



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 10 April 2014)

Before completing this form, you MUST read the
Division of Local Government's
*Guidelines for the preparation of an application for a
special variation to general income*

Guidelines are available on the Division's website at www.dlg.nsw.gov.au.

NOTE: This part of the application must be completed in conjunction with Part B
(Special Variation Application Form 2014/15 - Part B)

Instructions

Section 508A allows a council (you) to increase general income by a percentage that is greater than the rate peg each year, up to a maximum of 7 years. You must identify the percentage increase requested for each year inclusive of the rate peg. You must also identify percentage increases in minimum rates for each year, if the increases exceed the statutory limit.

Note: IPART can approve a percentage increase to minimum rates above the statutory limit that differs from the special variation percentage increase as long as you have justified and properly consulted on that percentage. See Attachment 4 of the Guidelines for further details.

Both Part A and Part B of the application should be submitted to IPART (us) via the Council Portal on our website at www.ipart.nsw.gov.au. A hardcopy should also be forwarded to us (see Guidelines for details).

Part A consists of 7 worksheets:

- ▶ **Worksheet 1 (Identification):** Identifies your council and a council contact officer, collects information on any special variations (SVs) due to expire and summarises the cumulative impact of the SV and the impact on minimum rates.
- ▶ **Worksheet 2 (current year Notional General Income):** Calculates your Notional General Income for the current year (year 0 in the application, 2013/14).
- ▶ **Worksheet 3 (first year Notional General Income):** Calculates your proposed Notional General Income for next year (year 1 in the application, 2014/15).
- ▶ **Worksheet 4 (Calculation):** Calculates your Permissible General Income based on the 1st year SV percentage and Crown land adjustments, plus other income adjustments in 2014/15.
- ▶ **Worksheet 5a (Impact on Rates 1):** Calculates the average annual and cumulative increase in rates for each category/sub-category for each year of the SV, with and without the SV.
- ▶ **Worksheet 5b (Impact on Rates 2):** Collects the assessment numbers in the 3 main ordinary rate categories for different land values in year 1 and the proposed rates across this distribution (ie, midpoints of each land value range) for each year of the SV.
- ▶ **Worksheet 6 (Additional SV Income and Expenditure):** Collects how you intend to use the additional funds (above the rate peg) from the SV.

Step-by-step instructions on completing the worksheets are provided below.

Worksheet 1 - Identification

- ▶ Select the date for the first year of the application (M3).
 - ▷ Selecting the date from the drop down list, automatically populates the date fields on Worksheet 1 (WK1), WK5 and WK6.
- ▶ Select the requested no. of years (2 to 7) of income increases in the application (K16).
- ▶ Answer the questions about expiring SVs (K17 to K22).
 - ▷ If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in K17, leave other fields in this section blank.
- ▶ Enter the rate peg for 2014/15 in E34 as announced by us in late 2013.
 - ▷ The worksheet automatically assumes a rate peg of 3% for each of the forward years. (If the rate peg turns out to be different from that assumed, the % increase in general income with an approved SV does not change.)
- ▶ The percentage increase in general income needed in year 1 of the application (D34) will automatically populate from WK4 (F23) when it is completed.
 - ▷ The cumulative increase in general income due to the SV inclusive of the rate peg will populate automatically in WK1.
- ▶ Refer to WK4 to enter in any deduction for an SV which is due to expire on 30 June 2014 in the calculation of permissible general income in year 1.
 - ▷ This dollar amount is linked to cell E46 in this worksheet.
 - ▷ This amount needs to be verified by the DLG before the application is submitted to us.
- ▶ Enter the requested percentage increases in general income (inc. rate peg) from year 2 (D35 to D40).
 - ▷ The annual and cumulative increases in permissible general income will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 2 (2015/16) if it is due to expire at the end of any financial year within the period of the requested SV (E47 to E52).
 - ▷ Any amount needs to be verified by the DLG before the application is submitted to us.
 - ▷ The other Permissible General Income calculations will populate automatically when WK4 is completed.

Worksheet 2 - Notional General Income 2013/14

This worksheet calculates the Notional General Income for the previous year, by applying the rating structure used in the previous year to land values, adjusted by supplementary valuations received during that year. The calculations should be checked with DLG before applying to us.

Any inclusion in WK2 as a "supplementary valuation" must agree with Section 4 of the valuation of Land Act 1916.

Worksheet 3 - Notional General Income 2014/15

This worksheet calculates the proposed Notional General Income. It should apply the rating structure, including the proposed SV increase, to land values adjusted by supplementary valuations received during the year.

The rating structure entered here must be checked by the DLG and reflect the Draft Operational Plan.

Worksheet 4 - Calculation

This worksheet calculates Permissible General Income and the value of the proposed SV after taking into account various adjustments. Income adjustments and expiring SV amounts are to be verified by the DLG before the application is submitted to us.

Select Council Name

508A

WORKSHEET 4

PERMISSIBLE GENERAL INCOME CALCULATION

Note: Council must check all income adjustments and expiring variation amounts with the DLG before submitting their application to IPART.

