

**Section 508A
Special Variation
Application Form**

2011-12 to 2014-15

**Funding
our
Future**

Serving Our Community

Section 508A Special Variation Application Form – Part B

Penrith City Council

25 March 2011

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1 Introduction

This form is to be completed by councils when applying for a special variation to general income under section 508A of the *Local Government Act 1993*.

Councils must refer to the Division of Local Government (DLG), Department of Premier and Cabinet *Guidelines for the preparation of an application for a special variation to general income in 2011/12* in completing this application form. These Guidelines are available on the Division's website at www.dlg.nsw.gov.au.

Note that this part of the application (Part B) must be completed in conjunction with Part A (Special Variation s508A Application Form 2011/12 – Part A).

This part of the application consists of the following sections:

- ▼ Section 2 - Special variation application overview
- ▼ Section 3 - Need for the variation
- ▼ Section 4 - Community engagement/consultation
- ▼ Section 5 - Rating structure and impact on ratepayers
- ▼ Section 6 - Financing strategy
- ▼ Section 7 - Productivity improvements
- ▼ Section 8 - Other information (special variation history, reporting arrangements and Council resolutions)
- ▼ Section 9 – Checklist of application contents
- ▼ Section 10 - Certification by the General Manager and the Responsible Accounting Officer.

Both Part A and Part B of the application should be completed and submitted electronically to localgovernment@ipart.nsw.gov.au. A signed copy of the certification should be scanned and attached to the same email. All attachments should be emailed if possible.

The spaces provided in each section of this application form may be extended as necessary to fit information. Councils are not limited in the amount of information they provide. Each section must be completed before IPART can assess the application. If necessary, IPART may seek further information from the council.

IPART will post all applications on its website. Councils should also make their application available to their community through their website.

Councils are required to submit their application by **cob Friday, 25 March 2011**. IPART encourages councils to submit their applications as early as possible.

Councils are also required to notify IPART of their intention to apply for a special variation under section 508A by **cob Friday, 28 January 2011**.

2 Special variation application overview

This section should provide IPART with sufficient information to form a general understanding of the purpose and reasons behind the application.

Reasons for the application

Penrith is part of greater Metropolitan Sydney, which is expected to grow to six million people by 2036. Increasing life expectancy also means that in the next 25 years the number of people aged 65 and above will more than double to just over one million, requiring new, more varied housing, social infrastructure and community services. But while Sydney's population is growing, the average household size is falling, creating demand for more – but smaller, more affordable – homes. As a result, Sydney will need 770,000 additional homes by 2036. In the next 25 years, Sydney's growth will also require an additional 760,000 more jobs. Penrith will play a key role in managing this growth.

The State Government's Metropolitan Plan for Sydney 2036 identifies Penrith as one of Western Sydney's two Regional Cities. Penrith has to accommodate around 25,000 new dwellings and 40,000 new jobs by 2036 to meet the needs of its growing communities. Under the State Government's metropolitan and sub-regional plans Penrith, together with five other 'growth' councils in Western Sydney, will be responsible for delivering nearly 50% of the new houses and new jobs Sydney needs by 2036.

These six council areas, including Penrith, absorbed much of Sydney's growth over recent decades without the support of adequate infrastructure such as public transport and roads, education, hospitals or social services to meet community needs. Years of underinvestment in these essential facilities and networks will be further exacerbated by future growth unless there is a concerted focus on implementing the necessary infrastructure now. Our analysis indicates that Penrith has an infrastructure backlog of \$1 billion, and will need a further \$3 billion to meet the infrastructure needs of the planned future growth. In responding to the targets outlined in the Metropolitan Plan, Council's priority is to ensure this growth is accompanied by more investment in infrastructure to ensure all the attributes that attract people to Penrith are protected or enhanced, and future growth is supported by good public transport and community facilities.

The 'big picture' plan for our City, the Community Strategic Plan, identifies some outcomes that are beyond Council's responsibilities. There are issues (such as affordable housing or better public transport) on which Council can advocate, inform and influence but are not within Council's direct control. The Community Strategic Plan recognises that others in our communities (individuals, businesses, governments and agencies) can also contribute to future outcomes. It acknowledges the NSW State Plan commitments to deliver a number of projects (relating to the areas of education, energy, health, housing, public order and safety, transport, and water) in our City by 2016. Council will continue to advocate for the state and federal governments to take greater responsibility for addressing the region's infrastructure backlog and future needs, and implement the projects to which they have committed.

The State Government's recognition of Penrith's Regional City role (through the Metropolitan Plan 2036, Metropolitan Transport Plan and the draft North West

Subregional Strategy) commits the Government to prepare and implement Regional City Economic Development Plans and prioritising relocation of Government offices. Whilst these actions will assist, the City's two key centres require targeted initiatives now to attract the needed future investment, jobs and housing if the City is to perform its intended regional role. The City's communities currently carry the social, environmental and economic consequences of 53,000 workers leaving Penrith every day for work. Penrith City Centre and St Marys Town Centre play a fundamental role in delivering and diversifying the City's future employment opportunities and enhancing the potential to attract 'higher order' jobs that now only locate in Parramatta or Sydney.

Nearly one third of the City's 40,000 new jobs will be located in its centres. The civic infrastructure improvements are the catalyst to encourage economic growth and support new investment, and are integral to the successful revitalisation and growth of the City's two key centres. Research undertaken by the Penrith Business Alliance confirms that civic and public domain improvements are essential to energise investment and jobs in the City's centres. The National Growth Areas Alliance research demonstrates that investment in necessary infrastructure brings a greater return than its cost, which is particularly relevant in the under-serviced areas of Western Sydney.

The most significant financial risk to Council is that we do not have the capacity to generate the funds needed to maintain all of our assets and deliver all of the services that growing communities will expect. Our ability to raise rates and other forms of revenue is limited, but Council is subjected to a continuous stream of additional obligations which need substantial funds to implement, particularly in the areas of planning, reporting and regulation. Within this increasingly challenging environment Council continues to provide a significant range of services to our communities.

Council's budget reflects the service levels asked of it by the community. Successive surveys, forums and workshops have shown that our community expects the current service levels to at least continue, and in many cases to increase. Roads, footpaths, parks, community buildings and public amenities are core local government services that consistently rate as high priority. The expectations on Council now also extend to providing more effort in areas such as environmental protection, neighbourhood renewal, economic development and City Centres improvements.

While Council has actively worked to identify and implement savings and efficiencies and has comprehensively reviewed the services that are delivered the funding gap between what can be delivered within the existing budget and the community's expectations still remains. The responsibility the Council has to prudently manage resources, ensure that assets are well maintained and meet those community expectations cannot be ignored.

Council's financial position is sound, with adequate levels of working capital and liquidity. This has been achieved by making sure each annual budget starts in a balanced position and is carefully monitored throughout the year. Debt is managed in a way that ensures the amount of revenue devoted to servicing loans doesn't hinder our ability to fund current programs into the future. A balanced budget is achieved by making the savings and service reductions at the start of the year and not resorting to high levels of borrowing that prop up expenditure now at the expense of future years.

Despite this the task of preparing a balanced budget each year is proving to be more and more difficult. The long-term financial plan has predicted that there are a number of years with challenges if existing services are to be maintained.

One-off savings cuts of around \$1m were needed to balance each of the last two years budgets. These included reduced spending on roads, kerb and gutter and drainage, areas where Council has lifted spending over many years so that these assets can be properly maintained. Because of this past commitment the allocations to these areas have been restored in the draft 2011-12 budget, and forward years' projections. Newly identified service cuts and efficiencies will save \$0.5 million annually and these have also been included in budget projections. Unfortunately there still remains an average annual forecast deficit of \$1.3 million over the next five years.

In addition investigations by management in consultation with Councillors over the last two years has identified a number of other unfunded priorities in the current Delivery Program. The details of these priorities, including the identified ongoing deficits, can be grouped as follows:

1. Maintaining existing assets and service levels
2. Enhanced services
3. City centres upgrades and renewal for Penrith and St Marys

These are discussed in more detail later in this application.

Period Covered

The increase is proposed to be phased over four years and gives consideration to the current climate and the already increasing cost of living for our community. Council is mindful of the impact of this increase and has developed a program that will build up over the four year period. After assuming a 3.0% pegged IPART increase for years 2 to 4 the total rate increase in each of the next four years would be 6.3%, 6.0%, 5.5% and 5.0%.

Financial Impact

Council has modelled the financial impact of the proposal and engaged the community to ensure that both the program of works proposed and the financial impacts on ratepayers are fully understood.

The impact of the proposed SRV on Urban Residential properties includes the introduction of a Stormwater Levy in year 2 in lieu of components currently included in the Enhanced Environmental Program (EEP) SRV. Table 2.1 below provides a sample of land values and impact for those land values over the four years. For 54,730 of all urban residential properties (96%), which have a land value up to \$300,000, the total increase phased in over four years would be no more than \$254. This equates to an average of \$63.40 per annum (cumulative) with the SRV contributing on average \$29.34 per annum (cumulative) of this increase.

For those 15,886 properties on minimum rates with a land value up to \$188,483, the total increase, phased in over four years would be \$167.80. This equates to an average increase over the four years of \$41.95 per annum (cumulative) with the SRV contributing on average \$20.49 per annum (cumulative) of this increase.

Table 2.1 – Impact of increase on urban residential properties

Land Value	Current Rate	2011-12 Increase from previous year	2012-13 Increase from previous year	2013-14 Increase from previous year	2014-15 Increase from previous year	Total Increase from 2010-11 to 2014-15
\$	\$	\$	\$	\$	\$	\$
200,000	755.84	48.68	40.38	45.09	43.25	177.40
250,000	850.32	54.77	42.30	50.73	48.65	196.45
300,000	1,133.76	73.02	48.07	67.64	64.87	253.60
400,000	1,511.68	97.36	55.76	90.19	86.49	329.60
700,000	2,645.44	170.38	78.82	157.83	151.38	558.41
900,000	3,401.28	219.06	94.20	202.92	194.62	710.81

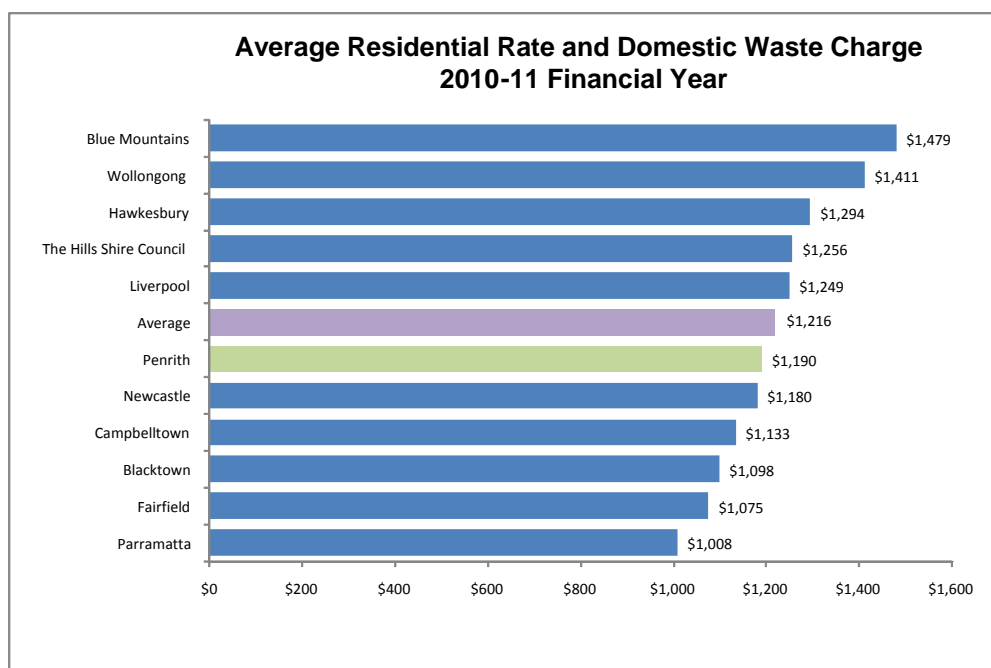
The removal of the EEP SRV in 2012-13, when an increase of 6% has been proposed, has resulted in the ‘real’ increase for the average residential rate, including the introduction of a Stormwater component, of only 4.7%. Table 2.2 below illustrates the impact of the SRV on rural properties, where a Stormwater levy is not charged, and highlights that in 2012-13 all rural properties have a reduction in ‘real’ rates after discounting for the increase below for the rate peg (ie for a property with a land value of \$400,000 the 2011-12 rate of \$1609.04 multiplied by an assumed rate peg of 3% would be \$1,657.31 compared to the proposed rate of \$1,639.80).

Table 2.2 – Impact of increase on rural properties

Land Value	Current Rate	2011-12 Increase from previous year	2012-13 Increase from previous year	2013-14 Increase from previous year	2014-15 Increase from previous year	Total Increase from 2010-11 to 2014-15
\$	\$	\$	\$	\$	\$	\$
400,000	1,511.68	97.36	30.76	90.19	86.49	304.80
500,000	1,889.60	121.70	38.44	112.74	108.13	381.01
600,000	2,267.52	146.04	46.13	135.28	129.76	457.21
700,000	2,645.44	170.38	53.82	157.83	151.38	533.41
900,000	3,401.28	219.06	69.20	202.92	194.63	685.81

Council’s average residential rate for 2010-11 is \$941 excluding the domestic waste charge which, when added, brings the average rate notice to \$1,190. When compared to our surrounding Councils this amount is below the average of \$1,216 and nearly \$300 less than the Blue Mountains where the average rate notice is \$1,479.

