

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 14 May 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.

| Select Council Name | | | 508A | |
|---------------------|---|-----------------|----------|---|
| | WORKSHEE | T 4 | | |
| PEF | RMISSIBLE GENERAL INC | OME CAL | CULATION | |
| Note: Cou | uncil must check all income adjustme the DLG before submitting their a | | | If the council has an SV due to expire on 30 June 2014, Notional General Income must be reduced before calculation of |
| Prior year | 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 f | irst 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 | 7 |
| 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: Refer to advice from the Division) | | · · | automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us. |
| Plus/Minu | us 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 Adjustmer | nts | |
| | First year Permissible General Inc | ome | \$ | |
| Total Not | ional 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. |
| | 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 Fir | rst year Notional General Income | | \$0 | Valuation Objections: If you successfully claimed valuation |
| | Anticipated Catchup/(Excess) in the fi | rst year | \$0 | objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base). |
| | | | | |

Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show the minimum rate increases with the proposed SV, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed SV. It also shows the increases in annual charges over the period of the variation.

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

Ordinary and Special Average Rates

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

Annual Charges

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

Note:

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

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately 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

2014/2015

| Council Name: | Maitland City Council |
|------------------|---------------------------|
| Contact Details: | |
| Name: | Phil Freeman |
| Position: | Manager Finance |
| Telephone: | 02 4934 9750 |
| Email: | philf@maitland.nsw.qov.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.

| | 7 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.

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

| | | % increase | Cumulative % increase | | | | | | |
|------------|---------------|---------------|-----------------------|---------------|-----------|--|--|--|--|
| | SV (inc. rate | | SV (inc. rate | | Above the | | | | |
| | peg) | Rate peg only | peg) | Rate peg only | rate peg | | | | |
| Y 1 2014/1 | 5 7.25% | 2.30% | 7.25% | 2.30% | 4.95% | | | | |
| Y 2 2015/1 | 6 7.25% | 3.00% | 15.03% | 5.37% | 9.66% | | | | |
| Y 3 2016/1 | 7 7.25% | 3.00% | 23.36% | 8.53% | 14.83% | | | | |
| Y 4 2017/1 | 8 7.25% | 3.00% | 32.31% | 11.79% | 20.52% | | | | |
| Y 5 2018/1 | 9 7.25% | 3.00% | 41.90% | 15.14% | 26.76% | | | | |
| Y 6 2019/2 | 0 7.25% | 3.00% | 52.19% | 18.59% | 33.60% | | | | |
| Y 7 2020/2 | 1 7.25% | 3.00% | 63.22% | 22.15% | 41.07% | | | | |

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 | | | | | | | 40,456,446 | | 40,456,446 | 40,456,446 |
| Y 1 2014/15 | 40,456,446 | | 40,456,446 | 7.25% | 43,389,539 | 1,076 | 43,390,615 | 7.25 | 41,388,021 | 41,388,021 |
| Y 2 2015/16 | 43,390,615 | | 43,390,615 | 7.25% | 46,536,434 | | 46,536,434 | 7.25 | 42,629,661 | 42,629,661 |
| Y 3 2016/17 | 46,536,434 | | 46,536,434 | 7.25% | 49,910,326 | | 49,910,326 | 7.25 | 43,908,551 | 43,908,551 |
| Y 4 2017/18 | 49,910,326 | | 49,910,326 | 7.25% | 53,528,824 | | 53,528,824 | 7.25 | 45,225,808 | 45,225,808 |
| Y 5 2018/19 | 53,528,824 | | 53,528,824 | 7.25% | 57,409,664 | | 57,409,664 | 7.25 | 46,582,582 | 46,582,582 |
| Y 6 2019/20 | 57,409,664 | | 57,409,664 | 7.25% | 61,571,865 | | 61,571,865 | 7.25 | 47,980,059 | 47,980,059 |
| Y 7 2020/21 | 61,571,865 | | 61,571,865 | 7.25% | 66,035,825 | | 66,035,825 | 7.25 | 49,419,461 | 49,419,461 |
| | | | | 1 | otal rise in P | GI - in \$ terms | 25,579,379 | | | |
| | | | | | | - in % terms | 63.23% | | | |

Cumulative Increase in PGI

| | | Cumulative PGI under the SV | Cumulative PGI under the Rate Peg | Cumulative rise in PGI above the Rate Peg | Cumulative rise in PGI if expiring SV renewed and Rate Peg applied | Cumulative rise in PGI above renewed ESV and Rate Peg |
|-----|---------|-----------------------------------|---|--|---|--|
| Y 0 | 2013/14 | | | | | |
| Y 1 | 2014/15 | 43,390,615 | 41,388,021 | 2,002,594 | 41,388,021 | 2,002,594 |
| Y 2 | 2015/16 | 89,927,049 | 84,017,682 | 5,909,367 | 84,017,682 | 5,909,367 |
| Y 3 | 2016/17 | 139,837,375 | 127,926,233 | 11,911,142 | 127,926,233 | 11,911,142 |
| Y 4 | 2017/18 | 193,366,199 | 173,152,040 | 20,214,159 | 173,152,040 | 20,214,159 |
| Y 5 | 2018/19 | 250,775,863 | 219,734,622 | 31,041,241 | 219,734,622 | 31,041,241 |
| Y 6 | 2019/20 | 312,347,728 | 267,714,681 | 44,633,046 | 267,714,681 | 44,633,046 |
| Υ7 | 2020/21 | 378,383,553 | 317,134,142 | 61,249,410 | 317,134,142 | 61,249,410 |
| | | | | | | 19.31% |

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 |
|--------------------------------------|----------------------|--------------------------|-----------------------|----------------------|---------------------|-------------------------|-------------------------|--------------------------------|----------------------------------|-------------------------------|
| | High Intensity | 529.00 | 0.3876 | | | | | 359,509,120 | | 1,549,787 |
| Farmland | Low Intensity | 142.00 | 0.4381 | 217.81 | 10.61% | | | 59,501,400 | | 291,605 |
| | Non Urban | 989.00 | 0.5047 | 166.23 | 10.05% | | | 291,511,050 | | 1,635,658 |
| Residential | Urban | 26,491.00 | 0.4287 | 352.06 | 35.00% | | | 4,040,850,560 | | 26,649,548 |
| Mining | | 2.00 | 14.6202 | | | | | 2,078,000 | | 303,808 |
| Business | | 1,803.00 | 1.7333 | | | | | 546,222,070 | | 9,467,667 |
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| Total Asse | ssments: | 29,956.00 | | | Total Rate | eable Land | Value: | 5,299,672,200 | Sub-Total: | 39,898,073 |

Maitland City 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 |
|--|--------------------------|-----------------------|----------------------|---------------------|-------------------------|-------------------------|--------------------------------|----------------------------------|--------------------|
| Mall Rate | 63.00 | 2.0651 | | | | | 10,819,100 | | 223,425 |
| CBD Rate | 207.00 | 0.8357 | | | | | 40,080,000 | | 334,949 |
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| | | | | | | | | Sub-Total: | 558,374 |

Maitland City 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 |
|---|-----------------------|------------------|--------------------|
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| | | Sub-Total: | 0 |

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.

Total Notional General Income:

40,456,446

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 |
|--------------------------------------|-------------------------|---------------------------|-----------------------|----------------------|------------------|-------------------------|----------------------|--------------------------------------|-------------------------------------|-------------------------------|
| | High Intensity | 529.00 | 0.4072 | 307.46 | | | | 359,509,120 | | 1,626,567 |
| | Low Intensity | 142.00 | 0.4848 | 227.25 | | | | 59,501,400 | | 320,732 |
| Residential | Non Urban | 989.00 | 0.547 | 179.13 | | | | 291,511,050 | | 1,771,725 |
| Residential | Urban | 26,491.00 | 0.4607 | 378.40 | 35.00% | | | 4,040,850,560 | | 28,640,393 |
| Mining | | 2.00 | 15.6787 | | | | | 2,078,000 | | 325,803 |
| Business | | 1,803.00 | 1.8504 | | | | | 546,222,070 | | 10,107,293 |
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| Total Asse | essments: | 29,956.00 | | | Total Ratea | ble Land Va | alue: | 5,299,672,200 | Sub-Total: | 42,792,514 |

Maitland City 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 |
|-------------------------|------------------------|-----------------------|----------------------|------------------|-------------------------|----------------------|--------------------------------------|-------------------------------------|--------------------|
| Mall Rate | 63.00 | 2.2148 | | | | | 10,819,100 | | 239,621 |
| CBD Rate | 207.00 | 0.8864 | | | | | 40,080,000 | | 355,269 |
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| | | | | | | | | Sub-Total: | 594,891 |

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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

43,387,405

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

NET Notional General Income

43,387,405

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.

Maitland City Council

508A

40,456,446

2,933,092

WORKSHEET 4

PERMISSIBLE GENERAL INCOME CALCULATION

Please check all income adjustments and expiring variation amounts with DLG before submitting the application.

Less: Decrease from expiry of a prior special variation. 40,456,446 Adjusted first year Notional General Income Plus: Rate peg increase - first year 2.30% 930,498 4.95% Plus: Additional increase - first year 2,002,594 0.00% Plus: Crown Land adjustment - first year

Other First Year Adjustments:

(If known - Refer to advice from the DLG)

Total special variation - first year

Prior year Notional General Income

Plus/Minus: Prior year Catchup/Excess 1,076

Minus: Valuation Objections claimed in prior year

Total Adjustments 1,076

7.25%

First year Permissible General Income \$ 43,390,614

WORKSHEET 5a

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sub-category (inclusive of all relevant rates) and the proposed annual charges in each year of the proposed special variation. It also aims to compare average rates with and without the proposed special variation.

All ordinary rates and special rates need to be included.

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

Minimum Rates - with proposed special variation

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

| | | | | Ordinary | and Specia | al Rates - v | vith specia | l variation | | | | | | | | | | | | | Cu | mulative l | Increase | s | | | | | | | | | | | |
|----------|--------------------------------------|-----------------------------|---------|----------|------------|--------------|-------------|-------------|---------|--------|-----|--------|---|----------------------|-----|--------|---|-------------------|---|--------|----|----------------------|----------|--------|----|-------------------|---|--------|---------------|-------------------|---|--------|---------------------|------------|---|
| Category | Sub-category or Special Rate name | Current Minimum Rates | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Yea | r 1 | | | n Increases ear 2 | | | | Increases ar 3 | | | | n Increases ear 4 | | ' | Ye | Increases ar 5 | | I | Minimum Ye | Increases ar 6 | | ľ | /linimum In Year | | |
| | | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annual | % | Annual | % | Cumulative | e % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % C | Cumulative | % |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Average Ordinary and Special Rates - with proposed special variation

