases Year 7					
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
\$50,000														
\$150,000														
\$250,000														
\$350,000														
\$450,000														
\$550,000														
\$650,000														
\$750,000														
\$850,000														
\$950,000														
\$1,250,000														
\$1,750,000														
\$2,500,000														
\$3,000,000														

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.

•											
			Propos	sed Additi	onal Spec	ial Variatio	on Income	and Expe	nditure		
	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Sum of 10 years
INCOME											
SRV income above the rate peg	252,156	534,970	853,793	857,626	857,626	857,626	857,626	857,626	857,626	857,626	7,644,300.68
OPERATING BALANCE											
Change in Operating Balance	46,156	110,610	83,916	87,749	87,749	87,749	87,749	87,749	87,749	87,749	854,925
OPERATING EXPENSES											
Change in Operating Expenses	206,000	424,360	655,636	655,636	655,636	655,636	655,636	655,636	655,636	655,636	5,875,448
(includes loan interest costs)											(
											(
											(
CAPITAL EXPENDITURE											
Roads Capital Renewls	0	0	455,000	455,000	455,000	455,000	455,000	455,000	455,000	455,000	3,640,000
Less Operational Savings			-340,759	-340,759	-340,759	-340,759	-340,759	-340,759	-340,759	-340,759	-2,726,072
											(
OTHER USES OF SV INCOME eg loan	principal re	epayments,	transfers	to reserves	i		T		T		(
											(
											(
											(
											(
Total use of special variation income	206,000	424,360	769,877	769,877	769,877	769,877	769,877	769,877	769,877	769,877	6,789,376
Difference between additional SRV income and its uses	46,156	110,610	83,916	87,749	87,749	87,749	87,749	87,749	87,749	87,749	854,925