

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.
 - \triangleright 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).
 - ${igtriangledown}$ 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	
	WORKSHEE	T 4		
PER	MISSIBLE GENERAL INC	OME CALC	CULATION	
	incil must check all income adjustmo the DLG before submitting their a			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.
Prior year I	Notional General Income		-	Permissible General income in 2014/15.
Less:	Decrease from expiry of a prior special variation.			Consult with the DLG on the correct figure.
Adjusted fi	rst year Notional General Income		\$	Additional Percentage Increase
Plus:	Rate peg increase - first year	0.00%	0	Enter the additional percentage increase in general income being sought, excluding any other income adjustments.
Plus:	Additional increase - first year		U	
Plus:	Crown Land adjustment - first year	0.00%		
	Total special variation - first year	0.00%	\$\	Crown land adjustment Crown land claims will increase your Permissible Income. Enter in the \$ amount of any Crown land adjustment here. This will
	st Year Adjustments: efer to advice from the Division)			automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.
Plus/Minu	s Prior year Catchup/Excess			Note that applications for Crown land adjustments still need to
Minus:	Valuation Objections claimed in prior	year		be made separately to DLG.
		Total Adjustmen	nts -	
		rotar rajaotino		
	First year Permissible General Inc	ome	\$	
Total Notic	onal General Income (WK3)	0)	Other adjustments There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.
LESS: Valu	uation Objection Income - Proposed to be recouped in this year (WK3)	0	<u>-</u>	Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.
NET Fire	st year Notional General Income		\$0	Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income
	Anticipated Catchup/(Excess) in the fi	rst year	\$0	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 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:

Dennis Mahoney 02 9290 8494

dennis mahoney@ipart.nsw.gov.au

Nick Singer 02 9290 8459

nick_singer@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:	Nambucca Shire Council
Contact Details:	
Name:	Scott Norman
Position:	Assistant General Manager Corporate Services
Telephone:	02 6568 0227
Email:	scott.norman@nambucca.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 %	increase	Cum	nulative % inci	rease
		SV (inc. rate	Rate peg	SV (inc.	Rate peg	Above the
		peg)	only	rate peg)	only	rate peg
Y 1	2014/15	3.80%	2.30%	3.80%	2.30%	1.50%
Y 2	2015/16	5.00%	3.00%	8.99%	5.37%	3.62%
Y 3	2016/17	5.50%	3.00%	14.98%	8.53%	6.45%
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	Notional General Income after SV% applied	Other 1st- year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied
Y 0 2013/14							9,090,578		9,090,578	9,090,578
Y 1 2014/15	9,090,578		9,090,578	3.80%	9,436,020	13,442	9,449,462	3.95	9,313,103	9,313,103
Y 2 2015/16	9,449,462		9,449,462	5.00%	9,921,935		9,921,935	5.00	9,592,496	9,592,496
Y 3 2016/17	9,921,935		9,921,935	5.50%	10,467,641		10,467,641	5.50	9,880,271	9,880,271
Y 4 2017/18										
Y 5 2018/19										
Y 6 2019/20										
Y 7 2020/21										
			Total rise in PG			GI - in \$ terms	1,377,063			
						- in % terms	15.15%			

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	9,449,462	9,313,103	136,359	9,313,103	136,359
Y 2	2015/16	19,371,397	18,905,600	465,797	18,905,600	465,797
Y 3	2016/17	29,839,038	28,785,871	1,053,168	28,785,871	1,053,168
Y 4	2017/18					
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					
						3.66%

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		481.00	0.4999			474.00	17.00	160,879,550	755,200	808,520
Residential	Town	5,406.00	0.4611			724.00	3,874.00	729,785,744	358,498,472	4,516,782
Residential	Village/Estate	2,117.00	0.4611			724.00	976.00	348,754,700	99,156,700	1,857,520
Residential	Non-Urban	629.00	0.4611			724.00	368.00	103,798,820	39,167,820	564,446
Business	CBD	253.00	1.0439			724.00	101.00	43,497,006	3,779,434	487,736
Business	Industrial Estate	150.00	0.6465			724.00	75.00	19,750,800	4,654,800	151,896
Business	Caravan Park	9.00	0.9655			724.00	0.00	12,381,000		119,539
Business	Ordinary	204.00	0.6465			724.00	92.00	29,427,574	3,419,274	234,752
Total Asse	ssments:	9,249.00			Total Rat	eable Land	Value:	1,448,275,194	Sub-Total:	8,741,189

Nambucca 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
Environmental Levy	9,249.00	0.01231	18.50	48.97%			1,448,275,194		349,389
								Sub-Total:	349,389

Nambucca Shire Council

Calculation of Notional General Income - Annual Charges

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

Total Notional General Income:

9,090,578

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		480.00	0.525			485.00	15.00	159,608,450	625,100	841,938
Residentia	Town	5,408.00	0.5319			741.00	3,969.00	649,802,623	342,815,545	4,573,893
Residentia	Village/Estate	2,115.00	0.5319			741.00	797.00	339,453,790	71,152,190	2,017,673
Residentia	Non-Urban	631.00	0.5319			741.00	307.00	104,008,320	30,114,220	620,530
Business	CBD	253.00	1.1044			741.00	96.00	42,942,282	3,421,850	507,600
Business	Industrial Estate	150.00	0.6837			741.00	66.00	19,962,800	4,002,800	158,025
Business	Caravan Park	9.00	0.9495			741.00	0.00	12,336,000		117,130
Business	Ordinary	200.00	0.7245			741.00	89.00	27,278,804	3,260,014	239,965
		+								
Total Asse	essments:	9,246.00			Total Ratea	ble Land Va	ılue:	1,355,393,069	Sub-Total:	9,076,753