Prior year Notional General Income -

Less: Decrease from expiry of a prior special variation.

Adjusted first year Notional General Income \$ -

Plus: Rate peg increase - first year 0.00% 0

Plus: Additional increase - first year

Plus: Crown Land adjustment - first year 0.00%

Total special variation - first year 0.00% \$ -

Other First Year Adjustments:

(If known - Refer to advice from the Division)

Plus/Minus Prior year Catchup/Excess

Minus: Valuation Objections claimed in prior year

Total Adjustments -

First year Permissible General Income \$ -

Total Notional General Income (WK3) 0

LESS: Valuation Objection Income - Proposed to be recouped in this year (WK3) 0

NET First year Notional General Income \$ 0

Anticipated Catchup/(Excess) in the first year \$ 0

Expiring SV

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

Consult with the DLG on the correct figure.

Additional Percentage Increase

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

Crown land adjustment

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

Note that applications for Crown land adjustments still need to be made separately to DLG.

Other adjustments

There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.

1. Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.

2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

Worksheet 5a - Impact on Ratepayers (part 1)

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

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

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

Ordinary and Special Average Rates

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

Annual Charges

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

Note:

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

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

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

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

The worksheet automatically calculates additional SRV income in Years 1 and 2.

Councils must complete the additional SRV income rows for years 3 to 10.

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

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

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

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

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: Weddin Shire Council

Contact Details:

Name: Lachlan Gibson

Position: Director of Corporate Services

Telephone: (02) 6343 1212

Email: lachlan@weddin.nsw.gov.au

Expiring special variations (SVs)

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

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

4 years

No

Requested annual percentage increases

Any special variation % increase for a given year approved by IPART is the total increase permitted in a council's general income, before adjustments are made for catch ups/excesses and valuation objections.

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

		Annual % increase		Cumulative % increase		
		SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only	Above the rate peg
Y 1	2014/15	7.00%	2.30%	7.00%	2.30%	4.70%
Y 2	2015/16	7.00%	3.00%	14.49%	5.37%	9.12%
Y 3	2016/17	7.00%	3.00%	22.50%	8.53%	13.97%
Y 4	2017/18	7.00%	3.00%	31.08%	11.79%	19.29%
Y 5	2018/19	3.00%	3.00%	35.01%	15.14%	19.87%
Y 6	2019/20	3.00%	3.00%	39.06%	18.59%	20.47%
Y 7	2020/21	3.00%	3.00%	43.23%	22.15%	21.08%

Increase in Permissible General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General Income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st-year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied
Y 0	2013/14						2,067,048		2,067,048	2,067,048
Y 1	2014/15	2,067,048	2,067,048	7.00%	2,211,741	10	2,211,751	7.00	2,114,600	2,114,600
Y 2	2015/16	2,211,751	2,211,751	7.00%	2,366,574		2,366,574	7.00	2,178,038	2,178,038
Y 3	2016/17	2,366,574	2,366,574	7.00%	2,532,234		2,532,234	7.00	2,243,379	2,243,379
Y 4	2017/18	2,532,234	2,532,234	7.00%	2,709,491		2,709,491	7.00	2,310,681	2,310,681
Y 5	2018/19	2,709,491	2,709,491	3.00%	2,790,775		2,790,775	3.00	2,380,001	2,380,001
Y 6	2019/20	2,790,775	2,790,775	3.00%	2,874,499		2,874,499	3.00	2,451,401	2,451,401
Y 7	2020/21	2,874,499	2,874,499	3.00%	2,960,734		2,960,734	3.00	2,524,943	2,524,943
Total rise in PGI - in \$ terms							893,685			
- in % terms							43.23%			

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	2,211,751	2,114,600	97,151	2,114,600
Y 2	2015/16	4,578,326	4,292,638	285,687	4,292,638
Y 3	2016/17	7,110,560	6,536,018	574,542	6,536,018
Y 4	2017/18	9,820,051	8,846,699	973,352	8,846,699
Y 5	2018/19	12,610,826	11,226,700	1,384,126	11,226,700
Y 6	2019/20	15,485,325	13,678,101	1,807,224	13,678,101
Y 7	2020/21	18,446,058	16,203,044	2,243,014	16,203,044
13.84% 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
Residential	Grenfell Residential	1,007.00	0.8452	252.00	48.25%	0.00	0.00	32,195,810		525,883
Residential	Ordinary Residential	112.00	0.4741	230.00	34.75%	0.00	0.00	10,200,400		74,120
Business	Main Street Business	73.00	2.1578	265.00	30.54%	0.00	0.00	2,038,760		63,337
Farmland	Farmland	981.00	0.2598	207.00	16.34%	0.00	0.00	400,175,603		1,242,723
Residential	Caragabal Residential	63.00	1.1858	65.00	47.00%	0.00	0.00	389,400		8,713
Residential	Greenethorpe Residential	108.00	0.9749	80.00	35.50%	0.00	0.00	1,610,350		24,339
Residential	Quandialla	75.00	1.3489	80.00	46.46%	0.00	0.00	512,570		12,914
Business	Ordinary Business	58.00	1.9066	260.00	23.48%	0.00	0.00	2,576,920		64,212
Residential	Bimbi Residential	18.00	0.8871	65.00	40.96%	0.00	0.00	190,080		2,856
Residential	Ordinary Residential	77.00	0.4741	230.00	40.97%	0.00	0.00	5,381,470		43,224
Mining	Mining	1.00	6.7538	675.00	14.28%	0.00	0.00	60,000		4,727
Total Assessments:		2,573.00						455,331,363	Sub-Total:	2,067,048

