



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.		<input type="text"/>
Adjusted first year Notional General Income		\$ -
Plus: Rate peg increase - first year	0.00%	0
Plus: Additional increase - first year		<input type="text"/>
Plus: Crown Land adjustment - first year	0.00%	<input type="text"/>
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		<input type="text"/>
Minus: Valuation Objections claimed in prior year		<input type="text"/>
	Total Adjustments	-
First year Permissible General Income		\$ -
Total Notional General Income (WK3)		0
LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3)		0
NET First year Notional General Income		\$ 0
Anticipated Catchup/(Excess) in the first year		\$ 0

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

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

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

Other adjustments
There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.
1. Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.
2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

Worksheet 5a - Impact on Ratepayers (part 1)

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

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

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

Ordinary and Special Average Rates

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

Annual Charges

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

Note:

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

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

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

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

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

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

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

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

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

Nick Singer 02 9290 8459
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

2014/2015

WORKSHEET 1

Council Name:

Contact Details:

Name:

Position:

Telephone:

Email:

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.

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	6.70%	2.30%	6.70%	2.30%	4.40%
Y 2	2015/16	5.11%	3.00%	12.15%	5.37%	6.78%
Y 3	2016/17					
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					

Increase in Permissible General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st-year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied	Increase in PGI above the Rate Peg	
Y 0	2013/14						127,126,873		127,126,873	127,126,873		
Y 1	2014/15	127,126,873	127,126,873	6.70%	135,644,373	- 147,052	135,497,321	6.58	129,903,739	129,903,739	5,593,582	
Y 2	2015/16	135,497,321	135,497,321	5.11%	142,421,234		142,421,234	5.11	133,800,851	133,800,851	8,620,383	
Y 3	2016/17											
Y 4	2017/18											
Y 5	2018/19											
Y 6	2019/20											
Y 7	2020/21											
Total rise in PGI - in \$ terms							15,294,362					
- in % terms							12.03%					

Cumulative Increase in PGI

	Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative 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	135,497,321	129,903,739	5,593,582	129,903,739
Y 2	2015/16	277,918,555	263,704,590	14,213,966	263,704,590
Y 3	2016/17				
Y 4	2017/18				
Y 5	2018/19				
Y 6	2019/20				
Y 7	2020/21				
				5.39%	Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ESV and rate peg

WORKSHEET 3

Calculation of Notional General Income - 2014/15

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

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

Calculation of Notional General Income - Ordinary Rates

Rating Category (s514-518)	Name of sub-category	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional General Income
Farmland		242.00	0.139			395.00	0.00	631,953,000		878,415
Farmland	Non Vacant	53.00	0.139			874.00	53.00	25,842,000	25,842,000	46,322
Residential	General	28,127.00	0.3753			395.00	125.00	8,680,889,700	7,968,310	32,598,849
Residential	General - Non Vacant Minimum	73,033.00	0.3753			874.00	73,033.00	11,875,951,587	11,875,951,587	63,830,842
Residential	Scheduled Land	1,016.00	0.1875			197.00	732.00	90,893,270	31,142,960	256,236
Business	General	1,143.00	0.8038			395.00	9.00	1,139,277,204	140,220	9,159,938
Business	General - Non Vacant Minimum	435.00	0.8038			874.00	435.00	29,715,408	29,715,408	380,190
Business	Blacktown North	579.00	0.888			421.00	0.00	500,107,474		4,440,954
Business	Blacktown North - Non Vacant	219.00	0.888			933.00	219.00	16,391,732	16,391,732	204,327
Business	M4 Corridor	621.00	0.888			421.00	3.00	1,492,715,119	107,100	13,255,622
Business	M4 Corridor - Non Vacant Minimum	63.00	0.888			933.00	63.00	5,332,219	5,332,219	58,779
Business	Marsden Park	4.00	0.888			421.00	0.00	56,900,000		505,272
Business	Marsden Park - Non Vacant Minimum	3.00	0.888			933.00	3.00	45,000	45,000	2,799
Business	Mount Druitt	196.00	0.888			421.00	0.00	97,945,345		869,755
Business	Mount Druitt - Non Vacant Minimum	52.00	0.888			933.00	52.00	4,450,102	4,450,102	48,516
Business	Riverstone	278.00	0.888			421.00	1.00	131,586,360	5,360	1,168,860
Business	Riverstone - Non Vacant Minimum	6.00	0.888			933.00	6.00	403,000	403,000	5,598
Business	Rooty Hill & Glendenning	228.00	0.888			421.00	0.00	352,652,720		3,131,556
Business	Rooty Hill & Glendenning - Non Vacant Minimum	34.00	0.888			933.00	34.00	2,804,190	2,804,190	31,722
Business	Seven Hills	707.00	0.888			421.00	2.00	516,269,392	7,320	4,585,249
Business	Seven Hills - Non Vacant Minimum	324.00	0.888			933.00	324.00	25,115,306	25,115,306	302,292
Total Assessments:		107,363.00						25,677,240,128	Sub-Total:	135,762,093

