

# 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 (Updated 29 April 2014)

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.

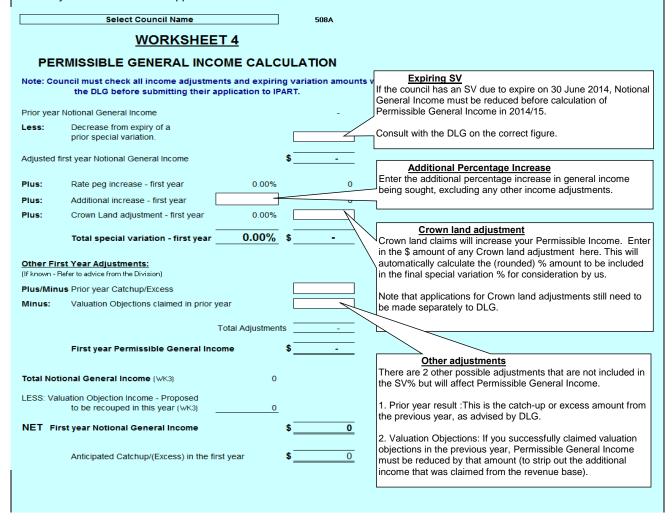
# Worksheet 3 - Notional General Income 2014/15

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** 

Council Name:	Kempsey Shire Council
Contact Details:	
Name:	Kathy Oliver
Position:	Director Community Engagement
Telephone:	(02) 656603322
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# **Expiring special variations (SVs)**

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

Does the council have any existing special variations due to expire over this period?
 If so, the amounts of expiring special variations must be entered in WK4 and/or cells E46 to E51 below.

	4 years
No	

# Requested annual percentage increases

Any special variation % increase for a  $\overline{\text{given year approved by IPART}}$  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	Rate peg	Above the			
	peg)	only	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	4.00%	3.00%	37.54%	11.79%	25.76%			
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							14,082,585		14,082,585	14,082,585
Y 1 2014/15	14,082,585		14,082,585	9.30%	15,392,265	- 41,773	15,350,492	9.00	14,364,712	14,364,712
Y 2 2015/16	15,350,492		15,350,492	10.00%	16,885,542		16,885,542	10.00	14,795,653	14,795,653
Y 3 2016/17	16,885,542		16,885,542	10.00%	18,574,096		18,574,096	10.00	15,239,522	15,239,522
Y 4 2017/18	18,574,096		18,574,096	4.00%	19,317,060		19,317,060	4.00	15,696,708	15,696,708
Y 5 2018/19										
Y 6 2019/20										
Y 7 2020/21										
				Т	otal rise in P	GI - in \$ terms	5,234,475			
						- in % terms	37.17%			

# **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	15,350,492	14,364,712	985,781	14,364,712	985,781
Y 2	2015/16	32,236,034	29,160,364	3,075,670	29,160,364	3,075,670
Y 3	2016/17	50,810,130	44,399,887	6,410,243	44,399,887	6,410,243
Y 4	2017/18	70,127,190	60,096,595	10,030,595	60,096,595	10,030,595
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					
						16.69%

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
Business		811.00	0.66157	440.00	22.38%			187,042,116		1,594,255
Residential		12,266.35	0.3221	414.00	49.63%			1,600,114,298		10,232,237
Farmland		1,423.00	0.33689	440.00	27.75%			483,829,590		2,256,094
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Total Asses	sments:	14,500.35			Total Rate	eable Land	Value:	2,270,986,004	Sub-Total:	14,082,585

# Kempsey 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:	0

# <u>Calculation of Notional General Income - Annual Charges</u>

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:

14,082,585

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
Business		811.00	0.72306	481.00				187,042,116		1,742,518
Residential		12,266.35	0.35167	453.00				1,600,114,298		11,183,779
Farmland		1,423.00	0.3682	481.00	27.76%			483,829,590		2,465,924
Total Asses	ssments:	14,500.35			Total Ratea	ble Land Va	alue:	2,270,986,004	Sub-Total:	15,392,220

Kempse	y Shire C	ouncil	

# 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

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# Calculation of Notional General Income - Annual Charges

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

Total Notional General Income 15,392,220

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

NET Notional General Income 15,392,220

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.

# **Kempsey Shire Council**

508A

# **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

14,082,585

Less:

Decrease from expiry of a

prior special variation.

-

Adjusted first year Notional General Income

14,082,585

Plus:

Rate peg increase - first year

2.30%

323,899

Plus:

Additional increase - first year

7.00%

985,781

Plus:

Crown Land adjustment - first year

0.00%

(

Total special variation - first year

9.30%

\$ 1,309,680

# Other First Year Adjustments:

(If known - Refer to advice from the DLG)

Plus/Minus: Prior year Catchup/Excess

(7,886)

Minus:

Valuation Objections claimed in prior year

(33,887)

**Total Adjustments** 

(41,773)

First year Permissible General Income

\$ 15,350,492

# **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.

							cial variat													Cun	nulative Ir	creases	;											
Sub-category or	Minimum	Rates	Rates	Rates	Rates	Rates	Rates	Minimum Rates Year 7	Incre	eases			Increases ar 2				Increases ar 3	3			n Increases ear 4		1		n Increases ear 5	1		Ye	Increases ar 6		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	%
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Average Ordinary and Special Rates - with proposed special variation