Weddin Shire Council

Calculation of Notional General Income - Special Rates

Special Rates (Name & which ratepayers)	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income
Sub-Total:									0

Weddin 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:

2,067,048

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.

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

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
Residentia	Grenfell Residential	1,007.00	0.9035	270.00	48.31%	0.00	0.00	32,195,810		562,779
Residentia	Ordinary Residential	112.00	0.5067	247.00	34.86%	0.00	0.00	10,200,400		79,349
Business	Main Street Business	73.00	2.3069	284.00	30.59%	0.00	0.00	2,038,760		67,764
Farmland	Farmland	981.00	0.2778	222.00	16.38%	0.00	0.00	400,175,603		1,329,470
Residentia	Caragabal	63.00	1.2676	70.00	47.19%	0.00	0.00	389,400		9,346
Residentia	Greenethorpe Residential	108.00	1.0422	86.00	35.63%	0.00	0.00	1,610,350		26,071
Residentia	Quandialla	75.00	1.442	86.00	46.60%	0.00	0.00	512,570		13,841
Business	Ordinary Business	58.00	2.0384	279.00	23.55%	0.00	0.00	2,576,920		68,710
Residentia	Bimbi Residential	18.00	0.9483	70.00	41.14%	0.00		190,080		3,063
Residentia	Ordinary Residential	77.00	0.5068	247.00	41.08%	0.00	0.00	5,381,470		46,292
Mining	Mining	1.00	7.2211	723.00	14.30%	0.00	0.00	60,000		5,056
Total Assessments:		2,573.00	Total Rateable Land Value:					455,331,363	Sub-Total:	2,211,741



Calculation of Notional General Income - Special Rates

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

Calculation of Notional General Income - Annual Charges

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

Total Notional General Income

2,211,741

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

NET Notional General Income

2,211,741

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

WORKSHEET 4**PERMISSIBLE GENERAL INCOME CALCULATION**

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

Prior year Notional General Income 2,067,048

Less: Decrease from expiry of a
prior special variation.

-

Adjusted first year Notional General Income \$ **2,067,048**

Plus: Rate peg increase - first year 2.30% 47,542

Plus: Additional increase - first year **4.70%** 97,151

Plus: Crown Land adjustment - first year 0.00%

Total special variation - first year 7.00% \$ 144,693

Other First Year Adjustments:

(If known - Refer to advice from the DLG)

Plus/Minus: Prior year Catchup/Excess 10

Minus: Valuation Objections claimed in prior year

Total Adjustments 10

First year Permissible General Income \$ 2,211,751

WORKSHEET 5a

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHAR

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sul (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 var

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.

[illegible]

Average Ordinary and Special Rates - with proposed special variation

[illegible]

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

[illegible]

Domestic Waste Management Services - Annual Charge

(Enter the current annual charge and the proposed annual charge for each year of the application.)

[illegible]

Water Supply Services - Annual Charge

[illegible]

Sewerage Services - Annual Charges

[illegible]

Other Annual Charges

[illegible]

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

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

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation - both with and without the variation.

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

Has the council had a general land revaluation in Year 0?:

Ordinary Residential Rates - with proposed special variation

				Ordinary Residential Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Residential Rates - without proposed special variation

				Ordinary Residential Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - with proposed special variation

				Ordinary Business Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - without proposed special variation

				Ordinary Business Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Farmland Rates - with proposed special variation

				Ordinary Farmland Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Farmland Rates - without proposed special variation

				Ordinary Farmland Rates						
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		\$50,000								
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Residential Rates - with proposed special variation

[illegible]

Ordinary Residential Rates - without proposed special variation

[illegible]

[illegible][illegible][illegible][illegible]

[illegible][illegible][illegible][illegible]

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Ordinary Residential Rates - with proposed special variation

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

Ordinary Residential Rates - without proposed special variation

[illegible]

Ordinary Business Rates - with proposed special variation

[illegible]

Ordinary Business Rates - without proposed special variation

[illegible]

Ordinary Farmland Rates - with proposed special variation

[illegible]

Ordinary Farmland Rates - without proposed special variation

[illegible]