Calculation of Notional General Income - Special Rates

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

Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income
Sanitary	14.00	1,110.00	15,540
Sub-Total:			15,540

Total Notional General Income	135,777,633
LESS: Valuation Objection Income - Proposed to be recouped in this year	(283,610)
NET Notional General Income	135,494,023

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		127,126,873
Less:	Decrease from expiry of a prior special variation.	<input type="text"/>
Adjusted first year Notional General Income		\$ 127,126,873
Plus:	Rate peg increase - first year	2.30% 2,923,918
Plus:	Additional increase - first year	<input type="text" value="4.40%"/> 5,593,582
Plus:	Crown Land adjustment - first year	0.00% <input type="text"/>
	Total special variation - first year	<u>6.70%</u> \$ <u>8,517,500</u>
<u>Other First Year Adjustments:</u>		
(If known - Refer to advice from the DLG)		
Plus/Minus:	Prior year Catchup/Excess	<input type="text" value="1,157"/>
Minus:	Valuation Objections claimed in prior year	<input type="text" value="(148,209)"/>
	Total Adjustments	<u>(147,052)</u>
First year Permissible General Income		\$ <u><u>135,497,321</u></u>

WORKSHEET 5a

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sub-category (inclusive of all relevant rates) and the proposed annual charges in each year of the proposed special variation.

It also aims to compare average rates with and without the proposed special variation.

All ordinary rates and special rates need to be included.

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

Minimum Rates - with proposed special variation

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

		Ordinary and Special Rates - with special variation																
Category	Sub-category or Special Rate name	Current Minimum Rates	Minimum Rates Year 1	Minimum Rates Year 2	Minimum Rates Year 3	Minimum Rates Year 4	Minimum Rates Year 5	Minimum Rates Year 6	Minimum Rates Year 7	Minimum Increases Year 1		Minimum Increases Year 2				Minimum Increases Year 3		
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative
Farmland		830.00	874.00	900.00						44.00	5.30%	26.00	2.97%	70.00	8.43%			
Residential		375.00	395.00	407.00						20.00	5.33%	12.00	3.04%	32.00	8.53%			
Residential	Non Vacant Minimum	830.00	874.00	900.00						44.00	5.30%	26.00	2.97%	70.00	8.43%			
Residential	Scheduled Vacant	187.00	197.00	203.00						10.00	5.35%	6.00	3.05%	16.00	8.56%			
Business	Commercial	375.00																
Business	Commercial - Non Vacant Minimum	830.00																
Business	Industrial	375.00																
Business	Industrial - Non Vacant Minimum	830.00																
Business	Blacktown North	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			
Business	Blacktown North - Non Vacant Minimum	830.00	933.00	1,054.00						103.00	12.41%	121.00	12.97%	224.00	26.99%			
Business	M4 Corridor	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			
Business	M4 Corridor - Non Vacant Minimum	830.00	933.00	1,054.00						103.00	12.41%	121.00	12.97%	224.00	26.99%			
Business	Marsden Park	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			
Business	Marsden Park - Non Vacant Minimum	830.00	933.00	1,054.00						103.00	12.41%	121.00	12.97%	224.00	26.99%			
Business	Mount Druitt	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			
Business	Mount Druitt - Non Vacant Minimum	830.00	933.00	1,054.00						103.00	12.41%	121.00	12.97%	224.00	26.99%			
Business	Riverstone	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			
Business	Riverstone - Non Vacant Minimum	830.00	933.00	1,054.00						103.00	12.41%	121.00	12.97%	224.00	26.99%			
Business	Rooty Hill & Glendenning	375.00	422.00	477.00						47.00	12.53%	55.00	13.03%	102.00	27.20%			

