

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 6 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.
 - \triangleright This amount needs to be verified by the DLG before the application is submitted to us.
- ▶ Enter the requested percentage increases in general income (inc. rate peg) from year 2 (D35 to D40).
 - ▷ The annual and cumulative increases in permissible general income will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 2 (2015/16) if it is due to expire at the end of any financial year within the period of the requested SV (E47 to E52).
 - \triangleright 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		
DEB	MISSIBLE GENERAL INC		CIII ATION	
				Expiring SV
Note: Cou	incil 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 fi	rst year Notional General Income		\$	
Plus:	Rate peg increase - first year	0.00%	0	Additional Percentage Increase Enter the additional percentage increase in general income being sought, excluding any other income adjustments.
Plus:	Additional increase - first year	_	U	
Plus:	Crown Land adjustment - first year	0.00%		
	Total special variation - first year	0.00%	\$ <u>-</u>	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: lefer to advice from the Division)			automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.
Plus/Minu	s Prior year Catchup/Excess			Note that applications for Crown land adjustments still need to
Minus:	Valuation Objections claimed in prior	year		be made separately to DLG.
		Total Adjustmer	nts	
	First year Permissible General Inc	ome	\$	
Total Noti	onal General Income (WK3)	0		Other adjustments There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.
LESS: Valu	uation Objection Income - Proposed to be recouped in this year (WK3)	0	<u>.</u>	Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.
NET Fir	st year Notional General Income		\$0	Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income
	Anticipated Catchup/(Excess) in the fi	rst year	\$0	must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

Worksheet 5a - Impact on Ratepayers (part 1)

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

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

Ordinary and Special Average Rates

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

Annual Charges

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

Note

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

Worksheet 5b - Impact on Ratepayers (part 2)

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

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

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

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

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

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

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

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

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

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

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Issue Date: 09/13



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A

WORKSHEET 1

21	N 1	A	2	n	4	5

Council Name:	Wollongong City Council
Contact Details:	
Name:	
Position:	
Telephone:	
Email:	

Expiring special variations (SVs)

- To 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.

	3 years
No	

Requested annual percentage increases

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

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

			% increase	Cumulative % increase						
		SV (inc. rate		SV (inc. rate		Above the				
		peg)	Rate peg only	peg)	Rate peg only	rate peg				
Y 1	2014/15	6.13%	2.30%	6.13%	2.30%	3.83%				
Y 2	2015/16	6.23%	3.00%	12.74%	5.37%	7.37%				
Y 3	2016/17	6.24%	3.00%	19.78%	8.53%	11.25%				
Y 4	2017/18									
Y 5	2018/19									
Y 6	2019/20									
V 7	2020/21									

Increase in Permissable General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st- year adjustments	Permissible General Income (PGI)	Annual %	PGI if only the Rate Peg	PGI if expiring SV renewed and Rate Peg applied	Increase in
Y 0 2013/14							129,315,790		129,315,790	129,315,790	
Y 1 2014/15	129,315,790		129,315,790	6.13%	137,242,848	2,766	137,245,614	6.13	132,292,820	132,292,820	4,952,795
	137,245,614		137,245,614	6.23%	145,796,016		145,796,016	6.23	136,261,604	136,261,604	9,534,412
	145,796,016		145,796,016	6.24%	154,893,688		154,893,688	6.24	140,349,452	140,349,452	14,544,235
Y 4 2017/18											
Y 5 2018/19											
Y 6 2019/20											
Y 7 2020/21											
Total rise in PC				GI - in \$ terms	25,577,897						
						- in % terms	19.78%				

Cumulative Increase in PGI

		Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative PGI if expiring SV renewed and Rate Peg applied	Cumulative rise in PGI above renewed ESV and Rate Peg	
Υ0	2013/14						
Y 1	2014/15	137,245,614	132,292,820	4,952,795	132,292,820	4,952,795	
Y 2	2015/16	283,041,630	268,554,424	14,487,207	268,554,424	14,487,207	
Y 3	2016/17	437,935,318	408,903,876	29,031,442	408,903,876	29,031,442	
Y 4	2017/18						
Y 5	2018/19						
Y 6	2019/20						
Y 7	2020/21						
						7.10%	T

otal % 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
Residentia		74,473.10	0.258129	587.47	50.08%		0.00	16,895,624,969		87,363,220
Farmland		190.00	0.198861			759.70	11.00	205,531,500	2,280,500	412,544
Mining		14.00	2.750179			759.70	2.00	32,549,001	1,001	896,648
Business	Ordinary	283.00	0.502653			759.70	0.00	7,462,270		37,509
Business	Business Commercial	2,193.36	1.549898			759.70	191.36	987,619,744	4,434,888	15,383,739
Business	3C Regional	273.00	2.36182			759.70	7.00	244,029,643	112,960	5,766,191
Business	Light Industrial	921.54	1.264245			759.70	95.10	373,126,301	4,326,645	4,734,779
Business	Heavy Industrial	348.00	1.811452			759.70	14.00	294,756,381	183,081	5,346,690
Business	Heavy 1 Activity 1	37.00	2.937984			759.70		273,074,000		8,022,870
Total Asse	essments:	78,733.00			Total Rate	eable Land	Value:	19,313,773,809	Sub-Total:	127,964,189

Wollongong 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
Wollongong Mall Rate	72.00	0.909671					107,347,880		976,513
City Centre Special Rate	669.00	0.093624					400,633,414		375,089
	•				•			Sub-Total:	1,351,602

Wollongong 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
		Sub-Total:	0

Total Notional General Income:

129,315,790

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

WORKSHEET 3

Calculation of Notional General Income - 2014/15

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

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

Calculation of Notional General Income - Ordinary Rates

Rating Category (s514- 518)	sub-category	Assess-ments	Ad Valorem Rate	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		74,502.10		625.19	50.00%		0.00	17,013,552,209		93,159,769
Farmland		193.00				810.07	7.00	208,171,000	927,000	439,911
Mining		14.00	3.02003			810.07	2.00	31,606,016	1,001	956,101
Business	Ordinary	279.00	0.37409			0.00	0.00	10,691,869		39,997
Business	Business Commercial	2,185.31	1.661232			810.07	214.27	982,202,586	5,164,577	16,404,441
Business	3C Regional	265.59	2.405519			777.17	7.00	245,118,730	112,960	5,899,101
Business	Light Industrial	922.00	1.357975			810.07	96.10	370,227,598	4,162,255	5,048,923
Business	Heavy Industrial	351.00	2.11641			810.07	15.00	269,032,381	215,121	5,701,426
Business	Heavy 1 Activity 1	37.00	3.29017			777.17	0.00	249,463,737		8,207,781