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| _ | | | | Ordinary | and Specia | al Rates - w | ith special | variation | | | | | | | | | | | | | Cur | nulative l | ncreases | • | | | | | | | | | | | |
| | | Current | Average | Average | Average | Average | Average | Average | Average | Average I | ocroseos | | Δνοταπο Ι | ncreases | | Δ | vorano l | ncreases | | | Average | ncrosece | | | verage In | crosece | | | Average In | ocroseos | | / | Average I | ncreases | |
| | Sub-category or | Average | Rates | Rates | Rates | Rates | Rates | Rates | Rates | Yea | 4 | | Yea | | | ^ | | | | | Yea | | | | Year | | | | Year | | | 7 | Yea | | |
| Category | Special Rate name | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Tea | 1 1 | | 1 00 | 11 2 | | | Yea | 11 3 | | | 1 60 | 11 4 | | | 1 ear | 5 | | | Teal | . 6 | | | Tea | 17 | |
| | | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % (| Cumulative | % | Annual | % | Cumulative | % | Annual | % (| Cumulative | % |
| Farmland | High Intensity | 2,954.55 | 3,075.61 | 3,166.35 | 3,257.09 | 0,011.00 | 3,429.11 | 3,508.51 | 3,586.01 | | 4.10% | 90.74 | | 211.80 | 7.17% | 90.74 | 2.87% | 302.54 | 10.24% | 86.96 | 2.67% | 389.50 | 13.18% | 85.06 | 2.54% | 474.56 | 16.06% | 79.40 | 2.32% | 553.96 | 18.75% | 77.50 | 2.21% | | 21.37% |
| Farmland | Low Intensity | 2,166.67 | 2,253.52 | 2,316.90 | 2,380.28 | 2,443.66 | 2,500.00 | 2,556.34 | 2,605.63 | 86.85 | 4.01% | 63.38 | 2.81% | 150.23 | 6.93% | 63.38 | 2.74% | 213.61 | 9.86% | 63.38 | 2.66% | 276.99 | 12.78% | 56.34 | 2.31% | 333.33 | 15.38% | 56.34 | 2.25% | 389.67 | 17.98% | 49.29 | 1.93% | 438.96 | 20.26% |
| Residential | Non Urban | 1,662.56 | | 1,923.15 | 2,064.71 | | 2,379.17 | 2,554.10 | 2,742.16 | | 7.77% | 131.44 | 7.34% | 260.59 | 15.67% | 141.56 | 7.36% | 402.15 | 24.19% | 151.67 | 7.35% | 553.82 | 33.31% | 162.79 | 7.34% | 716.61 | 43.10% | 174.93 | 7.35% | 891.54 | 53.62% | 188.06 | 7.36% | 1,079.60 | 64.94% |
| Residential | Urban | 965.96 | 1,036.79 | 1,120.23 | 1,209.65 | | 1,408.38 | 1,518.70 | 1,637.04 | | 7.33% | 83.44 | 8.05% | 154.27 | 15.97% | 89.42 | 7.98% | 243.69 | 25.23% | 95.92 | 7.93% | 339.61 | 35.16% | 102.81 | 7.87% | 442.42 | 45.80% | 110.32 | 7.83% | 552.74 | 57.22% | 118.34 | 7.79% | 671.08 | 69.47% |
| Mining | | 152,000.00 | 163,000.00 | 174,500.00 | 187,000.00 | 200,500.00 | 215,500.00 | 231,000.00 | 248,000.00 | 11,000.00 | 7.24% | 11,500.00 | 7.06% | 22,500.00 | 14.80% | 12,500.00 | 7.16% | 35,000.00 | 23.03% | 13,500.00 | 7.22% | 48,500.00 | 31.91% | 15,000.00 | 7.48% | 63,500.00 | 41.78% | 15,500.00 | 7.19% | 79,000.00 | 51.97% | 17,000.00 | 7.36% | 96,000.00 | 63.16% |
| Business | | 5,261.06 | 5,605.66 | 5,934.00 | 6,286.74 | 6,665.56 | 7,073.21 | 7,509.71 | 7,978.37 | 344.60 | 6.55% | 328.34 | 5.86% | 672.94 | 12.79% | 352.74 | 5.94% | 1,025.68 | 19.50% | 378.82 | 6.03% | 1,404.50 | 26.70% | 407.65 | 6.12% | 1,812.15 | 34.44% | 436.50 | 6.17% | 2,248.65 | 42.74% | 468.66 | 6.24% | 2,717.31 | 51.65% |
| Special Rate | | 3,539.68 | 3,809.52 | 4,095.24 | 4,380.95 | | 5,031.75 | 5,396.83 | 5,793.65 | 269.84 | 7.62% | 285.72 | 7.50% | 555.56 | 15.70% | 285.71 | 6.98% | 841.27 | 23.77% | 317.46 | 7.25% | 1,158.73 | 32.74% | 333.34 | 7.09% | 1,492.07 | 42.15% | 365.08 | 7.26% | 1,857.15 | 52.47% | 396.82 | 7.35% | 2,253.97 | 63.68% |
| Special Rate | CBD Rate | 1,580.95 | 1,681.16 | 1,801.93 | 1,932.37 | 2,072.46 | 2,222.22 | 2,386.47 | 2,560.39 | 100.21 | 6.34% | 120.77 | 7.18% | 220.98 | 13.98% | 130.44 | 7.24% | 351.42 | 22.23% | 140.09 | 7.25% | 491.51 | 31.09% | 149.76 | 7.23% | 641.27 | 40.56% | 164.25 | 7.39% | 805.52 | 50.95% | 173.92 | 7.29% | 979.44 | 61.95% |
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

| | | | C | ordinary ar | nd Special | Rates - with | out speci | al variation | n | | | | | | | | | | | | Cur | nulative lı | creases | | | | | | | | | | | | |
|--------------|-------------------|------------|----------|-------------|------------|--------------|------------|------------------|------------|-----------|---------|----------|-----------|------------|-------|----------|----------|------------|--------|----------|---------|-------------|---------|----------|-----------|------------|--------|----------|------------|-------------------|---------------|---------------|------------|------------|--------|
| | | Current | Average | Average | | Average | Average | Average Rates | Average | Average I | creases | | Average I | Increases | | Δ | verage I | ncreases | | | Average | ncreases | | Δ | verage In | creases | | | Average In | creases | | | Average In | creases | |
| | Sub-category or | Average | Rates | Rates | Rates | | | | | Yea | 1 | | Yea | | | | Yea | | | | Ye | | | • | Year | | | | Year | | | 1 | Year | | |
| Category | Special Rate name | Rates | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | | % | Annual | | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | | Annual | | Cumulative | % | Annual | | Cumulative | | Annual | | Cumulative | % |
| Farmland | High Intensity | 2,954.55 | | | 3,060.49 | | 3,130.43 | | 3,204.16 | | 1.41% | 32.14 | 1.07% | 73.81 | 2.50% | 32.13 | 1.06% | 105.94 | 3.59% | 34.03 | 1.11% | 139.97 | 4.74% | 35.91 | 1.16% | 175.88 | 5.95% | 35.92 | 1.15% | 211.80 | 7.17% | 37.81 | 1.19% | 249.61 | 8.45% |
| Farmland | Low Intensity | 2,166.67 | | 2,239.44 | 2,253.52 | | 2,281.69 | | 2,323.94 | | 2.71% | 14.09 | 0.63% | 72.77 | 3.36% | 14.08 | 0.63% | 86.85 | 4.01% | 14.09 | 0.63% | 100.94 | 4.66% | 14.08 | 0.62% | 115.02 | 5.31% | 21.13 | 0.93% | 136.15 | 6.28% | 21.12 | 0.92% | 157.27 | 7.26% |
| Residential | Non Urban | 1,662.56 | 1,700.71 | 1,755.31 | 1,811.93 | | 1,929.22 | 1,990.90 | 2,054.60 | 38.15 | 2.29% | 54.60 | 3.21% | 92.75 | 5.58% | 56.62 | 3.23% | 149.37 | 8.98% | 57.64 | 3.18% | 207.01 | 12.45% | 59.65 | 3.19% | 266.66 | 16.04% | 61.68 | 3.20% | 328.34 | 19.75% | 63.70 | 3.20% | 392.04 | 23.58% |
| Residential | Urban | 965.96 | 987.95 | 1,027.11 | 1,067.43 | | | 1,195.48 | 1,240.68 | | 2.28% | 39.16 | 3.96% | 61.15 | 6.33% | 40.32 | 3.93% | 101.47 | 10.50% | 41.47 | 3.89% | 142.94 | 14.80% | 42.69 | 3.85% | 185.63 | 19.22% | 43.89 | 3.81% | 229.52 | 23.76% | 45.20 | 3.78% | 274.72 | 28.44% |
| Mining | | 152,000.00 | | | 167,500.00 | 173,000.00 | 178,500.00 | 184,000.00 | 190,000.00 | 5,500.00 | 3.62% | 5,000.00 | 3.17% | 10,500.00 | 6.91% | 5,000.00 | 3.08% | 15,500.00 | 10.20% | 5,500.00 | 3.28% | 21,000.00 | 13.82% | 5,500.00 | 3.18% | 26,500.00 | 17.43% | 5,500.00 | 3.08% | 32,000.00 | 21.05% | 6,000.00 | 3.26% | 38,000.00 | 25.00% |
| Business | | 5,261.06 | 5,321.13 | 5,408.21 | 5,498.06 | 5,590.68 | 5,686.63 | 5,785.36 | 5,887.41 | 60.07 | 1.14% | 87.08 | 1.64% | 147.15 | 2.80% | 89.85 | 1.66% | 237.00 | 4.50% | 92.62 | 1.68% | 329.62 | 6.27% | 95.95 | 1.72% | 425.57 | 8.09% | 98.73 | 1.74% | 524.30 | 9.97% | 102.05 | 1.76% | 626.35 | 11.91% |
| Special Rate | Mall Rate | 3,539.68 | 3,634.92 | 3,746.03 | 3,873.02 | 4,000.00 | 4,126.98 | 4,253.97 | 4,396.83 | 95.24 | 2.69% | 111.11 | 3.06% | 206.35 | 5.83% | 126.99 | 3.39% | 333.34 | 9.42% | 126.98 | 3.28% | 460.32 | 13.00% | 126.98 | 3.17% | 587.30 | 16.59% | 126.99 | 3.08% | 714.29 | 20.18% | 142.86 | 3.36% | 857.15 | 24.22% |
| Special Rate | CBD Rate | 1,580.95 | 1,603.86 | 1,657.00 | 1,710.14 | 1,763.29 | 1,821.26 | 1,879.23 | 1,937.20 | 22.91 | 1.45% | 53.14 | 3.31% | 76.05 | 4.81% | 53.14 | 3.21% | 129.19 | 8.17% | 53.15 | 3.11% | 182.34 | 11.53% | 57.97 | 3.29% | 240.31 | 15.20% | 57.97 | 3.18% | 298.28 | 18.87% | 57.97 | 3.08% | 356.25 | 22.53% |
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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.)

| | | | Don | nestic Was | | | rices | | | | | | | | | | | | | Cu | mulative l | ncreases | S | | | | | | | | | | |
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| 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 II | ncreases ar 1 | | Annual I | ncreases ar 2 | | | Annual I | | | | | Increases ear 4 | | | Yea | | | | Yea | | | , | Annual Incr Year 7 | |
| · | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | | 2019/20 | 2020/21 | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % Cu | umulative % |
| Domestic waste management | 340.25 | 394.35 | 425.30 | 423.10 | 442.10 | | | | | 15.90% | 30.95 | | 85.05 | | - 2.20 | | 82.85 | | | | 101.85 | | 23.85 | 5.39% | 125.70 | 36.94% | - 36.85 | -7.91% | 88.85 2 | 26.11% | 16.05 | 3.74% | 104.90 30.8 |
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Water Supply Services - Annual Charge