Grenfell Residential Rates - with proposed special variation

				Grenfell Residential Rates						
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
			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
\$0 to \$99,999	994	\$50,000	674.60	721.75	772.27	826.33	884.17	910.70	938.02	966.16
\$100,000 to \$199,999	10	\$150,000	1,519.80	1,625.25	1,739.02	1,860.75	1,991.00	2,050.73	2,112.25	2,175.62
\$200,000 to \$299,999	3	\$250,000	2,365.00	2,528.75	2,705.76	2,895.17	3,097.83	3,190.76	3,286.49	3,385.08
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Grenfell Residential Rates - without proposed special variation

Grenfell Residential Rates										
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
			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
\$0 to \$99,999	994	\$50,000	674.60	690.12	710.82	732.14	754.11	776.73	800.03	824.03
\$100,000 to \$199,999	10	\$150,000	1,519.80	1,554.76	1,601.40	1,649.44	1,698.92	1,749.89	1,802.39	1,856.46
\$200,000 to \$299,999	3	\$250,000	2,365.00	2,419.40	2,491.98	2,566.74	2,643.74	2,723.05	2,804.74	2,888.88
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Ordinary Residential Rates 1 - with proposed special variation

				Ordinary Residential Rates 1						
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
			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
\$0 to \$99,999	78	\$50,000		467.05	500.35	535.37	572.85	612.95	631.34	650.28
\$100,000 to \$199,999	29	\$150,000		941.15	1,007.05	1,077.54	1,152.97	1,233.68	1,270.69	1,308.81
\$200,000 to \$299,999	5	\$250,000		1,415.25	1,513.75	1,619.71	1,733.09	1,854.41	1,910.04	1,967.34
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Ordinary Residential Rates 1 - without proposed special variation

				Ordinary Residential Rates 1						
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
			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
\$0 to \$99,999	78	\$50,000	467.05	477.79	492.13	506.89	522.10	537.76	553.89	570.51
\$100,000 to \$199,999	29	\$150,000	941.15	962.80	991.68	1,021.43	1,052.07	1,083.64	1,116.14	1,149.63
\$200,000 to \$299,999	5	\$250,000	1,415.25	1,447.80	1,491.23	1,535.97	1,582.05	1,629.51	1,678.40	1,728.75
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Ordinary Residential 2 - with proposed special variation

				Ordinary Residential Rates 2						
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
			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
\$0 to \$99,999	63	\$50,000		467.05	500.40	535.43	572.91	613.01	631.40	650.34
\$100,000 to \$199,999	14	\$150,000		941.15	1,007.20	1,077.70	1,153.14	1,233.86	1,270.88	1,309.01
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Ordinary Residential Rates 2 - without proposed special variation

				Ordinary Residential Rates 2						
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
			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
\$0 to \$99,999	63	\$50,000		467.05	477.79	492.13	506.89	522.10	537.76	553.89
\$100,000 to \$199,999	14	\$150,000		941.15	962.80	991.68	1,021.43	1,052.07	1,083.64	1,116.14
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Greenethorpe Residential Rates - with proposed special variation

Greenethorpe Residential Rates										
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
			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
\$0 to \$99,999	108	\$50,000		567.45	607.10	649.60	695.07	743.72	766.04	789.02
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Greenethorpe Residential Rates - without proposed special variation

				Greenethorpe Residential Rates						
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
			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
\$0 to \$99,999	108	\$50,000	567.45	580.50	597.92	615.85	634.33	653.36	672.96	693.15
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Quandialla Residential Rates - with proposed special variation

				Quandialla Residential Rates						
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
			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
\$0 to \$99,999	75	\$50,000	754.45	807.00	863.49	923.93	988.61	1,018.27	1,048.82	1,080.28
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Quandialla Residential Rates - without proposed special variation

				Quandialla Residential Rates						
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
			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
\$0 to \$99,999	75	\$50,000	754.45	771.80	794.96	818.81	843.37	868.67	894.73	921.57
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Caragabal Residential Rates - with proposed special variation

				Caragabal Residential Rates						
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
			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
\$0 to \$99,999	63	\$50,000	657.90	703.80	753.07	805.78	862.19	888.05	914.69	942.13
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Caragabal Residential Rates - without proposed special variation

				Caragabal Residential Rates						
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
			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
\$0 to \$99,999	63	\$50,000	657.90	673.03	693.22	714.02	735.44	757.50	780.23	803.64
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Bimbi Residential Rates - with proposed special variation

				Bimbi Residential Rates						
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
			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
\$0 to \$99,999	18	\$50,000	508.55	544.15	582.24	623.00	666.61	686.61	707.20	728.42
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Bimbi Residential Rates - without proposed special variation

				Bimbi Residential Rates						
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
			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
\$0 to \$99,999	18	\$50,000	508.55	520.25	535.85	551.93	568.49	585.54	603.11	621.20
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	0	\$550,000								
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	0	\$750,000								
\$800,000 to \$899,999	0	\$850,000								
\$900,000 to \$999,999	0	\$950,000								
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Main Street Business Rates - with proposed special variation

				Main Street Business Rates						
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
			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
\$0 to \$99,999	73	\$50,000	1,343.90	1,437.45	1,538.07	1,645.74	1,760.94	1,813.77	1,868.18	1,924.22
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Main Street Business Rates - without proposed special variation