Total Assessments:	78,749.00	78,749.00		Total Rateable Land Value:			19,380,066,126	Sub-Total:	135,857,451

Wollongong 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
Wollongong Mall Rate	72.00	0.9306801					107,337,880		998,972
City Centre Special Rate	667.00	0.0933366					411,109,929		383,716
								Sub-Total:	1,382,688

Wollongong 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
		Sub-Total:	0

Total Notional General Income 137,240,139

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

NET Notional General Income 137,240,139

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.

Wollongong City Council

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WORKSHEET 4

PERMISSIBLE GENERAL INCOME CALCULATION

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

Prior year Notional General Income

129,315,790

Less: Decrease from expiry of a

prior special variation.

129,315,790 Adjusted first year Notional General Income

Plus: 2.30% Rate peg increase - first year 2,974,263

Plus: Additional increase - first year 3.83% 4,952,795

Plus: Crown Land adjustment - first year 0.00%

> 6.13% 7,927,058 Total special variation - first year

Other First Year Adjustments:

(If known - Refer to advice from the DLG)

Plus/Minus: Prior year Catchup/Excess 4,381

Minus: Valuation Objections claimed in prior year (1,615)

> **Total Adjustments** 2,766

137,245,614 First year Permissible General Income

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 % increases in ordinary minimum rates should be the same as the special variation increase in each year unless a separate minimum rates application is submitted.

			Oı	rdinary an	d Special	Rates - w	ith specia	l variatio	n												Cun	nulative li	ncreases	3											
Category	Sub-category or Special Rate name	Current Minimum Rates	Minimum Rates Year 1	Minimum Rates Year 2	Rates	Rates	Minimum Rates Year 5	Rates	Rates	Incre	ases			n Increases ear 2				n Increases ear 3	,			n Increase ear 4	s	М	linimum Ye	Increases ar 5	s	ı		Increases ar 6		N		n Increases ear 7	s
• •	•	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	8 %
Farmland		759.70	810.07	860.54	914.23					50.37	6.63%	50.47	6.23%	100.84	13.27%	53.69	6.24%	154.53	20.34%																
Mining		759.70	810.07	860.54	914.23					50.37	6.63%	50.47	6.23%	100.84	13.27%	53.69	6.24%	154.53	20.34%																
Business	Heavy Industrial	759.70	810.07	860.54	914.23					50.37	6.63%	50.47	6.23%	100.84	13.27%	53.69	6.24%	154.53	20.34%																
Business	Business Commercial	759.70	810.07	860.54	914.23					50.37	6.63%	50.47	6.23%	100.84	13.27%	53.69	6.24%	154.53	20.34%																
Business	Light Industrial	759.70	810.07	860.54	914.23					50.37	6.63%	50.47	6.23%	100.84	13.27%	53.69	6.24%	154.53	20.34%																
Business	Heavy 1 Activity 1	759.70	777.17	800.49	824.50)				17.47	2.30%	23.32	3.00%	40.79	5.37%	24.01	3.00%	64.80	8.53%																
Business	3C Regional	759.70	777.17	800.49	824.50)				17.47	2.30%	23.32	3.00%	40.79	5.37%	24.01	3.00%	64.80	8.53%																

Average Ordinary and Special Rates - with proposed special variation

			10	dinary and	d Special F	Rates - wi	ith specia	al variatio	n												Cum	ulative In	creases												
Category	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Rates	Rates	Rates	Average Rates Year 7	Incre	ases			Increases ear 2				Increases ear 3				Increases ear 4		,		Increases ar 5				Increases ar 6		,	Average Ye	Increases ar 7	ŝ
5 ,		2013/14	2014/15	2015/16	2016/17				2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	€ %
Residential		1,173.08	1,250.43	1,328.33	1,411.22					77.35	6.59%	77.90	6.23%	155.25	13.23%	82.89	6.24%	238.14	20.30%														$\overline{}$		
Mining		64,046.26	68,292.93	72,547.58	77,074.55					4,246.67	6.63%	4,254.65	6.23%	8,501.32	13.27%	4,526.97	6.24%	13,028.29	20.34%																
Business	Ordinary	132.54	143.36	152.29	161.79					10.82	8.16%	8.93	6.23%	19.75	14.90%	9.50	6.24%	29.25	22.07%																
Business	Business Commercial	7,013.78	7,506.69	7,974.36	8,471.95					492.91	7.03%	467.67	6.23%	960.58	13.70%	497.59	6.24%	1,458.17	20.79%																
Business	Heavy Industrial	15,364.05	16,243.38	17,255.34	18,332.08					879.33	5.72%	1,011.96	6.23%	1,891.29	12.31%	1,076.73	6.24%	2,968.03	19.32%																
Business	Light Industrial	5,137.90	5,476.06	5,817.21	6,180.21					338.16	6.58%	341.15	6.23%	679.31	13.22%	363.00	6.24%	1,042.31	20.29%																
Farmland		2,171.28	2,279.33	2,421.33	2,572.42					108.05	4.98%	142.00	6.23%	250.05	11.52%	151.09	6.24%	401.14	18.47%																
		216,834.34								4,997.58	2.30 /0	6,654.96	3.0070	11,652.54	3.37 /6	6,854.61	3.00%	10,307.13	8.54%																
Business	3C Regional	21,121.58	22,211.31	22,877.64	23,563.97					1,089.73	5.16%	666.34	3.00%	1,756.07	8.31%	686.33	3.00%	2,442.40	11.56%																
	Wollongong Mall Rate			14,290.85						311.94	2.30%	416.24	3.00%	728.18	5.37%	428.73	3.00%	1,156.91	8.53%																
Special Rate	City Centre Special Rate	560.67	575.29	592.55	610.32					14.62	2.61%	17.26	3.00%	31.87	5.68%	17.78	3.00%	49.65	8.86%																
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Average Ordinary and Special Rates - without special variation (assumed rate peg only)