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| Description | | rage | 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 II | ncreases ar 1 | | | Increases ear 2 | | | Annual I Ye | ncreases ar 3 | | | | Increases ear 4 | | | | Increases ear 5 | | | Annual I Yea | ncreases ar 6 | | | Increases ear 7 | |
| | 201 | 3/14 | 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 | % |
| Not applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Sewerage Services - Annual Charges

| | | | S | ewerage So | ervices - A | nnual Cha | rge | | | | | | | | | | | | | Cu | mulative I | ncrease | S | | | | | | | | | | | |
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| Description | Currer Averag Rates | e Charge Year 1 | Charge Year 2 | Charge Year 3 | Ollarge | Charge Year 5 | Year 6 | Year 7 | ۱ | Year 1 | | Ye | Increases ear 2 | | | Annual I Ye | ncreases ar 3 | | | | Increases ear 4 | | | | Increases ear 5 | | | | Increases ar 6 | | | Ye | Increases ear 7 | |
| | 2013/1 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annua | al % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulativ | /e % |
| Not applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Other Annual Charges

| | | | | Other | Annual C | harge | | | | | | | | | | | | | | Cui | mulative In | creases | S | | | | | | | | | | | |
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| 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 | | ncreases ar 1 | | Annual I Ye | ncreases ar 2 | | | Annual li Yea | | | | | ncreases ar 4 | | | Annual Ir Yea | r 5 | | | Annual Ir Yea | | | А | Annual In Yea | ncreases ar 7 | |
| | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| Commercial waste (GST incl) | 1,089.00 | 545.00 | 591.00 | 639.00 | 690.00 | 742.00 | 797.00 | 856.00 | - 544.00 | -49.95% | 46.00 | 8.44% | - 498.00 | -45.73% | 48.00 | 8.12% | - 450.00 | -41.32% | 51.00 | 7.98% | - 399.00 | -36.64% | 52.00 | 7.54% | - 347.00 | -31.86% | 55.00 | 7.41% | - 292.00 | -26.81% | 59.00 | | - 233.00 | |
| | + | | | | | - | | | l —— | | | | | | | | | | | | | | | | | | | | | | | - | | |
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Maitland City Council

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.

| las the council had a general land revaluation in Year 0?: No | |
|---|--|
|---|--|

Ordinary Residential Rates - with proposed special variation

| | | | | | | Ordi | nary Resi | dential Ra | 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 | 3,364 | \$50,000 | 566.41 | 607.93 | 656.87 | 709.28 | 765.53 | 825.78 | 890.44 | 959.8 |
| \$100,000 to \$199,999 | 20,120 | \$150,000 | 995.11 | 1,068.05 | 1,154.03 | 1,246.12 | 1,344.94 | 1,450.79 | 1,564.38 | 1,686.2 |
| \$200,000 to \$299,999 | 2,344 | \$250,000 | 1,423.81 | 1,528.18 | 1,651.19 | 1,782.96 | 1,924.35 | 2,075.79 | 2,238.33 | 2,412.6 |
| \$300,000 to \$399,999 | 461 | \$350,000 | 1,852.51 | 1,988.30 | 2,148.36 | 2,319.80 | 2,503.76 | 2,700.80 | 2,912.27 | 3,139.1 |
| \$400,000 to \$499,999 | 99 | \$450,000 | 2,281.21 | 2,448.42 | 2,645.52 | 2,856.63 | 3,083.16 | 3,325.81 | 3,586.22 | 3,865.5 |
| \$500,000 to \$599,999 | 19 | \$550,000 | 2,709.91 | 2,908.55 | 3,142.68 | 3,393.47 | 3,662.57 | 3,950.82 | 4,260.17 | 4,592.0 |
| \$600,000 to \$699,999 | 14 | \$650,000 | 3,138.61 | 3,368.67 | 3,639.85 | 3,930.31 | 4,241.98 | 4,575.83 | 4,934.11 | 5,318.4 |
| \$700,000 to \$799,999 | 11 | \$750,000 | 3,567.31 | 3,828.79 | 4,137.01 | 4,467.15 | 4,821.39 | 5,200.83 | 5,608.06 | 6,044.9 |
| \$800,000 to \$899,999 | 6 | \$850,000 | 3,996.01 | 4,288.92 | 4,634.18 | 5,003.98 | 5,400.80 | 5,825.84 | 6,282.00 | 6,771.3 |
| \$900,000 to \$999,999 | 9 | \$950,000 | 4,424.71 | 4,749.04 | 5,131.34 | 5,540.82 | 5,980.21 | 6,450.85 | 6,955.95 | 7,497.8 |
| \$1,000,000 to \$1,499,999 | 20 | \$1,250,000 | 5,710.81 | 6,129.41 | 6,622.83 | 7,151.33 | 7,718.43 | 8,325.87 | 8,977.79 | 9,677.1 |
| \$1,500,000 to \$1,999,999 | 5 | \$1,750,000 | 7,854.31 | 8,430.03 | 9,108.65 | 9,835.52 | 10,615.48 | 11,450.91 | 12,347.52 | 13,309.3 |
| \$2,000,000 to \$2,999,999 | | \$2,500,000 | 11,069.56 | 11,880.96 | 12,837.38 | 13,861.80 | 14,961.04 | 16,138.47 | 17,402.12 | 18,757.7 |
| \$2,000,000 and greater | - 11 | ¢2 000 000 | 12 212 06 | 14 101 50 | 15 222 10 | 16 545 00 | 17 050 00 | 10 262 51 | 20 771 95 | 22 200 0 |

Ordinary Residential Rates - without proposed special variation

| | | | | | | Ordi | nary Resi | dential Ra | 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 | 3,364 | \$50,000 | 566.41 | 579.32 | 602.27 | 625.93 | 650.28 | 675.32 | 701.05 | 727.5 |
| \$100,000 to \$199,999 | 20,120 | \$150,000 | 995.11 | 1,017.80 | 1,058.10 | 1,099.69 | 1,142.46 | 1,186.45 | 1,231.65 | 1,278.2 |
| \$200,000 to \$299,999 | 2,344 | \$250,000 | 1,423.81 | 1,456.27 | 1,513.94 | 1,573.44 | 1,634.65 | 1,697.58 | 1,762.26 | 1,828.8 |
| \$300,000 to \$399,999 | 461 | \$350,000 | 1,852.51 | 1,894.75 | 1,969.78 | 2,047.19 | 2,126.83 | 2,208.71 | 2,292.86 | 2,379.5 |
| \$400,000 to \$499,999 | 99 | \$450,000 | 2,281.21 | 2,333.22 | 2,425.62 | 2,520.94 | 2,619.01 | 2,719.84 | 2,823.47 | 2,930.1 |
| \$500,000 to \$599,999 | 19 | \$550,000 | 2,709.91 | 2,771.70 | 2,881.46 | 2,994.70 | 3,111.19 | 3,230.97 | 3,354.07 | 3,480.8 |
| \$600,000 to \$699,999 | 14 | \$650,000 | 3,138.61 | 3,210.17 | 3,337.29 | 3,468.45 | 3,603.37 | 3,742.10 | 3,884.68 | 4,031.5 |
| \$700,000 to \$799,999 | 11 | \$750,000 | 3,567.31 | 3,648.64 | 3,793.13 | 3,942.20 | 4,095.55 | 4,253.23 | 4,415.28 | 4,582.1 |
| \$800,000 to \$899,999 | 6 | \$850,000 | 3,996.01 | 4,087.12 | 4,248.97 | 4,415.95 | 4,587.73 | 4,764.36 | 4,945.88 | 5,132.8 |
| \$900,000 to \$999,999 | 9 | \$950,000 | 4,424.71 | 4,525.59 | 4,704.81 | 4,889.71 | 5,079.92 | 5,275.49 | 5,476.49 | 5,683.5 |
| \$1,000,000 to \$1,499,999 | 20 | \$1,250,000 | 5,710.81 | 5,841.02 | 6,072.32 | 6,310.96 | 6,556.46 | 6,808.88 | 7,068.30 | 7,335.4 |
| \$1,500,000 to \$1,999,999 | 5 | \$1,750,000 | 7,854.31 | 8,033.39 | 8,351.51 | 8,679.72 | 9,017.37 | 9,364.53 | 9,721.32 | 10,088.7 |
| \$2,000,000 to \$2,999,999 | 8 | \$2,500,000 | 11,069.56 | 11,321.95 | 11,770.30 | 12,232.87 | 12,708.73 | 13,198.01 | 13,700.86 | 14,218.7 |
| \$3,000,000 and greater | 11 | \$3,000,000 | 13,213.06 | 13,514.32 | 14,049.48 | 14,601.63 | 15,169.63 | 15,753.66 | 16,353.88 | 16,972.0 |

Ordinary Residential Rates - with proposed special variation

| | | | | | | (| Cumulativ | e Increas | ses | | | | | |
|---|---------------|-------|----------|-------|---------------|--------|-----------|-----------|----------------|--------|----------|-------|---------------|--------|
| Land value (for calculation of rates) | Increa Yea | | | | eases ar 2 | | | | eases ear 3 | | | | eases ar 4 | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 41.52 | 7.33% | 48.94 | 8.05% | 90.46 | 15.97% | 52.41 | 7.98% | 142.87 | 25.22% | 56.25 | 7.93% | 199.12 | 35.15% |
| \$150,000 | 72.94 | 7.33% | 85.98 | 8.05% | 158.92 | 15.97% | 92.09 | 7.98% | 251.01 | 25.22% | 98.82 | 7.93% | 349.83 | 35.15% |
| \$250,000 | 104.37 | 7.33% | 123.01 | 8.05% | 227.38 | 15.97% | 131.77 | 7.98% | 359.15 | 25.22% | 141.39 | 7.93% | 500.54 | 35.15% |
| \$350,000 | 135.79 | 7.33% | 160.06 | 8.05% | 295.85 | 15.97% | 171.44 | 7.98% | 467.29 | 25.22% | 183.96 | 7.93% | 651.25 | 35.16% |
| \$450,000 | 167.21 | 7.33% | 197.10 | 8.05% | 364.31 | 15.97% | 211.11 | 7.98% | 575.42 | 25.22% | 226.53 | 7.93% | 801.95 | 35.15% |
| \$550,000 | 198.64 | 7.33% | 234.13 | 8.05% | 432.77 | 15.97% | 250.79 | 7.98% | 683.56 | 25.22% | 269.10 | 7.93% | 952.66 | 35.15% |
| \$650,000 | 230.06 | 7.33% | 271.18 | 8.05% | 501.24 | 15.97% | 290.46 | 7.98% | 791.70 | 25.22% | 311.67 | 7.93% | 1,103.37 | 35.15% |
| \$750,000 | 261.48 | 7.33% | 308.22 | 8.05% | 569.70 | 15.97% | 330.14 | 7.98% | 899.84 | 25.22% | 354.24 | 7.93% | 1,254.08 | 35.15% |
| \$850,000 | 292.91 | 7.33% | 345.26 | 8.05% | 638.17 | 15.97% | 369.80 | 7.98% | 1,007.97 | 25.22% | 396.82 | 7.93% | 1,404.79 | 35.15% |
| \$950,000 | 324.33 | 7.33% | 382.30 | 8.05% | 706.63 | 15.97% | 409.48 | 7.98% | 1,116.11 | 25.22% | 439.39 | 7.93% | 1,555.50 | 35.15% |
| \$1,250,000 | 418.60 | 7.33% | 493.42 | 8.05% | 912.02 | 15.97% | 528.50 | 7.98% | 1,440.52 | 25.22% | 567.10 | 7.93% | 2,007.62 | 35.15% |
| \$1,750,000 | 575.72 | 7.33% | 678.62 | 8.05% | 1,254.34 | 15.97% | 726.87 | 7.98% | 1,981.21 | 25.22% | 779.96 | 7.93% | 2,761.17 | 35.15% |
| \$2,500,000 | 811.40 | 7.33% | 956.42 | 8.05% | 1,767.82 | 15.97% | 1,024.42 | 7.98% | 2,792.24 | 25.22% | 1,099.24 | 7.93% | 3,891.48 | 35.15% |
| \$3,000,000 | 968.52 | 7.33% | 1,141.61 | 8.05% | 2,110.13 | 15.97% | 1,222.80 | 7.98% | 3,332.93 | 25.22% | 1,312.09 | 7.93% | 4,645.02 | 35.15% |

