



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*
2013/14

SECTION 508A APPLICATION FORM PART A

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

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

NOTE: This part of the application must be completed in conjunction with Part B
(Special Variation Application Form 2013/14 - Part B)

Instructions

Section 508A allows a council to increase its general income by an amount that is greater than the general variation each year, up to a maximum of 7 years. The council must identify the percentage increase it requires for each year of the proposed variation, which includes the rate peg percentage for that year. The council must also quantify any minimum amounts, for each year of the variation, that exceed the statutory limit.

Note: IPART can approve a percentage increase to minimum rates above the statutory limit that is different from the special variation percentage increase should that increase be justified and properly consulted upon by the council. See the Guidelines for further details.

Both Part A and Part B of the application are designed to be completed on your computer and then submitted to IPART via the Council Portal on IPART's website at www.ipart.nsw.gov.au. All applications should also be forwarded to IPART in hard copy (refer to the Guidelines for details).

This part of the application (SVA Part A) consists of 7 worksheets:

- ▶ **Worksheet 1 (Identification):** Identifies the council making the application and a council contact officer, collects information on any special variations due to expire, and summarises the cumulative impact of the requested variation and the impact on minimum rates.
- ▶ **Worksheet 2 (Notional General Income):** Calculates the council's Notional General Income for the current year or year 0 in the application (2012/13).
- ▶ **Worksheet 3 (General Income Yield):** Calculates the council's proposed General Income yield for year 1 of the application (2013/14).
- ▶ **Worksheet 4 (Calculation):** Calculates the council's Permissible Income based on the input of the first year special variation percentage and Crown land adjustments, plus other adjustments to income in 2013/14.
- ▶ **Worksheet 5a (Impact on Rates 1):** Calculates the average annual and cumulative increase in rates and annual charges for each category/sub-category (for each year of the requested special variation), with and without the variation.
- ▶ **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 rate levels across this distribution (ie, midpoints of each land value range) for each year of the variation.
- ▶ **Worksheet 6 (Expenditure Program):** Collects the various service and project allocations in the council's proposed expenditure program that the special variation is sought to fully or partially fund. It includes any loans that the council is proposing as part of its program of expenditure.

Detailed instructions on how each of these worksheets must be completed are provided below.

Worksheet 1 - Identification

- ▶ Select your council name from the drop down list (E8).
- ▶ Enter contact details for the responsible officer (E11 - E14).
- ▶ Select the date for the first year of the application (K3).
 - ▷ Selecting the date from the drop down list, automatically populates the date fields on WK1, WK5 and WK6.
- ▶ Select the requested no. of years (2 to 7) of income increases in the application (K18).
- ▶ Answer the questions about expiring special variations (K19 to K27).
 - ▷ If the council does not have any existing special variations due to expire in the period of the requested variation and the answer is "No" in K19, leave other fields in this section blank.
- ▶ Enter the rate peg for 2013/14 in E38 as announced by IPART in December 2012.
 - ▷ The worksheet automatically assumes a rate peg of 3% for each of the forward years of the special variation (noting that if the rate peg is different than assumed, the % increase in general income with an approved SV does not change.)
- ▶ Refer to WK4 to enter in the percentage increase in general income needed in year 1 of the application (2013/14).
 - ▷ The cumulative increase in general income due to the rate peg and special variation will populate automatically in WK1.
- ▶ Refer to WK4 to enter in any deduction for an expiring variation which is due to expire on 30 June 2013 in the calculation of permissible general income in year 1.
 - ▷ This dollar amount is linked to cell **M37** in this worksheet.
 - ▷ This amount needs to be verified by the DLG before the application is submitted to IPART.
- ▶ Enter the requested increases in general income (inc. rate peg) from year 2 (eg, 2014/15) (D39 to D44).
 - ▷ The annual and cumulative \$ increases and the permissible income figures will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 1 (2013/14) if one is due to expire at the end of any financial year within the requested special variation period (M38 to M44).
 - ▷ Any amount needs to be verified by the DLG before the application is submitted to IPART.
 - ▷ The rest of the Permissible Income calculations will populate automatically.

Worksheet 2 - Notional General Income

This worksheet calculates the Notional General Income for the year prior to the start of this application, by applying the rating structure used in that prior year to land values adjusted by supplementary valuations received during that year.

Land values should be adjusted to reflect changes resulting from supplementary valuations received during the previous year. Any inclusion in this worksheet as a "supplementary valuation" must abide with the "definition" contained in Section 4 of the *Valuation of Land Act 1916* and does not necessarily include all entries contained in a supplementary list.

What to include:

The following examples are supplementary valuations that **should** be included:

- ▶ Any increase or decrease in supplementary valuations following subdivisions etc, providing they are included in the same year as furnished (in accordance with section 509(2)(b)).
- ▶ An amended value on a valuation objection in relation to a supplementary valuation.
- ▶ Landcom parcels where the supplementary valuation is furnished and the date of sale occur in the same year. Additional income for parcels not sold in the same year can be sought via an Income Adjustment application (about April each year).

What not to include:

The following examples are **NOT** be included:

- ▶ Parcels which change rateability.
- ▶ An amended value on a **valuation objection**, appeal, or correction of a clerical error, in relation to a general valuation (no change to notional general income).
- ▶ An amended value on a parcel that has become non-rateable e.g. State Forest (i.e. the council's notional general income is not reduced).
- ▶ A new valuation (Section 19B Valuation of Land Act) for land which was non-rateable and not valued and has become rateable. e.g. a closed road.

The following are supplementary valuations that are **NOT** to be included:

- ▶ Supplementary valuations with a **different base date** following a revaluation.

Worksheet 3 - General Income Yield

This worksheet calculates the proposed Notional General Income Yield for the first year of the application. It should apply the rating structure, including the proposed special variation increase, to land values adjusted by supplementary valuations received during the previous year.

The rating structure entered here must reflect that proposed in your Operational Plan.

NOTE: Particular attention should be paid to the proposed rating structure to ensure it complies with legislation. Do not assume that your current rating structure is compliant.

An application with a rating structure that does not comply with the legislation is unlikely to be approved.

Worksheet 4 - Calculation

This worksheet calculates the Permissible Income and the value of the proposed variation after taking into consideration various adjustments. Income adjustments and expiring variation amounts need to be verified by the DLG before the application is submitted to IPART.

Expiring Special Variation

If the council has an expiring special variation in the first year of this application (such that it is due to expire on 30 June 2013), Notional General Income must be reduced before calculation of the Permissible General Income in 2013/14.

Consult with the Division of Local Government on the correct figure.

Select Council Name		508A
WORKSHEET 4		
PERMISSIBLE GENERAL INCOME CALCULATION		
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	0
Plus:	Crown Land adjustment - first year	0.00% 0
Total special variation - first year		0.00% \$ -
Other First Year Adjustments:		
<small>(If known - Refer to advice from the Division)</small>		
Plus/Minus	Prior year Catchup/Excess	
Minus:	Valuation Objections claimed in prior year	
Total Adjustments		-
First year Permissible General Income		\$ -
Total Notional General Income Yield (NWIS)		0
LESS: Valuation Objection Income - Proposed to be recouped in this year (NWIS)		0
NET First year Notional General Income Yield		\$ 0
Anticipated Catchup/(Excess) in the first year		\$ 0
Comments:		

Additional Percentage Increase

Enter the additional percentage increase in general income being sought by the council, 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 % amount to be included in the final special variation % for consideration by IPART.