Figure 2.1 – Average Residential Rate including Domestic Waste Charge (as at 1 July 2010)



From that base council officers have modelled the impact of the proposed SRV to illustrate the increase in rates in each of the four years of the SRV, and the cumulative impact on residential ratepayers. To date the domestic waste charge for 2011-12 has not been finalised and is not yet available for the other Councils in the comparison. The likely increases in the domestic waste charge for 2011-12 are expected to at least mirror the increase in the State Government Waste Levy and as a result it is reasonable to assume that all Waste Charges included in the comparison will increase at least similarly and would not adversely impact Council's overall position within the table. Therefore the modelled average rate in 2011-12, following a 6.3% increase as proposed by the SRV, combined with the 2010-11 domestic waste charge would provide a total rate notice for the average Penrith resident of \$1,248. Therefore without considering any rate increases by other Councils, including the 2.8% rate peg, Penrith's overall position in the previous table would remain unchanged.

How the community will benefit

The proposed programs respond to the aspirations outlined by the Community in Council's Community Strategic Plan 2031. Based on the aspirations and expectations of our community this SRV proposal has been developed. A brief outline of the proposed program is detailed below:

Maintaining existing assets and service levels

- **Parks Asset Renewal Program**

Fixed parks assets include playground equipment, fencing, lighting, irrigation systems, signage, park furniture, seating and playing surfaces. The SRV proposal provides appropriate funding to complete the identified program over 10 years. Current funding would see the program not being addressed for over 34 years.

- ***Building Asset Renewal***

An increase in the budget for building asset renewal will see the significant backlog of works reduced in a more appropriate timeframe and allow these essential works to be completed as required. The rolling program proposed not only addresses the current backlog but also provides the required level of funding into the future to ensure no future backlog is developed.

- ***Footpath and shared pathways asset maintenance***

Allocation of funding from 2013-14 onwards for additional maintenance on the expanded pathways network and to address current backlog

- ***Public Amenity Asset Replacement Program***

The Public Amenity Replacement Program identified the need to replace 21 stand-alone public toilets, of various sizes, throughout the Council's area. By 30 June 2011 toilets will have been rebuilt at Werrington Lakes, Weir Reserve, Fowler Reserve and Kokoda Park. This leaves a further 17 toilet blocks to be replaced. The additional funding will see this program reduced from nearly 20 years to 10 years.

- ***Maintaining existing Services***

Council currently provides 48 diverse services to the community from the provision of passive and active recreation, Children Services, Development Applications, Libraries and cultural facilities to the traditional services of Roads, Rates and rubbish plus many more. Recent surveys have demonstrated that an overwhelming majority of residents are satisfied with the services and do not want them either reduced or discontinued. Council's Long Term Financial Plan has identified that to continue current services would result in an average annual deficit of \$1.3m over the next five years. Without the SRV some of the services demanded by the community will need to be reduced or discontinued permanently.

In addition to the projected deficit Council currently has a 10 year special rate variation that is due to be completed in 2012-13 (2nd year of this proposal). This initiative established an Enhanced Environmental Program and provides funding to the Penrith Business Alliance. The current proposal provides for elements of these programs to be continued.

Enhanced Services

- ***Enhanced Public Domain Maintenance***

Additional resources are required to provide enhanced service levels in locations such as CBD car parks and commuter car parks, high activity city locations and precincts, industrial areas (including the new Erskine Park industrial precinct) and to address the emerging issue of litter throughout the Council's area.

- ***Neighbourhood renewal***

The Neighbourhood renewal program has proven very successful in revitalising and connecting communities. Improvements to assets within the neighbourhoods are being identified and there can be difficulties accommodating these identified improvements within existing programs. The proposal will ensure that both the current and future improvements can be implemented.

- ***Enhancement to shared pathways program***

A strategy that addresses the recommendations of a recent audit of shared path and cycling infrastructure and represents the recently released NSW Bike Paths Plan is being developed. This program ensures that Council can leverage of the NSW government grants available. Council's contribution to these projects would be 25% of the total project and the NSW grant program has provided funding of \$78m over 10 years across the Parramatta, Liverpool and Penrith Local Government Areas.

City Centres upgrade and renewal

- ***Penrith and St Marys Renewal and Improvements***

The CBD improvements would lift the standard of presentation in both town centres and should encourage more development interest. The Penrith Civic Improvement Plan (2006), incorporated these improvements in a Section 94 Plan, however the pace of development is not matching the need for this infrastructure and this has given rise to the inclusion of CBD works in this rating proposal. The proposal envisages kick-starting the works with borrowings of \$2m in each of the first two years and, by year four (2014-15), an allocation around \$2.5m would be available – a level of funding that can make a significant difference to the look and investment opportunities of both CBDs. The investment will result in a significant uplift in the economic opportunities of the City and its residents.

Further details on the specific programs are provided later in the application along with supporting information on the community's request for these programs and the level of support demonstrated in the recent consultation program.

Link to Community Strategic Plan

On 29 June 2010, Council endorsed the draft Strategic Plan and 4 Year Delivery Program. The Strategic Plan is Council's principal policy document, guiding its leadership of the City for the next ten years and beyond. The Strategic Plan identifies the priorities of the City's communities and the Council, and outlines long term strategies for achieving these goals.

The 4 Year Delivery Program supports the Strategic Plan, and covers the years from 2009 through to 2013. The Delivery Program sets out in more detail the actions and activities Council will undertake to contribute to the long term strategic directions. The Delivery Program contains information on all of Council's programs and responsibilities, related services, key actions and their direct links back to the Strategic Plan.

The 2010-11 Operational Plan included a task to pursue alternative funding options to deliver Council services and facilities, including consideration of a SRV, following community consultation and engagement.

As previously detailed in the application a number of unfunded priorities in the current Delivery Program were identified and the SRV proposal addresses both these properties and the challenges to continue to deliver existing services and programs. Demonstration of the links between these unfunded priorities and Delivery program are further discussed in section 8 of this application.

3 Need for the variation

In this section, councils must present a persuasive case for the proposed revenue increases by showing why the special variation is needed.

Firstly, indicate the key purpose of the variation by marking the appropriate box with an "x".

<i>Infrastructure maintenance / renewal</i>	<input checked="" type="checkbox"/>
<i>New infrastructure investment</i>	<input type="checkbox"/>
<i>Environmental works</i>	<input type="checkbox"/>
<i>Maintain existing services</i>	<input checked="" type="checkbox"/>
<i>Other (specify)</i>	<input checked="" type="checkbox"/>

Council's budget each year has been developed with consideration to maintaining existing service levels, and where possible accommodating the increasing demands on Council from the community, city partners and other levels of government within its existing capacity. In recent years this has been becoming even more difficult and Council's Long Term Financial Plan (LTFP) has indicated that this continuing practice is not sustainable into the future. The LTFP forecasts an average annual budget deficit of \$1.3m over the next five years.

As discussed earlier in this application the issue of Council's future financial sustainability has been a major consideration of Council in recent years and it has developed a number of strategies to address the challenges that the LTFP has foreshadowed. Significant work has been done to assess Council's capacity, review its services and look for other opportunities for funding. Council's focus on productivity improvements, continuous service reform and review, partnership opportunities and grant seeking opportunities have ensured that the increased demand on Council following a period of growth and cost shifting has been accommodated with existing resources.

In addition to the challenges of maintaining existing services into the future, the development of the Community Strategic Plan 2031, first adopted in June 2009, has resulted in further investigation by management, in consultation with Councillors, over the last two years and has identified a number of unfunded priorities in the current Delivery Program. A summary of these priorities, including addressing the projected deficit, are provided below.

1. Maintaining existing assets and service levels, including

- Parks Asset Renewal
- Building Asset Renewal
- Shared Pathway Renewal
- Public Amenity Asset Renewal
- Penrith Business Alliance

- Sustainability and Environmental Initiatives
 - Maintaining existing services
2. Enhanced services
 - Public domain maintenance
 - Neighbourhood renewal
 - Shared pathways
 3. City centres upgrades and renewal for Penrith and St Marys

Extensive work has been done in an effort to be able to adequately address these priorities within Council's existing capacity and will be discussed later in this application. Many of these priorities need to be addressed as soon as possible to ensure that the asset condition does not deteriorate to such an extent that extensive and expensive rectification is required in the future. Council has considered a range of funding options including additional borrowings, property asset sales, further increases in fees and charges and special rate variation. It has been determined that the most appropriate and timely funding solution is through a Special Rate Variation phased in over a 4 year period.

3.1 Strategic planning information

In the section below, provide commentary on how the special variation is reflected in Council's strategic planning outcomes (Community Strategic Plan and Delivery Program).

Council adopted the Community Strategic Plan and Delivery Program in June 2010, prior to making a resolution to apply for a special rate variation. The key driver for the special variation is the mismatch between the community aspirations and priorities identified in the Community Strategic Plan and Delivery Program, and the capacity of Council to fund services and facilities which will contribute to those aspirations and address the identified priorities.

The Community Strategic Plan clearly identifies community outcomes that reflect the aspirations and ideas identified as part of the process of developing the plan. These outcomes in turn reflect services and facilities which council must provide if these aspirations are to be met – for example 'A City with safe, inviting parks and public spaces and infrastructure that responds to community needs' are both related to the aspirations expressed in 'A Liveable City' about feeling safe, and having access to car parks, footpaths and cycle ways (Community Strategic Plan 2031 pages 14 and 15).

The Delivery Program in turn identifies priorities that must be addressed if the community aspirations are to be met. Council has made it clear in the Delivery Program that a number of the priorities are unfunded (this includes priorities which are not fully funded, not funded beyond 2012 or not funded at all). Included in the Delivery Program is a task relating to exploring different methods of funding, including a special rate variation. The proposed special variation is aimed at projects which directly contribute to contributing to the aspirations identified in the Community Strategic Plan and the priorities in the Delivery Program.

3.2 Financial planning information

Council's application must be supported by a Long Term Financial Plan (LTFP) that has been developed in accordance with the prescribed Integrated Planning and Reporting requirements.

Council is a group 1 IP&R Council and in June 2010 adopted the Community Strategic Plan, 4-year Delivery Program and Resource Strategy in line with the Division of Local Government's (DLG) IP&R guidelines. Over the last 2 years continued budget pressures and emerging priorities have identified a long term funding gap for the implementation of the Community Strategic Plan.

The use of a ten-year financial model is a key factor in the planning for the achievement of a sound long-term financial position for Council and is now a requirement under the DLG's IP&R Guidelines. Council's Long Term Financial Plan (LTFP) forms part of the Resource Strategy adopted by Council with the suite of Strategic Planning documents in June 2010. These documents have been significantly enhanced and updated and are currently on exhibition as part of the Resource Strategy. Following the exhibition period the Resource Strategy will be presented to Council for adoption at the Ordinary Meeting 11 April 2011.

Scenario 1 of the LTFP extrapolates the current year base budget, incorporates recurrent projects, future capital projects and associated recurrent costs, debt servicing, rates projections, and has the capacity for a number of budget variables to be applied. The LTFP is a key tool in assisting Councillors to ensure that the organisation has sufficient capacity to deliver its programs and assess the impact on future years' forecasts of the decisions made by Council in the current environment. The below forecast has been prepared in line with the assumptions outlined in the updated Resource Strategy.

Any small variations to the assumptions of the model, particularly to either Rates Income or Employee Costs can have a significant impact on the estimates in the model.

This forecast indicates future budgets over the next 5 years have an average annual deficit of \$1.3m.

The continuing practice of identifying one off savings to balance each year's budget is considered unsustainable without impacting on the delivery of these programs.

The LTFP identifies that to address these challenges, Council is at a crossroads, and must seek the Community's feedback on the future direction of Council services (including service levels) and the cost of providing these services.

The objectives of Council's LTFP are to provide our community with a document that clearly outlines Council's current capacity, identifies the challenges for the future and provides opportunities for the community to tailor their aspirations and Council's financial capacity to deliver. Each of the three scenarios included in the LTFP assist in demonstrating these choices and have formed the basis of the community consultation on the proposed SRV:

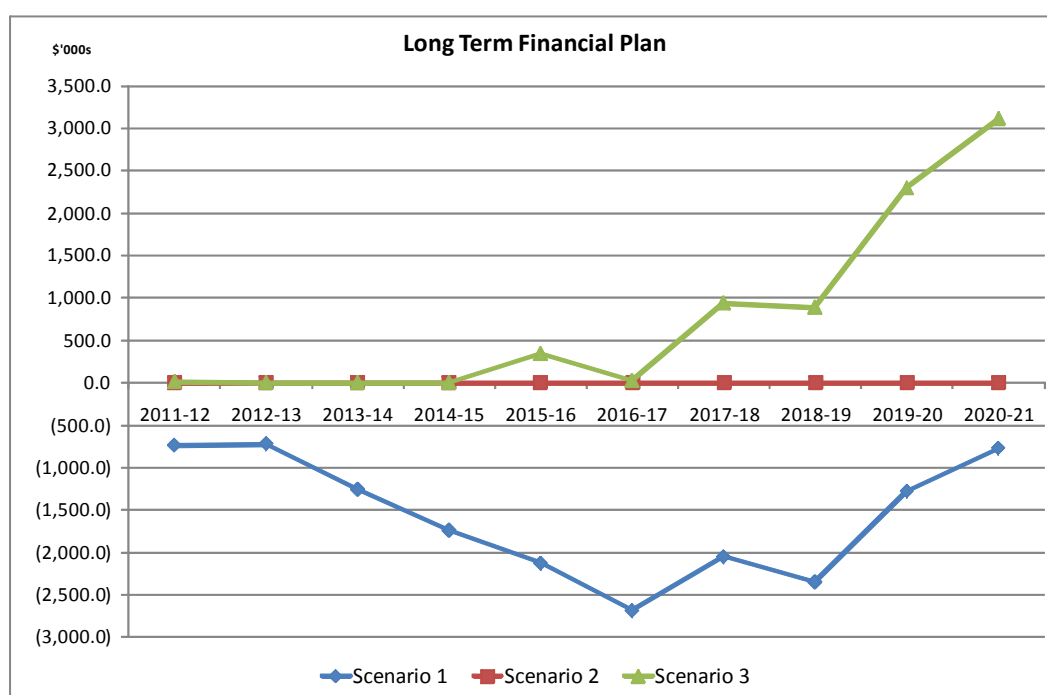
- **Scenario One:** Focuses on Council's current capacity and identifies the funding shortfall that will result from the continuation of current services levels. This

scenario projects significant deficits that average \$1.3m for each of the next five years.