Ordinary Residential Rates - without proposed special variation

| | | | | | | - | Cumulativ | o Increa | 505 | | | | | |
|---------------------------------------|---------------|-------|--------|-------|----------------|-------|-------------|----------|----------------|--------|--------|-------|---------------|--------|
| Land value (for calculation of rates) | Increa Yea | | | | eases ear 2 | | Julilulativ | Incr | eases ear 3 | | | | eases ar 4 | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 12.91 | 2.28% | 22.95 | 3.96% | 35.86 | 6.33% | 23.66 | 3.93% | 59.52 | 10.51% | 24.35 | 3.89% | 83.87 | 14.81% |
| \$150,000 | 22.69 | 2.28% | 40.30 | 3.96% | 62.99 | 6.33% | 41.59 | 3.93% | 104.58 | 10.51% | 42.77 | 3.89% | 147.35 | 14.81% |
| \$250,000 | 32.46 | 2.28% | 57.67 | 3.96% | 90.13 | 6.33% | 59.50 | 3.93% | 149.63 | 10.51% | 61.21 | 3.89% | 210.84 | 14.81% |
| \$350,000 | 42.24 | 2.28% | 75.03 | 3.96% | 117.27 | 6.33% | 77.41 | 3.93% | 194.68 | 10.51% | 79.64 | 3.89% | 274.32 | 14.81% |
| \$450,000 | 52.01 | 2.28% | 92.40 | 3.96% | 144.41 | 6.33% | 95.32 | 3.93% | 239.73 | 10.51% | 98.07 | 3.89% | 337.80 | 14.81% |
| \$550,000 | 61.79 | 2.28% | 109.76 | 3.96% | 171.55 | 6.33% | 113.24 | 3.93% | 284.79 | 10.51% | 116.49 | 3.89% | 401.28 | 14.81% |
| \$650,000 | 71.56 | 2.28% | 127.12 | 3.96% | 198.68 | 6.33% | 131.16 | 3.93% | 329.84 | 10.51% | 134.92 | 3.89% | 464.76 | 14.81% |
| \$750,000 | 81.33 | 2.28% | 144.49 | 3.96% | 225.82 | 6.33% | 149.07 | 3.93% | 374.89 | 10.51% | 153.35 | 3.89% | 528.24 | 14.81% |
| \$850,000 | 91.11 | 2.28% | 161.85 | 3.96% | 252.96 | 6.33% | 166.98 | 3.93% | 419.94 | 10.51% | 171.78 | 3.89% | 591.72 | 14.81% |
| \$950,000 | 100.88 | 2.28% | 179.22 | 3.96% | 280.10 | 6.33% | 184.90 | 3.93% | 465.00 | 10.51% | 190.21 | 3.89% | 655.21 | 14.81% |
| \$1,250,000 | 130.21 | 2.28% | 231.30 | 3.96% | 361.51 | 6.33% | 238.64 | 3.93% | 600.15 | 10.51% | 245.50 | 3.89% | 845.65 | 14.81% |
| \$1,750,000 | 179.08 | 2.28% | 318.12 | 3.96% | 497.20 | 6.33% | 328.21 | 3.93% | 825.41 | 10.51% | 337.65 | 3.89% | 1,163.06 | 14.81% |
| \$2,500,000 | 252.39 | 2.28% | 448.35 | 3.96% | 700.74 | 6.33% | 462.57 | 3.93% | 1,163.31 | 10.51% | 475.86 | 3.89% | 1,639.17 | 14.81% |
| \$3,000,000 | 301.26 | 2.28% | 535.16 | 3.96% | 836.42 | 6.33% | 552.15 | 3.93% | 1,388.57 | 10.51% | 568.00 | 3.89% | 1.956.57 | 14.81% |

Ordinary Residential Rates - with proposed special variation

| | | | | | Cumulativ | e Increa | ses | | | | | |
|---------------------------------------|----------|-------|----------------|--------|-----------|----------|----------------|--------|----------|-------|---------------|--------|
| Land value (for calculation of rates) | | | eases ear 5 | | | Incr | eases ear 6 | | | | eases ar 7 | |
| \$ | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 60.25 | 7.87% | 259.37 | 45.79% | 64.66 | 7.83% | 324.03 | 57.21% | 69.36 | 7.79% | 393.39 | 69.45% |
| \$150,000 | 105.85 | 7.87% | 455.68 | 45.79% | 113.59 | 7.83% | 569.27 | 57.21% | 121.87 | 7.79% | 691.14 | 69.45% |
| \$250,000 | 151.44 | 7.87% | 651.98 | 45.79% | 162.54 | 7.83% | 814.52 | 57.21% | 174.36 | 7.79% | 988.88 | 69.45% |
| \$350,000 | 197.04 | 7.87% | 848.29 | 45.79% | 211.47 | 7.83% | 1,059.76 | 57.21% | 226.87 | 7.79% | 1,286.63 | 69.45% |
| \$450,000 | 242.65 | 7.87% | 1,044.60 | 45.79% | 260.41 | 7.83% | 1,305.01 | 57.21% | 279.37 | 7.79% | 1,584.38 | 69.45% |
| \$550,000 | 288.25 | 7.87% | 1,240.91 | 45.79% | 309.35 | 7.83% | 1,550.26 | 57.21% | 331.86 | 7.79% | 1,882.12 | 69.45% |
| \$650,000 | 333.85 | 7.87% | 1,437.22 | 45.79% | 358.28 | 7.83% | 1,795.50 | 57.21% | 384.37 | 7.79% | 2,179.87 | 69.45% |
| \$750,000 | 379.44 | 7.87% | 1,633.52 | 45.79% | 407.23 | 7.83% | 2,040.75 | 57.21% | 436.87 | 7.79% | 2,477.62 | 69.45% |
| \$850,000 | 425.04 | 7.87% | 1,829.83 | 45.79% | 456.16 | 7.83% | 2,285.99 | 57.21% | 489.37 | 7.79% | 2,775.36 | 69.45% |
| \$950,000 | 470.64 | 7.87% | 2,026.14 | 45.79% | 505.10 | 7.83% | 2,531.24 | 57.21% | 541.87 | 7.79% | 3,073.11 | 69.45% |
| \$1,250,000 | 607.44 | 7.87% | 2,615.06 | 45.79% | 651.92 | 7.83% | 3,266.98 | 57.21% | 699.37 | 7.79% | 3,966.35 | 69.45% |
| \$1,750,000 | 835.43 | 7.87% | 3,596.60 | 45.79% | 896.61 | 7.83% | 4,493.21 | 57.21% | 961.87 | 7.79% | 5,455.08 | 69.45% |
| \$2,500,000 | 1,177.43 | 7.87% | 5,068.91 | 45.79% | 1,263.65 | 7.83% | 6,332.56 | 57.21% | 1,355.62 | 7.79% | 7,688.18 | 69.45% |
| \$3,000,000 | 1,405.43 | 7.87% | 6,050.45 | 45.79% | 1,508.34 | 7.83% | 7,558.79 | 57.21% | 1,618.12 | 7.79% | 9,176.91 | 69.45% |

Ordinary Residential Rates - without proposed special variation

| | | | | (| Cumulativ | e Increa | ses | | | | | |
|--|--------|--------|----------------|---------|-----------|----------|----------------|---------|--------|--------|---------------|---------|
| and value (for alculation of ites) | | | eases ear 5 | | | | eases ear 6 | | | | eases ar 7 | |
| | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| 60,000 | 25.04 | 3.85% | 108.91 | 19.23% | 25.73 | 3.81% | 134.64 | 23.77% | 26.50 | 3.78% | 161.14 | 28.45% |
| 50,000 | 43.99 | 3.85% | 191.34 | 19.23% | 45.20 | 3.81% | 236.54 | 23.77% | 46.56 | 3.78% | 283.10 | 28.45% |
| 250,000 | 62.93 | 3.85% | 273.77 | 19.23% | 64.68 | 3.81% | 338.45 | 23.77% | 66.61 | 3.78% | 405.06 | 28.45% |
| 350,000 | 81.88 | 3.85% | 356.20 | 19.23% | 84.15 | 3.81% | 440.35 | 23.77% | 86.67 | 3.78% | 527.02 | 28.45% |
| 150,000 | 100.83 | 3.85% | 438.63 | 19.23% | 103.63 | 3.81% | 542.26 | 23.77% | 106.72 | 3.78% | 648.98 | 28.45% |
| 550,000 | 119.78 | 3.85% | 521.06 | 19.23% | 123.10 | 3.81% | 644.16 | 23.77% | 126.78 | 3.78% | 770.94 | 28.45% |
| 550,000 | 138.73 | 3.85% | 603.49 | 19.23% | 142.58 | 3.81% | 746.07 | 23.77% | 146.84 | 3.78% | 892.91 | 28.45% |
| '50,000 | 157.68 | 3.85% | 685.92 | 19.23% | 162.05 | 3.81% | 847.97 | 23.77% | 166.90 | 3.78% | 1,014.87 | 28.45% |
| 350,000 | 176.63 | 3.85% | 768.35 | 19.23% | 181.52 | 3.81% | 949.87 | 23.77% | 186.96 | 3.78% | 1,136.83 | 28.45% |
| 950,000 | 195.57 | 3.85% | 850.78 | 19.23% | 201.00 | 3.81% | 1,051.78 | 23.77% | 207.01 | 3.78% | 1,258.79 | 28.45% |
| ,250,000 | 252.42 | 3.85% | 1,098.07 | 19.23% | 259.42 | 3.81% | 1,357.49 | 23.77% | 267.18 | 3.78% | 1,624.67 | 28.45% |
| ,750,000 | 347.16 | 3.85% | 1,510.22 | 19.23% | 356.79 | 3.81% | 1,867.01 | 23.77% | 367.47 | 3.78% | 2,234.48 | 28.45% |
| 2,500,000 | 489.28 | 3.85% | 2,128.45 | 19.23% | 502.85 | 3.81% | 2,631.30 | 23.77% | 517.89 | 3.78% | 3,149.19 | 28.45% |
| 000 000 | E04 02 | 2.050/ | 2 540 60 | 40.000/ | 200.00 | 2.040/ | 2 4 40 02 | 22 770/ | 040.47 | 2.700/ | 2.750.00 | 20 450/ |