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?:

Ordinary Residential Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential 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	10,733	\$50,000	830.00	874.00	900.00					
\$100,000 to \$199,999	39,020	\$150,000	830.00	874.00	900.00					
\$200,000 to \$299,999	46,164	\$250,000	891.00	938.25	966.40					
\$300,000 to \$399,999	3,932	\$350,000	1,247.40	1,313.55	1,352.96					
\$400,000 to \$499,999	201	\$450,000	1,603.80	1,688.85	1,739.52					
\$500,000 to \$599,999	146	\$550,000	1,960.20	2,064.15	2,126.07					
\$600,000 to \$699,999	207	\$650,000	2,316.60	2,439.45	2,512.63					
\$700,000 to \$799,999	95	\$750,000	2,673.00	2,814.75	2,899.19					
\$800,000 to \$899,999	77	\$850,000	3,029.40	3,190.05	3,285.75					
\$900,000 to \$999,999	76	\$950,000	3,385.80	3,565.35	3,672.31					
\$1,000,000 to \$1,499,999	311	\$1,250,000	4,455.00	4,691.25	4,831.99					
\$1,500,000 to \$1,999,999	80	\$1,750,000	6,237.00	6,567.75	6,764.78					
\$2,000,000 to \$2,999,999	63	\$2,500,000	8,910.00	9,382.50	9,663.98					
\$3,000,000 and greater	49	\$3,000,000	10,692.00	11,259.00	11,596.77					

Ordinary Residential Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$150,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$250,000	47.25	5.30%	28.15	3.00%	75.40	8.46%	
\$350,000	66.15	5.30%	39.41	3.00%	105.56	8.46%	
\$450,000	85.05	5.30%	50.67	3.00%	135.72	8.46%	
\$550,000	103.95	5.30%	61.92	3.00%	165.87	8.46%	
\$650,000	122.85	5.30%	73.18	3.00%	196.03	8.46%	
\$750,000	141.75	5.30%	84.44	3.00%	226.19	8.46%	
\$850,000	160.65	5.30%	95.70	3.00%	256.35	8.46%	
\$950,000	179.55	5.30%	106.96	3.00%	286.51	8.46%	
\$1,250,000	236.25	5.30%	140.74	3.00%	376.99	8.46%	
\$1,750,000	330.75	5.30%	197.03	3.00%	527.78	8.46%	
\$2,500,000	472.50	5.30%	281.48	3.00%	753.98	8.46%	
\$3,000,000	567.00	5.30%	337.77	3.00%	904.77	8.46%	

Ordinary Residential Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential 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	10,733	\$50,000	830.00	849.00	874.00					
\$100,000 to \$199,999	39,020	\$150,000	830.00	849.00	874.00					
\$200,000 to \$299,999	46,164	\$250,000	891.00	911.49	938.84					
\$300,000 to \$399,999	3,932	\$350,000	1,247.40	1,276.09	1,314.37					
\$400,000 to \$499,999	201	\$450,000	1,603.80	1,640.69	1,689.91					
\$500,000 to \$599,999	146	\$550,000	1,960.20	2,005.28	2,065.44					
\$600,000 to \$699,999	207	\$650,000	2,316.60	2,369.88	2,440.98					
\$700,000 to \$799,999	95	\$750,000	2,673.00	2,734.48	2,816.51					
\$800,000 to \$899,999	77	\$850,000	3,029.40	3,099.08	3,192.05					
\$900,000 to \$999,999	76	\$950,000	3,385.80	3,463.67	3,567.58					
\$1,000,000 to \$1,499,999	311	\$1,250,000	4,455.00	4,557.47	4,694.19					