Nambucca Shire Council

Calculation of Notional General Income - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income
Environmental Levy	9,246.00	0.0132	19.30	49.94%			1,355,393,069		357,360
								Sub-Total:	357,360

Nambucca Shire Council

<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
sfs			
fg			
df			
		Sub-Total:	0

Total Notional General Income

9,434,113

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

(4,262)

NET Notional General Income

9,429,851

Nambucca 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 9,090,578

Less: Decrease from expiry of a

Adjusted first year Notional General Income \$ 9,090,578

Plus: Rate peg increase - first year 2.30% 209,083

Plus: Additional increase - first year 1.50% 136,359

Plus: Crown Land adjustment - first year 0.00%

Total special variation - first year 3.80% \$ 345,442

Other First Year Adjustments:

(If known - Refer to advice from the DLG)

prior special variation.

Plus/Minus: Prior year Catchup/Excess 19,263

Minus: Valuation Objections claimed in prior year (5,821)

Total Adjustments 13,442

First year Permissible General Income \$ 9,449,462

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	d Specia	I Rates -	with spec	ial variat	ion
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
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Farmland		474.00	485.00	500.00	515.00				
Residential	Town	724.00	741.00	763.00	786.00				
Residential	Village/Estate	724.00	741.00	763.00	786.00				
Residential	Non-Urban	724.00	741.00	763.00	786.00				
Business	CBD	724.00	741.00	763.00	786.00				
Business	Industrial Estate	724.00	741.00	763.00	786.00				
Business	Caravan Park	724.00	741.00	763.00	786.00				
Business	Ordinary	724.00	741.00	763.00	786.00				

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n	Minii Incre Yea	ases			Increases ar 2	3			Increases ar 3			Minimum Ye
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
	11.00	2.32%	15.00	3.09%	26.00	5.49%	15.00	3.00%	41.00	8.65%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%		
1												

Average Ordinary and Special Rates - with proposed special variation

			Ore	dinary an	d Specia	l Rates - v	with spec	ial variat	ion
Cotogony	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7
Category	Special Nate Haine	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Farmland		1,750.54							
Residential	Town	869.86	879.06	918.81	965.01				
Residential	Village/Estate	912.60	991.54	1,050.78	1,120.34				
Residential	Non-Urban	932.95	1,022.12	1,079.98	1,148.83				
Business	CBD	2,004.87	2,085.31	2,193.66	2,320.72				
Business	Industrial Estate	1,053.11	1,094.97	1,148.29	1,213.94				
Business	Caravan Park	13,812.97	13,526.87	13,246.65	12,986.14				
Business	Ordinary	1,200.51	1,247.06	1,311.43	1,387.31				
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Aver Incre Yea	ases		_	Increases ar 2			_	Increases ar 3			Average Ye
Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
72.55	4.14%	93.09	5.11%	165.64	9.46%	110.49	5.77%	276.13	15.77%		
9.20	1.06%	39.75	4.52%	48.95	5.63%	46.20	5.03%	95.15	10.94%		
78.94	8.65%	59.24	5.97%	138.18	15.14%	69.56	6.62%	207.74	22.76%		
89.17	9.56%	57.86	5.66%	147.03	15.76%	68.85	6.38%	215.88	23.14%		
80.44	4.01%	108.35	5.20%	188.79	9.42%	127.06	5.79%	315.85	15.75%		
41.86	3.97%	53.32	4.87%	95.18	9.04%	65.65	5.72%	160.83	15.27%		
- 286.10	-2.07%	- 280.22	-2.07%	- 566.32	-4.10%	- 260.51	-1.97%	- 826.83	-5.99%		
46.55	3.88%	64.37	5.16%	110.92	9.24%	75.88	5.79%	186.80	15.56%		
	·										
	·										

nulative	Increase	es											
Increases	S			n Increases ear 5				Increases ar 6		N		n Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

nulative Ir	ncrease	S											
Increases ar 4				Increases ear 5			Average Ye	Increases ar 6				Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