_		_					• ,,																												
_			Ord	inary and	Special Ra	ates - witl	hout spec	cial variati	ion												Cum	ulative Inc	creases												
	Sub-category or Special Rate name	Current Average Rates	Average Rates Year 1	Average Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Average Rates Year 7	Aver Increa Yea	ases			Increases ear 2				Increases ear 3				Increases ear 4		А	verage I Yea	ncreases ir 5			Average Ye	Increases ar 6		Å	Average II Yea	Increases ar 7	
		2013/14	2014/15	2015/16		2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% 0	Cumulative	%
Residential		1,173.08	1,199.60	1,235.59	1,272.65					26.52	2.26%	35.99	3.00%	62.51	5.33%	37.07	3.00%	99.57	8.49%																
Mining		64,046.26	65,519.33	67,484.91	69,509.45	,				1,473.07	2.30%	1,965.58	3.00%	3,438.65	5.37%	2,024.55	3.00%	5,463.19	8.53%																
Business	Ordinary	132.54	137.53	141.66	145.91					4.99	3.77%	4.13	3.00%	9.12	6.88%	4.25	3.00%	13.37	10.09%																
Business	Business Commercial	7,013.78	7,201.53	7,417.57	7,640.10)				187.75	2.68%	216.05	3.00%	403.79	5.76%	222.53	3.00%	626.32	8.93%																
Business	Heavy Industrial	15,364.05	15,583.09	16,050.58	16,532.10)				219.04	1.43%	467.49	3.00%	686.53	4.47%	481.52	3.00%	1,168.05	7.60%																
Business	Light Industrial	5,137.90	5,253.45	5,411.05	5,573.38	3				115.55	2.25%	157.60	3.00%	273.15	5.32%	162.33	3.00%	435.48	8.48%																
Farmland		2,171.28	2,186.70	2,252.30	2,319.86	6				15.42	0.71%	65.60	3.00%	81.02	3.73%	67.57	3.00%	148.58	6.84%																
Business	Heavy 1 Activity 1	216,834.34	221,831.92	228,486.88	235,341.48	3				4,997.58	2.30%	6,654.96	3.00%	11,652.54	5.37%	6,854.61	3.00%	18,507.15	8.54%																
Business	3C Regional	21,121.58	22,211.31	22,877.64	23,563.97	1				1,089.73	5.16%	666.34	3.00%	1,756.07	8.31%	686.33	3.00%	2,442.40	11.56%																
Special Rate	Wollongong Mall Rate	13,562.67	13,874.62	14,290.85	14,719.58	3				311.94	2.30%	416.24	3.00%	728.18	5.37%	428.73	3.00%	1,156.91	8.53%																
Special Rate	City Centre Special Rate	560.67	575.29	592.55	610.32					14.62	2.61%	17.26	3.00%	31.87	5.68%	17.78	3.00%	49.65	8.86%																
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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.)

				Domes	stic Waste	Manage	ment Serv	vices													Cum	ulative Ir	creases	3											$\overline{}$
		Current	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual I	ncreases		Annual	Increases			Annual	Increases			Annual	Increases			Annual I	creases			Annual	Increases			nnual Ir	ncreases	\neg
Description		Average	Charge	Charge	Charge	Charge	Charge		Charge	Yea				ar 2				ar 3				ear 4			Yea					ar 6			Yea		
Description		Rates 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	2018/19	Year 6 2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% C	Cumulative	%
Occupied	Occupied Land (120																																		
Land (120	Litre Bin)	391.00	402.00	416.00	431.00						2.81%			25.00					10.23%														/ //	1 1	
Litre Bin) Occupied	Occupied Land (80	391.00	402.00	416.00	431.00	-	+			11.00	2.81%	14.00	3.48%	25.00	6.39%	15.00	3.61%	40.00	10.23%	-	 												-	+	-
Land (80	, ,																																/ //	1 1	
Litre Bin)	Litre Bin)	299.00	307.00	318.00	330.00					8.00	2.68%	11.00	3.58%	19.00	6.35%	12.00	3.77%	31.00	10.37%																
Occupied Land (240	Occupied Land (240																																/ //	1 1	/ /
Litre Bin)	Litre Bin)	645.00	663.00	687.00							2.79%	24.00				25.00	3.64%																		
Vacant Land	Vacant Land	30.00	31.00	31.00	31.00					1.00	3.33%		0.00%	1.00	3.33%		0.00%	1.00	3.33%																
Additional Green	Additional Green																																/ //	1 1	/ /
Waste Bin																																	/ //	1 1	/
(240 Litre)	Waste Bin (240 Litre)	94.00	65.00	67.00	70.00					- 29.00	-30.85%	2.00	3.08%	- 27.00	-28.72%	3.00	4.48%	- 24.00	-25.53%																
Additional Recycle Bin	Additional Recycle Bin																																/ //	1 1	/ /
(240 Litre)	(240 Litre)	94.00	45.00	47.00	49.00					- 49.00	-52.13%	2.00	4.44%	- 47.00	-50.00%	2.00	4.26%	- 45.00	-47.87%														/ //	/ //	
Additional	Additional Garbage Bin																																		
Garbage Bin	(80 Litre)	140.00	151.00	162.00	173.00					11.00	7.86%	11.00	7.28%	22.00	15.71%	11.00	6 709/	33.00	23.57%														/ //	/ //	
Additional	Additional Garbage Bin	140.00	131.00	102.00	173.00		1			11.00	7.00%	11.00	1.20%	22.00	13.7 176	11.00	6.79%	33.00	23.37 %		1														
Garbage Bin	_																																/ //	1 1	
(120 Litre) Additional	(120 Litre) Additional Garbage Bin	187.00	201.00	215.00	230.00	-	-			14.00	7.49%	14.00	6.97%	28.00	14.97%	15.00	6.98%	43.00	22.99%		-											-	\rightarrow	\longrightarrow	-
Garbage Bin	Additional Garbage Biri																																/ //	1 1	/ /
(240 Litre)	(240 Litre)	256.00	289.00	322.00	359.00					33.00	12.89%	33.00	11.42%	66.00	25.78%	37.00	11.49%	103.00	40.23%																
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Water Supply Services - Annual Charge