- **Scenario Two:** Develops a balanced budget position for all future years contained within the LTFP. This is the result of permanent service levels adjustments, reductions and disengagements from Council's current services to ensure that Council is financially sustainable in the long term. The first year of this scenario represents the 'alternative' budget that will be adopted in May 2011, following the exhibition of the Draft 2011-12 Operational Plan, for 2011-12 should this application not be successful.
- **Scenario Three:** Prepares a balanced budget in line with the community aspirations and demonstrates the increase in rating revenue required to meet these expectations and ensure that Council is financially sustainable in the long term.

All of the three scenarios have been developed with consideration to past and future efficiency opportunities, maintaining Council's commitment to invest in our infrastructure assets, and providing services to our community in a financially prudent and sustainable way. Table 3.1 projects the annual budget results forecast by each of the scenarios.

Table 3.1 – Long Term Financial Plan Projections



To address the challenges facing Council to responsibly address asset renewal, continue current service delivery and respond to emerging priorities a program of works that has been included in scenario three of the LTFP and is shown in Table 3.2 below.

The proposal has a series of increases above the assumed rate peg amount for a period of 4 years. At the end of the 4 years these increases are included in the base rate. The table below also includes a fast tracking of the City Centres renewal works by way of loan funding of \$2m in each of the first two years to be repaid subsequently from the SRV.

Table 3.2 – Proposed funding strategy and program of works

	11/12	12/13	13/14	14/15
Special Rate Variation	3.50	3.00	2.50	2.00
Ministerial Rate (IPART)	2.80	3.00	3.00	3.00
	6.30	6.00	5.50	5.00
Maintaining Existing Assets and Service Levels				
Park Asset Renewal	500,000	600,000	600,000	600,000
Building Asset Renewal	430,000	500,000	500,000	500,000
Shared Pathways Asset Renewal			-	400,000
Public Amenity Asset Renewal	90,000	90,000	90,000	90,000
Penrith Business Alliance		310,000	310,000	310,000
Sustainability and Environmental Initiatives		1,000,000	1,000,000	1,000,000
Maintain Other Existing Services	743,600	762,200	1,273,000	1,733,500
Enhanced Services				
Enhanced Public Domain	190,000	360,000	360,000	360,000
Neighbourhood Renewal	150,000	300,000	300,000	300,000
Shared Pathways	550,000	750,000	800,000	800,000
City Centres Upgrades and Renewal - Penrith & St Marys				
City Centres Improvements	-	-	1,418,304	2,441,050
City Centres Improvements - Loan Funded	2,000,000	2,000,000	-	-
Debt Servicing	-	289,250	581,696	581,696
	4,653,600	6,961,450	7,233,000	9,116,246

Consideration of alternative funding solutions for the proposed programs has been the subject of Councillor Briefings and a number of meetings with the Finance Working Party. These alternatives have included:

- **Additional Borrowings** – Council’s current borrowings strategy provides for annual borrowing of \$3.2m for infrastructure programs and a further \$913,000 annually for the general revenue contribution to council’s asset renewal program. Further borrowings are considered on a case by case basis but must demonstrate a secure funding source, or savings, to repay the loan. Examples include borrowings:
 - in advance of developer contributions,
 - to facilitate a number of income producing property development projects, and
 - of \$2m in both 2007-08 and 2008-09 to accelerate the paving program. This strategy consolidated a multi year program into a single contract, delivered over two years, delivering significant savings.

- Council had borrowings of \$69.7m at 30 June 2010 and a debt service ratio of 7.82%.
- **Sale of Property Assets** – Council has significant property holding within the City and in recent years has leveraged these strategic holdings to stimulate investment in the City. These projects include the construction of a new State Office block in Penrith, construction and lease to the State of an office block in St Marys, proposed redevelopment and sale of Cranebrook shopping centre and the sale of land in Kingswood to Housing NSW for the construction of a seniors living complex. Council continuously considers its property holdings and has recently agreed to the sale of the Lemongrove Retirement Village as part of the service review however, at this time further rationalisation is not considered appropriate, nor will it provide an ongoing funding source for the initiatives proposed. In addition active management of its property portfolio has enabled a number significant contributions to be made to Council projects in recent years including \$3.35m for the expansion of the Joan Sutherland Performing Arts Centre (total project cost \$14.6m), \$2.1m for the redevelopment of the Penrith Valley Cultural Precinct (total project cost \$6.5m), \$1.7m for various facility upgrades at Council’s two Swimming Centres, \$1.5m for the extension to the Civic Centre and Central Library and an annual contribution of \$650,000 to Council’s \$1.55m Building Asset Renewal Program.
- **Increased Fees & Charges** – As discussed later in this application a comprehensive review of Council’s Fees & Charges was completed as part of the 2009 Services Review. This examination benchmarked Council’s fees and charges to other similar service providers and ensured that the fee levels, were appropriate, ensuring at least cost recovery. It is also noted that a number of Council’s fees and charges are set by statutory instruments. The average projected increase in fees & charges for 2011-12 is 3.88%, despite many of the statutory fees either not increasing or not keeping pace with CPI.

3.3 Efficient and feasible program of expenditure

Council must attach a detailed program of expenditure to be funded from the special variation for at least every year of the application, and if relevant, for additional forward years.

The program of works proposed in this application is discussed in detail below. In keeping with the phased in approach of the SRV the program too builds up over the four years of the proposal. By the fourth year, 2014-15, the full program will be implemented with each initiative reaching the full funding required. To ensure that these programs remain contemporary it is proposed that these allocations, where appropriate, would be indexed each year from 2015-16 by the Rate Peg.

Parks Asset Renewal Program

The Parks Asset Renewal Program commenced in 2008-09 to address the renewal of a wide range of fixed parks assets. As with the development of the Roads and Buildings Asset Renewal Strategies all Parks fixed assets needed to undergo a condition assessment and have appropriate standards determined for each asset classification. Fixed parks assets include playground equipment, fencing, lighting, irrigation systems, signage, park furniture, seating and playing surfaces.

In 2008 the Parks Asset Renewal Program was costed at approximately \$6.55m. This program was recognised as a priority and allocated \$250,000 p.a. in 2008-09, 2009-10 and 2010-11. At the same time it was recognised that this level of funding was an interim measure only. Since 2008 the Sportsground Management Strategy has been completed. This was the final element in assessing the total parks asset renewal program, and brought the total remaining program to \$8.5m. The program is proposed to be delivered over 10 years and would require annual funding of \$850,000. The Special Rate Variation proposal (Scenario Three of the LTFP) would provide additional funding of \$600,000 pa to fully fund this program. The annual works programs proposed for the first 4 years of the SRV are included as *Attachment 3.1*.

Table 3.3 – Proposed Parks Asset Renewal Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	250	250	250	250
Proposed SRV	500	600	600	600
Total	750	850	850	850

Building Asset Renewal Program

Council has long recognised the need to increase the commitment for Buildings Asset Renewal. This commitment is acknowledged through the Building Asset Renewal Program forming part of the AREAS Special Rate Variation in 2006-07. Further details of this SRV are included with this application.

The on-going development of Council's asset management systems has included detailed condition audits of building assets and the development of service standards that will ensure all buildings are fit for purpose and consider future needs. These service standards will ensure a greater emphasis on sustainability, compliance, risk management and meeting community expectations, such as accessibility.

In addition to the 2006-07 program some urgent major upgrades to Ripples (Aquatics and Gym facility in St Marys) and Penrith Indoor Sports Stadium have emerged and the recent Neighbourhood Facilities Management Services Review has recommended significant additional upgrades and enhanced maintenance requirements to ensure these facilities are performing satisfactorily and meeting customer demands.

The 2010-11 budget has an allocation for Building Asset Renewal of \$1.55m. To address the revised building asset backlog and implement the program identified in the Buildings Asset Management Plan additional annual funding of \$500,000 over 10 years would be required. The Special Rate Variation proposal (Scenario Three of the LTFP) would fully fund this program.

The works identified in the Building Asset Renewal Program will be prioritised on a needs basis, however details of the works scheduled to be completed in the 10 year program are included in *Attachment 3.2*.

Table 3.4 – Proposed Building Asset Renewal Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	1,577	1,605	1,635	1,665
Proposed SRV	430	500	500	500
Total	2,007	2,105	2,135	2,165

The base budget above includes funding from the 2006-07 SRV and this proportion of the base budget is indexed each year by the rate peg.

Footpath and shared pathways asset maintenance

Given the expansion of pathways through out the City in recent years and the opportunities provided by this SRV and NSW Bike Path grants it is proposed that an allocation of an additional \$400,000 be introduced from 2014-15 to provide for the expanded pathways network and to address the current backlog.

Table 3.5 – Proposed Shared Pathways Maintenance Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	150	150	150	150
Proposed SRV	-	-	-	400
Total	150	150	150	550

Public Amenity/ Toilet Replacement Program

The condition of public toilets continues to rate high importance and low satisfaction in recent Community Surveys. It has been rated with the lowest satisfaction rating in the last three surveys. In response the Public Amenity Replacement Program was adopted by Council in 2008-09 at an estimated cost of \$2.7m. The Program identified the need to replace 21 stand-alone public toilets, of various sizes, throughout the Council's area and by June 2011 it is projected that 17 toilets will still require replacement.

Despite the financial challenges facing Council, given the priority the community had placed on this program, annual funding of \$150,000 was commenced in 2008-09. This level of funding would see the program completed in a further 16 years. The Special Rate Variation proposal (Scenario three of the LTFP) provides additional annual funding of \$90,000 to accelerate and complete the program in 10 years.

The annual works schedules proposed for the revised program is included as *Attachment 3.3*.

Table 3.6 – Proposed Public Amenity/ Toilet Replacement Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	150	150	150	150
Proposed SRV	90	90	90	90
Total	240	240	240	240

Enhanced Public Domain Maintenance (Litter Control)

Enhanced Public Domain Maintenance has for a number of years been identified as a high priority unfunded program. The enhanced service levels are proposed in locations such as CBD car parks and commuter car parks, high activity city locations and precincts, industrial areas (including the new Erskine Park industrial precinct) and to address the emerging issue of litter throughout the Council's area.

The initiative would provide two additional 2-person public domain maintenance units to assist in addressing the issues referred to above. The Special Rate Variation proposal (Scenario three of the LTFP) provides funding of \$360,000, phased in over two years, for the enhanced service levels.

Table 3.7 – Proposed Enhanced Public Domain Maintenance Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	4,126	4,156	4,187	4,219
Proposed SRV	180	360	360	360
Total	4,306	4,516	4,547	4,579

The base budget above includes funding from the 2006-07 SRV and this proportion of the base budget is indexed each year by the rate peg.

Neighbourhood renewal

The Neighbourhood Renewal Program has actively engaged with residents in a range of established areas across the City to identify community strengths and issues and develop appropriate responses to the matters raised. The delivery of these responses have been framed within Neighbourhood Action Plans (NAPs) that outline actions for Council, service providers, other levels of government and the community to enhance and improve the physical amenity and social outcomes for residents within these communities.

The Neighbourhood Renewal Program has been highly successful in building positive relationships, developing community capacity, opening opportunities for creative expression in communities and positive engagement with Council. These relationships have developed through collaborative planning and will be further enhanced by the timely delivery of recommendations, including physical infrastructure, within the NAPs for each community. An annual allocation of \$300,000 has been identified to meet the requirements of the NAPs for neighbourhood renewal areas. The Special Rate Variation proposal (Scenario three of the LTFP) provides annual funding of \$300,000 for the proposed program, phased in over two years.

Table 3.8 – Proposed Neighbourhood Renewal Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	31	31	31	31
Proposed SRV	150	300	300	300
Total	181	331	331	331

Enhancement to shared pathways program

The current footpath program is primarily focused on missing links in the existing network available to pedestrians. Annual funding for this program is \$150,000 and follows, as previously highlighted in this application, a \$4m program over two years funded by loans that accelerated the delivery of the path paving program. This strategy consolidated a multi year program into a single contract delivering significant savings.

It is apparent that there is now a growing demand from the community for a broader network of shared pathways that will provide a dual service for both pedestrians and cyclists. Such a network would encourage active movement around the City and help connect communities. This network would achieve many of Council's health and sustainability goals as well as responding to recommendations of the People's Lifestyle Aspirations and Needs Study and the Integrated Transport & Land Use Strategy.

The recently released NSW Bikepaths Plan provides significant funding opportunities for the City based on a 25% matching contribution from Council. The Special Rate Variation proposal (Scenario three of the LTFP) proposes additional annual funding of \$800,000 to

maximise the opportunities under NSW Bikepaths Plan and allow a footpath program to continue. This additional funding would be phased in over three years.

Table 3.9 – Proposed Shared Pathways Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Base budget	150	150	150	150
Proposed SRV	550	750	800	800
Total	700	900	950	950

City Centres Renewal and Improvements - Penrith and St Marys

The Civic Improvement Plan has identified significant works that will contribute to the recognition of Penrith as a Regional City. Whilst a number of the key improvements will be covered by developer contributions, there is a real opportunity to fast track the delivery of some of the key infrastructure and stimulate the further development of both CBDs.

A program of civic infrastructure improvements for the Penrith and St Marys City Centres has been prepared to support their growth and development. These improvements aim to upgrade the public domain throughout the Centres over time and create high quality public spaces that provide the centres with their own unique identities. The improvements identified aim to strengthen the regional position of Penrith City Centre as a multi- functional and innovative Centre that encourages employment and economic growth.

The Special Rate Variation proposal (Scenario three of the LTFP) provides significant funding for the CBD improvements commencing with \$4m over two years funded by borrowings to kick start the program and building up to an annual allocation of almost \$2.5m by 2014-15.

The works program proposed by SRV is included as ***Attachment 3.4***.