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

		Ordi	nary and	Special F	Rates - wi	ithout sp	ecial vari	ation
Sub-category or	Current Average	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7
opeoidi itale ilaile	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
	1,750.54	1,792.03	1,847.80	1,896.64				
Town	869.86	870.29	896.21	923.84				
Village/Estate	912.60	971.75	1,000.66	1,032.14				
Non-Urban	932.95	1,003.82	1,033.69	1,066.09				
CBD	2,004.87	2,052.16	2,118.35	2,193.66				
Industrial Estate	1,053.11	1,085.30	1,119.82	1,159.19				
Caravan Park	13,812.97	13,462.16	13,178.71	12,916.20				
Ordinary	1,200.51	1,210.19	1,249.21	1,299.90				
	Town Village/Estate Non-Urban CBD Industrial Estate Caravan Park	Sub-category or Special Rate name Average Rates 2013/14 1,750.54 Town 869.86 Village/Estate 912.60 Non-Urban 932.95 CBD 2,004.87 Industrial Estate 1,053.11 Caravan Park 13,812.97	Sub-category or Special Rate name Current Average Rates Year 1 Average 2013/14 2014/15 Town 869.86 870.29 Village/Estate 912.60 971.75 Non-Urban 932.95 1,003.82 CBD 2,004.87 2,052.16 Industrial Estate 1,053.11 1,085.30 Caravan Park 13,812.97 13,462.16	Sub-category or Special Rate name Current Average Rates Average Rates Average Part Average Rates Average Part Average Rates Rates Year 1 Year 2 2013/14 2014/15 2015/16 2015/16 1,750.54 1,792.03 1,847.80 Town 869.86 870.29 896.21 Village/Estate 912.60 971.75 1,000.66 Non-Urban 932.95 1,003.82 1,033.69 CBD 2,004.87 2,052.16 2,118.35 Industrial Estate 1,053.11 1,085.30 1,119.82 Caravan Park 13,812.97 13,462.16 13,178.71	Sub-category or Special Rate name Current Average Rates Average Rates Average Rates Average Rates Average Rates Average Rates Average Rates Average Rates Average Rates Average Rates Rates Rates Year 2 Year 3 Year 3 2016/17 1,750.54 1,792.03 1,847.80 1,896.64 Town 869.86 870.29 896.21 923.84 Village/Estate 912.60 971.75 1,000.66 1,032.14 Non-Urban 932.95 1,003.82 1,033.69 1,066.09 CBD 2,004.87 2,052.16 2,118.35 2,193.66 Industrial Estate 1,053.11 1,085.30 1,119.82 1,159.19 Caravan Park 13,812.97 13,462.16 13,178.71 12,916.20	Sub-category or Special Rate name Current Average Rates Average Rates Rates Rates Year 4 Year 3 Year 4 Year 3 Year 3	Sub-category or Special Rate name Current Average Rates Average Rates Rates Year 5 Year 5 Year 5 Year 5 Year 6 Year 7 2016/17 2017/18 2018/19 Town 869.86 870.29 896.21 923.84 Year 7 923.84 Year 9 Year 9	Sub-category or Special Rate name Average Rates Rates Year 1 Rates Year 2 Rates Year 3 Rates Year 4 Rates Year 5 Rates Year 6 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 1,750.54 1,792.03 1,847.80 1,896.64 2016/17 2018/19 2019/20 Town 869.86 870.29 896.21 923.84 </td

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Aver Incre Yea	ases		_	Increases ar 2			_	Increases ar 3			Average Ye
Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
41.49	2.37%	55.77	3.11%	97.26	5.56%	48.84	2.64%	146.10	8.35%		
0.43	0.05%	25.92	2.98%	26.35	3.03%	27.63	3.08%	53.98	6.21%		
59.15	6.48%	28.91	2.98%	88.06	9.65%	31.48	3.15%	119.54	13.10%		
70.87	7.60%	29.87	2.98%	100.74	10.80%	32.40	3.13%	133.14	14.27%		
47.29	2.36%	66.19	3.23%	113.48	5.66%	75.31	3.56%	188.79	9.42%		
32.19	3.06%	34.52	3.18%	66.71	6.33%	39.37	3.52%	106.08	10.07%		
- 350.81	-2.54%	- 283.45	-2.11%	- 634.26	-4.59%	- 262.51	-1.99%	- 896.77	-6.49%		
9.68	0.81%	39.02	3.22%	48.70	4.06%	50.69	4.06%	99.39	8.28%		

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

			Dome	stic Wast	e Manag	ement Se	rvices				
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual Ir Yea		
•	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	/
Domestic Waste Full Service	502.00								63.00	12.55%	Г
Commercial Waste Full service	502.00	565.00	568.00	568.00					63.00	12.55%	Г
Vacant Waste/Tip Provision	136.00	153.00	154.00	154.00					17.00	12.50%	
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ıl e 7	Annual II	ncreases ar 1			ncreases ar 2				ncreases ar 3			Annual Ye
1	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
	63.00	12.55%	3.00	0.53%		13.15%	-	0.00%		13.15%		
	63.00	12.55%	3.00	0.53%	66.00	13.15%	-	0.00%	66.00	13.15%		
	17.00	12.50%	1.00	0.65%	18.00	13.24%	-	0.00%	18.00	13.24%		
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nulative Ir	ncrease	es											
Increases ar 4				Increases ear 5			Average Ye	Increases ar 6		,	Average Ye	Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
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ncreases ar 4			Increases ear 5				Increases ar 6				Increases ear 7	
Cumulative %	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
	+											

Water Supply Services - Annual Charge

			Water	Supply S	ervices -	Annual (Charge													Cun
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual Ir Yea				Increases ear 2				Increases ar 3			Annual Ye
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
Water Access Charge <25mm	109.00		120.00	121.00					9.00	8.26%	2.00	1.69%	11.00	10.09%	1.00	0.83%	12.00	11.01%		
Water Access Charge - 40mm	436.00		476.00	481.00					35.00	8.03%	5.00	1.06%	40.00	9.17%	5.00	1.05%	45.00	10.32%		İ
Water Access Charge - 50mm	681.00	735.00	742.00	751.00					54.00	7.93%	7.00	0.95%	61.00	8.96%	9.00	1.21%	70.00	10.28%		
Water Access Charge - 80mm	1,744.00	1,884.00	1,895.00	1,923.00					140.00	8.03%	11.00	0.58%	151.00	8.66%	28.00	1.48%	179.00	10.26%		
Water Access Charge - 100mm	2,725.00	2,943.00	2,955.00	3,004.00					218.00	8.00%	12.00	0.41%	230.00	8.44%	49.00	1.66%	279.00	10.24%		