Annual Charge Year 1 2014/15	Year 2	Year 3	Year 4	Year 5	Year 6	Annual Charge	Annual	Increases		Annual	Increases			Ammunal				A								A				A	
2014/15	2015/16	2016/17	2017/18	2040/40				oui i			ear 2				Increases ar 3				Increases ar 4			Annual II	ncreases ar 5			Annual li Yea				Annuai ii Yea	ncreases ar 7
				2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative '
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Sewerage Services - Annual Charges

				erage Serv	rices - An	nual Cha	ırge													Cum	ulative lı	ncreases	;											
Description	Curre Avera Rate	e Charge	Year 2	Charge Year 3	Charge Year 4	Charge Year 5	Annual Charge Year 6	Charge Year 7	Υe	Increases ar 1		Y	Increases ear 2			Y	Increases ear 3			Y	Increases ear 4			Annual I	ar 5			Yea				Ye	Increases ear 7	
	2013/	4 2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	€ %
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Other Annual Charges

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					Other A	Annual Cr	narge														Cum	ulative Ir	icreases												
		Current	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual I	ncreases		Annual	Increases			Annual	Increases			Annual	Increases			Annual	Increases			Annual	Increases			Annual	Increases	
		Average	Charge	Charge	Citalge	Citalge	Citalge	Citalge	Citalge	V۵	ar 1			ar 2				ar 3				ear 4				ar 5				ar 6				ear 7	
Description		Rates	Year 1	Year 2																															
	-	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	%	Cumulativ	%	Annual	%	Cumulative	%
	Stormwater			l				1																									1		ı
Managemen t Residential	Management	25.00	25.00	25.00	25.00			1			0.00%		0.00%		0.000/		0.00%		0.00%														1		ı
S'water		25.00	25.00	25.00	25.00	4		H + +		<u> </u>	0.00%	-	0.00%	-	0.00%		0.00%		0.00%									+		-			-	-	
	S'water Management			l				1																									1		ı
Managemen t Residential				l				1																									1		i
Strata	Residential Strata	12.50	12.50	12.50	12.50	,		1			0.00%		0.00%		0.00%		0.00%		0.00%														1		i
Stormwater		12.00	12.00	12.00	12.00						0.0070		0.0070		0.0070		0.0070		0.0070									1						 	
Managemen				l				1																									1		ı
t Business	Management Business	77.26	77.26	77.26	77.26	6		1			0.00%		0.00%	-	0.00%		0.00%		0.00%														1		i
S'water	S'water Management																											1							
Managemen	·			l				1																									1		ı
t Business				l				1																									1		i
Strata	Business Strata	14.86	14.86	14.86	14.86	i				-	0.00%		0.00%	-	0.00%		0.00%	-	0.00%																
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WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

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

This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation

- both with and without the variation.

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

Has the council had a general land revaluation in Year 07: Yes

Where a council has received a general land revaluation in Year 0, the increase in rates between between Year 0 and Year 1, and all subsequent cumulative increases, in the tables below, will not be indicative of ratepayer impact. Please complete the tables using the number of assessments from the first year of the special variation period (Year 1) as IPART will still consider the impact for

Ordinary Residential Rates - with proposed special variation

						Ord	inary Res	idential R	ates	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	11,524	\$50,000	716.53	762.09	809.56	860.08				
\$100,000 to \$199,999	24,301	\$150,000	974.66	1,035.88	1,100.42	1,169.08				
\$200,000 to \$299,999	23,579	\$250,000	1,232.79	1,309.67	1,391.27	1,478.08				
\$300,000 to \$399,999	9,843	\$350,000	1,490.92	1,583.47	1,682.12	1,787.08				
\$400,000 to \$499,999	2,473	\$450,000	1,749.05	1,857.26	1,972.97	2,096.08				
\$500,000 to \$599,999	1,261	\$550,000	2,007.18	2,131.06	2,263.82	2,405.08				
\$600,000 to \$699,999	732	\$650,000	2,265.31	2,404.85	2,554.67	2,714.08				
\$700,000 to \$799,999	368	\$750,000	2,523.44	2,678.64	2,845.52	3,023.08				
\$800,000 to \$899,999	188	\$850,000	2,781.57	2,952.44	3,136.38	3,332.08				
\$900,000 to \$999,999	99	\$950,000	3,039.70	3,226.23	3,427.23	3,641.09				
\$1,000,000 to \$1,499,999	228	\$1,250,000	3,814.08	4,047.61	4,299.78	4,568.09				
\$1,500,000 to \$1,999,999	57	\$1,750,000	5,104.73	5,416.58	5,754.04	6,113.09				
\$2,000,000 to \$2,999,999	30	\$2,500,000	7,040.70	7,470.04	7,935.42	8,430.59				
\$3,000,000 and greater	17	\$3,000,000	8,331.34	8,839.01	9,389.68	9,975.59				

Ordinary Residential Rates - without proposed special variation

						Ord	inary Res	idential R	ates	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	11,524	\$50,000	716.53	731.13	753.06	775.65				
\$100,000 to \$199,999	24,301	\$150,000	974.66	993.78	1,023.59	1,054.30				
\$200,000 to \$299,999	23,579	\$250,000	1,232.79	1,256.43	1,294.12	1,332.94				
\$300,000 to \$399,999	9,843	\$350,000	1,490.92	1,519.08	1,564.65	1,611.59				
\$400,000 to \$499,999	2,473	\$450,000	1,749.05	1,781.73	1,835.18	1,890.24				
\$500,000 to \$599,999	1,261	\$550,000	2,007.18	2,044.38	2,105.71	2,168.88				
\$600,000 to \$699,999	732	\$650,000	2,265.31	2,307.03	2,376.24	2,447.53				
\$700,000 to \$799,999	368	\$750,000	2,523.44	2,569.68	2,646.77	2,726.18				
\$800,000 to \$899,999	188	\$850,000	2,781.57	2,832.33	2,917.30	3,004.82				
\$900,000 to \$999,999	99	\$950,000	3,039.70	3,094.99	3,187.84	3,283.47				
\$1,000,000 to \$1,499,999	228	\$1,250,000	3,814.08	3,882.94	3,999.43	4,119.41				
\$1,500,000 to \$1,999,999	57	\$1,750,000	5,104.73	5,196.19	5,352.08	5,512.64				
\$2,000,000 to \$2,999,999	30	\$2,500,000	7,040.70	7,166.08	7,381.06	7,602.49				
\$3,000,000 and greater	17	\$3,000,000	8,331.34	8,479.33	8,733.71	8,995.73				