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 final special variation % but will impact the final permissible income.

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

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 special variation, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed special variation. 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

Councils **must** enter in both the average rates per sub-category if the special variation is not approved (such that the rate peg would apply) AND the average rates if the special variation was approved as requested.

Annual Charges

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

Note:

1. Average rates equal the total income generated by a category or sub-category of rates divided by the number of assessments in that same category.
2. Rate levels should include any expiring variations and so reflect what rate levels would actually be.

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 special variation, depending on the value of their land.

Councils **must** also enter the no. of assessments in the ordinary rating categories (residential, business and farmland) across various land value ranges in 2012/13, and the rate levels across different land values in each year of their application, with and without the proposed special variation.

Worksheet 6 - Proposed Program of Expenditure

This worksheet is designed to show how the council proposes to spend the additional funding generated from the special variation. This information reflects the "program of works" information which has been requested in previous years in Part B of the special variation applications.

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

The worksheet automatically calculates the rate peg income and additional income from the proposed special variation in Years 1 to 2 (2013/14 and 2014/15).

Councils **must** complete the total rate peg income and additional special variation income rows for the 10 year period because the additional income, if approved, would be retained in the revenue base.

Councils **must** enter in each of the individual program/project names in their overall spending program (or program of works) in column C under one of these headings:

- ▶ Maintenance of current services
- ▶ Enhanced services
- ▶ New projects/services
- ▶ Borrowing costs.

For example, individual programs/projects may include: roads program (or parts thereof), environmental projects, library upgrades, city centre upgrades, new sports & leisure centre etc. The placement of each program/project in the worksheet will reflect whether the proposed spending will result in maintenance of current services, an enhancement of current service levels or a new project entirely. Some councils may have numerous programs or projects to include; others may have a single program or project only.

In this worksheet, councils **must** also:

- ▶ Enter in the value of external loans proposed as part of the program of expenditure.
- ▶ Enter in the proposed spending allocations for each program/project in each year of the variation.
- ▶ Enter in borrowing costs when the council is proposing to borrow funds as part of its proposed program of expenditure.
- ▶ Sum the total spending allocations for each year of the variation.

The spreadsheet will calculate the difference between the total expenditure program and the additional income generated by the special variation. Note that this may not equal zero because:

- ▶ the proposed program of expenditure may include other funding sources (eg, loans or grants), or
- ▶ the council may be proposing to use the remaining funds to improve its financial sustainability.

Councils may add notes to the program table as necessary.

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

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

Nicole Haddock	02 9290 8426 nicole_haddock@ipart.nsw.gov.au
Nick Singer	02 9290 8459 nick_singer@ipart.nsw.gov.au

Issue Date: 5/11/12



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

Section 508A - Part A

2013/2014

WORKSHEET 1

Council Name:

Gunnedah Shire Council

Contact Details:

Name:

Damien Connor

Position:

Manager of Finance & Governance

Telephone:

02 67402100

Email:

damienconnor@infogunnedah.com.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, expiring special variation amounts need to be entered below or in WK4.
- What was the % amount approved for the special variation(s) due to expire (exc. the rate peg)?
- Does the council seek to continue the funding from an expiring special variation as part of the application?
- If so, is the purpose of that continued funding the same as the previous variation?
- Does the council seek to change the expiry timing of any existing special variations with this application?
- If so, please briefly note the change in timing being sought.

4 years
No
No
No

Requested annual percentage increases

Any special variation % increase for a given year approved by IPART reflects the total permissible increase in a council's general income (excluding adjustments for catch ups/excesses and valuation objections).

Note: The approved % increases do not change if the rate peg is different than assumed for a particular year.

		Annual % increase		Cumulative % increase		Annual \$ increase		Cumulative \$ increase		\$ Decrease from expiring SV	Permissible Income
		SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only		
Y 0	2012/13									\$0	\$8,942,258
Y 1	2013/14	9.40%	3.40%	9.40%	3.40%	\$840,572	\$304,037	\$840,572	\$304,037	\$0	\$9,765,471
Y 2	2014/15	8.50%	3.00%	18.70%	6.50%	\$830,065	\$292,964	\$1,670,637	\$597,001	\$0	\$10,595,536
Y 3	2015/16	9.50%	3.00%	29.98%	9.70%	\$1,006,576	\$317,866	\$2,677,213	\$914,867	\$0	\$11,602,112
Y 4	2016/17	7.50%	3.00%	39.72%	12.99%	\$870,158	\$348,063	\$3,547,372	\$1,262,930	\$0	\$12,472,270
Y 5	2017/18										
Y 6	2018/19										
Y 7	2019/20										

Impact on permissible income

This section automatically populates once the sections above are completed. It calculates the actual net increase in Permissible Income after accounting for other income adjustments and the impact of expiring variations. It also calculates the impact of the requested SV on top of the estimated rate peg and other income adjustments, on both an annual and cumulative basis.

		Increase in Permissible Income								
		Permissible Income	Annual \$	Annual %	Cumulative \$	Cumulative %	Annual \$ above rate peg & other adjustments	Annual % above rate peg & other adjustments	Cumulative \$ above rate peg & other adjustments	Cumulative % above rate peg & other adjustments
Y 0	2012/13	\$8,942,258								
Y 1	2013/14	\$9,765,471	\$823,213	9.21%	\$823,213	9.21%	\$536,535	6.00%	\$536,535	6.00%
Y 2	2014/15	\$10,595,536	\$830,065	8.50%	\$1,653,278	18.49%	\$537,101	5.50%	\$1,073,636	12.01%
Y 3	2015/16	\$11,602,112	\$1,006,576	9.50%	\$2,659,854	29.74%	\$688,710	6.50%	\$1,762,346	19.71%
Y 4	2016/17	\$12,472,270	\$870,158	7.50%	\$3,530,013	39.48%	\$522,095	4.50%	\$2,284,441	25.55%
Y 5	2017/18									
Y 6	2018/19									
Y 7	2019/20									

WORKSHEET 2**Calculation of Notional General Income- 2012/13****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 Income Yield
Residential	Ordinary	258.00	0.3917			345.00	61.00	31,550,860	2,181,660	136,084
Residential	Rural	409.00	0.4677			345.00	72.00	59,829,900	2,743,200	291,834
Residential	Gunnedah	3,284.00	0.8419			345.00	441.00	271,288,810	12,717,510	2,329,057
Residential	Village	494.00	1.521			200.00	151.00	10,839,785	1,306,785	175,197
Business	Ordinary	84.00	1.1388			200.00	40.00	3,837,090	315,590	48,103
Business	Gunnedah	411.00	2.525			345.00	12.00	64,525,140	96,840	1,630,955
Farmland		1,100.00	0.3323			345.00	26.00	1,069,169,020	797,620	3,559,168
Mining		5.00	12.638			345.00		6,069,500		767,063
Residential	Mx-Dv	2.00	0.8419			345.00		109,580		923
Business	Mx-Dv	2.00	2.525			345.00		153,420		3,874
Total Assessments:		6,049.00						1,517,373,105	Sub-Total:	8,942,258