Table 3.10 – Proposed City Centres Renewal Budget

	2011-12	2012-13	2013-14	2014-15
	\$'000			
Proposed SRV	2,000	2,000	1,418	2,441
Debt Servicing		289	582	582

3.4 Impact on financial sustainability

In this section, Council must show the financial implications for it should the special variation be approved or not approved.

Purpose of the Long Term Financial Plan

Since 2000 Penrith City Council has prepared and regularly reviewed a Long Term Financial Model. This Model has been a key source of information for management and Council in developing and considering the annual Operational Plan. The Model has been further developed into the Long Term Financial Plan enabling Council to better plan and understand the long term financial implications of Council decisions and Policies and assess the long term capacity of the organisation. With this information Council can better assess future sustainability, service levels and the revitalisation, upgrading and renewal of infrastructure.

The Long Term Financial Plan (LTFP) has been prepared as a component of the Council's Resource Strategy and its role is to ensure the Council has a financially sustainable long term vision.

Penrith City Council has for a long time considered the role of the City within the region as one of providing a vibrant City that delivers infrastructure and access to services for not only the Local Government Area but also for the surrounding region. This role was formally recognised in 2005 when the NSW State Government designated Penrith as a Regional City.

The LTFP, and particularly the initiatives contained within scenario three, aims to further prepare the City for its current and future role with the region.

A History of Financial Management at Penrith City

Council prides itself on providing a diverse range of services managed by responsible financial stewardship. In recent years a number of inquiries and media reports have considered the financial sustainability of Local Government in NSW. In 2005 the Local Government Shires Association (LGSA) commissioned the largest of the Inquiries into Local Government Sustainability, known as the Percy Allan Inquiry. A key finding of this Inquiry was the significant infrastructure renewal/maintenance backlog facing the industry of \$6 billion. At this time Penrith City Council had already recognised this issue and put measures in place to start addressing the City's backlog across a number of asset classes. These measures included enhanced funding for the Road network, commencing in 2000-01 with this funding reaching \$10.4m in 2010-11, and in later years additional funding was allocated for Building and Parks Asset Renewal. The increased funding

being allocated in scenario three of the Long Term Financial Plan for Buildings and Parks will build the annual allocations to the level required.

Penrith City's proactive approach to addressing the financial challenges it faces has been previously recognised by Standard & Poors. The rating agency had for a number of years provided a credit rating for Council. The most recent Standard & Poors assessment in 2008 confirmed Council's rating of AA+ and highlighted that a strength of the rating was Council's prudent financial management and willingness to address the infrastructure backlog.

In recent years Council's annual budget development has highlighted the financial capacity challenges that Council is facing and the LTFP has shown that these difficult budget years would continue if existing service levels were to be maintained.

The 2009-10 budget required a number of one off reductions of almost \$1.2m to commence the year with a balanced budget. These budget reductions had been considered as one off reductions as they largely required that the asset programs that Council had spent years building up be reduced.

The 2010-11 budget was again developed on the basis of continuing existing service levels, adding new projects (most notably the inclusion of funding for the redevelopment of Council's on-line presence with its web site and providing online services), and adjusting for expected changes in costs. Again significant challenges were faced in producing a balanced budget for 2010-11. As a result of intensive scrutiny of Council's budget adjustments to a number of programs, items of expenditure and funding sources were required of almost \$1m. These additional cuts were on top of \$175,000 identified during service reviews conducted in September to November 2009 in preparation for the 2010-11 budget development.

Council's drive to identify efficiencies is ongoing and as part of the development of the 2011-12 Operational Plan a further \$520,000 of ongoing savings have been identified.

Financial Sustainability

Financial sustainability is one of the key issues facing local government due to several contributing factors including cost shifting from other levels of government, ageing infrastructure and constraints on revenue growth.

Council, as an organisation, must responsibly manage its resources to ensure its long term sustainability. This management includes not only ensuring that assets can be maintained but also making decisions about how to manage conflicting demands on resources – staff and money. The Long Term Financial Plan assists in developing the framework, information and service priorities to help inform those decisions.

The LTFP is a guide for future action providing the opportunity for Council to identify financial issues and their potential longer term impact as early as possible. It represents the point where long-term community aspirations and goals are tested against financial

realities. It is also where Council and the community may decide what resources Council needs to fulfil its responsibilities.

Council remains in a sound financial position, with an annual budget of around \$180 million. Our LTFP continues to support our budgetary position and decision-making and indicates that there are challenges for the future as Council strives to deliver the same level of service and address infrastructure backlogs (scenario one) and proposes a number of scenarios including reducing services levels and outputs in line with resources (scenario two), and increasing revenue to facilitate the aspirations of the community (scenario three).

Preparation of the Plan

The LTFP is prepared by drawing on information contained within the Council's Community Strategic Plan, Delivery Program and Operational Plan in conjunction with a number of assumptions, estimates and forecasts in relation to population, revenue growth, cost increases and future economic conditions. The LTFP is accompanied by the Workforce Strategy and Asset Management Plans to provide a view as to how the aspirations of our community can be delivered, maintained and the financial cost of doing so.

Forecasts regarding our workforce have been identified in the Workforce Strategy with the challenges and financial impacts of issues such as an ageing workforce addressed in the LTFP through the management of the Employee Leave Entitlements reserve.

The service levels, asset maintenance and renewal requirements outlined in the Asset Management Plan have determined the capital expenditure and maintenance expenditure components of the LTFP. The objectives of the Asset Management Plans correlate with the LTFP objectives and demonstrate how Council proposes to renew and maintain its assets into the future.

Long Term Financial Plan objectives

The objectives of Council's LTFP are to provide our community with a document that clearly outlines Council's current capacity, identifies challenges for the future and provides opportunities for the community to tailor their aspirations and Council's financial capacity to deliver. Each of the three scenarios included in the LTFP assist in demonstrating these choices and have been discussed earlier in this application.

Estimates, Assumptions and Forecasts

The LTFP is a financial projection that quantifies the cost of Council's Services for the next 10 years, given certain assumptions and estimates. It is prepared to provide the community with the appropriate information about how Council's finances will operate over the next ten years in line with the different choices that can be made.

All LTFPs must be based on a set of assumptions, which generally relate to those things which are most likely to affect the overall outcome of the LTFP. The assumptions

considered, discussed and ultimately used as a basis to forecast Council's long term financial position over the 10 year plan have been detailed in the LTFP which is currently on exhibition and is included as **Attachment 3.5** of this application. A number of minor changes to the LTFP assumptions and projections have occurred during the exhibition period as a result of the 2011-12 budget process and these have been incorporated into this application. Following the adoption of the Resource Strategy on 11 April 2011 an updated LTFP will be provided to IPART.

3.4.1 Variations for capital expenditure

<i>Does the application relate to infrastructure investment, whether for new assets or maintaining existing assets?</i>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
▼	<i>Does the purpose of the proposed special variation require that a capital expenditure review be undertaken by Council in accordance with Council Circular 97/55?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
▼	<i>If Yes, has a review by the Council been undertaken?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▼	<i>If Yes, has Council submitted this to DLG?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

A number of the elements included in this application relate the investment in Council's current infrastructure assets. These programs have been discussed earlier in the application and the detailed programs for each have been included. The relevant appendices to the Asset Management Plan have been included with the application.

Council's Buildings Asset Management Plan is included as **Attachment 3.6**.

Council's Parks Asset Management Plan is included as **Attachment 3.7**.

3.4.2 Impact of special variation on key performance indicators

Councils must complete *Error! Reference source not found.*⁹ and *Error! Reference source not found.*¹⁰ below to demonstrate the impact on its key performance indicators for the current year and 3 forward years under 2 possible scenarios – (1) the special variation is approved and (2) the special variation is not approved.

Table 3.11 – KPIs if Special Rate Variation is approved (Scenario 3 in LTFP)

Indicator	30/6/10 Actual	30/6/11 Estimate	30/6/12 Forecast	30/6/13 Forecast	30/6/14 Forecast
Operating Balance Ratio %	(6.6)%	(7.0)%	(8.2)%	(6.5)%	(5.3)%
Unrestricted Current Ratio %	1.03:1	1.08:1	1.07:1	1.10:1	1.10:1
Rates & Annual Charges Ratio %	52.0%	50.1%	56.8%	58.7%	60.7%
Debt Service Ratio %	6.79%	6.32%	6.89%	6.62%	6.98%
Broad Liabilities Ratio %	75.7%	66.5%	64.9%	57.4%	57.5%
Asset Renewals Ratio	51.6%	55.3%	60.9%	63.3%	65.2%

Table 3.12 – KPIs if Special Rate Variation is not approved (Scenario 2 in LTFP)

Indicator	30/6/10 Actual	30/6/11 Estimate	30/6/12 Forecast	30/6/13 Forecast	30/6/14 Forecast
Operating Balance Ratio %	(6.6)%	(7.0)%	(9.0)%	(7.6)%	(7.1)%
Unrestricted Current Ratio %	1.03:1	1.08:1	1.07:1	1.10:1	1.09:1
Rates & Annual Charges Ratio %	52.0%	50.1%	55.8%	57.4%	58.6%
Debt Service Ratio %	6.79%	6.32%	7.00%	6.59%	6.88%
Broad Liabilities Ratio %	75.9%	68.2%	64.8%	58.4%	59.7%
Asset Renewals Ratio	51.6%	55.3%	56.9%	58.6%	60.4%

Note: Operating balance ratio is the net operating result (excluding capital items) as a percentage of operating revenue (excluding capital items). Unrestricted current ratio is the unrestricted current assets divided by unrestricted current liabilities. “Unrestricted” means there is no restriction on the asset or liability imposed by regulation or some other externally imposed constraint. Eg, restricted assets include developer contributions. Rates and annual charges ratio is the rates and annual charges divided by operating expenses. Debt service ratio is the net debt service cost divided by revenue from continuing operations. Asset renewals ratio is asset renewals expenditure divided by depreciation, amortisation and impairment expenses. Broad liabilities ratio is the total debt plus cost to clear infrastructure backlogs (Special Schedule 7) divided by operating revenue.

Note: Indicators in Tables 3.11 and 3.12 have been calculated in accordance with the application guidelines issued by IPART. Some of these Key financial Performance Indicators (KPI) monitored by Council and reported to the public and contained within the LTFP, have been calculated in accordance with the Local Government code of Accounting Practice and provide slightly different results.

Operating Balance Ratio

This ratio remains relatively stable under both scenarios and with a slight improvement being provided under the SRV proposal. Council's operating result continues to be impacted by a number of non cash items including depreciation, which following the recent transition to Fair Value has significantly increased.

Unrestricted Current Ratio

Council's liquidity is actively managed and this is one of the indicators utilised by Council. Both scenarios provide similar results with the majority of revenues from the SRV expected to be expended each year.

This ratio continues to be impacted by the practice of using internal reserves to fund section 94 expenditure in advance of contributions. Council could at any time, if required, externally borrow these advances should the indicator require it. The KPIs monitored by Council, discussed later in the section, includes an adjust unrestricted current ratio benchmarked at 1.25:1. A number of opinions exist within the industry as to the target benchmark from 1:1 to 2:1. Council's benchmark of 1.25:1. The benchmark adjusted indicator provides a balance between meeting liabilities as they fall due and ensuring that all available resources are applied to addressing the priorities of the City.

Rates and Annual Charges Ratio

The increased contribution of Rates and Annual Charges under both scenarios is impacted by the projected increase in Domestic Waste Charges resulting from increased State Government Waste Levies. The increase in annual charges from these charges is 40.5% (\$6.325m) over the period covered in table 3.11 and 3.12.

Broad Liabilities Ratio and Asset Renewal Ratio

Both of these indicators are improving in the two scenarios however the improvement is greater under the SRV. The improvement in both indicators is the result of Council's ongoing commitment to asset renewal commenced in 2000. This commitment is increased by the proposed SRV and explains the greater improvement in table 3.11 where the SRV has been included.

Monitoring of financial performance in the LTFP

Indicator	2008-09	2009-10	2010-11	Target
Unrestricted Current Ratio	1.17:1	1.03:1	1.15:1	>1.25:1
Adjusted Unrestricted Current Ratio	1.41:1	1.30:1	1.45:1	>1.25:1
Unrestricted available cash	\$3.6m	\$6m	\$5m	>\$0
Working Funds	\$3.6m	\$3.6m	\$3.3m	>\$2m
Debt Service Ratio	7.45%	7.82%	7.78%	<10%
Rates Outstanding Ratio	4.94%	5.67%	5.2%	<5%
Rates Outstanding (excl Pensioners)	3.76%	4.41%	4.0%	<4.5%
Asset Renewal Ratio	56.9%	51.58%	55%	
ELE Reserve as a % of liability	18%	19%	19%	20%

Definition of KPIs

Unrestricted Current Ratio

This ratio aims to measure Council's liquidity, and more importantly, Council's solvency and is calculated as the ratio of Council's Current Assets less external restrictions against Current Liabilities less specific purpose liabilities. Council's practice of forward funding section 94 expenditure ahead of contributions, by a loan over internal reserves, has impacted this ratio in recent years. Given that these advances could be funded by an external loan, or other section 94 Plans (once the current Department of Planning Developer Contributions review is completed), Council measures the performance of this ratio after adjusting these internal loans.

Unrestricted Available Cash

This measures cash held by Council, which is free of any restricted use and is a measure of Council's ability to pay its liabilities as they fall due.

Working Funds

Is an internal measure of liquidity and assesses the underlying liquidity or capacity of Council's budget to respond to unexpected expenditure should it arise. This measure is also reported by Council's external auditor each year.

Debt Service Ratio

This ratio measures debt servicing costs against operating revenues excluding grants and contributions received for specific purposes. Council's Debt Policy is to ensure that this indicator continues to reduce over the long term.

Rates Outstanding Ratio

This indicator measures Council's collectible outstanding rates. A second ratio has been included that excludes the outstanding rates of pensioners.

Asset Renewal Ratio

This ratio provides a measure of the rate at which Council is renewing its infrastructure assets compared to the annual depreciation expense.

ELE Reserve

This indicator is a measure of the percentage of employee leave entitlements, excluding annual leave, held in reserve. The target of this indicator is average 20% over 3 years to provide capacity for any unexpected payments.