			Or	dinary ar	nd Specia	I Rates -	with spec	ial variat	ion												Cum	ulative Ir	ncreases	3											
	Sub-category or Special Rate name	Average	Rates		Rates	Average Rates Year 4	Rates	Rates	Average Rates Year 7	Incre	ases			Increases ar 2			Average Ye					Increases ar 4				Increases ar 5				Increases ar 6		,	Average I Yea	Increases ar 7	
outogo.y	opoolal Itato Ilaillo	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	: %
Business		1,965.79		2,363.47						182.81	9.30%	214.87	10.00%	397.68	20.23%	236.35	10.00%	634.03	32.25%	104.00	4.00%	738.03	37.54%												
Residential		834.17		1,002.92						77.57	9.30%	91.18	10.00%	168.75	20.23%	100.29	10.00%	269.04	32.25%	44.12	4.00%	313.16	37.54%										i l		1
Farmland		1,585.45	1,732.90	1,906.20	2,096.83	2,180.69				147.45	9.30%	173.30	10.00%	320.75	20.23%	190.63	10.00%	511.38	32.25%	83.86	4.00%	595.24	37.54%												
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

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	Sub-category or	Average	Rates	Rates	Rates	Rates	Rates	Rates	Average Rates	Incre	ases		Average Ye	Increases ar 2			Average Ye	Increases ar 3				Increases ar 4		,		Increases ar 5				Increases ar 6			Average I Yea	Increases ear 7	
Category	Special Nate Haine	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Year 7 2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	%	Annual	% r	Cumulative	%
Business		1,965.79	2,011.01	2,071.34	2,133.47	2,197.47				45.22		60.33	3.00%	105.55	5.37%	62.13	3.00%	167.68	8.53%	64.00	3.00%	231.68	11.79%												
Residential		834.17								19.18	2.30%	25.61	3.00%	44.79	5.37%	26.37	3.00%	71.16	8.53%	27.16	3.00%	98.32	11.79%												
Farmland		1,585.45	1,621.90	1,670.55	1,720.66	1,772.26				36.45	2.30%	48.65	3.00%	85.10	5.37%	50.11	3.00%	135.21	8.53%	51.60	3.00%	186.81	11.78%												
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Domestic Waste Management Services - Annual Charge (Enter the current annual charge and the proposed annual charge for each year of the application.)

			Dome	estic Was	te Manag	ement S	ervices													Cum	ulative Ir	creases												
			Annual	Annual	Annual	Annual	Annual	Annual		ncreases		Annual	Increases			Annual Ir	creases				ncreases	10104303		Annual I	Increases			Annual	Increases			Annual	Increases	
Description	Average Rates	Charge Year 1	Charge	Charge	Year 4	Voor 5	Year 6	Charge	Ye	ar 1		Ye	ar 2			Yea	ır 3			Ye	ar 4			Ye	ar 5			Ye	ear 6			Ye	ear 7	
Description		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	6 %
2 bin service	248.00		263.00	271.00	279.00					2.82%	8.00	3.14%	15.00	6.05%	8.00	3.04%	23.00	9.27%	8.00	2.95%	31.00	12.50%												
3 bin service	378.00	389.00	401.00	413.00	425.00				11.00	2.91%	12.00	3.08%	23.00	6.08%	12.00	2.99%	35.00	9.26%	12.00	2.91%	47.00	12.43%												
Commercial 240 litre	330.00	340.00	350.00	361.00	371.00				10.00	3.03%		2.94%	20.00	6.06%	11.00	3.14%	31.00	9.39%	10.00	2.77%	41.00	12.42%												
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#### Water Supply Services - Annual Charge

			Water	r Supply	Services	- Annual	Charge													Cur	nulative	ncreases	3											
	Current	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Ammunal			Ammunal	ncreases			Ammunal	ncreases			A	Increases			Ammunal	Increases			Ammunal	Increases			Annual	Increases	
	Average	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Annuari	ncreases ar 1			ar 2								ear 4													
Description	Rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Ye	ar 1		Ye	ar 2			Ye	ar 3			Y	ear 4			YE	ear 5			YE	ar 6			Ye	ear 7	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulativ	%	Annual	%	Cumulativ	%	Annual	%	Cumulativ	€ %	Annual	%	Cumulative	%	Annual	%	Cumulativ	%	Annual	%	Cumulative	%
20mm and vacant	248.00	261.00	273.00	287.00	301.00				13.00	5.24%	12.00	4.60%	25.00	10.08%	14.00	5.13%	39.00	15.73%	14.00	4.889	53.00	21.37%												
25 mm	382.00	402.00			464.00				20.00	5.24%	19.00	4.73%	39.00	10.21%	21.00	4.99%	60.00	15.71%	22.00	4.989	82.00	21.47%												
32mm	622.00				756.00				33.00	5.31%	31.00	4.73%	64.00	10.29%	34.00	4.96%	98.00	15.76%	36.00	5.00%	6 134.00	21.54%												
40mm					1,177.00				51.00	5.27%	48.00	4.71%	99.00	10.23%	54.00	5.06%	153.00	15.81%	56.00	5.00%	6 209.00	21.59%												
50mm	1,508.00	1,588.00	1,663.00	1,745.00	1,833.00				80.00	5.31%	75.00	4.72%	155.00	10.28%	82.00	4.93%	237.00	15.72%	88.00	5.049	325.00	21.55%										1		
80mm	3,848.00	4,052.00	4,242.00	4,455.00	4,677.00				204.00	5.30%	190.00	4.69%	394.00	10.24%	213.00	5.02%	607.00	15.77%	222.00	4.989	829.00	21.54%												
100mm	6.008.00	6.326.00	6.624.00	6.955.00	7.303.00				318.00	5.29%	298.00	4.71%	616.00	10.25%	331.00	5.00%	947.00	15.76%	348.00	5.00%	1,295.00	21.55%												
150mm					16,419.00				716.00	5.30%	668.00	4.70%	1,384.00	10.25%	745.00	5.00%	2,129.00	15.76%	782.00	5.00%	6 2,911.00	21.55%												
200mm	24,380.00	25,672.00	26,879.00	28,223.00	29,634.00				1,292.00	5.30%	1,207.00	4.70%	2,499.00	10.25%	1,344.00	5.00%	3,843.00	15.76%	1,411.00	5.00%	5,254.00	21.55%										1		
Fire Service	674.00	710.00	743.00	780.00	819.00				36.00	5.34%	33.00	4.65%	69.00	10.24%	37.00	4.98%	106.00	15.73%	39.00	5.00%	6 145.00	21.51%												
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#### Sewerage Services - Annual Charges