Ordinary Business Rates - with proposed special variation

| | | | | | | Ord | linary Bus | iness Rat | es | |
|----------------------------|--|---|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 | 525.00 | \$50,000 | 866.65 | 923.42 | 977.53 | 1,035.59 | 1,098.04 | 1,165.24 | 1,237.13 | 1,314.33 |
| \$100,000 to \$199,999 | 459 | \$150,000 | 2,599.95 | 2,770.25 | 2,932.58 | 3,106.78 | 3,294.12 | 3,495.72 | 3,711.40 | 3,942.99 |
| \$200,000 to \$299,999 | 293 | \$250,000 | 4,333.25 | 4,617.08 | 4,887.64 | 5,177.96 | 5,490.20 | 5,826.20 | 6,185.67 | 6,571.66 |
| \$300,000 to \$399,999 | 149 | \$350,000 | 6,066.55 | 6,463.91 | 6,842.69 | 7,249.15 | 7,686.27 | 8,156.67 | 8,659.94 | 9,200.32 |
| \$400,000 to \$499,999 | 109 | \$450,000 | 7,799.85 | 8,310.74 | 8,797.75 | 9,320.34 | 9,882.35 | 10,487.15 | 11,134.21 | 11,828.98 |
| \$500,000 to \$599,999 | 44 | \$550,000 | 9,533.15 | 10,157.57 | 10,752.81 | 11,391.52 | 12,078.43 | 12,817.63 | 13,608.48 | 14,457.65 |
| \$600,000 to \$699,999 | 41 | \$650,000 | 11,266.45 | 12,004.40 | 12,707.86 | 13,462.71 | 14,274.51 | 15,148.11 | 16,082.75 | 17,086.31 |
| \$700,000 to \$799,999 | 42 | \$750,000 | 12,999.75 | 13,851.23 | 14,662.92 | 15,533.89 | 16,470.59 | 17,478.59 | 18,557.02 | 19,714.97 |
| \$800,000 to \$899,999 | 23 | \$850,000 | 14,733.05 | 15,698.06 | 16,617.97 | 17,605.08 | 18,666.67 | 19,809.07 | 21,031.28 | 22,343.64 |
| \$900,000 to \$999,999 | 26 | \$950,000 | 16,466.35 | 17,544.90 | 18,573.03 | 19,676.26 | 20,862.74 | 22,139.54 | 23,505.55 | 24,972.30 |
| \$1,000,000 to \$1,499,999 | 48 | \$1,250,000 | 21,666.25 | 23,085.39 | 24,438.19 | 25,889.82 | 27,450.98 | 29,130.98 | 30,928.36 | 32,858.29 |
| \$1,500,000 to \$1,999,999 | 20 | \$1,750,000 | 30,332.75 | 32,319.55 | 34,213.47 | 36,245.75 | 38,431.37 | 40,783.37 | 43,299.70 | 46,001.60 |
| \$2,000,000 to \$2,999,999 | 16 | \$2,500,000 | 43,332.50 | 46,170.78 | 48,876.39 | 51,779.64 | 54,901.96 | 58,261.96 | 61,856.72 | 65,716.58 |
| \$3,000,000 and greater | 8 | \$3,000,000 | 51,999.00 | 55,404.93 | 58,651.66 | 62,135.57 | 65,882.35 | 69,914.35 | 74,228.06 | 78,859.89 |

Ordinary Business Rates - without proposed special variation

| | | | | | | Ord | inary Bus | iness Rat | es | |
|----------------------------|--|---------------------------------------|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 | 525 | \$50,000 | 866.65 | 876.53 | 890.90 | 905.69 | 920.91 | 936.75 | 953.05 | 969.82 |
| \$100,000 to \$199,999 | 459 | \$150,000 | 2,599.95 | 2,629.59 | 2,672.71 | 2,717.08 | 2,762.73 | 2,810.25 | 2,859.15 | 2,909.47 |
| \$200,000 to \$299,999 | 293 | \$250,000 | 4,333.25 | 4,382.65 | 4,454.52 | 4,528.47 | 4,604.55 | 4,683.75 | 4,765.24 | 4,849.11 |
| \$300,000 to \$399,999 | 149 | \$350,000 | 6,066.55 | 6,135.71 | 6,236.33 | 6,339.86 | 6,446.37 | 6,557.24 | 6,671.34 | 6,788.76 |
| \$400,000 to \$499,999 | 109 | \$450,000 | 7,799.85 | 7,888.77 | 8,018.14 | 8,151.25 | 8,288.19 | 8,430.74 | 8,577.44 | 8,728.40 |
| \$500,000 to \$599,999 | 44 | \$550,000 | 9,533.15 | 9,641.83 | 9,799.95 | 9,962.63 | 10,130.01 | 10,304.24 | 10,483.54 | 10,668.05 |
| \$600,000 to \$699,999 | 41 | \$650,000 | 11,266.45 | 11,394.89 | 11,581.76 | 11,774.02 | 11,971.82 | 12,177.74 | 12,389.63 | 12,607.69 |
| \$700,000 to \$799,999 | 42 | \$750,000 | 12,999.75 | 13,147.95 | 13,363.57 | 13,585.41 | 13,813.64 | 14,051.24 | 14,295.73 | 14,547.33 |
| \$800,000 to \$899,999 | 23 | \$850,000 | 14,733.05 | 14,901.01 | 15,145.38 | 15,396.80 | 15,655.46 | 15,924.74 | 16,201.83 | 16,486.98 |
| \$900,000 to \$999,999 | 26 | \$950,000 | 16,466.35 | 16,654.07 | 16,927.19 | 17,208.18 | 17,497.28 | 17,798.24 | 18,107.92 | 18,426.62 |
| \$1,000,000 to \$1,499,999 | 48 | \$1,250,000 | 21,666.25 | 21,913.25 | 22,272.62 | 22,642.35 | 23,022.74 | 23,418.73 | 23,826.22 | 24,245.56 |
| \$1,500,000 to \$1,999,999 | 20 | \$1,750,000 | 30,332.75 | 30,678.54 | 31,181.67 | 31,699.29 | 32,231.84 | 32,786.22 | 33,356.70 | 33,943.78 |
| \$2,000,000 to \$2,999,999 | 16 | \$2,500,000 | 43,332.50 | 43,826.49 | 44,545.24 | 45,284.70 | 46,045.48 | 46,837.46 | 47,652.43 | 48,491.12 |
| \$3,000,000 and greater | 8 | \$3,000,000 | 51,999.00 | 52,591.79 | 53,454.29 | 54,341.64 | 55,254.57 | 56,204.95 | 57,182.92 | 58,189.34 |

Ordinary Business Rates - with proposed special variation

| | | | | | | | Cumulativ | e Increas | ses | | | | | |
|---|---------------|-------|----------|-------|----------------|--------|-----------|-----------|----------------|--------|----------|-------|---------------|--------|
| Land value (for calculation of rates) | Incre: Yea | | | | eases ear 2 | | | | eases ear 3 | | | | eases ar 4 | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 56.77 | 6.55% | 54.11 | 5.86% | 110.88 | 12.79% | 58.06 | 5.94% | 168.94 | 19.49% | 62.45 | 6.03% | 231.39 | 26.70% |
| \$150,000 | 170.30 | 6.55% | 162.33 | 5.86% | 332.63 | 12.79% | 174.20 | 5.94% | 506.83 | 19.49% | 187.34 | 6.03% | 694.17 | 26.70% |
| \$250,000 | 283.83 | 6.55% | 270.56 | 5.86% | 554.39 | 12.79% | 290.32 | 5.94% | 844.71 | 19.49% | 312.24 | 6.03% | 1,156.95 | 26.70% |
| \$350,000 | 397.36 | 6.55% | 378.78 | 5.86% | 776.14 | 12.79% | 406.46 | 5.94% | 1,182.60 | 19.49% | 437.12 | 6.03% | 1,619.72 | 26.70% |
| \$450,000 | 510.89 | 6.55% | 487.01 | 5.86% | 997.90 | 12.79% | 522.59 | 5.94% | 1,520.49 | 19.49% | 562.01 | 6.03% | 2,082.50 | 26.70% |
| \$550,000 | 624.42 | 6.55% | 595.24 | 5.86% | 1,219.66 | 12.79% | 638.71 | 5.94% | 1,858.37 | 19.49% | 686.91 | 6.03% | 2,545.28 | 26.70% |
| \$650,000 | 737.95 | 6.55% | 703.46 | 5.86% | 1,441.41 | 12.79% | 754.85 | 5.94% | 2,196.26 | 19.49% | 811.80 | 6.03% | 3,008.06 | 26.70% |
| \$750,000 | 851.48 | 6.55% | 811.69 | 5.86% | 1,663.17 | 12.79% | 870.97 | 5.94% | 2,534.14 | 19.49% | 936.70 | 6.03% | 3,470.84 | 26.70% |
| \$850,000 | 965.01 | 6.55% | 919.91 | 5.86% | 1,884.92 | 12.79% | 987.11 | 5.94% | 2,872.03 | 19.49% | 1,061.59 | 6.03% | 3,933.62 | 26.70% |
| \$950,000 | 1,078.55 | 6.55% | 1,028.13 | 5.86% | 2,106.68 | 12.79% | 1,103.23 | 5.94% | 3,209.91 | 19.49% | 1,186.48 | 6.03% | 4,396.39 | 26.70% |
| \$1,250,000 | 1,419.14 | 6.55% | 1,352.80 | 5.86% | 2,771.94 | 12.79% | 1,451.63 | 5.94% | 4,223.57 | 19.49% | 1,561.16 | 6.03% | 5,784.73 | 26.70% |
| \$1,750,000 | 1,986.80 | 6.55% | 1,893.92 | 5.86% | 3,880.72 | 12.79% | 2,032.28 | 5.94% | 5,913.00 | 19.49% | 2,185.62 | 6.03% | 8,098.62 | 26.70% |
| \$2,500,000 | 2,838.28 | 6.55% | 2,705.61 | 5.86% | 5,543.89 | 12.79% | 2,903.25 | 5.94% | 8,447.14 | 19.49% | 3,122.32 | 6.03% | 11,569.46 | 26.70% |
| \$3,000,000 | 3,405.93 | 6.55% | 3,246.73 | 5.86% | 6,652.66 | 12.79% | 3,483.91 | 5.94% | 10,136.57 | 19.49% | 3,746.78 | 6.03% | 13,883.35 | 26.70% |

Ordinary Business Rates - without proposed special variation

| | | | | | | C | umulativ | e Increas | ses | | | | | |
|---|---------------|-------|--------|-------|---------------|-------|----------|-----------|----------------|-------|--------|-------|---------------|-------|
| Land value (for calculation of rates) | Increa Yea | | | | eases ar 2 | | | | eases ear 3 | | | | eases ar 4 | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 9.88 | 1.14% | 14.37 | 1.64% | 24.25 | 2.80% | 14.79 | 1.66% | 39.04 | 4.50% | 15.22 | 1.68% | 54.26 | 6.26% |
| \$150,000 | 29.64 | 1.14% | 43.12 | 1.64% | 72.76 | 2.80% | 44.37 | 1.66% | 117.13 | 4.51% | 45.65 | 1.68% | 162.78 | 6.26% |
| \$250,000 | 49.40 | 1.14% | 71.87 | 1.64% | 121.27 | 2.80% | 73.95 | 1.66% | 195.22 | 4.51% | 76.08 | 1.68% | 271.30 | 6.26% |
| \$350,000 | 69.16 | 1.14% | 100.62 | 1.64% | 169.78 | 2.80% | 103.53 | 1.66% | 273.31 | 4.51% | 106.51 | 1.68% | 379.82 | 6.26% |
| \$450,000 | 88.92 | 1.14% | 129.37 | 1.64% | 218.29 | 2.80% | 133.11 | 1.66% | 351.40 | 4.51% | 136.94 | 1.68% | 488.34 | 6.26% |
| \$550,000 | 108.68 | 1.14% | 158.12 | 1.64% | 266.80 | 2.80% | 162.68 | 1.66% | 429.48 | 4.51% | 167.38 | 1.68% | 596.86 | 6.26% |
| \$650,000 | 128.44 | 1.14% | 186.87 | 1.64% | 315.31 | 2.80% | 192.26 | 1.66% | 507.57 | 4.51% | 197.80 | 1.68% | 705.37 | 6.26% |
| \$750,000 | 148.20 | 1.14% | 215.62 | 1.64% | 363.82 | 2.80% | 221.84 | 1.66% | 585.66 | 4.51% | 228.23 | 1.68% | 813.89 | 6.26% |
| \$850,000 | 167.96 | 1.14% | 244.37 | 1.64% | 412.33 | 2.80% | 251.42 | 1.66% | 663.75 | 4.51% | 258.66 | 1.68% | 922.41 | 6.26% |
| \$950,000 | 187.72 | 1.14% | 273.12 | 1.64% | 460.84 | 2.80% | 280.99 | 1.66% | 741.83 | 4.51% | 289.10 | 1.68% | 1,030.93 | 6.26% |
| \$1,250,000 | 247.00 | 1.14% | 359.37 | 1.64% | 606.37 | 2.80% | 369.73 | 1.66% | 976.10 | 4.51% | 380.39 | 1.68% | 1,356.49 | 6.26% |
| \$1,750,000 | 345.79 | 1.14% | 503.13 | 1.64% | 848.92 | 2.80% | 517.62 | 1.66% | 1,366.54 | 4.51% | 532.55 | 1.68% | 1,899.09 | 6.26% |
| \$2,500,000 | 493.99 | 1.14% | 718.75 | 1.64% | 1,212.74 | 2.80% | 739.46 | 1.66% | 1,952.20 | 4.51% | 760.78 | 1.68% | 2,712.98 | 6.26% |
| \$3,000,000 | 592.79 | 1.14% | 862.50 | 1.64% | 1,455.29 | 2.80% | 887.35 | 1.66% | 2,342.64 | 4.51% | 912.93 | 1.68% | 3,255.57 | 6.26% |