Gunnedah 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 Yield
Sub-Total:									0

Gunnedah 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 Yield
Sub-Total:			0

Total Notional General Income:

	8,942,258
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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 YIELD - 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 Income Yield
Residentia	Ordinary	258.00	0.420796			370.00	61.00	31,550,860	2,181,660	146,154
Residentia	Rural	409.00	0.502377			370.00	72.00	59,829,900	2,743,200	313,430
Residentia	Gunnedah	3,284.00	0.904291			370.00	441.00	271,288,810	12,717,510	2,501,407
Residentia	Village	494.00	1.633244			215.00	151.00	10,839,785	1,306,785	188,162
Business	Ordinary	84.00	1.201203			210.00	40.00	3,837,090	315,590	50,700
Business	Gunnedah	411.00	2.661232			370.00	12.00	64,525,140	96,840	1,719,027
Farmland		1,100.00	0.356892			370.00	26.00	1,069,169,020	797,620	3,822,552
Mining		5.00	17.072674			370.00		6,069,500		1,036,226
Residentia	Mx-Dv	2.00	0.904291			370.00		109,580		991
Business	Mx-Dv	2.00	2.661232			370.00		153,420		4,083
Total Assessments:		6,049.00	Total Rateable Land Value:					1,517,373,105	Sub-Total:	9,782,733

Calculation of Notional General Income YIELD - Special Rates

[illegible]

Calculation of Notional General Income YIELD - Annual Charges

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

Total Notional General Income Yield

9,782,733

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

NET Notional General Income Yield

9,782,733

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**

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 8,942,258

Less: Decrease from expiry of a prior special variation. -

Adjusted first year Notional General Income **\$ 8,942,258**

Plus: Rate peg increase - first year 3.40% 304,037

Plus: Additional increase - first year 6.00% 536,535

Plus: Crown Land adjustment - first year 0.00% 0

Total special variation - first year 9.40% \$ 840,572

Other First Year Adjustments:

(If known - Refer to advice from the Division)

Plus/Minus Prior year Catchup/Excess (17,359)

Minus: Valuation Objections claimed in prior year -

Total Adjustments (17,359)

First year Permissible General Income \$ 9,765,471

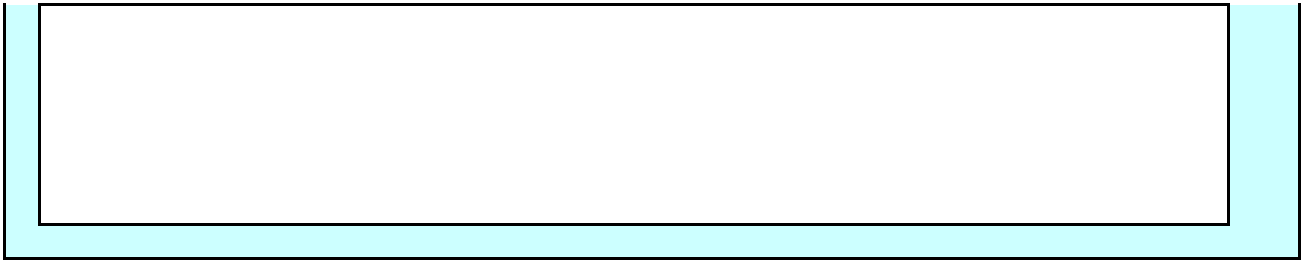
Total Notional General Income Yield (WK3) 9,782,733

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

NET First year Notional General Income Yield \$ 9,782,733

Anticipated Catchup/(Excess) in the first year \$ -17,262

Comments:



IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

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

Minimum Rates - with proposed special variation

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

[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][illegible]

Water Supply Services - Annual Charge

[illegible][illegible]

Sewerage Services - Annual Charges

[illegible][illegible]

Other Annual Charges

[illegible][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.

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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	2,858	\$50,000	420.95	452.15	487.13	529.92	564.80			
\$100,000 to \$199,999	1,480	\$150,000	1,262.85	1,356.44	1,461.39	1,589.77	1,694.41			
\$200,000 to \$299,999	97	\$250,000	2,104.75	2,260.73	2,435.64	2,649.62	2,824.01			
\$300,000 to \$399,999	6	\$350,000	2,946.65	3,165.02	3,409.90	3,709.46	3,953.62			
\$400,000 to \$499,999	0	\$450,000	3,788.55	4,069.31	4,384.16	4,769.31	5,083.22			
\$500,000 to \$599,999	1	\$550,000	4,630.45	4,973.60	5,358.41	5,829.16	6,212.83			
\$600,000 to \$699,999	2	\$650,000	5,472.35	5,877.89	6,332.67	6,889.01	7,342.43			
\$700,000 to \$799,999	0	\$750,000	6,314.25	6,782.18	7,306.93	7,948.85	8,472.04			
\$800,000 to \$899,999	0	\$850,000	7,156.15	7,686.47	8,281.18	9,008.70	9,601.64			
\$900,000 to \$999,999	0	\$950,000	7,998.05	8,590.76	9,255.44	10,068.55	10,731.25			
\$1,000,000 to \$1,499,999	1	\$1,250,000	10,523.75	11,303.64	12,178.21	13,248.09	14,120.06			
\$1,500,000 to \$1,999,999	0	\$1,750,000	14,733.25	15,825.09	17,049.50	18,547.32	19,768.09			
\$2,000,000 to \$2,999,999	0	\$2,500,000	21,047.50	22,607.28	24,356.43	26,496.18	28,240.13			
\$3,000,000 and greater	0	\$3,000,000	25,257.00	27,128.73	29,227.71	31,795.41	33,888.15			

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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	2,858	\$50,000	420.95	435.26	448.32	461.77	475.62			
\$100,000 to \$199,999	1,480	\$150,000	1,262.85	1,305.79	1,344.96	1,385.31	1,426.87			
\$200,000 to \$299,999	97	\$250,000	2,104.75	2,176.31	2,241.60	2,308.85	2,378.11			
\$300,000 to \$399,999	6	\$350,000	2,946.65	3,046.84	3,138.24	3,232.39	3,329.36			
\$400,000 to \$499,999	0	\$450,000	3,788.55	3,917.36	4,034.88	4,155.93	4,280.61			
\$500,000 to \$599,999	1	\$550,000	4,630.45	4,787.89	4,931.52	5,079.47	5,231.85			
\$600,000 to \$699,999	2	\$650,000	5,472.35	5,658.41	5,828.16	6,003.01	6,183.10			
\$700,000 to \$799,999	0	\$750,000	6,314.25	6,528.93	6,724.80	6,926.55	7,134.34			
\$800,000 to \$899,999	0	\$850,000	7,156.15	7,399.46	7,621.44	7,850.09	8,085.59			
\$900,000 to \$999,999	0	\$950,000	7,998.05	8,269.98	8,518.08	8,773.63	9,036.83			
\$1,000,000 to \$1,499,999	1	\$1,250,000	10,532.75	10,881.56	11,208.00	11,544.24	11,890.57			
\$1,500,000 to \$1,999,999	0	\$1,750,000	14,733.25	15,234.18	15,691.21	16,161.94	16,646.80			
\$2,000,000 to \$2,999,999	0	\$2,500,000	21,047.50	21,763.12	22,416.01	23,088.49	23,781.14			
\$3,000,000 and greater	0	\$3,000,000	25,257.00	26,115.74	26,899.21	27,706.19	28,537.37			