4 Community consultation

Councils must show adequate community consultation regarding the reasons for the variation and its impact on ratepayers.

Penrith City Council's Approach to Community Engagement

Council has a long standing history of commitment to extensive engagement about our City, and values the diversity of skills, views and expertise in our communities. Council believes that effective community participation is good democracy, good business and good management.

A key foundation of Council's approach to community engagement has been its *Community Participation Policy* which was adopted in August 2003 and the *Community Participation Manual* which was subsequently adopted in October 2006 (*see Attachment 4.1*). These foundation documents which include the framework for Community Participation (as developed in 2000 by the International Association for Public Participation - IAP2), procedures, guidelines and case studies have been used by Council staff as the principal guide in preparing any form of community engagement.

These principles were demonstrated in a significant community engagement exercise leading to the development and final adoption of Council's Community Strategic Plan 2031 and Delivery Program in June 2010.

Development of Council's Community Strategic Plan and Delivery Program

Council's Community Engagement Strategy (CES) details the extent of that consultation process in the development of Council's Community Strategic Plan and Delivery Program as far back as June 2008. At that time, a Community Aspiration Survey assisted in setting a research base for the development of the current Community Strategic Plan and the Delivery Program 2009-2013.

A full account of community engagement undertaken during this process is provided in extracts from both the adopted CES 2010 and draft CES 2011 in *Attachment 4.2*.

Council endorsed the draft Community Strategic Plan, draft Delivery Program, draft Operational Plan, draft Community Engagement Strategy and draft Resource Strategy for exhibition on 3 May 2010, and the documents were subsequently exhibited between 10 May 2010 and 8 June 2010. Engagement strategies included formal displays, a public meeting, an interactive web page, attendance at community events and various other forums. A total of 20 formal submissions were received in response to the exhibition. Generally the submissions did not raise significant issues with the plans, and they were adopted with minor changes on 21 June 2010.

The adopted Delivery Program 2009-2013 and 2010-2011 Operational Plan both included a task relating to a Special Rate Variation. This task was highlighted as a priority, and read:

Pursue alternate funding options to deliver Council services and facilities, including consideration of a Special Rate Variation, following community consultation and engagement.

The reach and depth of engagement methods previously applied has provided the foundation for the community engagement strategy for the 2011-2012 Special Rate Variation as discussed in greater detail in this section of the application.

4.1 The consultation strategy

In the section below, provide details of the consultation strategy undertaken by Council, including the range of methods used to inform the community on the special variation proposal and to obtain community feedback on this option (eg, a survey, focus group, online discussion, town hall meeting, newspaper advertisement or public exhibition of document).

Development of a Community Engagement Strategy for the SRV

Adding to the significant amount of community engagement work carried out during the Strategic Plan development, Council, in December 2010 began high level discussions with key city partners such as the Penrith Business Alliance, Penrith Valley Chamber of Commerce, Penrith City Centre Association, St Marys City Centre Association and the Penrith Valley Sports Foundation to gauge “in principle” acceptance and acknowledgement of the need for, and intent of, the proposed Special Rate Variation.

These groups were selected based on their existing partnership with Council, their similar goals for the future of the City as well as their ability to represent the views of a large number of stakeholders. The feedback from these meetings was very positive and has since been backed up with letters of support received from each organisation.

Focus Groups on Community Consultation

In addition, to confirm that Council was engaging in the most effective way, three focus groups of 20 participants each reflecting a wide cross section of the City’s population, were held in January 2011. The attendees represented a wide spread of the community and included male and females aged between 15 and 65. The groups were conducted to explore resident views on methods of community engagement in the lead up to discussion with the community on its financial position and proposal to apply for a special rate variation.

Key engagement methods recommended by the focus groups were:

- a letterbox drop with a personal letter,
- through the newspaper, via Council’s regular community newsletter, and
- a public exhibition at various locations around the Penrith LGA.

Participants advised that letterboxed information should be in plain English, to the point and simple, it should include all relevant information in a concise ‘brochure style’

format, bigger than a flyer, with a maximum of 4 pages (or DL size). Information should include a short survey (a few short questions, tick box answers, space for comments with a reply paid envelope) and a website address to complete the survey online.

It was also recommended by participants that Council ‘saturate residents with information” through information stalls at events, senior Council officers attending meetings of local community groups, Council’s website, local radio stations, emails, telephone calls (with the provision of a dedicated hot-line) and third party (through existing community groups and user groups including information in member newsletters) contacts. Recommendations also included that public exhibitions take place at various locations throughout Penrith LGA and that feedback be provided to the Community at the conclusion of consultation.

Copies of the General Manager’s letter to ratepayers, the 4 page DL size flyer, the larger A4 size Community Information Booklet, the reply paid household survey and the SRV Feedback Form used by Council to record community responses are provided in ***Attachment 4.3.***

Key Stakeholders and Methods of Consultation

In response to the feedback received from the focus groups in January, a comprehensive program of community engagement was designed to reach as many stakeholder groups as possible and where possible provide a measured assessment of demonstrated community support. The different strategies implemented reflected the depth of community participation from information provision to informing, involving and consulting key stakeholders. The entire program with the range of engagement methods implemented clearly demonstrates Council’s commitment to seek community feedback on this important issue.

The key stakeholders targeted by this program included, residents, ratepayers, city partners (business, sporting etc), library visitors, council staff (65% who live locally), Culturally And Linguistically Diverse (CALD) groups, senior citizens, disability groups and the on-line web community. This is reflected in the following table.

Table 4.1 – Key Engagements

Engagement Method (Date Implemented)	Key Stakeholders	Result
1.Key City Partner Discussions (December 2010)	<p>High-level discussions were held with each of the following stakeholders to gauge “in principle” acceptance and acknowledgement of the need for, and intent of, the proposed Special Rate Variation:</p> <ul style="list-style-type: none"> ▪ Penrith Valley Chamber of Commerce ▪ Penrith City Centre Association ▪ St Marys City Centre Association ▪ Penrith Valley Sports Foundation ▪ Penrith Business Alliance. <p>These groups were selected based on their existing partnership with Council, their similar goals for the future of the City as well as their ability to represent the views of a large number of stakeholders.</p>	<p>Letters of support to apply for the SRV received from each of the five stakeholder groups (see <i>Attachment 4.4</i>)</p>
2. Focus Groups on Community Consultations (x3) (19 January 2011)	<p>Three community focus groups (20 residents in each group) were held in January 2011 to identify the most effective way to communicate with the Community on the proposed Special Rate Variation. Sixty participants were randomly selected by an independent external research company to reflect the key population demographics of the City.</p> <p><i>(Recommendations from the focus groups is mentioned earlier in Focus Groups on Community Consultation)</i></p>	<p>All focus group recommendations were implemented as part of a wider community engagement strategy for the SRV</p>
3.Information Package Mailout (11-18 Feb 2011)	<p>An information package was mailed out to all 65,000 ratepayers in the City of Penrith. The city-wide distribution commenced on 11 February and was the result of a recommendation of the January focus groups. The package included a letter from the General Manager; an information brochure clearly explaining the Funding our Future proposal; information on the proposed rate increase; how to get more detailed information and a reply paid survey with space for comments provided.</p>	<p>65,000 ratepayers receive mail out. <i>(Information package provided in Attachment 4.2)</i></p>
4. Council’s Website (Feb-March 2011)	<p>Council’s Funding our Future (FoF) hosted website (www.ourfuture.com.au/fundingourfuture) provided a comprehensive library of key information for visitors to the site. Visitors</p>	<p>During the exhibition period, 843 unique visitors viewed 9,333 pages, downloading a total of 1,017</p>

Engagement Method (Date Implemented)	Key Stakeholders	Result
	<p>were given access to 28 separate fact sheets and documents which could be read on-line or downloaded at their convenience.</p> <p>Key documents viewed and downloaded included:</p> <ul style="list-style-type: none"> ▪ Community Information Book on SRV Proposal ▪ Tables showing Impact on Residential, Business/Commercial and Farmland Rates ▪ A list of Council Services ▪ Building Asset Renewal Program ▪ Parks – Proposed Works Program ▪ Shared Pathways Information ▪ Enhanced Public Domain Maintenance Program ▪ Public Amenity Replacement Work Program ▪ Penrith and St Marys City Centres Renewal Program ▪ Draft Community Engagement Strategy ▪ Draft Resource Strategy <p>Direct links to Council’s hosted website was placed on all ‘public access’ computers in Council’s libraries and listed in the information package to all ratepayers and broadcast through social media. The website link was promoted as part of local newspaper advertising.</p>	<p>documents.</p> <p>A website activity report is provided in Attachment 4.5</p>
5.Static Displays (11 February - 3 March 2011)	To reach visitors to the Council’s administration offices and libraries, static information displays were set up at the Civic Centre, Penrith, the Queen Street Centre, St Marys and the four Council libraries across the City. Information brochures and surveys were provided for community feedback.	Completed household surveys forms were received at every location.
6.Information Packs seeking Feedback (Feb-March 2011)	Information packages were sent to 16 Sporting Associations and Community Groups for feedback.	A letter of support was received from the Penrith Netball Association (see Attachment 4.6)
7.Advertising in Local Media	The following initiatives were undertaken to effectively disseminate information about the SRV proposal.	The catchment for local newspapers coverage includes:

Engagement Method (Date Implemented)	Key Stakeholders	Result
(Feb-March 2011)	<ul style="list-style-type: none"> Local radio campaign (Vintage FM) from 20 February to 13 March 2011 Information on Council's Corporate Page in the local newspapers <ul style="list-style-type: none"> 11, 18 and 25 February, 4 and 11 March Community consultation dates advertised in all local newspapers <ul style="list-style-type: none"> 11, 18 and 25 February, 4 and 11 March "Thank you" for your participation in the community consultation <ul style="list-style-type: none"> 17 March (Penrith Press), 18 March (Western Weekender) and 22 March (Mt.Druitt/St Marys Standard) 	<ul style="list-style-type: none"> Vintage FM (30,000 listener audience) Penrith Press (77,000 readers) Western Weekender (60,000 readers) Mt.Druitt/St Marys Standard (64,000 readers)
8.Media Briefings, Media Releases and News Articles (Feb-March 2011)	<p>The following initiatives were undertaken to promote and effectively disseminate information about the SRV proposal throughout the Community.</p> <ul style="list-style-type: none"> Media Briefing - 4 February 2011 Media Releases <ul style="list-style-type: none"> 5 January "Council Will Seek Community Views" 4 February - Timelines for IPART submission 5 February – "Have your say" 18 February – "Where Would the Money Would Go?" News articles in local and metropolitan newspapers and on-line articles – (Street Corner and Village Pic) Letters to the Editor in local newspapers (Penrith Press, Western Weekender, Penrith City Star, Mt Druitt/St Marys Standard) Two local radio interviews (WOW FM) 	<p>Local newspapers coverage included:</p> <ul style="list-style-type: none"> Penrith Press (77,000 readers) Western Weekender (60,000 readers) Mt.Druitt/St Marys Standard (64,000 readers) Penrith City Star (70,000 readers) <p>6 'Letters to the Editor' were published during the public exhibition period</p> <p>23 news articles in the local newspapers (Penrith Press, Western Weekender, Penrith City Star, Mt Druitt/St Marys Standard)</p> <p>WOW FM (27,000 listener audience)</p>
9.Social Media (Feb-March 2011)	<p>In order to reach residents and ratepayers (from the younger and more 'tech savvy' demographic), Council also issued updates on the SRV process through the use of social media (ie Twitter and Facebook)</p>	<p>Five (broadcast) messages were posted on Twitter and Facebook directing the social network audience (followers) to Council's website to</p>

Engagement Method (Date Implemented)	Key Stakeholders	Result
		“Have Your Say about the SRV”.
10. Community Hotline (Feb-March 2011)	Council created a dedicated telephone hotline (02 4732 7650) in February to allow the Community to contact Council officers and receive answers to questions about the SRV proposal and its specific impact on individual ratepayers.	Over 100 calls were received during the exhibition period. 58 were recorded as SRV submissions.
11. Resident Workshops (x2) (22-23 February)	Two independently facilitated resident workshops (50 participants in total) were held in February to identify community support for the proposed Special Rates Variation (Funding our Future). Participants were randomly selected by an external research company to reflect the key population demographics of the City. <i>(The independent consultant’s report on the methodology and outcomes of the Resident Workshops is provided in Attachment 4.7)</i>	66% of participants were in favour of Council’s SRV proposal, 26% in favour of a SRV less than proposed to maintain existing service levels and assets, and 6% did not support any SRV.
12. Deliberative Survey (23-25 February)	An initial group of 3,000 randomly selected residents across the City were contacted by an independent research company, IRIS Research asking if they would like to receive more information on the SRV (A4 Information booklet). Of that group who had read the information provided, a statistically representative sample of 620 participants were invited to take part in a more in-depth telephone survey. <i>(The independent consultant’s report on the methodology and outcomes of the Deliberative Survey is provided in Attachment 4. 8)</i>	53% of participants supported Council’s proposal for an SRV.
13. Household Surveys (11 Feb-13 March)	In response to the feedback from Focus Groups on Community Consultations , a short reply paid survey was included in the Information Package mailed out to the 65,000 ratepayers. The same survey was also provided as part of the static displays and at every “listing post” consultation at shopping centres, with community groups and at Council events. <i>(Independent advice was sought to assess the quantitative weighting placed on the results of this survey given that 91.2% of surveys were</i>	5,780 completed surveys were received at the close of the public exhibition representing an 8.9% return rate. 48% of returns opposed the SRV versus 38% in support (14% were undecided)