Ordinary Residential Rates - with proposed special variation

						Cı	ımulative	Increase	es					
Land value (for calculation of rates)	Incre Yea				eases ar 2				eases ar 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	45.55	6.36%	47.48	6.23%	93.03	12.98%	50.52	6.24%	143.55	20.03%				
\$150,000	61.22	6.28%	64.54	6.23%	125.75	12.90%	68.67	6.24%	194.42	19.95%				
\$250,000	76.88	6.24%	81.59					6.24%	245.29	19.90%				
\$350,000	92.55	6.21%	98.65				104.96	6.24%	296.16	19.86%				
\$450,000	108.21	6.19%	115.71	6.23%	223.92	12.80%	123.11	6.24%	347.03	19.84%				
\$550,000	123.88	6.17%	132.76	6.23%	256.64	12.79%	141.26	6.24%	397.90	19.82%				
\$650,000	139.54	6.16%	149.82	6.23%	289.36	12.77%	159.41	6.24%	448.78	19.81%				
\$750,000	155.21	6.15%	166.88	6.23%	322.09	12.76%	177.56	6.24%	499.65	19.80%				
\$850,000	170.87	6.14%	183.94	6.23%	354.81	12.76%	195.71	6.24%	550.52	19.79%				
\$950,000	186.54	6.14%	200.99	6.23%	387.53	12.75%	213.86	6.24%	601.39	19.78%				
\$1,250,000	233.53	6.12%	252.17	6.23%	485.70	12.73%	268.31	6.24%	754.00	19.77%				
\$1,750,000	311.86	6.11%	337.45	6.23%	649.31	12.72%	359.05	6.24%	1,008.36	19.75%				
\$2,500,000	429.34	6.10%	465.38	6.23%	894.73	12.71%	495.17	6.24%	1,389.90	19.74%				
\$3,000,000	507.67	6.09%	550.67	6.23%	1,058.34	12.70%	585.92	6.24%	1,644.25	19.74%				

Ordinary Residential Rates - without proposed special variation

						Cı	ımulative	Increase	s					
Land value (for calculation of rates)	Incre: Yea				eases ar 2				eases ar 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	14.59	2.04%	21.93	.93 3.00% 36.52 5.10%				3.00%	59.12	8.25%				
\$150,000	19.11	1.96%	29.81	3.00%	48.93	5.02%	30.71	3.00%	79.63	8.17%				
\$250,000	23.64	1.92%	37.69					3.00%	100.15	8.12%				
\$350,000	28.16	1.89%	45.57				46.94	3.00%	120.67	8.09%				
\$450,000	32.68	1.87%	53.45	3.00%		4.92%	55.06	3.00%	141.19	8.07%				
\$550,000	37.20	1.85%	61.33	3.00%	98.53	4.91%	63.17	3.00%	161.70	8.06%				
\$650,000	41.72	1.84%	69.21	3.00%	110.93	4.90%	71.29	3.00%	182.22	8.04%				
\$750,000	46.25	1.83%	77.09	3.00%	123.34	4.89%	79.40	3.00%	202.74	8.03%				
\$850,000	50.77	1.83%	84.97	3.00%	135.74	4.88%	87.52	3.00%	223.26	8.03%				
\$950,000	55.29	1.82%	92.85	3.00%	148.14	4.87%	95.64	3.00%	243.77	8.02%				
\$1,250,000	68.86	1.81%	116.49	3.00%	185.34	4.86%	119.98	3.00%	305.33	8.01%				
\$1,750,000	91.47	1.79%	155.89	3.00%	247.35	4.85%	160.56	3.00%	407.92	7.99%				
\$2,500,000	125.38	1.78%	214.98	3.00%	340.37	4.83%	221.43	3.00%	561.80	7.98%				
\$3,000,000	147.99	1.78%	254.38	3.00%	402.37	4.83%	262.01	3.00%	664.39	7.97%				,

Ordinary Residential Rates - with proposed special variation

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

Ordinary Residential Rates - without proposed special variation

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

Ordinary Business Rates - with proposed special variation

						Ore	dinary Bu	siness Ra	tes	
Land Value	property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate) 2013/14	Rates Year 1	Rates Year 2 2015/16	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
\$0 to \$99,999	1 026 00	\$50,000	890.27	955.63	999.83	1.046.38	2017/10	2010/13	2019/20	2020/21
\$100,000 to \$199,999		\$150,000	2,607,01	2.801.35	2,929,88	3,065,19				
\$200,000 to \$299,999		\$250,000	3,120.86	3,298.01	3,471.10	3,654.25				
\$300,000 to \$399,999	548	\$350,000	6,083.03	6,536.48	6,836.39	7,152.10				
\$400,000 to \$499,999	316	\$450,000	7,444.05	8,123.48	8,491.59	8,878.91				
\$500,000 to \$599,999	232	\$550,000	6,405.13	6,912.71	7,272.15	7,652.34				
\$600,000 to \$699,999		\$650,000	10,752.52	11,733.91	12,265.64	12,825.10				
\$700,000 to \$799,999	128	\$750,000	12,406.75	13,539.13	14,152.66	14,798.19				
\$800,000 to \$899,999	94	\$850,000	14,773.07	15,874.31	16,602.66	17,369.39				
\$900,000 to \$999,999	63	\$950,000	11,063.41	11,940.13	12,560.98	13,217.68				
\$1,000,000 to \$1,499,999	203	\$1,250,000	20,677.91	22,565.22	23,587.76	24,663.65				
\$1,500,000 to \$1,999,999	79	\$1,750,000	28,949.08	31,591.31	33,022.87	34,529.10				
\$2,000,000 to \$2,999,999		\$2,500,000	41,355.83	45,130.44	47,175.52	49,327.29				
\$3,000,000 and greater	68	\$3,000,000	49,627.00	54,156.53	56,610.63	59,192.75				