Ordinary Residential Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4	
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$												
\$50,000	31.20	7.41%	34.98	7.74%	66.18	15.72%	42.79	8.78%	108.97	25.89%	34.88	6.58%
\$150,000	93.59	7.41%	104.95	7.74%	198.54	15.72%	128.38	8.78%	326.92	25.89%	104.64	6.58%
\$250,000	155.98	7.41%	174.91	7.74%	330.89	15.72%	213.98	8.79%	544.87	25.89%	174.39	6.58%
\$350,000	218.37	7.41%	244.88	7.74%	463.25	15.72%	299.56	8.79%	762.81	25.89%	244.16	6.58%
\$450,000	280.76	7.41%	314.85	7.74%	595.61	15.72%	385.15	8.79%	980.76	25.89%	313.91	6.58%
\$550,000	343.15	7.41%	384.81	7.74%	727.96	15.72%	470.75	8.79%	1,198.71	25.89%	383.67	6.58%
\$650,000	405.54	7.41%	454.78	7.74%	860.32	15.72%	556.34	8.79%	1,416.66	25.89%	453.42	6.58%
\$750,000	467.93	7.41%	524.75	7.74%	992.68	15.72%	641.92	8.79%	1,634.60	25.89%	523.19	6.58%
\$850,000	530.32	7.41%	594.71	7.74%	1,125.03	15.72%	727.52	8.79%	1,852.55	25.89%	592.94	6.58%
\$950,000	592.71	7.41%	664.68	7.74%	1,257.39	15.72%	813.11	8.79%	2,070.50	25.89%	662.70	6.58%
\$1,250,000	779.89	7.41%	874.57	7.74%	1,654.46	15.72%	1,069.88	8.79%	2,724.34	25.89%	871.97	6.58%
\$1,750,000	1,091.84	7.41%	1,224.41	7.74%	2,316.25	15.72%	1,497.82	8.79%	3,814.07	25.89%	1,220.77	6.58%
\$2,500,000	1,559.78	7.41%	1,749.15	7.74%	3,308.93	15.72%	2,139.75	8.79%	5,448.68	25.89%	1,743.95	6.58%
\$3,000,000	1,871.73	7.41%	2,098.98	7.74%	3,970.71	15.72%	2,567.70	8.79%	6,538.41	25.89%	2,092.74	6.58%

Ordinary Residential Rates - without proposed special variation

Land value (for calculation of rates)	Cumulative Increases											
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4	
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%
\$												
\$50,000	14.31	3.40%	13.06	3.00%	27.37	6.50%	13.45	3.00%	40.82	9.70%	13.85	3.00%
\$150,000	42.94	3.40%	39.17	3.00%	82.11	6.50%	40.35	3.00%	122.46	9.70%	41.56	3.00%
\$250,000	71.56	3.40%	65.29	3.00%	136.85	6.50%	67.25	3.00%	204.10	9.70%	69.26	3.00%
\$350,000	100.19	3.40%	91.40	3.00%	191.59	6.50%	94.15	3.00%	285.74	9.70%	96.97	3.00%
\$450,000	128.81	3.40%	117.52	3.00%	246.33	6.50%	121.05	3.00%	367.38	9.70%	124.68	3.00%
\$550,000	157.44	3.40%	143.63	3.00%	301.07	6.50%	147.95	3.00%	449.02	9.70%	152.38	3.00%
\$650,000	186.06	3.40%	169.75	3.00%	355.81	6.50%	174.85	3.00%	530.66	9.70%	180.09	3.00%
\$750,000	214.68	3.40%	195.87	3.00%	410.55	6.50%	201.75	3.00%	612.30	9.70%	207.79	3.00%
\$850,000	243.31	3.40%	221.98	3.00%	465.29	6.50%	228.65	3.00%	693.94	9.70%	235.50	3.00%
\$950,000	271.93	3.40%	248.10	3.00%	520.03	6.50%	255.55	3.00%	775.58	9.70%	263.20	3.00%
\$1,250,000	348.81	3.31%	326.44	3.00%	675.25	6.41%	336.24	3.00%	1,011.49	9.60%	346.33	3.00%
\$1,750,000	500.93	3.40%	457.03	3.00%	957.96	6.50%	470.73	3.00%	1,428.69	9.70%	484.86	3.00%
\$2,500,000	715.62	3.40%	652.89	3.00%	1,368.51	6.50%	672.48	3.00%	2,040.99	9.70%	692.65	3.00%
\$3,000,000	858.74	3.40%	783.47	3.00%	1,642.21	6.50%	806.98	3.00%	2,449.19	9.70%	831.18	3.00%

Ordinary Residential Rates - with proposed special variation

[illegible]

Ordinary Residential Rates – without proposed special variation

[illegible]

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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	240.00	\$50,000	1,262.50	1,330.62	1,417.19	1,523.61	1,604.37			
\$100,000 to \$199,999	155	\$150,000	3,787.50	3,991.85	4,251.57	4,570.83	4,813.11			
\$200,000 to \$299,999	57	\$250,000	6,312.50	6,653.08	7,085.95	7,618.04	8,021.86			
\$300,000 to \$399,999	22	\$350,000	8,837.50	9,314.31	9,920.33	10,665.26	11,230.60			
\$400,000 to \$499,999	8	\$450,000	11,362.50	11,975.54	12,754.71	13,712.48	14,439.34			
\$500,000 to \$599,999	7	\$550,000	13,887.50	14,636.78	15,589.09	16,759.69	17,648.08			
\$600,000 to \$699,999	2	\$650,000	16,412.50	17,298.01	18,423.47	19,806.91	20,856.82			
\$700,000 to \$799,999	2	\$750,000	18,937.50	19,959.24	21,257.85	22,854.13	24,065.57			
\$800,000 to \$899,999	0	\$850,000	21,462.50	22,620.47	24,082.23	25,901.34	27,274.31			
\$900,000 to \$999,999	0	\$950,000	23,987.50	25,281.70	26,926.21	28,948.56	30,483.05			
\$1,000,000 to \$1,499,999	2	\$1,250,000	31,562.50	33,265.40	35,429.75	38,090.21	40,109.28			
\$1,500,000 to \$1,999,999	0	\$1,750,000	44,187.50	46,571.56	49,601.65	53,326.30	56,152.99			
\$2,000,000 to \$2,999,999	0	\$2,500,000	63,125.00	66,530.80	70,859.50	76,180.43	80,218.55			
\$3,000,000 and greater	0	\$3,000,000	75,750.00	79,836.96	85,031.40	91,416.51	96,262.26			