Engagement Method (Date Implemented)	Key Stakeholders	Result
<i>not returned - see Attachment 4.9)</i>		
14. On-Line Survey (11Feb-13 March)	<p>In order to reach the Penrith web community, an on-line survey mirroring the household survey was provided on Council's hosted Funding Our Future website (Attachment 4.12)</p> <p><i>(Similar to the Household Survey independent advice confirms that the results of the on-line survey whilst having some qualitative value, were not drawn from a statistically representative sample of the Penrith population with 91.3% of visitors not completing this survey)</i></p>	73 visitors completed an on-line survey representing an 8.7% completion rate of all visitors to the site. 51% of participants supported Council's proposal for an SRV. 45% opposed the SRV & 4% were undecided.
15. Face to Face Discussions with Community Groups (incl. CALD) (Feb-March 2011)	<p>The General Manager and Senior Staff held face-to-face discussions with the following Community Groups (<i>attendance figures provided</i>) including those from a Culturally And Linguistically Diverse (CALD) background:</p> <ul style="list-style-type: none"> ▪ Penrith Senior Citizens Management Committee (15) ▪ Rotary Club Wallacia/Mulgoa (8) ▪ Italian Community CALD group (50) ▪ Maltese Community CALD Group (50) ▪ Penrith Disability Resource Centre (12) ▪ Penrith Combined Pensioners & Superannuants Association (80) ▪ St Marys Combined Pensioners Association (80) ▪ Penrith Chamber of Commerce - Members Meeting (60) 	Approx. 350 people were consulted as part of the 8 face-to-face discussions with community groups.
16. Key City Partner Discussions (Feb-March 2011)	<p>A second round of face-to-face discussions were held with the following key city partners:</p> <ul style="list-style-type: none"> ▪ Penrith Valley Chamber of Commerce ▪ Penrith City Centre Association ▪ St Marys City Centre Association ▪ Penrith Valley Sports Foundation ▪ Penrith Business Alliance 	Letters of support to apply for the SRV was received from all five city partners. (see Attachment 4.4)
17. Listening Posts (12 Feb-12 March)	<p>In order to increase the reach to more residents and ratepayers, senior staff set up and manned 11 'listening posts' at local shopping centres, community events and locations across the City. These included:</p> <ul style="list-style-type: none"> ▪ Glenmore Park Shopping Centre (12 February) 	Although numbers fluctuated between each location, a conservative estimate of 50 to 60 enquiries and discussions took place at each listening

Engagement Method (Date Implemented)	Key Stakeholders	Result
	<ul style="list-style-type: none"> ▪ Kingswood Family Fun Day (12 February) ▪ St Clair Shopping Centre (19 February) ▪ Penrith Markets, Penrith (23 Feb & 5 March) ▪ Emu Plains Shopping Centre, Emu Plains (26 February) ▪ Hawkesbury Harvest Farmer's Markets, Penrith Plaza (5 March) ▪ St Marys Village Shopping Centre (5 March) ▪ Londonderry Post Office (5 March) ▪ Coachman's Park, St Marys (10 March) ▪ Cranebrook Shopping Centre (12 March) 	<p>post. (approx. 500 people consulted in total)</p>
18. On-line Discussion Forum (11 Feb-13 March)	To ensure that the on-line community were given the opportunity to provide feedback on the SRV, an on-line discussion forum was also provided on Council's externally hosted <i>Funding Our Future</i> website.	90 registered users posted a total of 165 comments against the 7 forum topics listed on Council's on-line discussion forum.

4.2 Outcomes from community consultations

Councils must also provide a summary of the outcomes from community consultations (eg, number of attendees, percentage of responses indicating support, overall sentiment of representations). In addition, provide a summary of submissions received in response to the exhibition of the Delivery Program/Operational Plan, where they relate to the proposed special variation. Identify the level of community support for the proposal (including by relevant stakeholder group) and any action proposed by Council to address issues of common concern.

Responses and Submissions Statistics - Received to Date

To complement the resident workshops and survey work held during the exhibition period, a wide variety of options were also made available to key stakeholders and the broader Community to encourage greater feedback as part of the overall Community Engagement Strategy. Although the submissions received were not drawn from a statistically representative sample of the Penrith population, they have provided valuable feedback.

At the close of the public exhibition period for the SRV proposal on 13 March 2011, a total of 7,346 responses and submissions were received (as referred to in the table below). The responses vary greatly, ranging in support for and opposing Council's SRV proposal, support for a part SRV to maintain existing service levels, undecided voters, requests for further information on the SRV and comments relating to other Council matters.

Table 4.2 – Summary of Responses and Submissions

Method Received	Responses & Submissions Received (to date)	SRV Feedback Received			Undecided	Information Request or General Comment about SRV	Other Council Matters
		Support for Full SRV	Support for Part SRV (Maintain Service Levels)	Oppose SRV, Cut costs & Service levels, Review spending			
Deliberative Survey	620	330	N/A	290	N/A	N/A	N/A
Resident Workshops	50	33	13	3	1	N/A	N/A
Household Survey	5,780	2,191	N/A	2,755	814	N/A	N/A
On-Line Survey	73	37	N/A	33	3	N/A	N/A
Letters	56	8	2	43	N/A	-	3
Emails	15	1	-	9	N/A	-	5
On-line Forum Comments	165	22	16	22	N/A	28	77
Petitions *	1 petition with 503 signatures	-	-	1 petition with 503 signatures	N/A	-	-
Telephone calls	58	1	4	15	N/A	6	32
Listening Post Enquiries (hardcopy returns)	26	1	-	7	N/A	6	12
Total	7,346						

* A petition organised by a Cranebrook resident was received and acknowledged by Council on 14 March 2010. The resident's concern about the disparity between rural and residential rates in particular on pensioners were responded to by Council's Financial Services Manager by telephone on 24 February 2011. The petition is provided as **Attachment 4.11** and contains a covering letter and while the petition itself does not provide an proposition representations by the residents indicate that the proposition was that the signatures opposed to the proposed SRV.

Summary of Outcomes from Community Engagement

Based on the range and depth of community engagement and in particular the quantitative, statistically representative sampling work undertaken it can be summed up that **there is conservative support for the SRV as proposed by Council**. (“53.2% of ratepayers would support the total increase in Council rates based upon what they read in the information kit” (refer to **Attachment 4.8**, page 7).

Throughout the extensive consultation it became apparent that the more opportunity the Community had to understand the proposal the more in favour they were (eg: focus groups, shopping centres, market stalls, meetings with community groups and phone calls received through the community hotline). Many residents were unaware of the services Council provides and appeared to be confused, raising issues such as of lack of Australia Post boxes and bus services as reasons not to support the proposal.

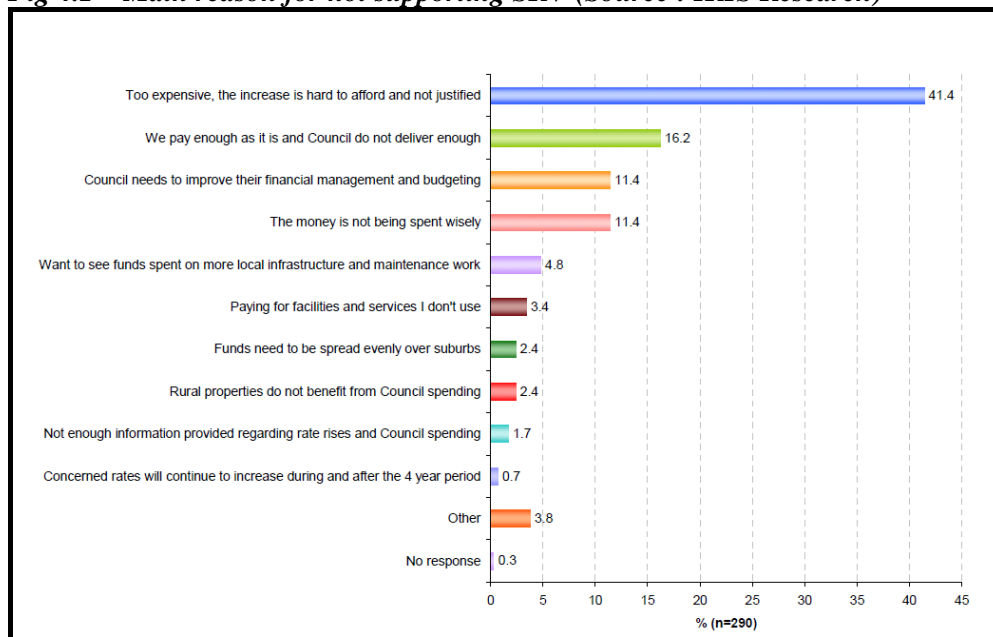
Overall comments in support of the increase can be summed up as acceptance that the rate increase is necessary so long as Council spends the money undertaking the projects as outlined.

In the resident workshops held in February, participants supporting a special rate variation spoke of the need for funds to enable Penrith to continue to be a great place to live. Other comments included “*Services are maintained and we get what we need, not less*”, [Council needs to provide a] “*guarantee of following through with the new proposals – completing the tasks without more rate rises.*”. Participants were not keen for services to be cut – except for the sister city relationship program where participants viewed the program to be of little or no value to residents. Other comments included “*Keeping the services is a direct benefit to local residents*” and “*No sister city trips overseas!*”. Those participants supporting a special rate variation also expressed concern about the impact on pensioners and low income earners “*Rate increases can cause hardships – particularly those on low fixed incomes.*”

Overall comments of non support were varied and included references to the general increasing cost of living, perceptions of wastage (including Council’s overseas trips) and concerns about the disparity of infrastructure and services in the older and more established areas of the City as opposed to new residential areas.

The graph below provides a summary of the main reasons why respondents are opposed to a rate increase (Source : Deliberative Survey results - refer to **Attachment 4.8**, page 8).

Fig 4.1 – Main reason for not supporting SRV (Source : IRIS Research)



Of the 46.8% of respondents opposed to the SRV, a follow-up question was asked as to whether they supported a reduction on community services and infrastructure instead. The majority, 62.1% of these respondents said that they did not support a reduction in services versus 37.9% who said they would support a reduction. This equates to 29% of the population opposed to a reduction in Council services versus 17.7% of the population who support a reduction in Council services. This result gives weight to the conclusion that the many who oppose the SRV are not prepared to accept a reduction in any Council services placing Council in a “no win” situation.

In summary, two main concerns have dominated the comments; pensioners and self funded retirees are concerned about their ability to pay any increases (although many have supported the proposal), and secondly the perceived disparity between older and more established areas of the City as opposed to newer residential areas.

To address the issue of pensioner hardship it is proposed that strong representations be made to State and Federal Governments to consider increasing pensioner rebates for rates (the NSW Government has recently increased pensioner rebates for electricity charges).

It is also proposed that the issue be raised at the Australian Local Government Association Conference and with the Local Government and Shires Association.

In addition to this (and discussed later in this application), it is further proposed that pensioners be exempted from the Stormwater Levy. This proposal is in response to resident and ratepayer concerns and if adopted by Council will result in an annual saving of \$25 for all pensioners at a cost of \$200,000 per annum. It is expected that this proposal will be endorsed by Councillors on 28 March 2011. Council will provide notification to IPART once this has occurred.

The community's concern about the disparity of services and infrastructure in older and more established areas of the city as opposed to the new estates are effectively addressed in the programs to be undertaken by the proposed rate increase. These include upgrades of playgrounds, footpaths, buildings and toilets across the city and the renewal of St Marys and Penrith City Centres.

An important element of the Community Engagement Strategy for the SRV was the use of various survey methods, each designed to encourage different stakeholder group feedback (qualitative information) and where possible, to provide a measured assessment of demonstrated community support (quantitative information).

The responses during the period 11 February to 13 March have yielded a number of important results.

In terms of qualitative results, the Deliberative Survey of 620 randomly selected residents resulted in just over 53% of residents in support of Council's proposed rate rise. The methodology behind this survey was to provide a statistically reliable sample. The results from the deliberative survey were further supported by two resident workshops (of 50 randomly selected participants) held in February which resulted in 66% of participants in favour of Council's SRV proposal. Both of these methods were conducted by an independent research company and indicate conservative support for the SRV.

Another two types of surveys were undertaken, namely a household survey based upon a mail out to 65,000 ratepayers and an on-line survey on Council's hosted Funding our Future website. Both methods were seen as valuable ways to increase the reach of feedback from all ratepayers and the on-line community. However, at the close of the consultation period only 5,780 people completed the household survey (8.9% of the entire mail out) resulting in 38% in support of the SRV, 48% opposing the SRV and 14% undecided or no response given. Only 73 people had completed the on-line survey (or 8.7% of visitors) resulting in 51% in support of the SRV, 45% opposing the SRV and 4% undecided or no response given. In both surveys there was >90% non response rate.

Advice sought by Council from two independent sources, IRIS Research and Newspoll (*Attachment 4.9*) indicate that both the Household and On-line Surveys were based on self-selection, open to campaigning, uncontrolled in the methods of sampling and had returns far too small to be conclusive. On a qualitative note, feedback received however did reinforce many of the concerns raised about :

- affordability in particular the impact of the SRV on pensioners and low income earners
- the need for Council to "live within its budget", to be accountable and responsible financial managers
- the need for Council not to waste money but to spend money wisely.

Further Community Consultation – Next Steps

In accordance with the SRV Guidelines, two draft versions of the 2011-2012 Operational Plan are required to be exhibited and that Council must notify IPART by 3 June 2011 of the adoption of the Operational Plan. This means that each Service Plan within the Operational Plan will be shown twice, with the first page showing the service profile within existing funding, and the second page showing the impact on the service profile if

the SRV is granted. On both pages, the commentary box directly below each Service Plan provides details on any changes to the service activities or tasks that will happen irrespective of the SRV.

An explanation and example of the of the two versions of the Operational Plan - Service pages (showing the impact with or without a SRV) is provided in ***Attachment 4.10***.

The public exhibition of the draft 2011-2012 Operational Plan is planned to take place in mid-April to mid-May subject to endorsement by Council on 11 April. This exhibition period will give the Community more opportunities to comment on the impact on Council's services should the SRV application be granted or rejected. The results of this consultation will also be provided to IPART prior to 3 June 2011.

5 Rating structure and the impact on ratepayers

Councils must also fill in the worksheets in Part A of the application which will provide the information and calculations underpinning the proposed ratings structure, the impact of the special variation and average rate increases.