Ordinary Business Rates - without proposed special variation

						Ore	dinary Bu	siness Ra	ites	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999		\$50,000	890.27	936.08	964.17	993.09				
\$100,000 to \$199,999	529	\$150,000	2,607.01	2,745.36	2,827.72	2,912.55				
\$200,000 to \$299,999	531	\$250,000	3,120.86	3,204.69	3,300.83	3,399.86				
\$300,000 to \$399,999	548	\$350,000	6,083.03	6,405.83	6,598.01	6,795.95				
\$400,000 to \$499,999	316	\$450,000	7,444.05	7,966.90	8,205.91	8,452.09				
\$500,000 to \$599,999	232	\$550,000	6,405.13	6,721.34	6,922.98	7,130.66				
\$600,000 to \$699,999	147	\$650,000	10,752.52	11,507.75	11,852.98	12,208.57				
\$700,000 to \$799,999	128	\$750,000	12,406.75	13,278.17	13,676.52	14,086.81				
\$800,000 to \$899,999	94	\$850,000	14,773.07	15,557.02	16,023.73	16,504.44				
\$900,000 to \$999,999	63	\$950,000	11,063.41	11,609.58	11,957.87	12,316.60				
\$1,000,000 to \$1,499,999	203	\$1,250,000	20,677.91	22,130.28	22,794.19	23,478.02				
\$1,500,000 to \$1,999,999	79	\$1,750,000	28,949.08	30,982.40	31,911.87	32,869.22				
\$2,000,000 to \$2,999,999	80	\$2,500,000	41,355.83	44,260.57	45,588.38	46,956.04				
\$3,000,000 and greater	68	\$3,000,000	49,627.00	53,112.68	54,706.06	56,347.24				

Ordinary Business Rates - with proposed special variation

						Cı	ımulative	Increase	es					
Land value (for calculation of rates)	Increa Year				eases ar 2				eases ar 3				eases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	65.36	7.34%	44.20	4.63%	109.57	12.31%	46.55	4.66%	156.12	17.54%				
\$150,000	194.34	7.45%	128.53	4.59%	322.87	12.38%	135.31	4.62%	458.17	17.57%				
\$250,000	177.15	5.68%	173.09	5.25%	350.24	11.22%	183.15	5.28%	533.39	17.09%				
\$350,000	453.45	7.45%	299.91				315.71	4.62%	1,069.07	17.57%				
\$450,000	679.43	9.13%	368.11	4.53%	1,047.54	14.07%	387.32	4.56%	1,434.86	19.28%				
\$550,000	507.58	7.92%	359.44	5.20%	867.02	13.54%	380.19	5.23%	1,247.21	19.47%				
\$650,000	981.40	9.13%	531.72	4.53%	1,513.12	14.07%	559.46	4.56%	2,072.58	19.28%				
\$750,000	1,132.38	9.13%	613.52	4.53%	1,745.91	14.07%	645.53	4.56%	2,391.44	19.28%				
\$850,000	1,101.24	7.45%	728.34	4.59%	1,829.58	12.38%	766.73	4.62%	2,596.31	17.57%				
\$950,000	876.72	7.92%	620.85	5.20%	1,497.57	13.54%	656.70	5.23%	2,154.27	19.47%				
\$1,250,000	1,887.31	9.13%	1,022.54	4.53%	2,909.85	14.07%	1,075.88	4.56%	3,985.73	19.28%				
\$1,750,000	2,642.23	9.13%	1,431.56					4.56%	5,580.02	19.28%				
\$2,500,000	3,774.61	9.13%	2,045.08	4.53%	5,819.69	14.07%	2,151.77	4.56%	7,971.46	19.28%				
\$3,000,000	4,529.54	9.13%	2,454.10	4.53%	6,983.63	14.07%	2,582.12	4.56%	9,565.75	19.28%				

Ordinary Business Rates - without proposed special variation

						Cı	umulative	Increase	es					
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				reases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	45.82	5.15%	28.08	3.00%	73.90	8.30%	28.92	3.00%	102.82	11.55%				
\$150,000	138.34	5.31%	82.36	3.00%	220.70	8.47%	84.83	3.00%	305.54	11.72%				
\$250,000	83.83	2.69%	96.14	3.00%	179.97	5.77%	99.02	3.00%	278.99	8.94%				
\$350,000	322.80	5.31%	192.17	3.00%	514.98	8.47%	197.94	3.00%	712.92	11.72%				
\$450,000	522.85	7.02%	239.01	3.00%	761.86	10.23%	246.18	3.00%	1,008.04	13.54%				
\$550,000	316.21	4.94%	201.64	3.00%	517.85	8.08%	207.69	3.00%	725.53	11.33%				
\$650,000	755.23	7.02%	345.23	3.00%	1,100.46	10.23%	355.59	3.00%	1,456.05	13.54%				
\$750,000	871.42	7.02%	398.35	3.00%	1,269.77	10.23%	410.30	3.00%	1,680.06	13.54%				
\$850,000	783.95	5.31%	466.71	3.00%	1,250.66	8.47%	480.71	3.00%	1,731.37	11.72%				
\$950,000	546.17	4.94%	348.29	3.00%	894.46	8.08%	358.74	3.00%	1,253.20	11.33%				
\$1,250,000	1,452.37	7.02%	663.91	3.00%	2,116.28	10.23%	683.83	3.00%	2,800.10	13.54%				
\$1,750,000	2,033.32	7.02%	929.47	3.00%	2,962.79	10.23%	957.36	3.00%	3,920.14	13.54%				
\$2,500,000	2,904.74	7.02%	1,327.82	3.00%	4,232.55	10.23%	1,367.65	3.00%	5,600.21	13.54%				
\$3,000,000	3,485.69	7.02%	1,593.38	3.00%	5,079.07	10.23%	1,641.18	3.00%	6,720.25	13.54%				