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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	240	\$50,000	1,262.50	1,305.43	1,344.60	1,384.95	1,426.50			
\$100,000 to \$199,999	155	\$150,000	3,787.50	3,916.30	4,033.80	4,154.85	4,279.50			
\$200,000 to \$299,999	57	\$250,000	6,312.50	6,527.16	6,723.01	6,924.75	7,132.50			
\$300,000 to \$399,999	22	\$350,000	8,837.50	9,138.02	9,412.21	9,694.64	9,985.50			
\$400,000 to \$499,999	8	\$450,000	11,362.50	11,748.89	12,101.41	12,464.54	12,838.50			
\$500,000 to \$599,999	7	\$550,000	13,887.50	14,359.75	14,790.62	15,234.44	15,691.50			
\$600,000 to \$699,999	2	\$650,000	16,412.50	16,970.62	17,479.82	18,004.34	18,544.50			
\$700,000 to \$799,999	2	\$750,000	18,937.50	19,581.48	20,169.02	20,774.24	21,397.50			
\$800,000 to \$899,999	0	\$850,000	21,462.50	22,192.34	22,858.23	23,544.13	24,250.50			
\$900,000 to \$999,999	0	\$950,000	23,987.50	24,803.21	25,547.43	26,314.03	27,103.50			
\$1,000,000 to \$1,499,999	2	\$1,250,000	31,562.50	32,635.80	33,615.04	34,623.73	35,662.50			
\$1,500,000 to \$1,999,999	0	\$1,750,000	44,187.50	45,690.12	47,061.05	48,473.22	49,927.50			
\$2,000,000 to \$2,999,999	0	\$2,500,000	63,125.00	65,271.60	67,230.08	69,247.45	71,325.00			
\$3,000,000 and greater	0	\$3,000,000	75,750.00	78,325.92	80,676.09	83,096.94	85,590.00			

Ordinary Business Rates - with proposed special variation

Land value (for calculation of rates)	Cumulative Increases															
	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4					
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
\$	68.12	5.40%	86.57	6.51%	154.69	12.25%	106.42	7.51%	261.11	20.68%	80.76	5.30%	341.87	27.08%		
\$50,000																
\$100,000	204.35	5.40%	259.72	6.51%	464.07	12.25%	319.26	7.51%	783.33	20.68%	242.28	5.30%	1,025.61	27.08%		
\$150,000																
\$200,000	340.58	5.40%	432.87	6.51%	773.45	12.25%	532.09	7.51%	1,305.54	20.68%	403.82	5.30%	1,709.36	27.08%		
\$250,000																
\$300,000	476.81	5.40%	606.02	6.51%	1,082.83	12.25%	744.93	7.51%	1,827.76	20.68%	565.34	5.30%	2,393.10	27.08%		
\$350,000																
\$400,000	613.04	5.40%	779.17	6.51%	1,392.21	12.25%	957.77	7.51%	2,349.98	20.68%	726.86	5.30%	3,076.84	27.08%		
\$450,000																
\$500,000	749.28	5.40%	952.31	6.51%	1,701.59	12.25%	1,170.60	7.51%	2,872.19	20.68%	888.39	5.30%	3,760.58	27.08%		
\$550,000																
\$600,000	885.51	5.40%	1,125.46	6.51%	2,010.97	12.25%	1,383.44	7.51%	3,394.41	20.68%	1,049.91	5.30%	4,444.32	27.08%		
\$650,000																
\$700,000	1,021.74	5.40%	1,298.61	6.51%	2,320.35	12.25%	1,596.28	7.51%	3,916.63	20.68%	1,211.44	5.30%	5,128.07	27.08%		
\$750,000																
\$800,000	1,157.97	5.40%	1,471.76	6.51%	2,629.73	12.25%	1,809.11	7.51%	4,438.84	20.68%	1,372.97	5.30%	5,811.81	27.08%		
\$850,000																
\$900,000	1,294.20	5.40%	1,644.51	6.50%	2,938.71	12.25%	2,022.35	7.51%	4,961.06	20.68%	1,534.49	5.30%	6,495.55	27.08%		
\$950,000																
\$1,000,000	1,702.90	5.40%	2,164.35	6.51%	3,967.25	12.25%	2,660.46	7.51%	6,527.71	20.68%	2,019.07	5.30%	8,546.78	27.08%		
\$1,250,000																
\$1,500,000	2,384.06	5.40%	3,030.09	6.51%	5,414.15	12.25%	3,724.65	7.51%	9,138.80	20.68%	2,826.69	5.30%	#####	27.08%		
\$1,750,000																
\$2,000,000	3,405.80	5.40%	4,328.70	6.51%	7,734.50	12.25%	5,320.93	7.51%	#####	20.68%	4,038.12	5.30%	#####	27.08%		
\$3,000,000																
\$3,000,000	4,086.96	5.40%	5,194.44	6.51%	9,281.40	12.25%	6,385.11	7.51%	#####	20.68%	4,845.75	5.30%	#####	27.08%		

Ordinary Business 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	%		
\$	42.93	3.40%	39.17	3.00%	82.10	6.50%	40.35	3.00%	122.45	9.70%	41.55	3.00%	164.00	12.99%		
\$50,000	128.80	3.40%	117.50	3.00%	246.30	6.50%	121.05	3.00%	367.35	9.70%	124.65	3.00%	492.00	12.99%		
\$100,000	214.66	3.40%	195.85	3.00%	410.51	6.50%	201.74	3.00%	612.25	9.70%	207.75	3.00%	820.00	12.99%		
\$150,000	300.52	3.40%	274.19	3.00%	574.71	6.50%	282.43	3.00%	857.14	9.70%	290.86	3.00%	1,148.00	12.99%		
\$200,000	386.39	3.40%	352.52	3.00%	738.91	6.50%	363.13	3.00%	1,102.04	9.70%	373.96	3.00%	1,476.00	12.99%		
\$250,000	472.25	3.40%	430.87	3.00%	903.12	6.50%	443.82	3.00%	1,346.94	9.70%	457.06	3.00%	1,804.00	12.99%		
\$300,000	558.12	3.40%	509.20	3.00%	1,067.32	6.50%	524.52	3.00%	1,591.84	9.70%	540.16	3.00%	2,132.00	12.99%		
\$350,000	643.98	3.40%	587.54	3.00%	1,231.52	6.50%	605.22	3.00%	1,836.74	9.70%	623.26	3.00%	2,460.00	12.99%		
\$400,000	729.84	3.40%	665.89	3.00%	1,395.73	6.50%	685.90	3.00%	2,081.63	9.70%	706.37	3.00%	2,788.00	12.99%		
\$450,000	815.71	3.40%	744.22	3.00%	1,559.93	6.50%	766.60	3.00%	2,326.53	9.70%	789.47	3.00%	3,116.00	12.99%		
\$500,000	1,073.30	3.40%	979.24	3.00%	2,052.54	6.50%	1,008.69	3.00%	3,061.23	9.70%	1,038.77	3.00%	4,100.00	12.99%		
\$550,000	1,502.62	3.40%	1,370.93	3.00%	2,873.55	6.50%	1,412.17	3.00%	4,285.72	9.70%	1,454.28	3.00%	5,740.00	12.99%		
\$600,000	2,146.60	3.40%	1,958.48	3.00%	4,105.08	6.50%	2,017.37	3.00%	6,122.45	9.70%	2,077.55	3.00%	8,200.00	12.99%		
\$650,000	2,575.92	3.40%	2,350.17	3.00%	4,926.09	6.50%	2,420.85	3.00%	7,346.94	9.70%	2,493.06	3.00%	9,840.00	12.99%		