			Sew	erage Se	ervices - A	Annual Ch	narge													Cum	ulative Ir	ncreases	3											
Description	Current Average Rates	Charge	Annual Charge Year 2	Charge		Annual Charge Year 5		Charge	Annual Ye	Increases ar 1		Annual li Yea				Annual I Ye	ncreases ar 3				ncreases ar 4				Increases ear 5				Increases ar 6			Annual In Yea		
	2013/14		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulativ	%	Annual	% C	umulative	%
Residential vacant	466.00		539.00						35.00	7.51%	38.00	7.58%	73.00	15.67%	40.00	7.42%	113.00	24.25%	43.00	7.43%	156.00	33.48%												
Residential connected	736.00	791.00	851.00	914.00	983.00				55.00	7.47%	60.00	7.59%	115.00	15.63%	63.00	7.40%	178.00	24.18%	69.00	7.55%	247.00	33.56%												
Non-Residential 20mm & vacant	680.00	731.00	786.00	845.00	908.00				51.00	7.50%	55.00	7.52%	106.00	15.59%	59.00	7.51%	165.00	24.26%	63.00	7.46%	228.00	33.53%	-				-		-	1				-
Non-Residential 25mm		1.148.00				<b>-</b>	<b>_</b>		80.00		86.00	7.52%	166.00	15.59%	93.00	7.51%	259.00	24.25%	99.00	7.46%	358.00						<del>                                     </del>		<del>                                     </del>		-			-
Non-Residential 25mm	1,068.00				2.094.00	1	1	1	118.00	7.4070	400.00	7.49%	244.00	15.54%	136.00	7.54%	380.00	24.25%	146.00	7.46%	526.00	33.55%	_		1		1		1					_
Non-Residential 32mm	2.424.00		2.801.00		3.237.00	1	1	1	182.00		125.00	7.47%	244.00	15.55%	210.00	7.51%	587.00	24.23%	226.00	7.49%	813.00	33.55%	_		1		1		1					_
Non-Residential 40mm			4.428.00				1	1	287.00		100.00	7.48%	596.00	15.55%	332.00	7.50%	928.00	24.22%	220.00				_		1		1		1					_
Non-Residential 80mm			11.357.00				1	1	737.00			7.50%	1 529 00	15.56%	852.00		2 381 00	24.22%					_		1		1		1					_
Non-Residential 100mm			17,718.00				<del>                                     </del>	1	1.150.00		1.236.00	1.5070	2.386.00		1.329.00		3,715.00		1,428.00				+		1		<del>                                     </del>		+		<del>                                     </del>			-
Non-Residential 150mm			42,190.00				<del>                                     </del>	1	2.738.00		2.944.00		5.682.00		3,164,00				3,401.00		12.247.00				1		<del>                                     </del>		+		<del>                                     </del>			-
Non-Kesidentiai 130mm	30,300.00	35,240.00	42,190.00	45,554.00	40,733.00	1	1		2,738.00	7.30%	2,944.00	7.30%	3,002.00	13.36%	3,104.00	7.30%	0,040.00	24.2370	3,401.00	7.30%	12,247.00	33.3376	1				1		1					_
								1												<del>                                     </del>			<del>                                     </del>				<del>                                     </del>		<del>                                     </del>	<del>                                     </del>	<del>                                     </del>			-
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# Other Annual Charges

			Othe	r Annual (	Charge														Cun	nulative lı	ncreases	3											
Description Rate	es Yea	rge Charg	Year 3	Year 4	Year 5	Year 6	Year 7	Yea	ar 1		Annual I Ye	ncreases ar 2			Annual I Ye	ncreases ar 3				Increases ear 4				Increases ear 5				ncreases ar 6			Annual I Ye	Increases ear 7	
2013/	3/14 2014	4/15 2015/1	6 2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