				Main Street Business Rates						
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
			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
\$0 to \$99,999	73	\$50,000	1,343.90	1,374.81	1,416.05	1,458.54	1,502.29	1,547.36	1,593.78	1,641.59
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - with proposed special variation

				Ordinary Business Rates						
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
			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
\$0 to \$99,999	55	\$50,000	1,213.30	1,298.20	1,389.07	1,486.31	1,590.35	1,638.06	1,687.20	1,737.82
\$100,000 to \$199,999	3	\$150,000	3,119.90	3,336.60	3,570.16	3,820.07	4,087.48	4,210.10	4,336.41	4,466.50
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Business Rates - without proposed special variation

				Ordinary Business Rates						
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
			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
\$0 to \$99,999	55	\$50,000	1,213.30	1,241.21	1,278.44	1,316.80	1,356.30	1,396.99	1,438.90	1,482.06
\$100,000 to \$199,999	3	\$150,000	3,119.90	3,191.66	3,287.41	3,386.03	3,487.61	3,592.24	3,700.01	3,811.01
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Ordinary Farmland Rates - with proposed special variation

				Ordinary Farmland Rates						
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
			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
\$0 to \$99,999	215	\$50,000		336.90	360.90	386.16	413.19	442.12	455.38	469.04
\$100,000 to \$199,999	130	\$150,000		596.70	638.70	683.41	731.25	782.43	805.91	830.09
\$200,000 to \$299,999	135	\$250,000		856.50	916.50	980.66	1,049.30	1,122.75	1,156.43	1,191.13
\$300,000 to \$399,999	143	\$350,000		1,116.30	1,194.30	1,277.90	1,367.35	1,463.07	1,506.96	1,552.17
\$400,000 to \$499,999	79	\$450,000		1,376.10	1,472.10	1,575.15	1,685.41	1,803.39	1,857.49	1,913.21
\$500,000 to \$599,999	52	\$550,000		1,635.90	1,749.90	1,872.39	2,003.46	2,143.70	2,208.01	2,274.25
\$600,000 to \$699,999	61	\$650,000		1,895.70	2,027.70	2,169.64	2,321.51	2,484.02	2,558.54	2,635.30
\$700,000 to \$799,999	31	\$750,000		2,155.50	2,305.50	2,466.89	2,639.57	2,824.34	2,909.07	2,996.34
\$800,000 to \$899,999	30	\$850,000		2,415.30	2,583.30	2,764.13	2,957.62	3,164.65	3,259.59	3,357.38
\$900,000 to \$999,999	27	\$950,000		2,675.10	2,861.10	3,061.38	3,275.67	3,504.97	3,610.12	3,718.42
\$1,000,000 to \$1,499,999	57	\$1,250,000		3,454.50	3,694.50	3,953.12	4,229.83	4,525.92	4,661.70	4,801.55
\$1,500,000 to \$1,999,999	14	\$1,750,000		4,753.50	5,083.50	5,439.35	5,820.10	6,227.51	6,414.33	6,606.76
\$2,000,000 to \$2,999,999	6	\$2,500,000		6,702.00	7,167.00	7,668.69	8,205.50	8,779.88	9,043.28	9,314.58
\$3,000,000 and greater	1	\$3,000,000		8,001.00	8,556.00	9,154.92	9,795.76	10,481.47	10,795.91	11,119.79

Ordinary Farmland Rates - without proposed special variation

				Ordinary Farmland Rates						
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
			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
\$0 to \$99,999	215	\$50,000		336.90	344.65	354.99	365.64	376.61	387.91	411.53
\$100,000 to \$199,999	130	\$150,000		596.70	610.42	628.74	647.60	667.03	687.04	728.88
\$200,000 to \$299,999	135	\$250,000		856.50	876.20	902.49	929.56	957.45	986.17	1,046.23
\$300,000 to \$399,999	143	\$350,000		1,116.30	1,141.97	1,176.23	1,211.52	1,247.87	1,285.30	1,363.58
\$400,000 to \$499,999	79	\$450,000		1,376.10	1,407.75	1,449.98	1,493.48	1,538.29	1,584.44	1,680.93
\$500,000 to \$599,999	52	\$550,000		1,635.90	1,673.53	1,723.73	1,775.44	1,828.71	1,883.57	1,998.28
\$600,000 to \$699,999	61	\$650,000		1,895.70	1,939.30	1,997.48	2,057.40	2,119.13	2,182.70	2,315.63
\$700,000 to \$799,999	31	\$750,000		2,155.50	2,205.08	2,271.23	2,339.37	2,409.55	2,481.83	2,632.98
\$800,000 to \$899,999	30	\$850,000		2,415.30	2,470.85	2,544.98	2,621.33	2,699.97	2,780.97	2,950.33
\$900,000 to \$999,999	27	\$950,000		2,675.10	2,736.63	2,818.73	2,903.29	2,990.39	3,080.10	3,172.50
\$1,000,000 to \$1,499,999	57	\$1,250,000		3,454.50	3,533.95	3,639.97	3,749.17	3,861.65	3,977.50	4,219.73
\$1,500,000 to \$1,999,999	14	\$1,750,000		4,753.50	4,862.83	5,008.72	5,158.98	5,313.75	5,473.16	5,806.47
\$2,000,000 to \$2,999,999	6	\$2,500,000		6,702.00	6,856.15	7,061.83	7,273.69	7,491.90	7,716.65	8,186.60
\$3,000,000 and greater	1	\$3,000,000		8,001.00	8,185.02	8,430.57	8,683.49	8,944.00	9,212.32	9,773.35