Ordinary Residential Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$150,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$250,000	20.49	2.30%	27.34	3.00%	47.84	5.37%	
\$350,000	28.69	2.30%	38.28	3.00%	66.97	5.37%	
\$450,000	36.89	2.30%	49.22	3.00%	86.11	5.37%	
\$550,000	45.08	2.30%	60.16	3.00%	105.24	5.37%	
\$650,000	53.28	2.30%	71.10	3.00%	124.38	5.37%	
\$750,000	61.48	2.30%	82.03	3.00%	143.51	5.37%	
\$850,000	69.68	2.30%	92.97	3.00%	162.65	5.37%	
\$950,000	77.87	2.30%	103.91	3.00%	181.78	5.37%	
\$1,250,000	102.46	2.30%	136.72	3.00%	239.19	5.37%	

\$1,500,000 to \$1,999,999	80	\$1,750,000	6,237.00	6,380.45	6,571.86						\$1,750,000	143.45	2.30%	191.41	3.00%	334.86	5.37%
\$2,000,000 to \$2,999,999	63	\$2,500,000	8,910.00	9,114.93	9,388.38						\$2,500,000	204.93	2.30%	273.45	3.00%	478.38	5.37%

\$3,000,000 and greater	49	\$3,000,000	10,692.00	10,937.92	11,266.05					
-------------------------	----	-------------	-----------	-----------	-----------	--	--	--	--	--

\$3,000,000	245.92	2.30%	328.14	3.00%	574.05	5.37%
-------------	--------	-------	--------	-------	--------	-------

Ordinary Business Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Business 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	1,012	\$50,000	830.00	933.00	1,054.00					
\$100,000 to \$199,999	1,217	\$150,000	1,180.80	1,332.00	1,505.00					
\$200,000 to \$299,999	501	\$250,000	1,968.00	2,220.00	2,509.00					
\$300,000 to \$399,999	363	\$350,000	2,755.20	3,108.00	3,512.00					
\$400,000 to \$499,999	222	\$450,000	3,542.40	3,996.00	4,515.00					
\$500,000 to \$599,999	244	\$550,000	4,329.60	4,884.00	5,519.00					
\$600,000 to \$699,999	148	\$650,000	5,116.80	5,772.00	6,522.00					
\$700,000 to \$799,999	170	\$750,000	5,904.00	6,660.00	7,526.00					
\$800,000 to \$899,999	110	\$850,000	6,691.20	7,548.00	8,529.00					
\$900,000 to \$999,999	73	\$950,000	7,478.40	8,436.00	9,533.00					
\$1,000,000 to \$1,499,999	232	\$1,250,000	9,840.00	11,100.00	12,543.00					
\$1,500,000 to \$1,999,999	141	\$1,750,000	13,776.00	15,540.00	17,560.00					
\$2,000,000 to \$2,999,999	149	\$2,500,000	19,680.00	22,200.00	25,086.00					
\$3,000,000 and greater	310	\$3,000,000	23,616.00	26,640.00	30,103.00					