Ordinary Business Rates - with proposed special variation

[illegible]

Ordinary Business Rates - without proposed special variation

[illegible]

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
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
\$0 to \$99,999	26.00	\$50,000	345.00	370.00	385.00	400.00	420.00			
\$100,000 to \$199,999	98	\$150,000	498.45	535.34	575.54	624.52	665.14			
\$200,000 to \$299,999	188	\$250,000	830.75	892.23	959.23	1,040.87	1,108.56			
\$300,000 to \$399,999	118	\$350,000	1,163.05	1,249.12	1,342.92	1,457.21	1,551.98			
\$400,000 to \$499,999	80	\$450,000	1,495.35	1,606.01	1,726.61	1,873.56	1,995.41			
\$500,000 to \$599,999	84	\$550,000	1,827.65	1,962.91	2,110.30	2,289.91	2,438.83			
\$600,000 to \$699,999	69	\$650,000	2,159.95	2,319.80	2,493.99	2,706.26	2,882.26			
\$700,000 to \$799,999	43	\$750,000	2,492.25	2,676.69	2,877.68	3,122.60	3,325.68			
\$800,000 to \$899,999	43	\$850,000	2,824.55	3,033.58	3,261.37	3,538.95	3,769.10			
\$900,000 to \$999,999	43	\$950,000	3,156.85	3,390.47	3,645.06	3,955.30	4,212.53			
\$1,000,000 to \$1,499,999	110	\$1,250,000	4,153.75	4,461.15	4,796.13	5,204.34	5,542.80			
\$1,500,000 to \$1,999,999	74	\$1,750,000	5,815.25	6,245.61	6,714.58	7,286.07	7,759.92			
\$2,000,000 to \$2,999,999	63	\$2,500,000	8,307.50	8,922.30	9,592.25	10,408.68	11,085.60			
\$3,000,000 and greater	61	\$3,000,000	9,969.00	10,706.76	11,510.70	12,490.41	13,302.72			

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	
			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	
\$0 to \$99,999	26.00	\$50,000	345.00	356.00	367.00	378.00	389.00				
\$100,000 to \$199,999	98.45	\$150,000	498.45	515.40	530.87	546.80	563.20				
\$200,000 to \$299,999	188.00	\$250,000	830.75	859.00	884.78	911.32	938.66				
\$300,000 to \$399,999	118.00	\$350,000	1,163.05	1,202.60	1,238.69	1,275.85	1,314.13				
\$400,000 to \$499,999	80.00	\$450,000	1,495.35	1,546.20	1,592.60	1,640.38	1,689.59				
\$500,000 to \$599,999	84.00	\$550,000	1,827.65	1,889.80	1,946.51	2,004.91	2,065.06				
\$600,000 to \$699,999	69.00	\$650,000	2,159.95	2,233.40	2,300.42	2,369.43	2,440.51				
\$700,000 to \$799,999	43.00	\$750,000	2,492.25	2,577.00	2,654.33	2,733.96	2,815.98				
\$800,000 to \$899,999	43.00	\$850,000	2,824.55	2,920.60	3,008.24	3,098.49	3,191.44				
\$900,000 to \$999,999	43.00	\$950,000	3,156.85	3,264.20	3,362.15	3,463.01	3,566.90				
\$1,000,000 to \$1,499,999	110.00	\$1,250,000	4,153.75	4,295.00	4,423.88	4,556.60	4,693.30				
\$1,500,000 to \$1,999,999	74.00	\$1,750,000	5,815.25	6,013.00	6,193.43	6,379.23	6,570.61				
\$2,000,000 to \$2,999,999	63.00	\$2,500,000	8,307.50	8,590.00	8,847.75	9,113.18	9,386.58				
\$3,000,000 and greater	61.00	\$3,000,000	9,969.00	10,308.00	10,617.30	10,935.82	11,263.89				

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	25.00	7.25%	15.00	4.05%	40.00	11.59%	15.00	3.90%	55.00	15.94%	20.00	5.00%	75.00	21.74%
\$150,000	36.89	7.40%	40.20	7.51%	77.09	15.47%	48.98	8.51%	126.07	25.29%	40.62	6.50%	166.69	33.44%
\$250,000	61.48	7.40%	67.00	7.51%	128.48	15.47%	81.64	8.51%	210.12	25.29%	67.69	6.50%	277.81	33.44%
\$350,000	86.07	7.40%	93.80	7.51%	179.87	15.47%	114.29	8.51%	294.16	25.29%	94.77	6.50%	388.93	33.44%
\$450,000	110.66	7.40%	120.60	7.51%	231.26	15.47%	146.95	8.51%	378.21	25.29%	121.85	6.50%	500.06	33.44%
\$550,000	135.26	7.40%	147.39	7.51%	282.65	15.47%	179.61	8.51%	462.26	25.29%	148.92	6.50%	611.18	33.44%
\$650,000	159.85	7.40%	174.19	7.51%	334.04	15.47%	212.27	8.51%	546.31	25.29%	176.00	6.50%	722.31	33.44%
\$750,000	184.44	7.40%	200.99	7.51%	385.43	15.47%	244.92	8.51%	630.35	25.29%	203.08	6.50%	833.43	33.44%
\$850,000	209.03	7.40%	227.79	7.51%	436.82	15.47%	277.58	8.51%	714.40	25.29%	230.15	6.50%	944.55	33.44%
\$950,000	233.62	7.40%	254.59	7.51%	488.21	15.47%	310.24	8.51%	798.45	25.29%	257.23	6.50%	1,055.68	33.44%
\$1,250,000	307.40	7.40%	334.98	7.51%	642.38	15.47%	408.21	8.51%	1,050.59	25.29%	338.46	6.50%	1,389.05	33.44%
\$1,750,000	430.36	7.40%	468.97	7.51%	899.33	15.47%	571.49	8.51%	1,470.82	25.29%	473.85	6.50%	1,944.67	33.44%
\$2,500,000	614.80	7.40%	669.95	7.51%	1,284.75	15.46%	816.43	8.51%	2,101.18	25.29%	676.92	6.50%	2,778.10	33.44%
\$3,000,000	737.76	7.40%	803.94	7.51%	1,541.70	15.46%	979.71	8.51%	2,521.41	25.29%	812.31	6.50%	3,333.72	33.44%