Mining Rates - with proposed special variation

				Mining Rates						
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
			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
\$0 to \$99,999	1	\$50,000	4,051.90	4,333.55	4,636.90	4,961.48	5,308.79	5,468.05	5,632.09	5,801.05
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Mining Rates - without proposed special variation

				Mining Rates						
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
			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
\$0 to \$99,999	1	\$50,000	4,051.90	4,145.09	4,269.45	4,397.53	4,529.46	4,665.34	4,805.30	4,949.46
\$100,000 to \$199,999		\$150,000								
\$200,000 to \$299,999		\$250,000								
\$300,000 to \$399,999		\$350,000								
\$400,000 to \$499,999		\$450,000								
\$500,000 to \$599,999		\$550,000								
\$600,000 to \$699,999		\$650,000								
\$700,000 to \$799,999		\$750,000								
\$800,000 to \$899,999		\$850,000								
\$900,000 to \$999,999		\$950,000								
\$1,000,000 to \$1,499,999		\$1,250,000								
\$1,500,000 to \$1,999,999		\$1,750,000								
\$2,000,000 to \$2,999,999		\$2,500,000								
\$3,000,000 and greater		\$3,000,000								

Grenfell Residential Rates - with proposed special variation

[illegible]

Grenfell Residential Rates - without proposed special variation

[illegible]

Ordinary Residential Rates 1 - with proposed special variation

[illegible]

Ordinary Residential Rates 1 - without proposed special variation

[illegible]

Ordinary Residential 2 - with proposed special variation

[illegible]

Ordinary Residential Rates 2 - without proposed special variation

[illegible]

Greenethorpe Residential Rates - with proposed special variation

[illegible]

Greenethorpe Residential Rates - without proposed special variation

[illegible]

Quandialla Residential Rates - with proposed special variation

[illegible]

Quandialla Residential Rates - without proposed special variation

[illegible]

Caragabal Residential Rates - with proposed special variation

[illegible]

Caragabal Residential Rates - without proposed special variation

[illegible]

Bimbi Residential Rates - with proposed special variation

[illegible]

Bimbi Residential Rates - without proposed special variation

[illegible]

Main Street Business Rates - with proposed special variation

[illegible]

Main Street Business Rates - without proposed special variation

[illegible]

Ordinary Business Rates - with proposed special variation

[illegible]

Ordinary Business Rates - without proposed special variation

[illegible]

Ordinary Farmland Rates - with proposed special variation

Cumulative Increases														
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	24.00	7.12%	25.26	7.00%	49.26	14.62%	27.03	7.00%	76.29	22.65%	28.92	7.00%	105.22	31.23%
\$150,000	42.00	7.04%	44.71	7.00%	86.71	14.53%	47.84	7.00%	134.55	22.55%	51.19	7.00%	185.73	31.13%
\$250,000	60.00	7.01%	64.16	7.00%	124.16	14.50%	68.65	7.00%	192.80	22.51%	73.45	7.00%	266.25	31.09%
\$350,000	78.00	6.99%	83.60	7.00%	161.60	14.48%	89.45	7.00%	251.05	22.49%	95.71	7.00%	346.77	31.06%
\$450,000	96.00	6.98%	103.05	7.00%	199.05	14.46%	110.26	7.00%	309.31	22.48%	117.98	7.00%	427.29	31.05%
\$550,000	114.00	6.97%	122.49	7.00%	236.49	14.46%	131.07	7.00%	367.56	22.47%	140.24	7.00%	507.80	31.04%
\$650,000	132.00	6.96%	141.94	7.00%	273.94	14.45%	151.87	7.00%	425.81	22.46%	162.51	7.00%	588.32	31.03%
\$750,000	150.00	6.96%	161.39	7.00%	311.39	14.45%	172.68	7.00%	484.07	22.46%	184.77	7.00%	668.84	31.03%
\$850,000	168.00	6.96%	180.83	7.00%	348.83	14.44%	193.49	7.00%	542.32	22.45%	207.03	7.00%	749.35	31.03%
\$950,000	186.00	6.95%	200.28	7.00%	386.28	14.44%	214.30	7.00%	600.57	22.45%	229.30	7.00%	829.87	31.02%
\$1,250,000	240.00	6.95%	258.62	7.00%	498.62	14.43%	276.72	7.00%	775.33	22.44%	296.09	7.00%	1,071.42	31.02%
\$1,750,000	330.00	6.94%	355.85	7.00%	685.85	14.43%	380.75	7.00%	1,066.60	22.44%	407.41	7.00%	1,474.01	31.01%
\$2,500,000	465.00	6.94%	501.69	7.00%	966.69	14.42%	536.81	7.00%	1,503.50	22.43%	574.38	7.00%	2,077.88	31.00%
\$3,000,000	555.00	6.94%	598.92	7.00%	1,153.92	14.42%	640.84	7.00%	1,794.76	22.43%	685.70	7.00%	2,480.47	31.00%