5.1 Proposed rating structure for the revenue path

In the section below, provide a detailed explanation of the proposed rating structure for the variation under two scenarios – the proposed rating structure if approved and the proposed structure should it not be approved.

Penrith City Council's rating structure uses an ad valorem rate with a minimum amount. Council has properties categorised under three land categories – Residential, Farmland and Business, with two Business sub-categories (Penrith CBD and St Marys Town Centre). There are no mining properties in the Penrith LGA.

It is anticipated that the current rating structure will be maintained over the period of the Special Rate Variation (SRV), if approved. If the SRV is not approved, it is still anticipated that the current rating structure will remain.

The rate for the Farmland category is currently set at 50% of the Residential rate, demonstrating Council's strategic position in relation to sustainable rural areas. It is expected that this policy will be maintained whether or not the SV is approved.

The Penrith CBD and St Marys Town Centre sub-category rates are proportionate to the Business rate, with a separate self-funding subsidy rate component added to the Business rate for each sub-category. The subsidy amount in 2010-11 for Penrith CBD is \$304,970 and for St Marys Town Centre is \$228,789 and this amount is indexed each year by the rate peg.

Projections of land rates for the four years covered by the SRV application show that for each year, 75.5% of land rates will be raised from residential properties, 1.5% will come from Farmland properties and 23% will come from business and business sub-category properties (3% from Penrith CBD, 1% from St Marys Town Centre and 19% from general Business properties). These yield percentages will be the same under a SRV or general rate peg increase.

The following two tables demonstrate the amount of rates to be collected from each rating category from 2011-12 to 2014-15 with a SRV or with a rate peg increase only.

Table 5.1.1

Totals of each Rate Category/Sub Category - Special Rate Variation 2010-11 to 2014-15

	2010-11	Number of Properties	Valuation Totals	Amount	2011-12 - 6.3% Increase	Number of Properties	Valuation Totals	Amount	2012-13 - 6% Increase	Amount	2013-14 - 5.5% Increase	Amount	2014-15 - 5% Increase	Amount
Residential	Min Levy	15,890	1,837,258,977	\$11,348,638.00	Min Levy	15,894	1,838,392,207	\$12,065,930.10	Min Levy	\$12,297,187.80	Min Levy	\$12,973,477.50	Min Levy	\$13,621,952.70
	Levy	45,536	12,274,266,546	\$46,386,898.83	Levy	45,526	12,260,414,326	\$49,302,811.96	Levy	\$50,249,267.38	Levy	\$53,012,831.97	Levy	\$55,663,775.20
Farmland	Min Levy	8	2,317,000	\$5,713.60	Min Levy	8	2,317,000	\$6,073.20	Min Levy	\$6,189.60	Min Levy	\$6,530.00	Min Levy	\$6,856.40
	Levy	402	600,312,000	\$1,134,349.61	Levy	399	595,792,000	\$1,197,929.41	Levy	\$1,220,926.79	Levy	\$1,288,078.65	Levy	\$1,352,483.40
Business	Min Levy	880	71,376,698	\$804,144.00	Min Levy	882	71,474,618	\$856,730.70	Min Levy	\$873,135.90	Min Levy	\$921,116.70	Min Levy	\$967,157.10
	Levy	1,707	2,068,808,518	\$13,599,933.56	Levy	1,706	2,078,458,368	\$14,538,608.39	Levy	\$14,817,745.23	Levy	\$15,632,709.22	Levy	\$16,414,417.19
St Marys Town Centre	Min Levy	61	2,343,859	\$55,741.80	Min Levy	60	2,253,859	\$58,281.00	Min Levy	\$59,397.00	Min Levy	\$62,661.00	Min Levy	\$65,793.00
	Levy	174	61,707,230	\$626,069.22	Levy	176	62,472,230	\$674,431.47	Levy	\$687,382.05	Levy	\$725,190.07	Levy	\$761,449.03
Penrith CBD	Min Levy	140	8,650,713	\$127,932.00	Min Levy	140	8,650,713	\$135,989.00	Min Levy	\$138,593.00	Min Levy	\$65,793.00	Min Levy	\$153,517.00
	Levy	275	312,496,991	\$2,350,914.90	Levy	273	312,496,991	\$2,501,507.32	Levy	\$2,549,538.02	Levy	\$761,449.03	Levy	\$2,824,253.98
TOTALS		65,073	17,239,538,532	\$76,440,335.52		65,064	17,232,722,312	\$81,338,292.55		\$82,899,362.77		\$85,449,837.14		\$91,831,655.00

Table 5.1.2

Totals of each Category/Sub Category - 2.8% Increase 1st year and 3% subsequent years														
	2010-11	Number of Properties	Valuation Totals	Amount	2011-12 - 2.8% Increase	Number of Properties	Valuation Totals	Amount	2012-13 - 3% Increase	Amount	2013-14 - 3% Increase	Amount	2014-15 - 3% Increase	Amount
Residential	Min Levy	15,890	1,837,258,977	\$11,348,638.00	Min Levy	15,894	1,838,392,207	\$11,668,580.10	Min Levy	\$11,554,938.00	Min Levy	\$11,901,427.20	Min Levy	\$12,258,247.50
	Levy	45,536	12,274,266,546	\$46,386,898.83	Levy	45,526	12,260,414,326	\$47,681,971.75	Levy	\$47,218,541.57	Levy	\$48,634,614.16	Levy	\$50,093,575.74
Farmland	Min Levy	8	2,317,000	\$5,713.60	Min Levy	8	2,317,000	\$5,873.20	Min Levy	\$5,816.00	Min Levy	\$5,990.40	Min Levy	\$6,170.00
	Levy	402	600,312,000	\$1,134,349.61	Levy	399	595,792,000	\$1,158,547.31	Levy	\$1,147,287.08	Levy	\$1,181,694.06	Levy	\$1,217,143.29
Business	Min Levy	880	71,376,698	\$804,144.00	Min Levy	882	71,474,618	\$828,506.70	Min Levy	\$820,436.40	Min Levy	\$845,044.20	Min Levy	\$870,357.60
	Levy	1,707	2,068,808,518	\$13,599,933.56	Levy	1,706	2,078,458,368	\$14,060,771.75	Levy	\$13,924,008.12	Levy	\$14,341,778.47	Levy	\$14,772,019.11
St Marys Town Centre	Min Levy	61	2,343,859	\$55,741.80	Min Levy	60	2,253,859	\$56,361.00	Min Levy	\$55,812.00	Min Levy	\$57,486.00	Min Levy	\$59,208.00
	Levy	174	61,707,230	\$626,069.22	Levy	176	62,472,230	\$652,260.09	Levy	\$645,925.41	Levy	\$665,298.01	Levy	\$685,257.80
Penrith CBD	Min Levy	140	8,650,713	\$127,932.00	Min Levy	140	8,650,713	\$131,509.00	Min Levy	\$130,228.00	Min Levy	\$134,134.00	Min Levy	\$138,152.00
	Levy	275	312,496,991	\$2,350,914.90	Levy	273	312,496,991	\$2,419,289.20	Levy	\$2,395,758.15	Levy	\$2,467,632.67	Levy	\$2,541,663.11
TOTALS		65,073	17,239,538,532	\$76,440,335.52		65,064	17,232,722,312	\$78,663,670.10		\$77,898,750.73		\$80,235,099.17		\$82,641,794.15

5.2 Impact on rates

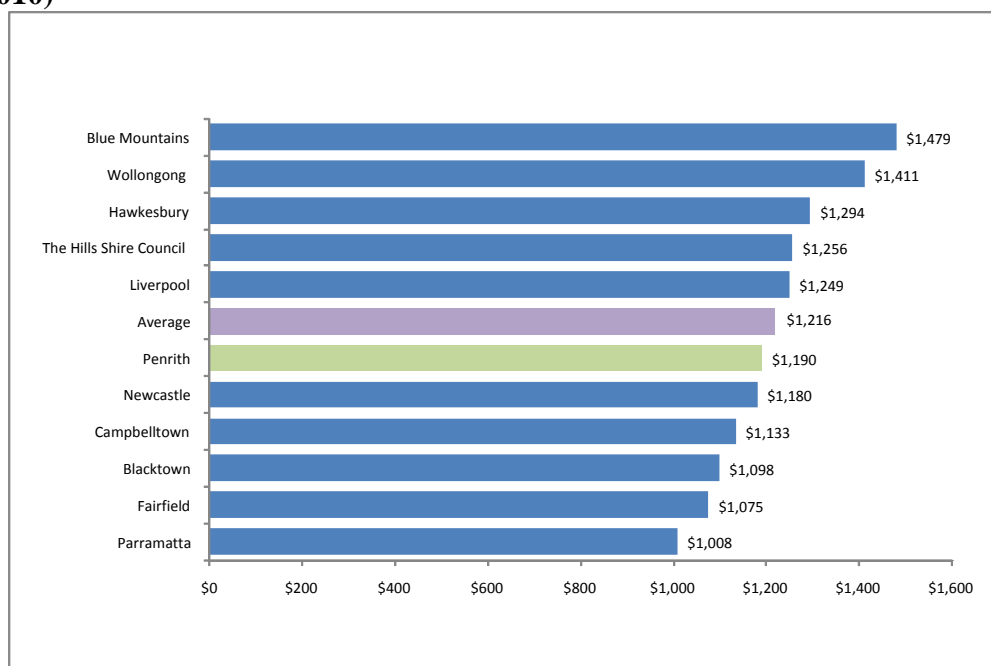
Provide comment on the impact of the proposed increases on different rating types and categories, as detailed in Worksheet 5 of Part A.

Residential Rates

Penrith City Council has 61,668 residential properties made up of 57,198 urban residential and 4,470 rural residential.

Council's average residential rate for 2010-11 is \$941 excluding the domestic waste charge which, when added, brings the average rate notice to \$1,190. When compared to our surrounding Councils this amount is below the average of \$1,216 and nearly \$300 less than the Blue Mountains where the average rate notice is \$1,479.

Fig 5.1 – Average Residential Rate and Domestic Waste charge (as at 1 July 2010)



From that average residential rate council officers have modelled the impact of the proposed SRV to illustrate the increase in rates in each of the four years of the SRV, and the cumulative impact on residential ratepayers. To date the domestic waste charge for 2011-12 has not been finalised and is not yet available for the other Councils in the comparison. The likely increases in the domestic waste charge for 2011-12 are expected to at least mirror the increase in the State Government Waste Levy and as a result it is reasonable to assume that all Waste Charges included in the comparison will increase at least similarly and would not adversely impact Council's overall position within the table. Therefore the

modelled average rate in 2011-12, following a 6.3% increase as proposed by the SRV, combined with the 2010-11 domestic waste charge would provide a total rate notice for the average Penrith resident of \$1,248. Therefore without considering any rate increases by other Councils, including the 2.8% rate peg, Penrith's overall position in the previous table would remain unchanged.

The impact of the proposed SRV on residential properties, by property valuation ranges, has been modelled on Table 5.1. A 2.8% Rate Peg for 2011-12 has been announced and included in the modelling and an estimated Rate Peg amount in years 2, 3 and 4 of 3% has been assumed for the forecasts. The additional percentage increase requested under this scenario is 3.5%, 3%, 2.5% and 2% respectively for the four years giving a total increase for each of the four years of 6.3%, 6%, 5.5% and 5%.

The table highlights the respective cumulative increases anticipated over the 4 years of the SRV for urban and rural residential properties. In addition it highlights the SRV specific increase to allow consideration of the total increase with respect to the increase that is likely to occur without the SRV. As discussed earlier in this application the proposed SRV includes the introduction of a Stormwater Levy in 2012-13, for urban residential and business properties, in lieu of components currently included in the EEP SRV and the impact of this change has been included in the total increases.

Table 5.2.1 shows that for 54,730 of all urban residential properties (96%), which have a land value up to \$300,000, the total increase phased in over four years would be no more than \$254. This equates to an average of \$63.40 per annum (cumulative) with the SRV contributing on average \$29.34 per annum (cumulative) of this increase.

For those 15,886 properties on minimum rates with a land value up to \$188,483, the total increase, phased in over four years would be \$167.80. This equates to an average increase over the four years of \$41.95 per annum (cumulative) with the SRV contributing on average \$20.49 per annum (cumulative) of this increase.

Table 5.2.1 – Impact of Special Rate Variation

Impact of proposed Special Rate Variation (including Stormwater Levy)								
			Increase for SRV only			Total increase including 3% Peg		
	No. of Properties	2010-11 Rate	4 year total	%	Average Annual	4 year total	%	Average Annual
Value Ranges - Urban								
Minimum (up to \$188,483)	15,890	\$714.20	\$81.96	11.5%	\$20.49	\$167.80	23.5%	\$41.95
\$200,000	7,645	\$755.84	\$86.56	11.5%	\$21.64	\$177.40	23.5%	\$44.35
\$225,000	15,418	\$850.32	\$94.26	11.1%	\$23.56	\$196.45	23.1%	\$49.11
\$300,000	15,781	\$1,133.76	\$117.34	10.3%	\$29.34	\$253.60	22.4%	\$63.40
\$400,000	1,751	\$1,511.68	\$148.12	9.8%	\$37.03	\$329.80	21.8%	\$82.45
\$500,000	186	\$1,889.60	\$178.91	9.5%	\$44.73	\$406.01	21.5%	\$101.50
\$600,000	155	\$2,267.52	\$209.69	9.2%	\$52.42	\$482.21	21.3%	\$120.55
\$700,000	41	\$2,645.44	\$240.47	9.1%	\$60.12	\$558.41	21.1%	\$139.60
\$800,000	28	\$3,023.36	\$271.25	9.0%	\$67.81	\$634.61	21.0%	\$158.65
\$900,000	25	\$3,401.28	\$302.03	8.9%	\$75.51	\$710.81	20.9%	\$177.70
\$1,000,000	34	\$3,779.20	\$332.81	8.8%	\$83.20	\$787.01	20.8%	\$196.75
Value Ranges - Rural								
\$400,000	68	\$1,511.68	\$123.12	8.1%	\$30.78	\$304.80	20.2%	\$76.20
\$500,000	562	\$1,889.60	\$153.91	8.1%	\$38.48	\$381.01	20.2%	\$95.25
\$600,000	962	\$2,267.52	\$184.69	8.1%	\$46.17	\$457.21	20.2%	\$114.30
\$700,000	1,457	\$2,645.44	\$215.47	8.1%	\$53.87	\$533.41	20.2%	\$133.35
\$800,000	622	\$3,023.36	\$246.25	8.1%	\$61.56	\$609.61	20.2%	\$152.40
\$900,000	284	\$3,401.28	\$277.03	8.1%	\$69.28	\$685.81	20.2%	\$171.45
\$1,000,000	240	\$3,779.20	\$307.81	8.1%	\$76.95	\$762.01	20.2%	\$190.50
\$ Impact on Farmland rates will be 50% of equivalent residential impact								

As discussed earlier in this application the removal of the EEP SRV in 2012-13, when an increase of 6% has been proposed, has resulted in the ‘real’ increase for the average residential rate, including the introduction of a Stormwater component, of only 4.7%. Table 5.2.2 illustrates the impact of the SRV on rural properties, where a Stormwater levy is not charged, and highlights that in 2012-13 all rural properties have a reduction in ‘real’ rates after discounting for the increase below for the rate peg (ie For a property with a land value of \$400,000 the 2011-12 rate of \$1609.04 multiplied by an assumed rate peg of 3% would be \$1,657.31 compared to the proposed rate of \$1,639.80).