Sewerage Services - Annual Charges

			Sew	erage Sei	rvices - A	nnual Ch	narge													Cun
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual Ir Yea				Increases ar 2				ncreases ar 3			Annual Ye
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual		Cumulative		Annual		Cumulative	%	Annual	%
Sewer Access Charge - 20mm	218.00		238.00	284.00					20.00	9.17%	-	0.00%	20.00	9.17%		19.33%	66.00	30.28%		
Sewer Access Charge - 40mm	872.00		950.00	1,136.00					78.00	8.94%	-	0.00%	78.00	8.94%		19.58%	264.00	30.28%		
Sewer Access Charge - 60mm	1,363.00		1,486.00	1,776.00					123.00	9.02%	-	0.00%	123.00	9.02%		19.52%	413.00	30.30%		
Sewer Access Charge - 80mm	3,488.00			4,547.00					314.00	9.00%	-	0.00%	314.00	9.00%	745.00	19.59%	1,059.00	30.36%		
Sewer Access Charge - 100mm	5,450.00		5,941.00	7,105.00					491.00	9.01%	-	0.00%	491.00	9.01%	1,164.00	19.59%	1,655.00	30.37%		
Sewer Access Charge - Residential	588.00			767.00					53.00	9.01%	-	0.00%	53.00	9.01%		19.66%	179.00	30.44%		
Sewer Access Charge - Unconnected	218.00	238.00	238.00	284.00					20.00	9.17%	-	0.00%	20.00	9.17%	46.00	19.33%	66.00	30.28%		

nulative In	crease	S											
Increases ear 4				Increases ear 5				Increases ar 6				Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

ncreases ar 4				ncreases ar 5				Increases ear 6				Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%

				Other	Annual C	harge		
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Trade Waste - Category 1 & 1A	89.00	97.00	97.00	97.00				
Trade Waste - Category 2 & 3	149.00	162.00	162.00	162.00				
Trade Waste - Category 4	89.00	97.00	97.00	97.00				

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Annual II	ncreases ar 1			Increases ar 2				Increases ar 3			Annual Ye
Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
8.00	8.99%	-	0.00%	8.00	8.99%	-	0.00%	8.00	8.99%		
13.00	8.72%	-	0.00%	13.00	8.72%	-	0.00%	13.00	8.72%		
8.00	8.99%	-	0.00%	8.00	8.99%	-	0.00%	8.00	8.99%		

ncreases ar 4				Increases ear 5				Increases ear 6				Increases ear 7	
Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
								1					
								1					

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	linary 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	2,786	\$50,000	724.00	741.00	763.00	786.00				
\$100,000 to \$199,999	3,873	\$150,000	724.00	797.85	855.00	921.00				
\$200,000 to \$299,999	1,109	\$250,000	1,152.75	1,329.75	1,425.00	1,535.00				
\$300,000 to \$399,999	226	\$350,000	1,613.85	1,861.65	1,995.00	2,149.00				
\$400,000 to \$499,999	64	\$450,000	2,074.95	2,393.55	2,565.00	2,763.00				
\$500,000 to \$599,999	42	\$550,000	2,536.05	2,925.45	3,135.00	3,377.00				
\$600,000 to \$699,999	15	\$650,000	2,997.15	3,457.35	3,705.00	3,991.00				
\$700,000 to \$799,999	16	\$750,000	3,458.25	3,989.25	4,275.00	4,605.00				
\$800,000 to \$899,999	7	\$850,000	3,919.35	4,521.15	4,845.00	5,219.00				
\$900,000 to \$999,999	8	\$950,000	4,380.45	5,053.05	5,415.00	5,833.00				
\$1,000,000 to \$1,499,999	6	\$1,250,000	5,763.75	6,648.75	7,125.00	7,675.00				
\$1,500,000 to \$1,999,999	1	\$1,750,000	8,069.25	9,308.25	9,975.00	10,745.00				
\$2,000,000 to \$2,999,999	1	\$2,500,000	11,527.50	13,297.50	14,250.00	15,350.00				
\$3,000,000 and greater	0	\$2,000,000	12 922 00	15 057 00	17 100 00	19 420 00				

Ordinary Residential Rates - without proposed special variation

						Orc	linary 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	2,786	\$50,000	724.00	741.00	763.00	786.00				
\$100,000 to \$199,999	3,873	\$150,000	724.00	775.05	798.00	823.50				
\$200,000 to \$299,999	1,109	\$250,000	1,152.75	1,291.75	1,330.00	1,372.50				
\$300,000 to \$399,999	226	\$350,000	1,613.85	1,808.45	1,862.00	1,921.50				
\$400,000 to \$499,999	64	\$450,000	2,074.95	2,325.15	2,394.00	2,470.50				
\$500,000 to \$599,999	42	\$550,000	2,536.05	2,841.85	2,926.00	3,019.50				
\$600,000 to \$699,999	15	\$650,000	2,997.15	3,358.55	3,458.00	3,568.50				
\$700,000 to \$799,999	16	\$750,000	3,458.25	3,875.25	3,990.00	4,117.50				
\$800,000 to \$899,999	7	\$850,000	3,919.35	4,391.95	4,522.00	4,666.50				
\$900,000 to \$999,999	8	\$950,000	4,380.45	4,908.65	5,054.00	5,215.50				
\$1,000,000 to \$1,499,999	6	\$1,250,000	5,763.75	6,458.75	6,650.00	6,862.50				
\$1,500,000 to \$1,999,999	1	\$1,750,000	8,069.25	9,042.25	9,310.00	9,607.50				
\$2,000,000 to \$2,999,999		\$2,500,000	11,527.50	12,917.50	13,300.00	13,725.00				
\$3,000,000 and greater	0	\$3,000,000	13,833.00	15,501.00	15,960.00	16,470.00				