Ordinary Business Rates - with proposed special variation

C. aa. y Daoin												
				(Cumulati	ve Increa	ses					
Land value (for calculation of rates)			reases ear 5				reases ear 6				reases ear 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250,000												
\$350,000												
\$450,000		+ +										
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Business Rates - without proposed special variation

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

Ordinary Farmland Rates - with proposed special variation

						Or	dinary Fa	rmland Ra	ites	
Land Value	property assessments in this valuation range	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	3.00	\$50,000	759.70	810.07	860.54	914.23				
\$100,000 to \$199,999	3	\$150,000	759.70	810.07	860.54	914.23				
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	2	\$350,000	759.70	810.07	860.54	914.23				
\$400,000 to \$499,999	6	\$450,000	894.87	942.89	1,001.63	1,064.13				
\$500,000 to \$599,999	14	\$550,000	1,093.74	1,152.42	1,224.22	1,300.61				
\$600,000 to \$699,999	16	\$650,000	1,292.60	1,361.95	1,446.80	1,537.08				
\$700,000 to \$799,999	26	\$750,000	1,491.46	1,571.48	1,669.39	1,773.56				
\$800,000 to \$899,999	14	\$850,000	1,690.32	1,781.01	1,891.97	2,010.03				
\$900,000 to \$999,999	14	\$950,000	1,889.18	1,990.54	2,114.56	2,246.50				
\$1,000,000 to \$1,499,999	66	\$1,250,000	2,485.76	2,619.14	2,782.31	2,955.93				
\$1,500,000 to \$1,999,999	17	\$1,750,000	3,480.07	3,666.79	3,895.23	4,138.30				
\$2,000,000 to \$2,999,999	8	\$2,500,000	4,971.53	5,238.28	5,564.62	5,911.85				
\$3,000,000 and greater	4	\$3,000,000	5,965.83	6,285.93	6,677.54	7,094.22				

Ordinary Farmland Rates - without proposed special variation

						Or	dinary Fai	rmland Ra	tes	
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	3.00	\$50,000	759.70	777.17	800.49	824.50				
\$100,000 to \$199,999	3.00	\$150,000	759.70	777.17	800.49	824.50				
\$200,000 to \$299,999	0.00	\$250,000								
\$300,000 to \$399,999	2.00	\$350,000	759.70	777.17	800.49	824.50				
\$400,000 to \$499,999	6.00	\$450,000	894.87	904.57	931.71	959.66				
\$500,000 to \$599,999	14.00	\$550,000	1,093.74	1,105.58	1,138.75	1,172.91				
\$600,000 to \$699,999	16.00	\$650,000	1,292.60	1,306.60	1,345.80	1,386.17				
\$700,000 to \$799,999	26.00	\$750,000	1,491.46	1,507.61	1,552.84	1,599.43				
\$800,000 to \$899,999	14.00	\$850,000	1,690.32	1,708.63	1,759.89	1,812.68				
\$900,000 to \$999,999	14.00	\$950,000	1,889.18	1,909.64	1,966.93	2,025.94				
\$1,000,000 to \$1,499,999	66.00	\$1,250,000	2,485.76	2,512.69	2,588.07	2,665.71				
\$1,500,000 to \$1,999,999	17.00	\$1,750,000	3,480.07	3,517.77	3,623.30	3,732.00				
\$2,000,000 to \$2,999,999		\$2,500,000	4,971.53	5,025.38	5,176.14	5,331.43				
\$3,000,000 and greater	4.00	\$3,000,000	5,965.83	6,030.46	6,211.37	6,397.71				

Ordinary Farmland Rates - with proposed special variation

						Cı	ımulative	Increase	es							
Land value (for calculation of rates)	Increa Yea				eases ar 2				eases ar 3				reases ear 4	ar 4		
\$	Annual	%	Annual % Cumulative %			Annual	%	Cumulative	%	Annual	%	Cumulative	%			
\$50,000	50.37	6.63%	50.47	6.23%	100.84	13.27%	53.70	6.24%	154.53	20.34%						
\$150,000	50.37	6.63%	50.47	6.23%	100.84	13.27%	53.70	6.24%	154.53	20.34%						
\$250,000																
\$350,000	50.37	6.63%	50.47	6.23%	100.84	13.27%	53.70	6.24%	154.53	20.34%						
\$450,000	48.02	5.37%	58.74	6.23%	106.76	11.93%	62.50	6.24%	169.26	18.91%						
\$550,000	58.68	5.37%	71.80	6.23%	130.48	11.93%	76.39	6.24%	206.87	18.91%						
\$650,000	69.35	5.37%	84.85	6.23%	154.20	11.93%	90.28	6.24%	244.48	18.91%						
\$750,000	80.03	5.37%	97.90	6.23%	177.93	11.93%	104.17	6.24%	282.10	18.91%						
\$850,000	90.69	5.37%	110.96	6.23%	201.65	11.93%	118.06	6.24%	319.71	18.91%						
\$950,000	101.37	5.37%	124.01	6.23%	225.38	11.93%	131.95	6.24%	357.32	18.91%						
\$1,250,000	133.38	5.37%	163.17	6.23%	296.55	11.93%	173.62	6.24%	470.16	18.91%						
\$1,750,000	186.73	5.37%	228.44	6.23%	415.17	11.93%	243.06	6.24%	658.23	18.91%						
\$2,500,000	266.75	5.37%	326.34	6.23%	593.09	11.93%	347.23	6.24%	940.33	18.91%						
\$3,000,000	320.10	5.37%	391.61	6.23%	711.71	11.93%	416.68	6.24%	1,128.39	18.91%						