Ordinary Business Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	103.00	12.41%	121.00	12.97%	224.00	26.99%	
\$150,000	151.20	12.80%	173.00	12.99%	324.20	27.46%	
\$250,000	252.00	12.80%	289.00	13.02%	541.00	27.49%	
\$350,000	352.80	12.80%	404.00	13.00%	756.80	27.47%	
\$450,000	453.60	12.80%	519.00	12.99%	972.60	27.46%	
\$550,000	554.40	12.80%	635.00	13.00%	1,189.40	27.47%	
\$650,000	655.20	12.80%	750.00	12.99%	1,405.20	27.46%	
\$750,000	756.00	12.80%	866.00	13.00%	1,622.00	27.47%	
\$850,000	856.80	12.80%	981.00	13.00%	1,837.80	27.47%	
\$950,000	957.60	12.80%	1,097.00	13.00%	2,054.60	27.47%	
\$1,250,000	1,260.00	12.80%	1,443.00	13.00%	2,703.00	27.47%	
\$1,750,000	1,764.00	12.80%	2,020.00	13.00%	3,784.00	27.47%	
\$2,500,000	2,520.00	12.80%	2,886.00	13.00%	5,406.00	27.47%	
\$3,000,000	3,024.00	12.80%	3,463.00	13.00%	6,487.00	27.47%	

Ordinary Business Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Business 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	1,012	\$50,000	830.00	849.00	874.00					
\$100,000 to \$199,999	1,217	\$150,000	1,180.80	1,207.00	1,244.00					
\$200,000 to \$299,999	501	\$250,000	1,968.00	2,013.00	2,074.00					
\$300,000 to \$399,999	363	\$350,000	2,755.20	2,819.00	2,903.00					
\$400,000 to \$499,999	222	\$450,000	3,542.40	3,624.00	3,733.00					
\$500,000 to \$599,999	244	\$550,000	4,329.60	4,429.00	4,562.00					
\$600,000 to \$699,999	148	\$650,000	5,116.80	5,234.00	5,391.00					
\$700,000 to \$799,999	170	\$750,000	5,904.00	6,040.00	6,221.00					
\$800,000 to \$899,999	110	\$850,000	6,691.20	6,845.00	7,050.00					
\$900,000 to \$999,999	73	\$950,000	7,478.40	7,650.00	7,880.00					
\$1,000,000 to \$1,499,999	232	\$1,250,000	9,840.00	10,066.00	10,368.00					
\$1,500,000 to \$1,999,999	141	\$1,750,000	13,776.00	14,093.00	14,516.00					
\$2,000,000 to \$2,999,999	149	\$2,500,000	19,680.00	20,133.00	20,737.00					
\$3,000,000 and greater	310	\$3,000,000	23,616.00	24,159.00	24,884.00					

Ordinary Business Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$150,000	26.20	2.22%	37.00	3.07%	63.20	5.35%	
\$250,000	45.00	2.29%	61.00	3.03%	106.00	5.39%	
\$350,000	63.80	2.32%	84.00	2.98%	147.80	5.36%	
\$450,000	81.60	2.30%	109.00	3.01%	190.60	5.38%	
\$550,000	99.40	2.30%	133.00	3.00%	232.40	5.37%	
\$650,000	117.20	2.29%	157.00	3.00%	274.20	5.36%	
\$750,000	136.00	2.30%	181.00	3.00%	317.00	5.37%	
\$850,000	153.80	2.30%	205.00	2.99%	358.80	5.36%	
\$950,000	171.60	2.29%	230.00	3.01%	401.60	5.37%	
\$1,250,000	226.00	2.30%	302.00	3.00%	528.00	5.37%	
\$1,750,000	317.00	2.30%	423.00	3.00%	740.00	5.37%	
\$2,500,000	453.00	2.30%	604.00	3.00%	1,057.00	5.37%	
\$3,000,000	543.00	2.30%	725.00	3.00%	1,268.00	5.37%	