Ordinary Farmland Rates - without proposed special variation

Cumulative Increases														
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	7.75	2.30%	10.34	3.00%	18.09	5.37%	10.65	3.00%	28.74	8.53%	10.97	3.00%	39.71	11.79%
\$150,000	13.72	2.30%	18.31	3.00%	32.04	5.37%	18.86	3.00%	50.90	8.53%	19.43	3.00%	70.33	11.79%
\$250,000	19.70	2.30%	26.29	3.00%	45.99	5.37%	27.07	3.00%	73.06	8.53%	27.89	3.00%	100.95	11.79%
\$350,000	25.67	2.30%	34.26	3.00%	59.93	5.37%	35.29	3.00%	95.22	8.53%	36.35	3.00%	131.57	11.79%
\$450,000	31.65	2.30%	42.23	3.00%	73.88	5.37%	43.50	3.00%	117.38	8.53%	44.80	3.00%	162.19	11.79%
\$550,000	37.63	2.30%	50.21	3.00%	87.83	5.37%	51.71	3.00%	139.54	8.53%	53.26	3.00%	192.81	11.79%
\$650,000	43.60	2.30%	58.18	3.00%	101.78	5.37%	59.92	3.00%	161.70	8.53%	61.72	3.00%	223.43	11.79%
\$750,000	49.58	2.30%	66.15	3.00%	115.73	5.37%	68.14	3.00%	183.87	8.53%	70.18	3.00%	254.05	11.79%
\$850,000	55.55	2.30%	74.13	3.00%	129.68	5.37%	76.35	3.00%	206.03	8.53%	78.64	3.00%	284.67	11.79%
\$950,000	61.53	2.30%	82.10	3.00%	143.63	5.37%	84.56	3.00%	228.19	8.53%	87.10	3.00%	315.29	11.79%
\$1,250,000	79.45	2.30%	106.02	3.00%	185.47	5.37%	109.20	3.00%	294.67	8.53%	112.48	3.00%	407.15	11.79%
\$1,750,000	109.33	2.30%	145.88	3.00%	255.22	5.37%	150.26	3.00%	405.48	8.53%	154.77	3.00%	560.25	11.79%
\$2,500,000	154.15	2.30%	205.68	3.00%	359.83	5.37%	211.85	3.00%	571.69	8.53%	218.21	3.00%	789.90	11.79%
\$3,000,000	184.02	2.30%	245.55	3.00%	429.57	5.37%	252.92	3.00%	682.49	8.53%	260.50	3.00%	943.00	11.79%

Mining Rates - with proposed special variation

[illegible]

Mining Rates - without proposed special variation

[illegible]

Grenfell Residential Rates - with proposed special variation

[illegible]

Grenfell Residential Rates - without proposed special variation

[illegible]

Ordinary Residential Rates 1 - with proposed special variation

[illegible]

Ordinary Residential Rates 1 - without proposed special variation

[illegible]

Ordinary Residential 2 - with proposed special variation

[illegible]

Ordinary Residential Rates 2 - without proposed special variation

[illegible]

Greenethorpe Residential Rates - with proposed special variation

[illegible]

Greenethorpe Residential Rates - without proposed special variation

[illegible]

Quandialla Residential Rates - with proposed special variation

[illegible]

Quandialla Residential Rates - without proposed special variation

[illegible]

Caragabal Residential Rates - with proposed special variation

[illegible]

Caragabal Residential Rates - without proposed special variation

[illegible]

Bimbi Residential Rates - with proposed special variation

[illegible]

Bimbi Residential Rates - without proposed special variation

[illegible]

Main Street Business Rates - with proposed special variation

[illegible]

Main Street Business Rates - without proposed special variation

[illegible]

Ordinary Business Rates - with proposed special variation

[illegible]

Ordinary Business Rates - without proposed special variation

[illegible]