Ordinary Business Rates - with proposed special variation

						Or	dinary Bu	siness Ra	tes	
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	302.00	\$50,000	724.00	741.00	763.00	786.00				
\$100,000 to \$199,999	165	\$150,000	1,238.40	1,298.30	1,345.13	1,402.32				
\$200,000 to \$299,999	60	\$250,000	2,064.00	2,163.83	2,241.88	2,337.20				
\$300,000 to \$399,999	35	\$350,000	2,889.60	3,029.36	3,138.63	3,272.08				
\$400,000 to \$499,999	14	\$450,000	3,715.20	3,894.89	4,035.38	4,206.96				
\$500,000 to \$599,999	8	\$550,000	4,540.80	4,760.42	4,932.13	5,141.84				
\$600,000 to \$699,999	8	\$650,000	5,366.40	5,625.95	5,828.88	6,076.72				
\$700,000 to \$799,999	5	\$750,000	6,192.00	6,491.48	6,725.63	7,011.60				
\$800,000 to \$899,999	3	\$850,000	7,017.60	7,357.01	7,622.38	7,946.48				
\$900,000 to \$999,999	2	\$950,000	7,843.20	8,222.54	8,519.13	8,881.36				
\$1,000,000 to \$1,499,999	4	\$1,250,000	10,320.00	10,819.13	11,209.38	11,686.00				
\$1,500,000 to \$1,999,999	3	\$1,750,000	14,448.00	15,146.78	15,693.13	16,360.40				
\$2,000,000 to \$2,999,999	3	\$2,500,000	20,640.00	21,638.25	22,418.75	23,372.00				
\$3,000,000 and greater	0	\$3,000,000	24,768.00	25,965.90	26,902.50	28,046.40				

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	302	\$50,000	724.00	741.00	763.00	786.00				
\$100,000 to \$199,999	165	\$150,000	1,238.40	1,274.63	1,297.25	1,327.31				
\$200,000 to \$299,999	60	\$250,000	2,064.00	2,124.38	2,162.08	2,212.19				
\$300,000 to \$399,999	35	\$350,000	2,889.60	2,974.13	3,026.91	3,097.06				
\$400,000 to \$499,999	14	\$450,000	3,715.20	3,823.88	3,891.74	3,981.94				
\$500,000 to \$599,999	8	\$550,000	4,540.80	4,673.63	4,756.57	4,866.81				
\$600,000 to \$699,999	8	\$650,000	5,366.40	5,523.38	5,621.40	5,751.69				
\$700,000 to \$799,999	5	\$750,000	6,192.00	6,373.13	6,486.23	6,636.56				
\$800,000 to \$899,999	3	\$850,000	7,017.60	7,222.88	7,351.06	7,521.44				
\$900,000 to \$999,999	2	\$950,000	7,843.20	8,072.63	8,215.89	8,406.31				
\$1,000,000 to \$1,499,999	4	\$1,250,000	10,320.00	10,621.88	10,810.38	11,060.94				
\$1,500,000 to \$1,999,999	3	\$1,750,000	14,448.00	14,870.63	15,134.53	15,485.31				
\$2,000,000 to \$2,999,999	3	\$2,500,000	20,640.00	21,243.75	21,620.75	22,121.88				
\$3,000,000 and greater	0	\$3,000,000	24,768.00	25,492.50	25,944.90	26,546.25				

Ordinary Farmland Rates - with proposed special variation

						Ore	dinary Far	rmland 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	16.00	\$50,000	474.00	485.00	500.00	515.00				
\$100,000 to \$199,999	77	\$150,000	749.85	787.50	828.00	875.25				
\$200,000 to \$299,999	147	\$250,000	1,249.75	1,312.50	1,380.00	1,458.75				
\$300,000 to \$399,999	127	\$350,000	1,749.65	1,837.50	1,932.00	2,042.25				
\$400,000 to \$499,999	47	\$450,000	2,249.55	2,362.50	2,484.00	2,625.75				
\$500,000 to \$599,999	27	\$550,000	2,749.45	2,887.50	3,036.00	3,209.25				
\$600,000 to \$699,999	14	\$650,000	3,249.35	3,412.50	3,588.00	3,792.75				
\$700,000 to \$799,999	8	\$750,000	3,749.25	3,937.50	4,140.00	4,376.25				
\$800,000 to \$899,999	10	\$850,000	4,249.15	4,462.50	4,692.00	4,959.75				
\$900,000 to \$999,999	3	\$950,000	4,749.05	4,987.50	5,244.00	5,543.25				
\$1,000,000 to \$1,499,999	3	\$1,250,000	6,248.75	6,562.50	6,900.00	7,293.75				
\$1,500,000 to \$1,999,999	1	\$1,750,000	8,748.25	9,187.50	9,660.00	10,211.25				
\$2,000,000 to \$2,999,999		\$2,500,000	12,497.50	13,125.00	13,800.00	14,587.50				
\$3,000,000 and greater	0	\$3,000,000	14,997.00	15,750.00	16,560.00	17,505.00				