Ordinary Business Rates - with proposed special variation

| | | | | (| Cumulativ | e Increa | ses | | | | | |
|---|----------|-------|----------------|--------|-----------|----------|----------------|--------|----------|-------|---------------|--------|
| Land value (for calculation of rates) | | | eases ear 5 | | | | eases ear 6 | | | | eases ar 7 | |
| \$ | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 67.20 | 6.12% | 298.59 | 34.45% | 71.89 | 6.17% | 370.48 | 42.75% | 77.20 | 6.24% | 447.68 | 51.66% |
| \$150,000 | 201.60 | 6.12% | 895.77 | 34.45% | 215.68 | 6.17% | 1,111.45 | 42.75% | 231.59 | 6.24% | 1,343.04 | 51.66% |
| \$250,000 | 336.00 | 6.12% | 1,492.95 | 34.45% | 359.47 | 6.17% | 1,852.42 | 42.75% | 385.99 | 6.24% | 2,238.41 | 51.66% |
| \$350,000 | 470.40 | 6.12% | 2,090.12 | 34.45% | 503.27 | 6.17% | 2,593.39 | 42.75% | 540.38 | 6.24% | 3,133.77 | 51.66% |
| \$450,000 | 604.80 | 6.12% | 2,687.30 | 34.45% | 647.06 | 6.17% | 3,334.36 | 42.75% | 694.77 | 6.24% | 4,029.13 | 51.66% |
| \$550,000 | 739.20 | 6.12% | 3,284.48 | 34.45% | 790.85 | 6.17% | 4,075.33 | 42.75% | 849.17 | 6.24% | 4,924.50 | 51.66% |
| \$650,000 | 873.60 | 6.12% | 3,881.66 | 34.45% | 934.64 | 6.17% | 4,816.30 | 42.75% | 1,003.56 | 6.24% | 5,819.86 | 51.66% |
| \$750,000 | 1,008.00 | 6.12% | 4,478.84 | 34.45% | 1,078.43 | 6.17% | 5,557.27 | 42.75% | 1,157.95 | 6.24% | 6,715.22 | 51.66% |
| \$850,000 | 1,142.40 | 6.12% | 5,076.02 | 34.45% | 1,222.21 | 6.17% | 6,298.23 | 42.75% | 1,312.36 | 6.24% | 7,610.59 | 51.66% |
| \$950,000 | 1,276.80 | 6.12% | 5,673.19 | 34.45% | 1,366.01 | 6.17% | 7,039.20 | 42.75% | 1,466.75 | 6.24% | 8,505.95 | 51.66% |
| \$1,250,000 | 1,680.00 | 6.12% | 7,464.73 | 34.45% | 1,797.38 | 6.17% | 9,262.11 | 42.75% | 1,929.93 | 6.24% | 11,192.04 | 51.66% |
| \$1,750,000 | 2,352.00 | 6.12% | 10,450.62 | 34.45% | 2,516.33 | 6.17% | 12,966.95 | 42.75% | 2,701.90 | 6.24% | 15,668.85 | 51.66% |
| \$2,500,000 | 3,360.00 | 6.12% | 14,929.46 | 34.45% | 3,594.76 | 6.17% | 18,524.22 | 42.75% | 3,859.86 | 6.24% | 22,384.08 | 51.66% |
| \$3,000,000 | 4,032.00 | 6.12% | 17,915.35 | 34.45% | 4,313.71 | 6.17% | 22,229.06 | 42.75% | 4,631.83 | 6.24% | 26,860.89 | 51.66% |

Ordinary Business Rates - without proposed special variation

| | | | | (| Cumulativ | e Increa | ses | | | | | |
|---|--------|--------|-----------------|--------|-----------|----------|-----------------|--------|----------|--------|---------------|---------|
| Land value (for calculation of rates) | | | reases ear 5 | | | | reases ear 6 | | | | eases ar 7 | |
| \$ | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 15.84 | 1.72% | 70.10 | 8.09% | 16.30 | 1.74% | 86.40 | 9.97% | 16.77 | 1.76% | 103.17 | 11.90% |
| \$150,000 | 47.52 | 1.72% | 210.30 | 8.09% | 48.90 | 1.74% | 259.20 | 9.97% | 50.32 | 1.76% | 309.52 | 11.90% |
| \$250,000 | 79.20 | 1.72% | 350.50 | 8.09% | 81.49 | 1.74% | 431.99 | 9.97% | 83.87 | 1.76% | 515.86 | 11.90% |
| \$350,000 | 110.87 | 1.72% | 490.69 | 8.09% | 114.10 | 1.74% | 604.79 | 9.97% | 117.42 | 1.76% | 722.21 | 11.90% |
| \$450,000 | 142.55 | 1.72% | 630.89 | 8.09% | 146.70 | 1.74% | 777.59 | 9.97% | 150.96 | 1.76% | 928.55 | 11.90% |
| \$550,000 | 174.23 | 1.72% | 771.09 | 8.09% | 179.30 | 1.74% | 950.39 | 9.97% | 184.51 | 1.76% | 1,134.90 | 11.90% |
| \$650,000 | 205.92 | 1.72% | 911.29 | 8.09% | 211.89 | 1.74% | 1,123.18 | 9.97% | 218.06 | 1.76% | 1,341.24 | 11.90% |
| \$750,000 | 237.60 | 1.72% | 1,051.49 | 8.09% | 244.49 | 1.74% | 1,295.98 | 9.97% | 251.60 | 1.76% | 1,547.58 | 11.90% |
| \$850,000 | 269.28 | 1.72% | 1,191.69 | 8.09% | 277.09 | 1.74% | 1,468.78 | 9.97% | 285.15 | 1.76% | 1,753.93 | 11.90% |
| \$950,000 | 300.96 | 1.72% | 1,331.89 | 8.09% | 309.68 | 1.74% | 1,641.57 | 9.97% | 318.70 | 1.76% | 1,960.27 | 11.90% |
| \$1,250,000 | 395.99 | 1.72% | 1,752.48 | 8.09% | 407.49 | 1.74% | 2,159.97 | 9.97% | 419.34 | 1.76% | 2,579.31 | 11.90% |
| \$1,750,000 | 554.38 | 1.72% | 2,453.47 | 8.09% | 570.48 | 1.74% | 3,023.95 | 9.97% | 587.08 | 1.76% | 3,611.03 | 11.90% |
| \$2,500,000 | 791.98 | 1.72% | 3,504.96 | 8.09% | 814.97 | 1.74% | 4,319.93 | 9.97% | 838.69 | 1.76% | 5,158.62 | 11.90% |
| 63 000 000 | UEU 30 | 1 720/ | 4 205 05 | 0 000/ | 077.07 | 4 7/10/ | E 102 02 | 0.070/ | 1 006 42 | 1 700/ | 6 100 24 | 11 000/ |

Ordinary Farmland Rates - with proposed special variation

| | | | | | | Ord | linary Far | mland Ra | tes | |
|----------------------------|--|---|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 | 7.00 | \$50,000 | 489.32 | 509.38 | 524.41 | 539.46 | 553.86 | 567.93 | 581.11 | 593.95 |
| \$100,000 to \$199,999 | 15 | \$150,000 | 876.92 | 912.87 | 939.80 | 966.78 | 992.59 | 1,017.80 | 1,041.41 | 1,064.43 |
| \$200,000 to \$299,999 | 41 | \$250,000 | 1,264.52 | 1,316.37 | 1,355.20 | 1,394.09 | 1,431.31 | 1,467.67 | 1,501.72 | 1,534.91 |
| \$300,000 to \$399,999 | 118 | \$350,000 | 1,652.12 | 1,719.86 | 1,770.59 | 1,821.41 | 1,870.04 | 1,917.54 | 1,962.03 | 2,005.39 |
| \$400,000 to \$499,999 | 82 | \$450,000 | 2,039.72 | 2,123.35 | 2,185.99 | 2,248.73 | 2,308.77 | 2,367.41 | 2,422.33 | 2,475.87 |
| \$500,000 to \$599,999 | 62 | \$550,000 | 2,427.32 | 2,526.84 | 2,601.38 | 2,676.04 | 2,747.49 | 2,817.28 | 2,882.64 | 2,946.35 |
| \$600,000 to \$699,999 | 60 | \$650,000 | 2,814.92 | 2,930.33 | 3,016.78 | 3,103.36 | 3,186.22 | 3,267.15 | 3,342.95 | 3,416.82 |
| \$700,000 to \$799,999 | 30 | \$750,000 | 3,202.52 | 3,333.82 | 3,432.17 | 3,530.67 | 3,624.94 | 3,717.02 | 3,803.25 | 3,887.30 |
| \$800,000 to \$899,999 | 30 | \$850,000 | 3,590.12 | 3,737.31 | 3,847.57 | 3,957.99 | 4,063.67 | 4,166.89 | 4,263.56 | 4,357.78 |
| \$900,000 to \$999,999 | 24 | \$950,000 | 3,977.72 | 4,140.81 | 4,262.96 | 4,385.31 | 4,502.39 | 4,616.76 | 4,723.86 | 4,828.26 |
| \$1,000,000 to \$1,499,999 | 24 | \$1,250,000 | 5,140.52 | 5,351.28 | 5,509.14 | 5,667.26 | 5,818.57 | 5,966.36 | 6,104.78 | 6,239.70 |
| \$1,500,000 to \$1,999,999 | 14 | \$1,750,000 | 7,078.52 | 7,368.74 | 7,586.12 | 7,803.84 | 8,012.20 | 8,215.71 | 8,406.32 | 8,592.10 |
| \$2,000,000 to \$2,999,999 | 16 | \$2,500,000 | 9,985.52 | 10,394.93 | 10,701.58 | 11,008.71 | 11,302.64 | 11,589.73 | 11,858.61 | 12,120.69 |
| \$3,000,000 and greater | 6 | \$3,000,000 | 11,923.52 | 12,412.38 | 12,778.55 | 13,145.29 | 13,496.27 | 13,839.08 | 14,160.15 | 14,473.08 |