Ordinary Farmland Rates - with proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	13.26	3.00%	118.48	35.17%	13.66	3.00%	132.14	39.22%	14.07	3.00%	146.21	43.40%
\$150,000	23.47	3.00%	209.21	35.06%	24.18	3.00%	233.39	39.11%	24.90	3.00%	258.29	43.29%
\$250,000	33.68	3.00%	299.93	35.02%	34.69	3.00%	334.63	39.07%	35.73	3.00%	370.36	43.24%
\$350,000	43.89	3.00%	390.66	35.00%	45.21	3.00%	435.87	39.05%	46.57	3.00%	482.43	43.22%
\$450,000	54.10	3.00%	481.39	34.98%	55.72	3.00%	537.11	39.03%	57.40	3.00%	594.51	43.20%
\$550,000	64.31	3.00%	572.11	34.97%	66.24	3.00%	638.35	39.02%	68.23	3.00%	706.58	43.19%
\$650,000	74.52	3.00%	662.84	34.97%	76.76	3.00%	739.60	39.01%	79.06	3.00%	818.66	43.18%
\$750,000	84.73	3.00%	753.57	34.96%	87.27	3.00%	840.84	39.01%	89.89	3.00%	930.73	43.18%
\$850,000	94.94	3.00%	844.29	34.96%	97.79	3.00%	942.08	39.00%	100.72	3.00%	1,042.80	43.17%
\$950,000	105.15	3.00%	935.02	34.95%	108.30	3.00%	1,043.32	39.00%	111.55	3.00%	1,154.88	43.17%
\$1,250,000	135.78	3.00%	1,207.20	34.95%	139.85	3.00%	1,347.05	38.99%	144.05	3.00%	1,491.10	43.16%
\$1,750,000	186.83	3.00%	1,660.83	34.94%	192.43	3.00%	1,853.26	38.99%	198.20	3.00%	2,051.46	43.16%
\$2,500,000	263.40	3.00%	2,341.28	34.93%	271.30	3.00%	2,612.58	38.98%	279.44	3.00%	2,892.02	43.15%
\$3,000,000	314.44	3.00%	2,794.91	34.93%	323.88	3.00%	3,118.79	38.98%	333.59	3.00%	3,452.38	43.15%

Ordinary Farmland Rates - without proposed special variation

Cumulative Increases												
Land value (for calculation of rates)	Increases Year 5				Increases Year 6				Increases Year 7			
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	11.30	3.00%	51.01	15.14%	11.64	3.00%	62.64	18.59%	11.99	3.00%	74.63	22.15%
\$150,000	20.01	3.00%	90.34	15.14%	20.61	3.00%	110.95	18.59%	21.23	3.00%	132.18	22.15%
\$250,000	28.72	3.00%	129.67	15.14%	29.59	3.00%	159.26	18.59%	30.47	3.00%	189.73	22.15%
\$350,000	37.44	3.00%	169.00	15.14%	38.56	3.00%	207.56	18.59%	39.72	3.00%	247.28	22.15%
\$450,000	46.15	3.00%	208.34	15.14%	47.53	3.00%	255.87	18.59%	48.96	3.00%	304.83	22.15%
\$550,000	54.86	3.00%	247.67	15.14%	56.51	3.00%	304.17	18.59%	58.20	3.00%	362.38	22.15%
\$650,000	63.57	3.00%	287.00	15.14%	65.48	3.00%	352.48	18.59%	67.45	3.00%	419.93	22.15%
\$750,000	72.29	3.00%	326.33	15.14%	74.45	3.00%	400.79	18.59%	76.69	3.00%	477.48	22.15%
\$850,000	81.00	3.00%	365.67	15.14%	83.43	3.00%	449.09	18.59%	85.93	3.00%	535.03	22.15%
\$950,000	89.71	3.00%	405.00	15.14%	92.40	3.00%	497.40	18.59%	95.18	3.00%	592.58	22.15%
\$1,250,000	115.85	3.00%	523.00	15.14%	119.32	3.00%	642.32	18.59%	122.90	3.00%	765.23	22.15%
\$1,750,000	159.41	3.00%	719.66	15.14%	164.19	3.00%	883.85	18.59%	169.12	3.00%	1,052.97	22.15%
\$2,500,000	224.76	3.00%	1,014.65	15.14%	231.50	3.00%	1,246.15	18.59%	238.44	3.00%	1,484.60	22.15%
\$3,000,000	268.32	3.00%	1,211.32	15.14%	276.37	3.00%	1,487.68	18.59%	284.66	3.00%	1,772.35	22.15%

Mining Rates - with proposed special variation

[illegible]

Mining Rates - without proposed special variation

[illegible]

WORKSHEET 6**PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE**

	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	97,151	188,535	288,854	398,808	410,773	423,096	435,789	448,863	462,329	476,198	3,630,396
OPERATING BALANCE											
Change in Operating Balance											0
OPERATING EXPENSES											
Change in Operating Expenses											0
Loan Interest - Medical Centre	27,000	50,955	46,780	42,165	37,366	32,273	26,870	21,138	15,057	8,606	308,210
											0
											0
											0
CAPITAL EXPENDITURE											
											0
											0
OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves											
Loan Principal Repayments - Medical Centre	66,988	140,066	148,596	157,645	167,246	177,431	188,236	199,701	211,862	224,764	1,682,535
Balance to improve long-term sustainability											0
											0
											0
Total use of special variation income	93,988	191,021	195,376	199,810	204,612	209,704	215,106	220,839	226,919	233,370	1,990,745
Difference between additional SRV income and its uses	3,163	-2,486	93,478	198,998	206,161	213,392	220,683	228,024	235,410	242,828	1,639,651