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	11.00	3.19%	11.00	3.09%	22.00	6.38%	11.00	3.00%	33.00	9.57%	11.00	2.91%	44.00	12.75%
\$150,000	16.95	3.40%	15.47	3.00%	32.42	6.50%	15.93	3.00%	48.35	9.70%	16.40	3.00%	64.75	12.99%
\$250,000	28.25	3.40%	25.78	3.00%	54.03	6.50%	26.54	3.00%	80.57	9.70%	27.34	3.00%	107.91	12.99%
\$350,000	39.55	3.40%	36.09	3.00%	75.64	6.50%	37.16	3.00%	112.80	9.70%	38.28	3.00%	151.08	12.99%
\$450,000	50.85	3.40%	46.40	3.00%	97.25	6.50%	47.78	3.00%	145.03	9.70%	49.21	3.00%	194.24	12.99%
\$550,000	62.15	3.40%	56.71	3.00%	118.86	6.50%	58.40	3.00%	177.26	9.70%	60.15	3.00%	237.41	12.99%
\$650,000	73.45	3.40%	67.02	3.00%	140.47	6.50%	69.01	3.00%	209.48	9.70%	71.08	3.00%	280.56	12.99%
\$750,000	84.75	3.40%	77.33	3.00%	162.08	6.50%	79.63	3.00%	241.71	9.70%	82.02	3.00%	323.73	12.99%
\$850,000	96.05	3.40%	87.64	3.00%	183.69	6.50%	90.25	3.00%	273.94	9.70%	92.95	3.00%	366.89	12.99%
\$950,000	107.35	3.40%	97.95	3.00%	205.30	6.50%	100.86	3.00%	306.16	9.70%	103.89	3.00%	410.05	12.99%
\$1,250,000	141.25	3.40%	128.88	3.00%	270.13	6.50%	132.72	3.00%	402.85	9.70%	136.70	3.00%	539.55	12.99%
\$1,750,000	197.75	3.40%	180.43	3.00%	378.18	6.50%	185.80	3.00%	563.98	9.70%	191.38	3.00%	755.36	12.99%
\$2,500,000	282.50	3.40%	257.75	3.00%	540.25	6.50%	265.43	3.00%	805.68	9.70%	273.40	3.00%	1,079.08	12.99%
\$3,000,000	339.00	3.40%	309.30	3.00%	648.30	6.50%	318.52	3.00%	966.82	9.70%	328.07	3.00%	1,294.89	12.99%

Ordinary Farmland Rates - with proposed special variation

[illegible]

Ordinary Farmland Rates - without proposed special variation

[illegible]

WORKSHEET 6**PROPOSED PROGRAM OF EXPENDITURE**

This sheet shows how the council proposes to spend the additional income that would be gained from the special variation.
Input up to 10 years of expenditure projections which demonstrate the proposed allocation of the additional SRV income over this period.
To do this, enter proposed spending allocations under each of the headings - maintenance of current services, enhanced services,
new projects or borrowing costs. Add or delete rows if necessary.

Some projects may cease before the tenth year, and these cells may be left blank. For additional SRV income in years
beyond the period of the special variation, councils may input the same level of cumulative income as in the final year of the variation.

Note: the information presented here should be consistent with the Long Term Financial Plan (LTFP).

		Proposed Program of Expenditure											
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of years of SV period 4 years	Sum of 10 years
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23		
REQUESTED INCOME													
Total rate peg income		304,037	597,001	915,953	1,264,635	1,639,468	2,025,546	2,423,206	2,832,796	3,254,674	3,689,208	1,264,635	3,689,208
Additional SRV income		536,535	1,073,636	1,764,525	2,287,548	-	-	-	-	-	-	2,287,548	2,287,548
Value of external loans		5,000,000	4,000,000	10,000,000	1,000,000	2,000,000	-	-	-	-	500,000	20,000,000	22,500,000
PROPOSED EXPENDITURE													
Current services													
GM - Management		1,155,883	1,144,739	1,132,995	1,180,621	1,107,584	1,093,853	1,079,391	1,124,164	1,048,130	1,031,253	4,614,238	11,098,613.00
Community & Corporate Services Management		529,630	551,661	574,716	598,748	623,809	649,942	677,195	705,616	735,255	766,164	6,412,736	
Finance & Governance		1,499,063	1,575,390	1,644,417	1,731,446	1,857,530	1,883,330	1,956,307	2,086,725	2,082,772	2,168,046	18,485,026	
Saleyards		656,606	696,380	732,517	767,737	802,378	844,866	883,062	923,019	964,821	1,006,892	8,278,278	
Information Services		965,950	1,006,554	1,058,850	1,107,839	1,152,273	1,199,570	1,250,845	1,301,253	1,353,775	1,408,935	11,805,844	
Customer Service and Communication		322,958	337,284	352,256	367,902	384,254	401,343	419,202	437,867	457,373	477,759	3,958,198	
Community Planning and Development		2,420,836	2,463,005	2,568,958	2,676,050	2,787,727	2,904,188	3,025,642	3,152,303	3,284,400	3,422,167	28,705,276	
Community Care		4,104,800	4,277,710	4,448,155	4,630,589	4,825,620	5,018,567	5,224,764	5,445,059	5,663,314	5,896,406	49,534,984	
Development and Planning		929,186	959,223	990,566	1,028,273	1,066,402	1,104,531	1,142,660	1,180,789	1,218,918	1,257,047	10,142,511	
Building & Environment		2,459,437	2,644,775	2,774,420	2,913,148	3,060,384	3,214,647	3,368,910	3,523,173	3,677,436	3,831,699	32,762,513	
Public Facilities		3,177,004	3,341,649	3,472,118	3,717,531	3,893,724	4,074,221	4,263,215	4,461,111	4,668,336	4,885,333	39,954,242	
Infrastructure Management		1,265,997	1,318,005	1,372,220	1,428,769	1,487,755	1,549,282	1,613,462	1,680,409	1,750,243	1,823,090	15,289,232	
Bridges		112,686	117,020	121,527	126,084	130,814	135,724	140,821	146,112	151,604	157,306	1,339,698	
Bus Shelters		11,939	12,587	13,271	13,892	14,542	15,223	15,937	16,684	17,467	18,288	149,829	
Footpaths & Bike Tracks		139,341	146,657	154,375	161,440	168,835	176,574	184,676	193,157	202,034	211,328	1,738,417	
Kerb & Gutter		322,199	334,504	347,295	360,260	373,716	387,680	402,172	417,213	432,823	449,025	3,826,886	
Urban Streets		1,545,470	1,610,679	1,678,809	1,745,520	1,814,946	1,887,201	1,962,403	2,040,675	2,122,147	2,206,951	18,614,802	
Regional Roads		254,198	269,450	285,617	299,897	314,892	330,637	347,169	364,527	382,754	401,891	3,251,031	
Sealed Rural Roads		2,236,315	2,332,949	2,434,030	2,532,225	2,634,483	2,740,978	2,851,890	2,967,406	3,087,723	3,213,046	27,031,044	
Unsealed Rural Roads		2,444,533	2,575,623	2,714,017	2,839,962	2,971,853	3,109,974	3,254,625	3,406,118	3,564,781	3,730,958	30,612,443	
Stormwater Drainage		485,390	503,752	522,829	552,233	572,725	593,985	616,042	638,927	662,672	687,308	5,835,863	
Car Parks		44,380	46,374	48,350	50,349	52,433	54,605	56,869	59,231	61,692	64,259	538,543	
Quarry Operations		589,965	616,818	644,927	644,396	675,294	707,688	741,653	777,266	814,605	853,757	7,066,369	
Plant Operations		3,040,909	3,198,468	3,364,228	3,517,214	3,677,296	3,844,810	4,020,106	4,203,552	4,395,533	4,596,451	37,858,566	
Street Lighting		169,770	179,770	188,646	197,961	207,738	218,000	228,770	240,074	251,938	264,391	2,147,057	
Street Sweeping		354,737	371,961	390,027	408,977	428,855	449,706	471,579	494,523	518,591	543,840	4,432,796	
Emergency Services		355,199	367,986	381,233	394,958	409,176	423,907	439,167	454,977	471,357	488,325	4,186,285	
Noxious Weeds		324,761	342,686	361,640	378,996	397,208	416,318	436,372	457,415	479,497	502,669	4,097,562	
Aerodrome		256,635	268,697	281,178	293,148	305,641	318,681	332,292	346,500	361,332	376,816	3,140,920	
		32,175,775	33,612,354	35,054,185	36,446,165	37,975,887	39,723,519	41,416,807	43,277,388	44,941,806	46,837,123	384,976,635	11,098,613
Asset Renewal & Replacement													
Procurement		267,031	532,659	269,140	316,167	457,462	402,011	333,730	441,411	555,101	470,469	4,045,181	
Saleyards		10,000	50,000	42,000	-	0	0	10,000	0	0	0	112,000	
Information Technology		220,600	147,000	161,500	227,000	151,000	155,600	162,000	158,000	132,000	138,500	1,653,200	
Integrated Planning		-	-	30,000	-	0	0	0	0	0	0	30,000	
The Civic		-	-	-	18,000	0	0	0	0	0	0	18,000	
Library		-	-	-	-	26,084	26,866	27,672	28,502	29,357	30,328	168,809	