Ordinary Farmland Rates - without proposed special variation

| | | | | | | Ord | inary Farı | mland Rat | es | |
|----------------------------|--|---------------------------------------|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 | 7.00 | \$50,000 | 489.32 | 496.22 | 501.53 | 506.85 | 512.47 | 518.42 | 524.38 | 530.62 |
| \$100,000 to \$199,999 | 15.00 | \$150,000 | 876.92 | 889.28 | 898.80 | 908.33 | 918.41 | 929.06 | 939.75 | 950.93 |
| \$200,000 to \$299,999 | 41.00 | \$250,000 | 1,264.52 | 1,282.35 | 1,296.07 | 1,309.81 | 1,324.35 | 1,339.71 | 1,355.12 | 1,371.24 |
| \$300,000 to \$399,999 | 118.00 | \$350,000 | 1,652.12 | 1,675.41 | 1,693.34 | 1,711.29 | 1,730.29 | 1,750.36 | 1,770.49 | 1,791.56 |
| \$400,000 to \$499,999 | 82.00 | \$450,000 | 2,039.72 | 2,068.48 | 2,090.61 | 2,112.77 | 2,136.23 | 2,161.01 | 2,185.86 | 2,211.87 |
| \$500,000 to \$599,999 | 62.00 | \$550,000 | 2,427.32 | 2,461.55 | 2,487.88 | 2,514.26 | 2,542.16 | 2,571.65 | 2,601.23 | 2,632.18 |
| \$600,000 to \$699,999 | 60.00 | \$650,000 | 2,814.92 | 2,854.61 | 2,885.15 | 2,915.74 | 2,948.10 | 2,982.30 | 3,016.60 | 3,052.49 |
| \$700,000 to \$799,999 | 30.00 | \$750,000 | 3,202.52 | 3,247.68 | 3,282.43 | 3,317.22 | 3,354.04 | 3,392.95 | 3,431.97 | 3,472.81 |
| \$800,000 to \$899,999 | 30.00 | \$850,000 | 3,590.12 | 3,640.74 | 3,679.70 | 3,718.70 | 3,759.98 | 3,803.59 | 3,847.34 | 3,893.12 |
| \$900,000 to \$999,999 | 24.00 | \$950,000 | 3,977.72 | 4,033.81 | 4,076.97 | 4,120.18 | 4,165.92 | 4,214.24 | 4,262.71 | 4,313.43 |
| \$1,000,000 to \$1,499,999 | 24.00 | \$1,250,000 | 5,140.52 | 5,213.00 | 5,268.78 | 5,324.63 | 5,383.73 | 5,446.18 | 5,508.82 | 5,574.37 |
| \$1,500,000 to \$1,999,999 | 14.00 | \$1,750,000 | 7,078.52 | 7,178.33 | 7,255.14 | 7,332.04 | 7,413.43 | 7,499.42 | 7,585.66 | 7,675.93 |
| \$2,000,000 to \$2,999,999 | 16.00 | \$2,500,000 | 9,985.52 | 10,126.32 | 10,234.67 | 10,343.15 | 10,457.96 | 10,579.28 | 10,700.94 | 10,828.28 |
| \$3,000,000 and greater | 6.00 | \$3,000,000 | 11,923.52 | 12,091.64 | 12,221.02 | 12,350.57 | 12,487.66 | 12,632.51 | 12,777.79 | 12,929.84 |

Ordinary Farmland Rates - with proposed special variation

| | | | | | | (| Cumulativ | e Increa | ses | | | | | |
|---|---------------|-------|--------|-------|---------------|-------|-----------|----------|----------------|--------|--------|-------|---------------|-------|
| Land value (for calculation of rates) | Incre: Yea | | | | eases ar 2 | | | | eases ear 3 | | | | eases ar 4 | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % |
| \$50,000 | 20.06 | 4.10% | 15.03 | 2.95% | 35.09 | 7.17% | 15.05 | 2.87% | 50.14 | 10.25% | 14.40 | 2.67% | 64.54 | 13.19 |
| \$150,000 | 35.95 | 4.10% | 26.93 | 2.95% | 62.88 | 7.17% | 26.98 | 2.87% | 89.86 | 10.25% | 25.81 | 2.67% | 115.67 | 13.19 |
| \$250,000 | 51.85 | 4.10% | 38.83 | 2.95% | 90.68 | 7.17% | 38.89 | 2.87% | 129.57 | 10.25% | 37.22 | 2.67% | 166.79 | 13.19 |
| \$350,000 | 67.74 | 4.10% | 50.73 | 2.95% | 118.47 | 7.17% | 50.82 | 2.87% | 169.29 | 10.25% | 48.63 | 2.67% | 217.92 | 13.19 |
| \$450,000 | 83.63 | 4.10% | 62.64 | 2.95% | 146.27 | 7.17% | 62.74 | 2.87% | 209.01 | 10.25% | 60.04 | 2.67% | 269.05 | 13.19 |
| \$550,000 | 99.52 | 4.10% | 74.54 | 2.95% | 174.06 | 7.17% | 74.66 | 2.87% | 248.72 | 10.25% | 71.45 | 2.67% | 320.17 | 13.19 |
| \$650,000 | 115.41 | 4.10% | 86.45 | 2.95% | 201.86 | 7.17% | 86.58 | 2.87% | 288.44 | 10.25% | 82.86 | 2.67% | 371.30 | 13.19 |
| \$750,000 | 131.30 | 4.10% | 98.35 | 2.95% | 229.65 | 7.17% | 98.50 | 2.87% | 328.15 | 10.25% | 94.27 | 2.67% | 422.42 | 13.19 |
| \$850,000 | 147.19 | 4.10% | 110.26 | 2.95% | 257.45 | 7.17% | 110.42 | 2.87% | 367.87 | 10.25% | 105.68 | 2.67% | 473.55 | 13.19 |
| \$950,000 | 163.09 | 4.10% | 122.15 | 2.95% | 285.24 | 7.17% | 122.35 | 2.87% | 407.59 | 10.25% | 117.08 | 2.67% | 524.67 | 13.19 |
| \$1,250,000 | 210.76 | 4.10% | 157.86 | 2.95% | 368.62 | 7.17% | 158.12 | 2.87% | 526.74 | 10.25% | 151.31 | 2.67% | 678.05 | 13.19 |
| \$1,750,000 | 290.22 | 4.10% | 217.38 | 2.95% | 507.60 | 7.17% | 217.72 | 2.87% | 725.32 | 10.25% | 208.36 | 2.67% | 933.68 | 13.19 |
| \$2,500,000 | 409.41 | 4.10% | 306.65 | 2.95% | 716.06 | 7.17% | 307.13 | 2.87% | 1,023.19 | 10.25% | 293.93 | 2.67% | 1,317.12 | 13.19 |
| \$3,000,000 | 488.86 | 4.10% | 366.17 | 2.95% | 855.03 | 7.17% | 366.74 | 2.87% | 1,221.77 | 10.25% | 350.98 | 2.67% | 1,572.75 | 13.19 |

Ordinary Farmland Rates - without proposed special variation

| | | | Cumulative Increases | | | | | | | | | | | | | |
|---|--------|-------------------------|----------------------|-------|------------|-------|--------|-------|----------------|-------|---------------------|-------|------------|-------|--|--|
| Land value (for calculation of rates) | | Increases Year 1 Year 2 | | | | | | | eases ear 3 | | Increases Year 4 | | | | | |
| \$ | Annual | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | | |
| \$50,000 | 6.90 | 1.41% | 5.31 | 1.07% | 12.21 | 2.50% | 5.32 | 1.06% | 17.53 | 3.58% | 5.62 | 1.11% | 23.15 | 4.73% | | |
| \$150,000 | 12.36 | 1.41% | 9.52 | 1.07% | 21.88 | 2.50% | 9.53 | 1.06% | 31.41 | 3.58% | 10.08 | 1.11% | 41.49 | 4.73% | | |
| \$250,000 | 17.83 | 1.41% | 13.72 | 1.07% | 31.55 | 2.50% | 13.74 | 1.06% | 45.29 | 3.58% | 14.54 | 1.11% | 59.83 | 4.73% | | |
| \$350,000 | 23.29 | 1.41% | 17.93 | 1.07% | 41.22 | 2.49% | 17.95 | 1.06% | 59.17 | 3.58% | 19.00 | 1.11% | 78.17 | 4.73% | | |
| \$450,000 | 28.76 | 1.41% | 22.13 | 1.07% | 50.89 | 2.49% | 22.16 | 1.06% | 73.05 | 3.58% | 23.46 | 1.11% | 96.51 | 4.73% | | |
| \$550,000 | 34.23 | 1.41% | 26.33 | 1.07% | 60.56 | 2.49% | 26.38 | 1.06% | 86.94 | 3.58% | 27.90 | 1.11% | 114.84 | 4.73% | | |
| \$650,000 | 39.69 | 1.41% | 30.54 | 1.07% | 70.23 | 2.49% | 30.59 | 1.06% | 100.82 | 3.58% | 32.36 | 1.11% | 133.18 | 4.73% | | |
| \$750,000 | 45.16 | 1.41% | 34.75 | 1.07% | 79.91 | 2.50% | 34.79 | 1.06% | 114.70 | 3.58% | 36.82 | 1.11% | 151.52 | 4.73% | | |
| \$850,000 | 50.62 | 1.41% | 38.96 | 1.07% | 89.58 | 2.50% | 39.00 | 1.06% | 128.58 | 3.58% | 41.28 | 1.11% | 169.86 | 4.73% | | |
| \$950,000 | 56.09 | 1.41% | 43.16 | 1.07% | 99.25 | 2.50% | 43.21 | 1.06% | 142.46 | 3.58% | 45.74 | 1.11% | 188.20 | 4.73% | | |
| \$1,250,000 | 72.48 | 1.41% | 55.78 | 1.07% | 128.26 | 2.50% | 55.85 | 1.06% | 184.11 | 3.58% | 59.10 | 1.11% | 243.21 | 4.73% | | |
| \$1,750,000 | 99.81 | 1.41% | 76.81 | 1.07% | 176.62 | 2.50% | 76.90 | 1.06% | 253.52 | 3.58% | 81.39 | 1.11% | 334.91 | 4.73% | | |
| \$2,500,000 | 140.80 | 1.41% | 108.35 | 1.07% | 249.15 | 2.50% | 108.48 | 1.06% | 357.63 | 3.58% | 114.81 | 1.11% | 472.44 | 4.73% | | |
| \$3,000,000 | 168.12 | 1.41% | 129.38 | 1.07% | 297.50 | 2.50% | 129.55 | 1.06% | 427.05 | 3.58% | 137.09 | 1.11% | 564.14 | 4.73% | | |