Ordinary Farmland Rates - without proposed special variation

						Ore	dinary Far	mland 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	16.00	\$50,000	474.00	485.00	500.00	515.00				
\$100,000 to \$199,999	77.00	\$150,000	749.85	774.00	798.00	819.00				
\$200,000 to \$299,999	147.00	\$250,000	1,249.75	1,290.00	1,330.00	1,365.00				
\$300,000 to \$399,999	127.00	\$350,000	1,749.65	1,806.00	1,862.00	1,911.00				
\$400,000 to \$499,999	47.00	\$450,000	2,249.55	2,322.00	2,394.00	2,457.00				
\$500,000 to \$599,999	27.00	\$550,000	2,749.45	2,838.00	2,926.00	3,003.00				
\$600,000 to \$699,999	14.00	\$650,000	3,249.35	3,354.00	3,458.00	3,549.00				
\$700,000 to \$799,999	8.00	\$750,000	3,749.25	3,870.00	3,990.00	4,095.00				
\$800,000 to \$899,999	10.00	\$850,000	4,249.15	4,386.00	4,522.00	4,641.00				
\$900,000 to \$999,999	3.00	\$950,000	4,749.05	4,902.00	5,054.00	5,187.00				
\$1,000,000 to \$1,499,999	3.00	\$1,250,000	6,248.75	6,450.00	6,650.00	6,825.00				
\$1,500,000 to \$1,999,999	1.00	\$1,750,000	8,748.25	9,030.00	9,310.00	9,555.00				
\$2,000,000 to \$2,999,999	0.00	\$2,500,000	12,497.50	12,900.00	13,300.00	13,650.00				
\$3,000,000 and greater	0.00	\$3,000,000	14,997.00	15,480.00	15,960.00	16,380.00				

Ordinary Residential Rates - with proposed special variation

						Cı	umulativ	e Increas	ses					
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ear 3				eases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%				
\$150,000	73.85	10.20%	57.15	7.16%	131.00	18.09%	66.00	7.72%	197.00	27.21%				
\$250,000	177.00	15.35%	95.25	7.16%	272.25	23.62%	110.00	7.72%	382.25	33.16%				
\$350,000	247.80	15.35%	133.35	7.16%	381.15	23.62%	154.00	7.72%	535.15	33.16%				
\$450,000	318.60	15.35%	171.45	7.16%	490.05	23.62%	198.00	7.72%	688.05	33.16%				
\$550,000	389.40	15.35%	209.55	7.16%	598.95	23.62%	242.00	7.72%	840.95	33.16%				
\$650,000	460.20	15.35%	247.65	7.16%	707.85	23.62%	286.00	7.72%	993.85	33.16%				
\$750,000	531.00	15.35%	285.75	7.16%	816.75	23.62%	330.00	7.72%	1,146.75	33.16%				
\$850,000	601.80	15.35%	323.85	7.16%	925.65	23.62%	374.00	7.72%	1,299.65	33.16%				
\$950,000	672.60	15.35%	361.95	7.16%	1,034.55	23.62%	418.00	7.72%	1,452.55	33.16%				
\$1,250,000	885.00	15.35%	476.25	7.16%	1,361.25	23.62%	550.00	7.72%	1,911.25	33.16%				
\$1,750,000	******	15.35%	666.75	7.16%	1,905.75	23.62%	770.00	7.72%	2,675.75	33.16%				
\$2,500,000	******	15.35%	952.50	7.16%	2,722.50	23.62%	*******	7.72%	3,822.50	33.16%				
\$3,000,000	======	15.35%	======	7.16%	3,267.00	23.62%	******	7.72%	4,587.00	33.16%				

						Cı	umulativ	e Increas	ses					
Land value (for calculation of rates)	Incre Yea	ases ar 1			eases ear 2				eases ear 3				eases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%				
\$150,000	51.05	7.05%	22.95	2.96%	74.00	10.22%	25.50	3.20%	99.50	13.74%				
\$250,000	139.00	12.06%	38.25	2.96%	177.25	15.38%	42.50	3.20%	219.75	19.06%				
\$350,000	194.60	12.06%	53.55	2.96%	248.15	15.38%	59.50	3.20%	307.65	19.06%				
\$450,000	250.20	12.06%	68.85	2.96%	319.05	15.38%	76.50	3.20%	395.55	19.06%				
\$550,000	305.80	12.06%	84.15	2.96%	389.95	15.38%	93.50	3.20%	483.45	19.06%				
\$650,000	361.40	12.06%	99.45	2.96%	460.85	15.38%	110.50	3.20%	571.35	19.06%				
\$750,000	417.00	12.06%	114.75	2.96%	531.75	15.38%	127.50	3.20%	659.25	19.06%				
\$850,000	472.60	12.06%	130.05	2.96%	602.65	15.38%	144.50	3.20%	747.15	19.06%				
\$950,000	528.20	12.06%	145.35	2.96%	673.55	15.38%	161.50	3.20%	835.05	19.06%				
\$1,250,000	695.00	12.06%	191.25	2.96%	886.25	15.38%	212.50	3.20%	1,098.75	19.06%				
\$1,750,000	973.00	12.06%	267.75	2.96%	1,240.75	15.38%	297.50	3.20%	1,538.25	19.06%				
\$2,500,000	======	12.06%	382.50	2.96%	1,772.50	15.38%	425.00	3.20%	2,197.50	19.06%				
\$3,000,000	======	12.06%	459.00	2.96%	2.127.00	15.38%	510.00	3.20%	2.637.00	19.06%				