Kempsey Shire Counci
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# **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 07: 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	5,233	\$50,000	575.05	628.84	691.54	760.81	791.29			
\$100,000 to \$199,999	5,111	\$150,000	897.15	980.51	1,078.61	1,186.43	1,233.87			
\$200,000 to \$299,999	1,308	\$250,000	1,219.25	1,332.18	1,465.68	1,612.05	1,676.45			
\$300,000 to \$399,999	414	\$350,000	1,541.35	1,683.85	1,852.75	2,037.67	2,119.03			
\$400,000 to \$499,999	154	\$450,000	1,863.45	2,035.52	2,239.82	2,463.29	2,561.61			
\$500,000 to \$599,999	31	\$550,000	2,185.55	2,387.19	2,626.89	2,888.91	3,004.19			
\$600,000 to \$699,999	10	\$650,000	2,507.65	2,738.86	3,013.96	3,314.53	3,446.77			
\$700,000 to \$799,999	10	\$750,000	2,829.75	3,090.53	3,401.03	3,740.15	3,889.35			
\$800,000 to \$899,999	3	\$850,000	3,151.85	3,442.20	3,788.10	4,165.77	4,331.93			
\$900,000 to \$999,999	3	\$950,000	3,473.95	3,793.87	4,175.17	4,591.39	4,774.51			
\$1,000,000 to \$1,499,999	12	\$1,250,000	4,440.25	4,848.88	5,336.38	5,868.25	6,102.25			
\$1,500,000 to \$1,999,999	1	\$1,750,000	6,050.75	6,607.23	7,271.73	7,996.35	8,315.15			
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,466.50	9,244.75	10,174.75	11,188.50	11,634.50			
\$3,000,000 and greater	0	\$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	5,233	\$50,000	575.05	588.57	606.40	624.53	643.57			
\$100,000 to \$199,999	5,111	\$150,000	897.15	917.71	945.20	973.58	1,002.71			
\$200,000 to \$299,999	1,308	\$250,000	1,219.25	1,246.85	1,284.00	1,322.63	1,361.85			
\$300,000 to \$399,999	414	\$350,000	1,541.35	1,575.99	1,622.80	1,671.68	1,720.99			
\$400,000 to \$499,999	154	\$450,000	1,863.45	1,905.13	1,961.60	2,020.73	2,080.13			
\$500,000 to \$599,999	31	\$550,000	2,185.55	2,234.27	2,300.40	2,369.78	2,439.27			
\$600,000 to \$699,999	10	\$650,000	2,507.65	2,563.41	2,639.20	2,718.83	2,798.41			
\$700,000 to \$799,999	10	\$750,000	2,829.75	2,892.55	2,978.00	3,067.88	3,157.55			
\$800,000 to \$899,999	3	\$850,000	3,151.85	3,221.69	3,316.80	3,416.93	3,516.69			
\$900,000 to \$999,999	3	\$950,000	3,473.95	3,550.83	3,655.60	3,765.98	3,875.83			
\$1,000,000 to \$1,499,999	12	\$1,250,000	4,440.25	4,538.25	4,672.00	4,813.13	4,953.25			
\$1,500,000 to \$1,999,999	1	\$1,750,000	6,050.75	6,183.95	6,366.00	6,558.38	6,748.95			
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,466.50	8,652.50	8,907.00	9,176.25	9,442.50			
\$3,000,000 and greater	0	\$3,000,000								

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

						С	umulative	Increas	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	53.79	9.35%	62.70	9.97%	116.49	20.26%	69.27	10.02%	185.76	32.30%	30.48	4.01%	216.24	37.60%
\$150,000	83.36	9.29%	98.10	10.01%	181.46	20.23%	107.83	10.00%	289.28	32.24%	47.44	4.00%	336.72	37.53%
\$250,000	112.93	9.26%	133.50	10.02%	246.43	20.21%	146.38	9.99%	392.80	32.22%	64.40	3.99%	457.20	37.50%
\$350,000	142.50	9.24%	168.90	10.03%	311.40	20.20%	184.93	9.98%	496.32	32.20%	81.36	3.99%	577.68	37.48%
\$450,000	172.07	9.23%	204.30	10.04%	376.37	20.20%	223.48	9.98%	599.84	32.19%	98.32	3.99%	698.16	37.47%
\$550,000	201.64	9.23%	239.70	10.04%	441.34	20.19%	262.03	9.97%	703.36	32.18%	115.28	3.99%	818.64	37.46%
\$650,000	231.21	9.22%	275.10	10.04%	506.31	20.19%	300.57	9.97%	806.88	32.18%	132.24	3.99%	939.12	37.45%
\$750,000	260.78	9.22%	310.50	10.05%	571.28	20.19%	339.13	9.97%	910.40	32.17%	149.20	3.99%	1,059.60	37.45%
\$850,000	290.35	9.21%	345.90	10.05%	636.25	20.19%	377.68	9.97%	1,013.92	32.17%	166.16	3.99%	1,180.08	37.44%
\$950,000	319.92	9.21%	381.30	10.05%	701.22	20.18%	416.22	9.97%	1,117.44	32.17%	183.12	3.99%	1,300.56	37.44%
\$1,250,000	408.63	9.20%	487.50	10.05%	896.13	20.18%	531.88	9.97%	1,428.00	32.16%	234.00	3.99%	1,662.00	37.43%
\$1,750,000	556.47	9.20%	664.50	10.06%	1,220.98	20.18%	724.62	9.96%	1,945.60	32.15%	318.80	3.99%	2,264.40	37.42%
\$2,500,000	778.25	9.19%	930.00	10.06%	1,708.25	20.18%	1,013.75	9.96%	2,722.00	32.15%	446.00	3.99%	3,168.00	37.42%
\$3,000,000														