Ordinary Farmland Rates - with proposed special variation

| | | | | (| Cumulativ | e Increa | ses | | | | | | |
|---|--------|-------|----------------|--------|-----------|----------|----------------|--------|---------------------|-------|------------|--------|--|
| Land value (for calculation of rates) | | | eases ear 5 | | | | eases ear 6 | | Increases Year 7 | | | | |
| \$ | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | |
| \$50,000 | 14.07 | 2.54% | 78.61 | 16.07% | 13.18 | 2.32% | 91.79 | 18.76% | 12.84 | 2.21% | 104.63 | 21.38% | |
| \$150,000 | 25.21 | 2.54% | 140.88 | 16.07% | 23.61 | 2.32% | 164.49 | 18.76% | 23.02 | 2.21% | 187.51 | 21.38% | |
| \$250,000 | 36.36 | 2.54% | 203.15 | 16.07% | 34.05 | 2.32% | 237.20 | 18.76% | 33.19 | 2.21% | 270.39 | 21.38% | |
| \$350,000 | 47.50 | 2.54% | 265.42 | 16.07% | 44.49 | 2.32% | 309.91 | 18.76% | 43.36 | 2.21% | 353.27 | 21.38% | |
| \$450,000 | 58.64 | 2.54% | 327.69 | 16.07% | 54.92 | 2.32% | 382.61 | 18.76% | 53.54 | 2.21% | 436.15 | 21.38% | |
| \$550,000 | 69.79 | 2.54% | 389.96 | 16.07% | 65.36 | 2.32% | 455.32 | 18.76% | 63.71 | 2.21% | 519.03 | 21.38% | |
| \$650,000 | 80.93 | 2.54% | 452.23 | 16.07% | 75.80 | 2.32% | 528.03 | 18.76% | 73.87 | 2.21% | 601.90 | 21.38% | |
| \$750,000 | 92.08 | 2.54% | 514.50 | 16.07% | 86.23 | 2.32% | 600.73 | 18.76% | 84.05 | 2.21% | 684.78 | 21.38% | |
| \$850,000 | 103.22 | 2.54% | 576.77 | 16.07% | 96.67 | 2.32% | 673.44 | 18.76% | 94.22 | 2.21% | 767.66 | 21.38% | |
| \$950,000 | 114.37 | 2.54% | 639.04 | 16.07% | 107.10 | 2.32% | 746.14 | 18.76% | 104.40 | 2.21% | 850.54 | 21.38% | |
| \$1,250,000 | 147.79 | 2.54% | 825.84 | 16.07% | 138.42 | 2.32% | 964.26 | 18.76% | 134.92 | 2.21% | 1,099.18 | 21.38% | |
| \$1,750,000 | 203.51 | 2.54% | 1,137.19 | 16.07% | 190.61 | 2.32% | 1,327.80 | 18.76% | 185.78 | 2.21% | 1,513.58 | 21.38% | |
| \$2,500,000 | 287.09 | 2.54% | 1,604.21 | 16.07% | 268.88 | 2.32% | 1,873.09 | 18.76% | 262.08 | 2.21% | 2,135.17 | 21.38% | |
| \$3,000,000 | 342.81 | 2.54% | 1,915.56 | 16.07% | 321.07 | 2.32% | 2,236.63 | 18.76% | 312.93 | 2.21% | 2,549.56 | 21.38% | |

Ordinary Farmland Rates - without proposed special variation

| | | | | (| Cumulativ | e Increa | ses | | | | | | |
|---|--------|-------|----------------|-------|-----------|----------|----------------|-------|---------------------|-------|------------|-------|--|
| Land value (for calculation of rates) | | | eases ear 5 | | | | eases ear 6 | | Increases Year 7 | | | | |
| \$ | Annual | % | Cumulative | % | Annual | % | Cumulative | % | Annual | % | Cumulative | % | |
| \$50,000 | 5.95 | 1.16% | 29.10 | 5.95% | 5.96 | 1.15% | 35.06 | 7.17% | 6.24 | 1.19% | 41.30 | 8.44% | |
| \$150,000 | 10.65 | 1.16% | 52.14 | 5.95% | 10.69 | 1.15% | 62.83 | 7.16% | 11.18 | 1.19% | 74.01 | 8.44% | |
| \$250,000 | 15.36 | 1.16% | 75.19 | 5.95% | 15.41 | 1.15% | 90.60 | 7.16% | 16.12 | 1.19% | 106.72 | 8.44% | |
| \$350,000 | 20.07 | 1.16% | 98.24 | 5.95% | 20.13 | 1.15% | 118.37 | 7.16% | 21.07 | 1.19% | 139.44 | 8.44% | |
| \$450,000 | 24.78 | 1.16% | 121.29 | 5.95% | 24.85 | 1.15% | 146.14 | 7.16% | 26.01 | 1.19% | 172.15 | 8.44% | |
| \$550,000 | 29.49 | 1.16% | 144.33 | 5.95% | 29.58 | 1.15% | 173.91 | 7.16% | 30.95 | 1.19% | 204.86 | 8.44% | |
| \$650,000 | 34.20 | 1.16% | 167.38 | 5.95% | 34.30 | 1.15% | 201.68 | 7.16% | 35.89 | 1.19% | 237.57 | 8.44% | |
| \$750,000 | 38.91 | 1.16% | 190.43 | 5.95% | 39.02 | 1.15% | 229.45 | 7.16% | 40.84 | 1.19% | 270.29 | 8.44% | |
| \$850,000 | 43.61 | 1.16% | 213.47 | 5.95% | 43.75 | 1.15% | 257.22 | 7.16% | 45.78 | 1.19% | 303.00 | 8.44% | |
| \$950,000 | 48.32 | 1.16% | 236.52 | 5.95% | 48.47 | 1.15% | 284.99 | 7.16% | 50.72 | 1.19% | 335.71 | 8.44% | |
| \$1,250,000 | 62.45 | 1.16% | 305.66 | 5.95% | 62.64 | 1.15% | 368.30 | 7.16% | 65.55 | 1.19% | 433.85 | 8.44% | |
| \$1,750,000 | 85.99 | 1.16% | 420.90 | 5.95% | 86.24 | 1.15% | 507.14 | 7.16% | 90.27 | 1.19% | 597.41 | 8.44% | |
| \$2,500,000 | 121.32 | 1.16% | 593.76 | 5.95% | 121.66 | 1.15% | 715.42 | 7.16% | 127.34 | 1.19% | 842.76 | 8.44% | |
| \$3,000,000 | 144.85 | 1.16% | 708.99 | 5.95% | 145.28 | 1.15% | 854.27 | 7.16% | 152.05 | 1.19% | 1,006.32 | 8.44% | |

WORKSHEET 6

PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE

This sheet shows how the council proposes to use the additional income from the special variation.

Enter the change in operating balance (excluding capital items) and proposed spending over 10 years under each of the headings as relevant.

Add or delete rows if necessary.

For additional SRV income in years beyond the period of the special variation, use the same level of income as in the final year of the variation.

| | Proposed Additional Special Variation Income and Expenditure | | | | | | | | | | | |
|--|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--|
| | Year 1 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 | | | | | | | 1 | | | | | |
| SRV income above the rate peg | 2,002,594 | 3,906,773 | 6,001,775 | 8,303,017 | 10,827,082 | 13,591,806 | 16,616,364 | 17,114,855 | 17,628,300 | 18,157,149 | 114,149,715 | |
| OPERATING BALANCE | | | | | | | | | | | | |
| Change in Operating Balance | 1,975,594 | 3,598,684 | 5,417,940 | 7,451,016 | 9,728,256 | 12,273,523 | 15,104,548 | 15,434,334 | 15,814,505 | 16,248,587 | 103,046,987 | |
| OPERATING EXPENSES | | | | | | | | | | | | |
| | | | | | | | | | | | 0 | |
| Materials and contracts | 27,000 | 28,000 | 29,000 | 30,000 | 31,000 | 32,000 | 33,000 | 34,000 | 35,000 | 36,000 | 315,000 | |
| Additional loan interest | 0 | 280,089 | 554,835 | 822,001 | 1,067,826 | 1,286,283 | 1,478,816 | 1,646,521 | 1,778,795 | 1,872,562 | 10,787,728 | |
| | | | | | | | | | | | 0 | |
| CAPITAL EXPENDITURE | | | | | | | | | | | | |
| Enhanced services (As per Part B of SRV Application) | | | | | | | | | | | 0 | |
| Road resurfacing | 500,000 | 1,400,000 | 160,000 | 1,090,000 | 200,000 | 500,000 | 0 | | | | 3,850,000 | |
| Bus shelter improvements | 0 | 175,000 | 0 | 175,000 | 0 | 0 | 0 | | | | 350,000 | |
| Community buildings & public toilets | 400,000 | 800,000 | 100,000 | 800,000 | 0 | 400,000 | 0 | | | | 2,500,000 | |
| Footpath construction | 300,000 | 850,000 | 0 | 850,000 | 0 | 100,000 | 0 | | | | 2,100,000 | |
| Linemarking | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | | | | 700,000 | |
| Road resconstruction | 800,000 | 1,920,000 | 900,000 | 2,020,000 | 660,000 | 600,000 | 100,000 | | | | 7,000,000 | |
| Place activation | 140,000 | 230,000 | 140,000 | 210,000 | 140,000 | 140,000 | 0 | | | | 1,000,000 | |

| Recreation cycleways, trails and shared | | | | | | | | | | | |
|---|--------------|-------------|-------------|-------------|-----------|-----------|------------|------------|------------|------------|------------|
| footpaths | 300,000 | 850,000 | 0 | 750,000 | 0 | 100,000 | 0 | | | | 2,000,000 |
| River access | 140,000 | 230,000 | 0 | 330,000 | 0 | 300,000 | 0 | | | | 1,000,000 |
| Sporting facilities | 200,000 | 825,000 | 0 | 1,075,000 | 100,000 | 300,000 | 0 | | | | 2,500,000 |
| Youth spaces (skate parks) and | | | | | | | | | | | |
| programs | 120,000 | 820,000 | 0 | 800,000 | 0 | 260,000 | 0 | | | | 2,000,000 |
| | | | | | | | | | | | 0 |
| | | | | | | | | | | | 0 |
| OTHER USES OF SV INCOME eg loan | principal re | epayments, | transfers t | o reserves | | | | | | | |
| | | | | | | | | | | | |
| Additional loan principal repayments | 0 | 266,823 | 548,825 | 848,333 | 1,171,678 | 1,522,391 | 1,901,528 | 2,310,513 | 2,754,928 | 3,237,851 | 14,562,870 |
| Transfer to asset management reserve | 350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 350 |
| | | | | | | | | | | | 0 |
| | | | | | | | | | | | 0 |
| | | | | | | | | | | | 0 |
| | | | | | | | | | | | |
| Total use of special variation income | 3,027,350 | 8,774,912 | 2,532,660 | 9,900,334 | 3,470,504 | 5,640,674 | 3,613,344 | 3,991,034 | 4,568,723 | 5,146,413 | 50,665,948 |
| Difference between additional SRV | | | | | | | | | | | |
| income and its uses | (1,024,756) | (4,868,139) | 3,469,115 | (1,597,317) | 7,356,578 | 7,951,132 | 13,003,020 | 13,123,821 | 13,059,577 | 13,010,736 | 63,483,767 |

Note

The shortfall shown each year in Council's Long Term Finance Plan is funded by additional loan borrowings (\$3.8M per year), additional grants (\$13M over 10 years) and annual productivity savings (\$500K per year).

| | 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 |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|
| Interest and investment revenue | 0 | 132,000 | 358,000 | 891,000 | 941,000 | 892,000 | 835,000 | 770,000 | 704,000 | 617,000 | 6,140,000 |
| Grants and contributions - Capital | 0 | 5,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 13,000,000 |
| Additional loans | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 3,800,000 | 38,000,000 |
| Productivity savings | 0 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 4,500,000 |
| | | · | · | · | · | | | | | | |
| Total | 3,800,000 | 9,432,000 | 5,658,000 | 6,191,000 | 6,241,000 | 6,192,000 | 6,135,000 | 6,070,000 | 6,004,000 | 5,917,000 | 61,640,000 |

Surplus SRV funds Additional funding per LTFP Total additional funding Less: Projected deficit per LTFP Status Quo option Adjusted surplus 63,483,767 **1**61,640,000 **2**125,123,767
122,067,000
3,056,767

1

The adjusted surplus calculated above (\$5,554) does not reconcile to the preferred LTFP Option 2 surplus (\$168,000) as the SRV income above the rate peg shown above does not take into account estimated rates on additional properties factored into the LTFP. The difference in not material.