						Cı	umulativ	e Increas	ses					
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	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%				
\$150,000	59.90	4.84%	46.83	3.61%	106.73	8.62%	57.20	4.25%	163.92	13.24%				
\$250,000	99.82	4.84%	78.05	3.61%	177.88	8.62%	95.33	4.25%	273.20	13.24%				
\$350,000	139.76	4.84%	109.27	3.61%	249.03	8.62%	133.46	4.25%	382.48	13.24%				
\$450,000	179.69	4.84%	140.49	3.61%	320.18	8.62%	171.59	4.25%	491.76	13.24%				
\$550,000	219.62	4.84%	171.71	3.61%	391.33	8.62%	209.72	4.25%	601.04	13.24%				
\$650,000	259.55	4.84%	202.93	3.61%	462.48	8.62%	247.85	4.25%	710.32	13.24%				
\$750,000	299.47	4.84%	234.15	3.61%	533.63	8.62%	285.98	4.25%	819.60	13.24%				
\$850,000	339.41	4.84%	265.37	3.61%	604.78	8.62%	324.11	4.25%	928.88	13.24%				
\$950,000	379.34	4.84%	296.59	3.61%	675.93	8.62%	362.24	4.25%	1,038.16	13.24%				
\$1,250,000	499.13	4.84%	390.25	3.61%	889.38	8.62%	476.63	4.25%	1,366.00	13.24%				
\$1,750,000	698.78	4.84%	546.35	3.61%	1,245.13	8.62%	667.28	4.25%	1,912.40	13.24%				
\$2,500,000	998.25	4.84%	780.50	3.61%	1,778.75	8.62%	953.25	4.25%	2,732.00	13.24%				
\$3.000.000	*****	4.84%	936.60	3.61%	2.134.50	8.62%	*****	4.25%	3.278.40	13.24%				

Ordinary Business Rates - without proposed special variation

						Cı	umulativ	e Increas	ses					
Land value (for calculation of rates)	Incre Yea				reases ear 2				eases ear 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	17.00	2.35%	22.00	2.97%	39.00	5.39%	23.00	3.01%	62.00	8.56%				
\$150,000	36.23	2.93%	22.62	1.77%	58.85	4.75%	30.07	2.32%	88.91	7.18%				
\$250,000	60.38	2.93%	37.70	1.77%	98.07	4.75%	50.11	2.32%	148.19	7.18%				
\$350,000	84.53	2.93%	52.78	1.77%	137.31	4.75%	70.16	2.32%	207.46	7.18%				
\$450,000	108.68	2.93%	67.86	1.77%	176.54	4.75%	90.20	2.32%	266.74	7.18%				
\$550,000	132.83	2.93%	82.94	1.77%	215.77	4.75%	110.25	2.32%	326.01	7.18%				
\$650,000	156.98	2.93%	98.02	1.77%	255.00	4.75%	130.29	2.32%	385.29	7.18%				
\$750,000	181.13	2.93%	113.10	1.77%	294.22	4.75%	150.34	2.32%	444.56	7.18%				
\$850,000	205.28	2.93%	128.18	1.77%	333.46	4.75%	170.38	2.32%	503.84	7.18%				
\$950,000	229.43	2.93%	143.26	1.77%	372.69	4.75%	190.43	2.32%	563.11	7.18%				
\$1,250,000	301.88	2.93%	188.50	1.77%	490.38	4.75%	250.56	2.32%	740.94	7.18%				
\$1,750,000	422.63	2.93%	263.90	1.77%	686.53	4.75%	350.79	2.32%	1,037.31	7.18%				
\$2,500,000	603.75	2.93%	377.00	1.77%	980.75	4.75%	501.13	2.32%	1,481.88	7.18%				
\$3.000.000	724.50	2.93%	452.40	1.77%	1.176.90	4.75%	601.35	2.32%	1.778.25	7.18%				

Ordinary Farmland Rates - with proposed special variation

						- CI	ulliulativi	e ilicieas	562					
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ear 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	11.00	2.32%	15.00	3.09%	26.00	5.49%	15.00	3.00%	41.00	8.65%				
\$150,000	37.65	5.02%	40.50	5.14%	78.15	10.42%	47.25	5.71%	125.40	16.72%				
\$250,000	62.75	5.02%	67.50	5.14%	130.25	10.42%	78.75	5.71%	209.00	16.72%				
\$350,000	87.85	5.02%	94.50	5.14%	182.35	10.42%	110.25	5.71%	292.60	16.72%				
\$450,000	112.95	5.02%	121.50	5.14%	234.45	10.42%	141.75	5.71%	376.20	16.72%				
\$550,000	138.05	5.02%	148.50	5.14%	286.55	10.42%	173.25	5.71%	459.80	16.72%				
\$650,000	163.15	5.02%	175.50	5.14%	338.65	10.42%	204.75	5.71%	543.40	16.72%				
\$750,000	188.25	5.02%	202.50	5.14%	390.75	10.42%	236.25	5.71%	627.00	16.72%				
\$850,000	213.35	5.02%	229.50	5.14%	442.85	10.42%	267.75	5.71%	710.60	16.72%				
\$950,000	238.45	5.02%	256.50	5.14%	494.95	10.42%	299.25	5.71%	794.20	16.72%				
\$1,250,000	313.75	5.02%	337.50	5.14%	651.25	10.42%	393.75	5.71%	1,045.00	16.72%				
\$1,750,000	439.25	5.02%	472.50	5.14%	911.75	10.42%	551.25	5.71%	1,463.00	16.72%				
\$2,500,000	627.50	5.02%	675.00	5.14%	1,302.50	10.42%	787.50	5.71%	2,090.00	16.72%				
\$3,000,000	753.00	5.02%	810.00	5.14%	1,563.00	10.42%	945.00	5.71%	2,508.00	16.72%				