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

						C	umulative	Increas	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	13.52	2.35%	17.83	3.03%	31.35	5.45%	18.13	2.99%	49.48	8.60%	19.05	3.05%	68.52	11.92%
\$150,000	20.56	2.29%	27.49	3.00%	48.05	5.36%	28.38	3.00%	76.43	8.52%	29.14	2.99%	105.56	11.77%
\$250,000	27.60	2.26%	37.15	2.98%	64.75	5.31%	38.63	3.01%	103.38	8.48%	39.22	2.97%	142.60	11.70%
\$350,000	34.64	2.25%	46.81	2.97%	81.45	5.28%	48.88	3.01%	130.33	8.46%	49.32	2.95%	179.64	11.65%
\$450,000	41.68	2.24%	56.47	2.96%	98.15	5.27%	59.13	3.01%	157.28	8.44%	59.41	2.94%	216.68	11.63%
\$550,000	48.72	2.23%	66.13	2.96%	114.85	5.25%	69.38	3.02%	184.23	8.43%	69.50	2.93%	253.72	11.61%
\$650,000	55.76	2.22%	75.79	2.96%	131.55	5.25%	79.63	3.02%	211.18	8.42%	79.59	2.93%	290.76	11.59%
\$750,000	62.80	2.22%	85.45	2.95%	148.25	5.24%	89.88	3.02%	238.13	8.42%	89.68	2.92%	327.80	11.58%
\$850,000	69.84	2.22%	95.11	2.95%	164.95	5.23%	100.13	3.02%	265.08	8.41%	99.76	2.92%	364.84	11.58%
\$950,000	76.88	2.21%	104.77	2.95%	181.65	5.23%	110.38	3.02%	292.03	8.41%	109.86	2.92%	401.88	11.57%
\$1,250,000	98.00	2.21%	133.75	2.95%	231.75	5.22%	141.13	3.02%	372.88	8.40%	140.13	2.91%	513.00	11.55%
\$1,750,000	133.20	2.20%	182.05				192.38	3.02%	507.63	8.39%	190.58	2.91%	698.20	11.54%
\$2,500,000	186.00	2.20%	254.50	2.94%	440.50	5.20%	269.25	3.02%	709.75	8.38%	266.25	2.90%	976.00	11.53%
\$3,000,000														, in the second

# Ordinary Residential Rates - with proposed special variation

				(	umulativ	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													
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\$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)	Introduces   Year 5				reases ear 6				reases ear 7				
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	
\$50,000										Ailiuai /6 Cullidiative			
\$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	
Land Value	property assessments in this valuation range	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	314.00	\$50,000	770.79	842.53	926.71	1,019.46	1,060.02			
\$100,000 to \$199,999	226	\$150,000	1,432.36	1,565.59	1,722.12	1,894.37	1,970.05			
\$200,000 to \$299,999	108	\$250,000	2,093.93	2,288.65	2,517.53	2,769.28	2,880.08			
\$300,000 to \$399,999	52	\$350,000	2,755.50	3,011.71	3,312.94	3,644.19	3,790.11			
\$400,000 to \$499,999	42	\$450,000	3,417.07	3,734.77	4,108.35	4,519.10	4,700.14			
\$500,000 to \$599,999	14	\$550,000	4,078.64	4,457.83	4,903.76	5,394.01	5,610.17			
\$600,000 to \$699,999	9	\$650,000	4,740.21	5,180.89	5,699.17	6,268.92	6,520.20			
\$700,000 to \$799,999	9	\$750,000	5,401.78	5,903.95	6,494.58	7,143.83	7,430.23			
\$800,000 to \$899,999	5	\$850,000	6,063.35	6,627.01	7,289.99	8,018.74	8,340.26			
\$900,000 to \$999,999	9	\$950,000	6,724.92	7,350.07	8,085.40	8,893.65	9,250.29			
\$1,000,000 to \$1,499,999	13	\$1,250,000	8,709.63	9,519.25	10,471.63	11,518.38	11,980.38			
\$1,500,000 to \$1,999,999	4	\$1,750,000	12,017.48	13,134.55	14,448.68	15,892.93	16,530.53			
\$2,000,000 to \$2,999,999	4	\$2,500,000	16,979.25	18,557.50	20,414.25	22,454.75	23,355.75			
\$3,000,000 and greater	4	\$3,000,000	20,287.10	22,172.80	24,391.30	26,829.30	27,905.90			

# Ordinary Business Rates - without proposed special variation

						Or	dinary Bu	siness 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	314	\$50,000	770.79	788.42	812.47	836.90	861.74			
\$100,000 to \$199,999	226	\$150,000	1,432.36	1,465.26	1,509.40	1,554.70	1,601.22			
\$200,000 to \$299,999	108	\$250,000	2,093.93	2,142.10	2,206.33	2,272.50	2,340.70			
\$300,000 to \$399,999	52	\$350,000	2,755.50	2,818.94	2,903.26	2,990.30	3,080.18			
\$400,000 to \$499,999	42	\$450,000	3,417.07	3,495.78	3,600.19	3,708.10	3,819.66			
\$500,000 to \$599,999	14	\$550,000	4,078.64	4,172.62	4,297.12	4,425.90	4,559.14			
\$600,000 to \$699,999	9	\$650,000	4,740.21	4,849.46	4,994.05	5,143.70	5,298.62			
\$700,000 to \$799,999	9	\$750,000	5,401.78	5,526.30	5,690.98	5,861.50	6,038.10			
\$800,000 to \$899,999	5	\$850,000	6,063.35	6,203.14	6,387.91	6,579.30	6,777.58			
\$900,000 to \$999,999	9	\$950,000	6,724.92	6,879.98	7,084.84	7,297.10	7,517.06			
\$1,000,000 to \$1,499,999	13	\$1,250,000	8,709.63	8,910.50	9,175.63	9,450.50	9,735.50			
\$1,500,000 to \$1,999,999	4	\$1,750,000	12,017.48	12,294.70	12,660.28	13,039.50	13,432.90			
\$2,000,000 to \$2,999,999	4	\$2,500,000	16,979.25	17,371.00	17,887.25	18,423.00	18,979.00			
\$3,000,000 and greater	4	\$3,000,000	20,287.10	20,755.20	21,371.90	22,012.00	22,676.40			