Ordinary Farmland Rates - without proposed special variation

		Cumulative Increases														
Land value (for calculation of rates)	Increases Increases Year 1 Year 2								eases ar 3	Increases Year 4						
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
\$50,000	17.47	2.30%	23.32	3.00%	40.79	5.37%	24.01	3.00%	64.80	8.53%						
\$150,000	17.47	2.30%	23.32	3.00%	40.79	5.37%	24.01	3.00%	64.80	8.53%						
\$250,000																
\$350,000	17.47	2.30%	23.32	3.00%	40.79	5.37%	24.01	3.00%	64.80	8.53%						
\$450,000	9.69	1.08%	27.14	3.00%	36.83	4.12%	27.95	3.00%	64.78	7.24%						
\$550,000	11.85	1.08%	33.17	3.00%	45.02	4.12%	34.16	3.00%	79.18	7.24%						
\$650,000	14.00	1.08%	39.20	3.00%	53.20	4.12%	40.37	3.00%	93.57	7.24%						
\$750,000	16.16	1.08%	45.23	3.00%	61.38	4.12%	46.59	3.00%	107.97	7.24%						
\$850,000	18.31	1.08%	51.26	3.00%	69.57	4.12%	52.80	3.00%	122.37	7.24%						
\$950,000	20.46	1.08%	57.29	3.00%	77.75	4.12%	59.01	3.00%	136.76	7.24%						
\$1,250,000	26.93	1.08%	75.38	3.00%	102.31	4.12%	77.64	3.00%	179.95	7.24%						
\$1,750,000	37.70	1.08%	105.53	3.00%	143.23	4.12%	108.70	3.00%	251.93	7.24%						
\$2,500,000	53.86	1.08%	150.76	3.00%	204.62	4.12%	155.28	3.00%	359.90	7.24%						
\$3,000,000	64.63	1.08%	180.91	3.00%	245.54	4.12%	186.34	3.00%	431.88	7.24%						

Ordinary Farmland Rates - with proposed special variation

				(Cumulati	ve Increa	ses						
Land value (for calculation of rates)			reases ear 5				reases ear 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 Farmland Rates - without proposed special variation

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

WORKSHEET 6

PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE

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

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

Add or delete rows if necessary.

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

	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	Year 9 2022/23	Year 10 2023/24	Sum of 10 years		
INCOME	2010				2010:10	2010:20							
INCOME													
SRV income above the rate peg	4,952,795	9,534,412	14,544,235	14,544,235	14,544,235	14,544,235	14,544,235	14,544,235	14,544,235	14,544,235	130,841,08		
Potential Cumulative impact of indexation	n on income			436,327	885,744	1,348,643	1,777,751	2,218,445	2,671,037	3,135,849	12,473,79		
Subtotal - cumulative impact of index	4,952,795	9,534,412	14,544,235	14,980,562	15,429,979	15,892,879	16,321,986	16,762,680	17,215,272	17,680,085	143,314,88		
Rate peg assumption per Indices table	1,000,000	2,221,112	,,	3.0%	3.0%	3.0%	2.7%	2.7%	2.7%	2.7%			
				5.070	5.570	5.570	,,,	,,,	,	,,			
OPERATING EXPENSES													
CAPITAL EXPENDITURE													
Capital Renewal													
Public Transport Facilities (bus shelters,	22,000	58,000	92,000	95,000	98,000	100,000	104,000	106,000	110,000	113,000	898,00		
Roadworks - road resurfacing	543,000	1,350,000	1,848,000	1,905,000	1,960,000	2,016,000	2,075,000	2,135,000	2,196,000	2,255,000	18,283,00		
Roadworks - road reconstruction	579,000	2,152,000	3,859,000	4,390,000	4,517,000	4,648,000	4,782,000	4,921,000	5,063,000	5,198,000	40,109,00		
Bridges, Boardwalks and Jetties	111,000	286,000	462,000	476,000	490,000	506,000	519,000	534,000	549,000	564,000	4,497,00		
Footpaths	2,657,000	2,589,000	4,157,000	4,286,000	4,410,000	4,537,000	4,668,000	4,803,000	4,942,000	5,074,000	42,123,00		
Cycle/Shared Paths	100,000	318,000	831,000	857,000	882,000	907,000	934,000	961,000	988,000	1,015,000	7,793,00		
Carparks	55,000	144,000	231,000	238,000	245,000	252,000	259,000	267,000	275,000	282,000	2,248,00		
Community Buildings including Cultural	1,462,000	3,779,000	5,666,000	5,429,000	5,585,000	5,747,000	5,913,000	6,084,000	6,260,000	6,427,000	52,352,00		
Public Facilities (Shelters, Toilets, etc.)	71,000	184,000	296,000	305,000	314,000	323,000	332,000	342,000	251,000	361,000	2,779,00		
Crematorium/Cemetery Facilities	11,000	29,000	46,000	48,000	49,000	50,000	52,000	53,000	55,000	56,000	449,00		
Play Facilities	120,000	311,000	499,000	514,000	529,000	544,000	560,000	576,000	593,000	609,000	4,855,00		
Recreation Facilities	106,000	276,000	443,000	457,000	470,000	484,000	498,000	512,000	527,000	541,000	4,314,00		
Sporting Facilities	78,000	201,000	323,000	333,000	342,000	353,000	363,000	374,000	384,000	395,000	3,146,00		
Aquatic Facilities (Pools, etc.)	155,000	403,000	647,000	667,000	686,000	706,000	726,000	747,000	769,000	789,000	6,295,00		
Total Proposed Increase in Capital	6,070,000	12,080,000	19,400,000	20,000,000	20,577,000	21,173,000	21,785,000	22,415,000	22,962,000	23,679,000	190,141,00		
OTHER USES OF SV INCOME eg loan	principal rep	ayments, trai	nsfers to res	erves									

											0
											0
											0
											0
											0
											0
Total use of special variation income	6,070,000	12,080,000	19,400,000	20,000,000	20,577,000	21,173,000	21,785,000	22,415,000	22,962,000	23,679,000	190,141,000
Difference between additional SRV income and its uses	-1,117,205	-2,545,588	-4,855,765	-5,019,438	-5,147,021	-5,280,121	-5,463,014	-5,652,320	-5,746,728	-5,998,915	-46,826,115
	.,111,200	2,040,000	.,500,100	5,510,400	5,147,021	J,200,121	3,700,014	3,302,020	5,140,120	5,500,010	40,020,110