Domestic Waste		50,000	350,000	50,000	675,000	125,000	475,000	625,000	225,000	300,000	300,000	3,175,000	
Administration Buildings		155,500	15,500	15,500	17,500	18,000	18,500	19,000	19,600	20,200	20,900	320,200	
Halls & Community Centres		14,000	-	100,000	-	0	0	0	0	0	0	114,000	
Swimming Pools		500,000	1,551,000	6,595,000	-	0	0	0	0	0	0	8,646,000	
Parks & Reserves		73,100	74,600	56,300	58,000	59,500	61,600	63,500	65,400	67,400	69,400	648,800	
Infrastructure Management		4,000	4,100	4,200	2,900	4,500	3,000	4,500	3,100	4,600	3,200	38,100	
Airport		77,000	5,000	73,000	490,300	129,000	6,000	32,500	6,200	95,500	6,500	921,000	
Depot		108,000	60,000	204,500	341,000	21,000	19,000	0	33,000	6,500	0	793,000	
Bridges		40,000	-	1,370,000	-	0	0	0	0	0	0	1,410,000	
Kerb & Gutter		371,000	382,000	393,000	405,000	417,300	430,000	443,000	456,000	469,700	483,800	4,250,800	
Urban Roads		1,421,329	1,070,743	1,228,665	1,232,110	1,250,600	1,288,100	1,326,800	1,366,600	1,407,600	1,449,800	13,042,347	
Regional Roads		365,600	377,000	387,500	399,556	411,500	423,900	436,600	449,700	463,200	477,100	4,191,656	
Sealed Rural Roads		2,513,309	2,272,213	2,309,789	2,347,537	2,418,000	2,490,500	2,565,200	2,642,200	2,721,400	2,803,100	25,083,248	
Unsealed Rural Roads		960,986	989,545	1,019,492	1,050,096	1,241,600	1,278,800	1,317,200	1,356,700	1,397,400	1,439,400	12,051,219	
Carparks		33,300	10,300	2,800	-	0	0	0	0	0	0	46,400	
Stormwater		-	-	-	15,000	95,000	0	173,000	142,000	108,000	0	533,000	
Plant		1,905,000	2,005,000	1,805,000	1,755,000	1,808,000	1,861,900	1,917,700	1,975,300	2,034,500	2,095,600	19,163,000	
		9,089,755	9,896,660	16,117,386	9,350,166	8,633,546	8,940,777	9,457,402	9,368,713	9,812,458	9,788,097		
Asset Upgrades													
Saleyards		10,000	80,000	-	10,000	0	0	0	0	0	0	100,000	100,000.00
Information Technology		10,000	15,000	110,000	25,000	0	0	0	0	0	0	160,000	
Library		22,500	22,500	22,500	25,000	0	0	0	0	0	0	92,500	
Events		45,400	-	-	-	0	0	0	0	0	0	45,400	
Administration Buildings		350,000	-	-	-	0	0	0	0	0	0	350,000	
Halls & Community Centres		300,000	40,000	-	-	0	0	0	0	0	0	340,000	
Parks & Reserves		-	1,510,000	1,510,000	-	381000	0	0	0	0	0	3,401,000	
Sporting Fields		20,000	-	180,000	-	0	0	0	0	0	0	200,000	
Depot		202,500	21,000	21,000	21,000	0	0	0	0	0	0	265,500	
Cemeteries		30,000	-	-	8,000	0	9000	0	0	0	0	47,000	
Regional Roads		206,000	-	-	-	0	0	0	0	0	0	206,000	
Footpaths & Cycleways		79,000	73,000	73,000	77,000	200000	0	0	0	0	0	502,000	
		1,275,400	1,761,500	1,916,500	166,000	581000	9000	0	0	0	0		
New Assets													
Governance		25,000	-	-	-	0	0	0	0	0	0	25,000	
Saleyards		300,000	-	-	-	0	500000	0	0	0	0	800,000	
Community Development		10,000	-	-	-	0	0	0	0	0	0	10,000	
Cultural Development		35,000	-	-	-	0	0	0	0	0	0	35,000	
The Civic		10,000	-	-	-	0	0	0	0	0	0	10,000	
Domestic Waste		300,000	60,000	75,000	-	0	0	0	0	0	0	435,000	
Building Control		35,000	-	-	-	0	0	0	0	0	0	35,000	
Halls & Community Centres		23,000	-	-	-	0	0	0	0	0	0	23,000	
Parks & Reserves		150,000	-	-	-	0	0	0	0	0	0	150,000	
Sporting Fields		37,000	682,000	60,000	-	0	0	0	0	0	0	779,000	
Commercial Property		100,000	-	-	-	0	0	0	0	0	0	100,000	
Footpaths & Cycleways		88,700	75,500	-	126,500	0	0	0	0	0	0	290,700	
Carparks		-	-	400,000	-	0	0	0	0	0	0	400,000	
Stormwater		178,000	38,000	583,000	105,000	0	0	0	0	0	0	904,000	
Quarries		30,000	30,000	30,000	-	0	0	0	0	0	0	90,000	90,000.00
Plant		-	-	12,000	-	0	0	0	0	0	0	12,000	12,000.00
		1,321,700	885,500	1,160,000	231,500	-	500,000	-	-	-	-		
Borrowing Costs													
Debt servicing costs		366,746	651,817	1,251,953	1,459,475	1,548,862	1,538,640	1,487,131	1,431,500	1,399,335	1,399,335	12,534,794	12,534,794.00
Principal repayment		469,831	568,423	424,784	532,081	612,117	670,597	721,898	777,319	862,911	862,911	6,502,872	
Sum of total spending		44,699,207	47,376,254	55,924,808	48,185,387	49,351,412	51,382,533	53,083,238	54,854,920	57,016,510	58,887,466	196,185,657	520,761,736.19
Difference between total spending & additional SRV income		-44,162,672	-46,302,618	-54,160,283	-45,897,839	-49,351,412.00	-51,382,533.00	-53,083,238.00	-54,854,920.00	-57,016,510.00	-58,887,466.00		-515,099,491.36