# Ordinary Business Rates - with proposed special variation

						С	umulative	Increas	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	71.75	9.31%	84.18	9.99%	155.92	20.23%	92.75	10.01%	248.67	32.26%	40.56	3.98%	289.23	37.52%
\$150,000	133.24	9.30%	156.53	10.00%	289.76	20.23%	172.25	10.00%	462.01	32.26%	75.68	4.00%	537.69	37.54%
\$250,000	194.73	9.30%	228.88	10.00%	423.60	20.23%	251.75	10.00%	675.35	32.25%	110.80	4.00%	786.15	37.54%
\$350,000	256.22	9.30%	301.22	10.00%	557.44	20.23%	331.25	10.00%	888.69	32.25%	145.92	4.00%	1,034.61	37.55%
\$450,000	317.71	9.30%	373.57	10.00%	691.28	20.23%	410.75	10.00%	1,102.03	32.25%	181.04	4.01%	1,283.07	37.55%
\$550,000	379.20	9.30%	445.92	10.00%	825.12	20.23%	490.25	10.00%	1,315.37	32.25%	216.16	4.01%	1,531.53	37.55%
\$650,000	440.69	9.30%	518.27	10.00%	958.96	20.23%	569.75	10.00%	1,528.71	32.25%	251.28	4.01%	1,779.99	37.55%
\$750,000	502.18	9.30%	590.62	10.00%	1,092.80	20.23%	649.25	10.00%	1,742.05	32.25%	286.40	4.01%	2,028.45	37.55%
\$850,000	563.67	9.30%	662.97	10.00%	1,226.64	20.23%	728.75	10.00%	1,955.39	32.25%	321.52	4.01%	2,276.91	37.55%
\$950,000	625.16	9.30%	735.32	10.00%	1,360.48	20.23%	808.25	10.00%	2,168.73	32.25%	356.64	4.01%	2,525.37	37.55%
\$1,250,000	809.63	9.30%	952.37	10.00%	1,762.00	20.23%	1,046.75	10.00%	2,808.75	32.25%	462.00	4.01%	3,270.75	37.55%
\$1,750,000	1,117.08	9.30%	1,314.13	10.01%	2,431.20	20.23%	1,444.25	10.00%	3,875.45	32.25%	637.60	4.01%	4,513.05	37.55%
\$2,500,000	1,578.25	9.30%	1,856.75				2,040.50	10.00%	5,475.50	32.25%	901.00	4.01%	6,376.50	37.55%
\$3,000,000	1,885.70	9.30%	2,218.50	10.01%	4,104.20	20.23%	2,438.00	10.00%	6,542.20	32.25%	1,076.60	4.01%	7,618.80	37.55%

# Ordinary Business Rates - without proposed special variation

						C	umulative	Increas	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	17.64	2.29%	24.05	3.05%	41.68	5.41%	24.44	3.01%	66.12	8.58%	24.84	2.97%	90.96	11.80%
\$150,000	32.91	2.30%	44.14	3.01%	77.04	5.38%	45.31	3.00%	122.35	8.54%	46.52	2.99%	168.87	11.79%
\$250,000	48.17	2.30%	64.22	3.00%	112.40	5.37%	66.18	3.00%	178.58	8.53%	68.20	3.00%	246.78	11.79%
\$350,000	63.45	2.30%	84.32	2.99%	147.76	5.36%	87.05	3.00%	234.81	8.52%	89.88	3.01%	324.69	11.78%
\$450,000	78.72	2.30%	104.41	2.99%	183.12	5.36%	107.92	3.00%	291.04	8.52%	111.56	3.01%	402.60	11.78%
\$550,000	93.99	2.30%	124.50	2.98%	218.48	5.36%	128.79	3.00%	347.27	8.51%	133.24	3.01%	480.51	11.78%
\$650,000	109.26	2.30%	144.59	2.98%	253.84	5.36%	149.66	3.00%	403.50	8.51%	154.92	3.01%	558.42	11.78%
\$750,000	124.53	2.31%	164.68	2.98%	289.20	5.35%	170.53	3.00%	459.73	8.51%	176.60	3.01%	636.33	11.78%
\$850,000	139.80	2.31%	184.77	2.98%	324.56	5.35%	191.40	3.00%	515.96	8.51%	198.28	3.01%	714.24	11.78%
\$950,000	155.07	2.31%	204.86	2.98%	359.92	5.35%	212.27	3.00%	572.19	8.51%	219.96	3.01%	792.15	11.78%
\$1,250,000	200.88	2.31%	265.13	2.98%	466.00	5.35%	274.88	3.00%	740.88	8.51%	285.00	3.02%	1,025.88	11.78%
\$1,750,000	277.23	2.31%	365.58	2.97%	642.80	5.35%	379.22	3.00%	1,022.03	8.50%	393.40	3.02%	1,415.43	11.78%
\$2,500,000	391.75	2.31%	516.25	2.97%	908.00	5.35%		3.00%	1,443.75	8.50%	556.00	3.02%	1,999.75	11.78%
\$3,000,000	468.10	2.31%	616.70	2.97%	1,084.80	5.35%	640.10	3.00%	1,724.90	8.50%	664.40	3.02%	2,389.30	11.78%