Ordinary Farmland Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Farmland Rates							
			Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	0.00	\$50,000	830.00	874.00	900.00					
\$100,000 to \$199,999	0	\$150,000	830.00	874.00	900.00					
\$200,000 to \$299,999	1	\$250,000	830.00	874.00	900.00					
\$300,000 to \$399,999	14	\$350,000	830.00	874.00	900.00					
\$400,000 to \$499,999	10	\$450,000	830.00	874.00	900.00					
\$500,000 to \$599,999	21	\$550,000	830.00	874.00	900.00					
\$600,000 to \$699,999	20	\$650,000	858.00	903.00	930.61					
\$700,000 to \$799,999	7	\$750,000	990.00	1,042.00	1,074.00					
\$800,000 to \$899,999	20	\$850,000	1,122.00	1,181.00	1,217.00					
\$900,000 to \$999,999	10	\$950,000	1,254.00	1,320.00	1,360.00					
\$1,000,000 to \$1,499,999	88	\$1,250,000	1,650.00	1,737.00	1,790.00					
\$1,500,000 to \$1,999,999	31	\$1,750,000	2,310.00	2,432.00	2,505.00					
\$2,000,000 to \$2,999,999	26	\$2,500,000	3,300.00	3,475.00	3,579.00					
\$3,000,000 and greater	47	\$3,000,000	3,960.00	4,170.00	4,295.00					

Ordinary Farmland Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$150,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$250,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$350,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$450,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$550,000	44.00	5.30%	26.00	2.97%	70.00	8.43%	
\$650,000	45.00	5.24%	27.61	3.06%	72.61	8.46%	
\$750,000	52.00	5.25%	32.00	3.07%	84.00	8.48%	
\$850,000	59.00	5.26%	36.00	3.05%	95.00	8.47%	
\$950,000	66.00	5.26%	40.00	3.03%	106.00	8.45%	
\$1,250,000	87.00	5.27%	53.00	3.05%	140.00	8.48%	
\$1,750,000	122.00	5.28%	73.00	3.00%	195.00	8.44%	
\$2,500,000	175.00	5.30%	104.00	2.99%	279.00	8.45%	
\$3,000,000	210.00	5.30%	125.00	3.00%	335.00	8.46%	

Ordinary Farmland Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Farmland Rates							
			Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	0.00	\$50,000	830.00	849.00	874.00					
\$100,000 to \$199,999	0.00	\$150,000	830.00	849.00	874.00					
\$200,000 to \$299,999	1.00	\$250,000	830.00	849.00	874.00					
\$300,000 to \$399,999	14.00	\$350,000	830.00	849.00	874.00					
\$400,000 to \$499,999	10.00	\$450,000	830.00	849.00	874.00					
\$500,000 to \$599,999	21.00	\$550,000	830.00	849.00	874.00					
\$600,000 to \$699,999	20.00	\$650,000	858.00	878.00	904.00					
\$700,000 to \$799,999	7.00	\$750,000	990.00	1,013.00	1,043.00					
\$800,000 to \$899,999	20.00	\$850,000	1,122.00	1,148.00	1,182.00					
\$900,000 to \$999,999	10.00	\$950,000	1,254.00	1,283.00	1,321.00					
\$1,000,000 to \$1,499,999	88.00	\$1,250,000	1,650.00	1,688.00	1,739.00					
\$1,500,000 to \$1,999,999	31.00	\$1,750,000	2,310.00	2,363.00	2,434.00					
\$2,000,000 to \$2,999,999	26.00	\$2,500,000	3,300.00	3,376.00	3,477.00					
\$3,000,000 and greater	47.00	\$3,000,000	3,960.00	4,051.00	4,173.00					

Ordinary Farmland Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative						
	Increases Year 1		Increases Year 2				Annual
	Annual	%	Annual	%	Cumulative	%	
\$							
\$50,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$150,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$250,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$350,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$450,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$550,000	19.00	2.29%	25.00	2.94%	44.00	5.30%	
\$650,000	20.00	2.33%	26.00	2.96%	46.00	5.36%	
\$750,000	23.00	2.32%	30.00	2.96%	53.00	5.35%	
\$850,000	26.00	2.32%	34.00	2.96%	60.00	5.35%	
\$950,000	29.00	2.31%	38.00	2.96%	67.00	5.34%	
\$1,250,000	38.00	2.30%	51.00	3.02%	89.00	5.39%	
\$1,750,000	53.00	2.29%	71.00	3.00%	124.00	5.37%	
\$2,500,000	76.00	2.30%	101.00	2.99%	177.00	5.36%	
\$3,000,000	91.00	2.30%	122.00	3.01%	213.00	5.38%	