Ordinary Farmland Rates - without proposed special variation

						C	umulativ	e Increa:	ses					
Land value (for calculation of rates)	Incre Yea				eases ear 2				eases ear 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	9
\$50,000	11.00	2.32%	15.00	3.09%	26.00	5.49%	15.00	3.00%	41.00	8.65%				
\$150,000	24.15	3.22%	24.00	3.10%	48.15	6.42%	21.00	2.63%	69.15	9.22%				
\$250,000	40.25	3.22%	40.00	3.10%	80.25	6.42%	35.00	2.63%	115.25	9.22%				
\$350,000	56.35	3.22%	56.00	3.10%	112.35	6.42%	49.00	2.63%	161.35	9.22%				
\$450,000	72.45	3.22%	72.00	3.10%	144.45	6.42%	63.00	2.63%	207.45	9.22%				
\$550,000	88.55	3.22%	88.00	3.10%	176.55	6.42%	77.00	2.63%	253.55	9.22%				
\$650,000	104.65	3.22%	104.00	3.10%	208.65	6.42%	91.00	2.63%	299.65	9.22%				
\$750,000	120.75	3.22%	120.00	3.10%	240.75	6.42%	105.00	2.63%	345.75	9.22%				
\$850,000	136.85	3.22%	136.00	3.10%	272.85	6.42%	119.00	2.63%	391.85	9.22%				
\$950,000	152.95	3.22%	152.00	3.10%	304.95	6.42%	133.00	2.63%	437.95	9.22%				
\$1,250,000	201.25	3.22%	200.00	3.10%	401.25	6.42%	175.00	2.63%	576.25	9.22%				
\$1,750,000	281.75	3.22%	280.00	3.10%	561.75	6.42%	245.00	2.63%	806.75	9.22%				
\$2,500,000	402.50	3.22%	400.00	3.10%	802.50	6.42%	350.00	2.63%	1,152.50	9.22%				<u> </u>
\$3,000,000	483.00	3.22%	480.00	3.10%	963.00	6.42%	420.00	2.63%	1,383.00	9.22%				

Ordinary Residential Rates - with proposed special variation Cumulative Incre

	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 Residential Rates - without proposed special variation

				(Cumulati	ve Increa	ases					
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

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

Ordinary Business Rates - without proposed special variation

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

Ordinary Farmland Rates - without proposed special variation

	Cumulative Increases													
l	Land value (for calculation of rates)			reases ear 5				reases ear 6		Increases Year 7				
1	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	
7	\$50,000													
7	\$150,000													
7	\$250,000													
7	\$350,000													
7	\$450,000													
1	\$550,000													
7	\$650,000													
7	\$750,000													
7	\$850,000													
7	\$950,000													
7	\$1,250,000													
	\$1,750,000													
7	\$2,500,000													
٦.	\$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.

			Drana	ood Addit!	anal Cuas	al Verietie	n Income	and Funa	n diture		
	Proposed Additional Special Variation Income and Expenditure										
	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	136,359	329,439	587,370	587,370	587,370	587,370	587,370	587,370	587,370	587,370	5,164,758.9
OPERATING BALANCE											
Change in Operating Balance	72,093	179,157	327,904	350,562	374,784	400,680	428,366	457,964	489,608	523,438	3,604,55
OPERATING EXPENSES											
Change in Operating Expenses (includes loan interest costs)											
interest Exp Bridge Loans 2014/15	64,266	59,284	53,959	48,265	42,178	35,671	28,713	21,276	13,324	4,822	371,75
interest expense Bridge Program 2015/1		90,998	83,945	76,404	68,342	59,723	50,508	40,657	30,125	18,866	519,56
interest expense Bridge program 2016/1	7		121,562	112,140	102,066	91,296	79,783	67,473	54,313	40,244	668,87
CARITAL EVENDITURE											
CAPITAL EXPENDITURE		T					T		Ī		
OTHER USES OF SV INCOME eg loan	principal re	epayments,	, transfers	to reserves							
redemption Bridge Loans 2014/15	72,093	77,075	82,400	88,094	94,181	100,688	107,645	115,083	123,035	131,536	991,82
redemption Bridge Program 2015/16		102,082	109,135	116,676	124,738	133,357	142,572	152,423	162,955	174,214	1,218,15
redemption Bridge program 2016/17			136,369	145,792	155,865	166,635	178,149	190,458	203,618	217,688	1,394,57
Total use of special variation income	136,359	329,439	587,370	587,370	587,370	587,370	587,370	587,370	587,370	587,370	5,164,75
Difference between additional SRV income and its uses	0	0	0	0	0	0	0	0	0	0	