# Ordinary Business Rates - with proposed special variation

C. aa. y Daoin												
				(	Cumulati	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 - without proposed special variation

				(	Cumulativ	/e Increa	ises					
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 Far	mland Ra	ites	
Land Value	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	52.00	\$50,000	608.45	665.10	731.53	804.77	836.72			
\$100,000 to \$199,999	375	\$150,000	945.34	1,033.30	1,136.58	1,250.30	1,300.15			
\$200,000 to \$299,999	389	\$250,000	1,282.23	1,401.50	1,541.63	1,695.83	1,763.58			
\$300,000 to \$399,999	271	\$350,000	1,619.12	1,769.70	1,946.68	2,141.36	2,227.01			
\$400,000 to \$499,999	130	\$450,000	1,956.01	2,137.90	2,351.73	2,586.89	2,690.44			
\$500,000 to \$599,999	68	\$550,000	2,292.90	2,506.10	2,756.78	3,032.42	3,153.87			
\$600,000 to \$699,999	45	\$650,000	2,629.79	2,874.30	3,161.83	3,477.95	3,617.30			
\$700,000 to \$799,999	26	\$750,000	2,966.68	3,242.50	3,566.88	3,923.48	4,080.73			
\$800,000 to \$899,999	12	\$850,000	3,303.57	3,610.70	3,971.93	4,369.01	4,544.16			
\$900,000 to \$999,999	14	\$950,000	3,640.46	3,978.90	4,376.98	4,814.54	5,007.59			
\$1,000,000 to \$1,499,999	21	\$1,250,000	4,651.13	5,083.50	5,592.13	6,151.13	6,397.88			
\$1,500,000 to \$1,999,999	13	\$1,750,000	6,335.58	6,924.50	7,617.38	8,378.78	8,715.03			
\$2,000,000 to \$2,999,999	9	\$2,500,000	8,862.25	9,686.00	10,655.25	11,720.25	12,190.75			
\$3,000,000 and greater		\$3,000,000								

# Ordinary Farmland Rates - without proposed special variation

						Ore	dinary Fa	rmland 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	52.00	\$50,000	608.45	622.34	641.43	660.74	680.27			
\$100,000 to \$199,999	375.00	\$150,000	945.34	967.01	996.29	1,026.22	1,056.81			
\$200,000 to \$299,999	389.00	\$250,000	1,282.23	1,311.68	1,351.15	1,391.70	1,433.35			
\$300,000 to \$399,999	271.00	\$350,000	1,619.12	1,656.35	1,706.01	1,757.18	1,809.89			
\$400,000 to \$499,999	130.00	\$450,000	1,956.01	2,001.02	2,060.87	2,122.66	2,186.43			
\$500,000 to \$599,999	68.00	\$550,000	2,292.90	2,345.69	2,415.73	2,488.14	2,562.97			
\$600,000 to \$699,999	45.00	\$650,000	2,629.79	2,690.36	2,770.59	2,853.62	2,939.51			
\$700,000 to \$799,999	26.00	\$750,000	2,966.68	3,035.03	3,125.45	3,219.10	3,316.05			
\$800,000 to \$899,999	12.00	\$850,000	3,303.57	3,379.70	3,480.31	3,584.58	3,692.59			
\$900,000 to \$999,999	14.00	\$950,000	3,640.46	3,724.37	3,835.17	3,950.06	4,069.13			
\$1,000,000 to \$1,499,999	21.00	\$1,250,000	4,651.13	4,758.38	4,899.75	5,046.50	5,198.75			
\$1,500,000 to \$1,999,999	13.00	\$1,750,000	6,335.58	6,481.73	6,674.05	6,873.90	7,081.45			
\$2,000,000 to \$2,999,999	9.00	\$2,500,000	8,862.25	9,066.75	9,335.50	9,615.00	9,905.50			
\$3,000,000 and greater		\$3,000,000								

# Ordinary Farmland Rates - with proposed special variation

						Cumulative Increases								
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	56.66	9.31%	66.43	9.99%	123.08	20.23%	73.24	10.01%	196.32	32.27%	31.95	3.97%	228.27	37.52%
\$150,000	87.97	9.31%	103.28	9.99%	191.24	20.23%	113.72	10.01%	304.96	32.26%	49.85	3.99%	354.81	37.53%
\$250,000	119.28	9.30%	140.13	10.00%	259.40	20.23%	154.20	10.00%	413.60	32.26%	67.75	4.00%	481.35	37.54%
\$350,000	150.59	9.30%	176.98	10.00%	327.56	20.23%	194.68	10.00%	522.24	32.25%	85.65	4.00%	607.89	37.54%
\$450,000	181.90	9.30%	213.83	10.00%	395.72	20.23%	235.16	10.00%	630.88	32.25%	103.55	4.00%	734.43	37.55%
\$550,000	213.21	9.30%	250.68	10.00%	463.88	20.23%	275.64	10.00%	739.52	32.25%	121.45	4.01%	860.97	37.55%
\$650,000	244.52	9.30%	287.53	10.00%	532.04	20.23%	316.12	10.00%	848.16	32.25%	139.35	4.01%	987.51	37.55%
\$750,000	275.83	9.30%	324.38	10.00%	600.20	20.23%	356.60	10.00%	956.80	32.25%	157.25	4.01%	1,114.05	37.55%
\$850,000	307.14	9.30%	361.23	10.00%	668.36	20.23%	397.08	10.00%	1,065.44	32.25%	175.15	4.01%	1,240.59	37.55%
\$950,000	338.45	9.30%	398.08	10.00%	736.52	20.23%	437.56	10.00%	1,174.08	32.25%	193.05	4.01%	1,367.13	37.55%
\$1,250,000	432.38	9.30%	508.62	10.01%	941.00	20.23%	559.00	10.00%	1,500.00	32.25%	246.75	4.01%	1,746.75	37.56%
\$1,750,000	588.93	9.30%	692.88	10.01%	1,281.80	20.23%	761.40	10.00%	2,043.20	32.25%	336.25	4.01%	2,379.45	37.56%
\$2,500,000	823.75	9.30%	969.25	10.01%	1,793.00	20.23%	1,065.00	10.00%	2,858.00	32.25%	470.50	4.01%	3,328.50	37.56%
\$3,000,000														

# Ordinary Farmland Rates - without proposed special variation

		Computative Incompany													
	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	13.89	2.28%	19.10	3.07%	32.99	5.42%	19.31	3.01%	52.30	8.59%	19.53	2.96%	71.82	11.80%	
\$150,000	21.67	2.29%	29.29	3.03%	50.96	5.39%	29.93	3.00%	80.89	8.56%	30.59	2.98%	111.48	11.79%	
\$250,000	29.45	2.30%	39.48	3.01%	68.93	5.38%	40.55	3.00%	109.48	8.54%	41.65	2.99%	151.13	11.79%	
\$350,000	37.23	2.30%	49.67	3.00%	86.90	5.37%	51.17	3.00%	138.07	8.53%	52.71	3.00%	190.78	11.78%	
\$450,000	45.01	2.30%	59.86	2.99%	104.87	5.36%	61.79	3.00%	166.66	8.52%	63.77	3.00%	230.43	11.78%	
\$550,000	52.79	2.30%	70.05	2.99%	122.84	5.36%	72.41	3.00%	195.25	8.52%	74.83	3.01%	270.07	11.78%	
\$650,000	60.57	2.30%	80.24	2.98%	140.81	5.35%	83.03	3.00%	223.84	8.51%	85.89	3.01%	309.72	11.78%	
\$750,000	68.35	2.30%	90.43	2.98%	158.78	5.35%	93.65	3.00%	252.43	8.51%	96.95	3.01%	349.38	11.78%	
\$850,000	76.13	2.30%	100.62	2.98%	176.75	5.35%	104.27	3.00%	281.02	8.51%	108.01	3.01%	389.03	11.78%	
\$950,000	83.91	2.30%	110.81	2.98%	194.72	5.35%	114.89	3.00%	309.61	8.50%	119.07	3.01%	428.68	11.78%	
\$1,250,000	107.25	2.31%	141.38	2.97%	248.63	5.35%	146.75	3.00%	395.38	8.50%	152.25	3.02%	547.63	11.77%	
\$1,750,000	146.15	2.31%	192.33	2.97%	338.47	5.34%	199.85	2.99%	538.33	8.50%	207.55	3.02%	745.87	11.77%	
\$2,500,000	204.50	2.31%	268.75	2.96%	473.25	5.34%	279.50	2.99%	752.75	8.49%	290.50	3.02%	1,043.25	11.77%	
\$3,000,000															

# Ordinary Farmland Rates - with proposed special variation

				(	Cumulati	ve Increa	ises					
Land value (for calculation of rates)			reases ear 5				reases ear 6		Increases Year 7			
\$	Annual	nual % Cumulative % Annual % Cumulative % Annual % Cum						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

				(	Cumulativ	ve Increa	ses							
Land value (for calculation of rates)			reases ear 5				reases ear 6		Increases Year 7					
\$	Annual % Cumulative %				Annual	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	985,781	2,089,889	3,334,573	3,620,352	3,728,962	3,840,831	3,956,056	4,074,738	4,196,980	4,322,889	34,151,051
OPERATING BALANCE											
Change in Operating Balance											(
OPERATING EXPENSES											
Change in Operating Expenses											(
(includes loan interest costs)											(
											(
											(
											(
CAPITAL EXPENDITURE											
Roads & Bridges	985,781	2,089,889	3,334,573	3,620,352	3,728,962	3,840,831	3,956,056	4,074,738	4,196,980	4,322,889	34,151,051
											(
											(
OTHER USES OF SV INCOME eg loan	principal re	epayments.	transfers	to reserves							
											(
											(
											(
											(
Total use of special variation income	985,781	2,089,889	3,334,573	3,620,352	3,728,962	3,840,831	3,956,056	4,074,738	4,196,980	4,322,889	34,151,051
Difference between additional SRV income and its uses	0	0	0	0	0	0	0	0	0	0	. , ,