Table 5.2.2- Impact of increase on rural properties

Land Value	Current Rate	2011-12 Increase from previous year	2012-13 Increase from previous year	2013-14 Increase from previous year	2014-15 Increase from previous year	Total Increase from 2010-11 to 2014-15
\$	\$	\$	\$	\$	\$	\$
400,000	1,511.68	97.36	30.76	90.19	86.49	304.80
500,000	1,889.60	121.70	38.44	112.74	108.13	381.01
600,000	2,267.52	146.04	46.13	135.28	129.76	457.21
700,000	2,645.44	170.38	53.82	157.83	151.38	533.41
900,000	3,401.28	219.06	69.20	202.92	194.63	685.81

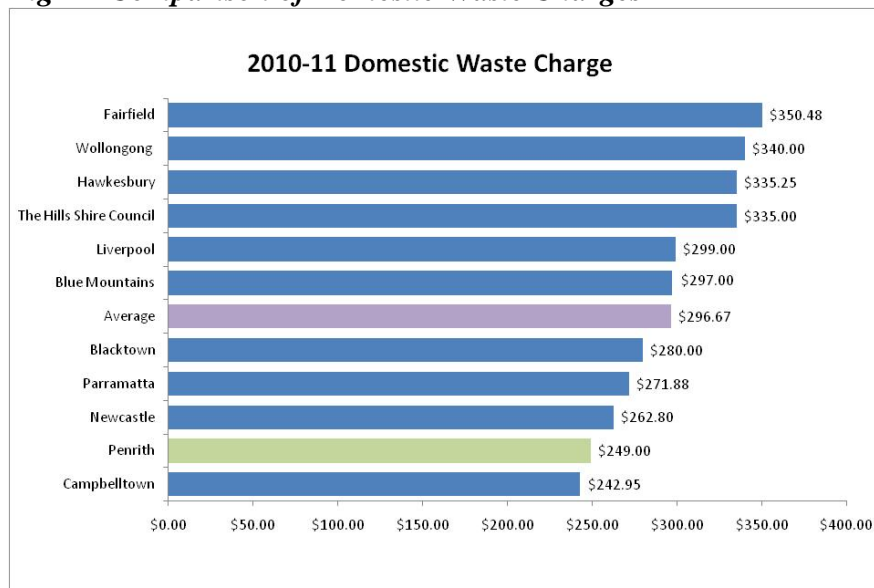
The analysis of the impact of the SRV in Table 5.2.1 excluded the impact of changes in the Domestic Waste Management (DWM) charge. While a range of different services are available to residents the 2010-11 DWM charge for the standard service, utilised by 40,044 of 64,266 households a DWM services in provided to was \$249. Table 5.3 shows the projected cost of this service for the life of the SRV. The primary factor in the increase each year is the increase in State Government Waste Levies and long term contracts for the provision of these services have been entered into. It is noted that recent changes to the service have resulted in significant savings for residents and without these innovative changes the 2010-11 DWM Charge would have been \$322.

Table 5.3 – Projected Domestic Waste Management Fee

	2010-11	2011-12	2012-13	2013-14	2014-15
Standard Service	\$249	\$279	\$315	\$332	\$350

A comparison of 2010-11 DWM Charges for surrounding Councils is provided below:

Fig 2 – Comparison of Domestic Waste Charges



Proposed Stormwater Levy from 2012-13

Following the expiration of a current SRV in 2011-12 which includes a component for stormwater services, an annual stormwater charge will be introduced in 2012-13 on all urban residential and urban business properties. Residential properties will be charged \$25.00, residential strata properties will be charged \$12.50 and business properties will be charged \$25.00 plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

Council proposes to exempt pensioners from the stormwater charge.

Rural residential properties and rural business properties are exempt from the stormwater charge under the Local Government Act 1993, along with vacant land, crown land and other land that is exempt from rating under Section 555 and 556 of the Act.

The table below shows the number of properties that will receive an annual stormwater charge.

Table 5.4 Stormwater Charge to be Introduced from 2012-13

Stormwater Category	Annual Charge \$	Number of Properties	Total Charges \$
<u>Urban Residential</u>			
Residential	25.00	38,532	963,300.00
Residential (Strata)	12.50	7,151	89,387.50
Residential (Pensioner)	Exempt	7,542	0
Residential (Strata - Pensioner)	Exempt	1,002	0
<u>Urban Business</u>			
Business	\$25.00 plus an additional \$25 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.	2,838	747,750.00
Total Charges			1,800,437.50

After allowing for the increase in DWM fees of \$101 over the four years of the SRV. Table 5.9 shows that 72.6% of urban residential ratepayers will have a combined increase of rates, including the stormwater levy and DMW fees of up to \$300 with 96% having an increase below \$350. Without the SRV 93% of urban residential ratepayers would have an increase of \$212 over the same period, and assuming that a replacement of the 2002-03 SRV is not pursued in 2012-13.

Table 5.5**Urban Residential Rates and Domestic Waste Charge**

(\$ Increase from Current 2010-11 to 2011-12

With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$40.01	\$60.00	19	0.03
\$60.01	\$80.00	25,982	45.53
\$80.01	\$100.00	27,802	48.72
\$100.01	\$120.00	2,601	4.56
\$120.01	\$140.00	197	0.35
\$140.01	\$150.00	61	0.11
\$150.01	\$160.00	69	0.12
\$160.01	\$180.00	107	0.19
\$180.01	\$200.00	40	0.07
\$200.01	\$300.00	115	0.20
\$300.01	\$400.00	24	0.04
\$400.01	\$500.00	14	0.02
\$500.01	\$600.00	14	0.02
\$600.01	\$700.00	5	0.01
\$700.01	\$800.00	5	0.01
\$800.01	\$900.00	3	0.01
\$900.01	\$1,000.00	0	0.00
\$1,000.01	\$999,999.00	9	0.02
		57,067	

Rural Residential Rates and Domestic Waste Charge

(\$ Increase from Current 2010-11 to 2011-12

With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$40.01	\$60.00	0	0.00
\$60.01	\$80.00	86	1.98
\$80.01	\$100.00	130	2.99
\$100.01	\$120.00	353	8.13
\$120.01	\$140.00	470	10.82
\$140.01	\$150.00	404	9.30
\$150.01	\$160.00	562	12.94
\$160.01	\$180.00	1,249	28.76
\$180.01	\$200.00	460	10.59
\$200.01	\$300.00	574	13.22
\$300.01	\$400.00	39	0.90
\$400.01	\$500.00	4	0.09
\$500.01	\$600.00	1	0.02
\$600.01	\$700.00	3	0.07
\$700.01	\$800.00	3	0.07
\$800.01	\$900.00	1	0.02
\$900.01	\$1,000.00	0	0.00
\$1,000.01	\$999,999.00	4	0.09
		4,343	

Table 5.6**Urban Residential Rates, Domestic Waste Charge
and Stormwater Charge**

(\$ Increase from 2011-12 to 2012-13

With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$40.01	\$60.00	3,655	6.40
\$60.01	\$80.00	46,846	82.09
\$80.01	\$100.00	6,255	10.96
\$100.01	\$120.00	178	0.31
\$120.01	\$140.00	59	0.10
\$140.01	\$150.00	9	0.02
\$150.01	\$160.00	8	0.01
\$160.01	\$180.00	13	0.02
\$180.01	\$200.00	12	0.02
\$200.01	\$300.00	21	0.04
\$300.01	\$400.00	4	0.01
\$400.01	\$500.00	4	0.01
\$500.01	\$600.00	0	0.00
\$600.01	\$700.00	0	0.00
\$700.01	\$800.00	0	0.00
\$800.01	\$900.00	0	0.00
\$900.01	\$1,000.00	1	0.00
\$1,000.01	\$999,999.00	2	0.00
		57,067	

**Rural Residential Rates, Domestic Waste Charge
and Stormwater Charge**

(\$ Increase from 2011-12 to 2012-13

With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$40.01	\$60.00	317	7.30
\$60.01	\$80.00	2,311	53.21
\$80.01	\$100.00	1,470	33.85
\$100.01	\$120.00	187	4.31
\$120.01	\$140.00	38	0.87
\$140.01	\$150.00	3	0.07
\$150.01	\$160.00	1	0.02
\$160.01	\$180.00	3	0.07
\$180.01	\$200.00	1	0.02
\$200.01	\$300.00	8	0.18
\$300.01	\$400.00	3	0.07
\$400.01	\$500.00	0	0.00
\$500.01	\$600.00	1	0.02
\$600.01	\$700.00	0	0.00
\$700.01	\$800.00	0	0.00
\$800.01	\$900.00	0	0.00
\$900.01	\$1,000.00	0	0.00
\$1,000.01	\$999,999.00	0	0.00
		4,343	

Table 5.7

**Urban Residential Rates, Domestic Waste Charge
and Stormwater Charge**
(\$ Increase from 2012-13 to 2013-14
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$20.01	\$40.00	14	0.02
\$40.01	\$60.00	17,616	30.87
\$60.01	\$80.00	34,948	61.24
\$80.01	\$100.00	3,811	6.68
\$100.01	\$120.00	219	0.38
\$120.01	\$140.00	127	0.22
\$140.01	\$150.00	74	0.13
\$150.01	\$160.00	37	0.06
\$160.01	\$180.00	43	0.08
\$180.01	\$200.00	27	0.05
\$200.01	\$300.00	86	0.15
\$300.01	\$400.00	22	0.04
\$400.01	\$500.00	19	0.03
\$500.01	\$600.00	7	0.01
\$600.01	\$700.00	3	0.01
\$700.01	\$800.00	4	0.01
\$800.01	\$900.00	1	0.00
\$900.01	\$1,000.00	2	0.00
\$1,000.01	\$999,999.00	7	0.01
57,067			

**Rural Residential Rates, Domestic Waste Charge
and Stormwater Charge**
(\$ Increase from 2012-13 to 2013-14
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$20.01	\$40.00	0	0.00
\$40.01	\$60.00	69	1.59
\$60.01	\$80.00	136	3.13
\$80.01	\$100.00	359	8.27
\$100.01	\$120.00	514	11.84
\$120.01	\$140.00	1,045	24.06
\$140.01	\$150.00	810	18.65
\$150.01	\$160.00	412	9.49
\$160.01	\$180.00	423	9.74
\$180.01	\$200.00	231	5.32
\$200.01	\$300.00	314	7.23
\$300.01	\$400.00	16	0.37
\$400.01	\$500.00	2	0.05
\$500.01	\$600.00	1	0.02
\$600.01	\$700.00	5	0.12
\$700.01	\$800.00	2	0.05
\$800.01	\$900.00	0	0.00
\$900.01	\$1,000.00	1	0.02
\$1,000.01	\$999,999.00	3	0.07
4,343			

Table 5.8

**Urban Residential Rates, Domestic Waste Charge
and Stormwater Charge**
(\$ Increase from 2013-14 to 2014-15
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$20.01	\$40.00	14	0.02
\$40.01	\$60.00	18,301	32.07
\$60.01	\$80.00	35,097	61.50
\$80.01	\$100.00	3,022	5.30
\$100.01	\$120.00	185	0.32
\$120.01	\$140.00	172	0.30
\$140.01	\$150.00	35	0.06
\$150.01	\$160.00	29	0.05
\$160.01	\$180.00	43	0.08
\$180.01	\$200.00	29	0.05
\$200.01	\$300.00	78	0.14
\$300.01	\$400.00	21	0.04
\$400.01	\$500.00	18	0.03
\$500.01	\$600.00	6	0.01
\$600.01	\$700.00	5	0.01
\$700.01	\$800.00	3	0.01
\$800.01	\$900.00	0	0.00
\$900.01	\$1,000.00	2	0.00
\$1,000.01	\$999,999.00	7	0.01
57,067			

**Rural Residential Rates, Domestic Waste Charge
and Stormwater Charge**
(\$ Increase from 2013-14 to 2014-15
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$20.01	\$40.00	0	0.00
\$40.01	\$60.00	74	1.70
\$60.01	\$80.00	140	3.22
\$80.01	\$100.00	389	8.96
\$100.01	\$120.00	589	13.56
\$120.01	\$140.00	1,396	32.14
\$140.01	\$150.00	547	12.59
\$150.01	\$160.00	345	7.94
\$160.01	\$180.00	399	9.19
\$180.01	\$200.00	267	6.15
\$200.01	\$300.00	175	4.03
\$300.01	\$400.00	8	0.18
\$400.01	\$500.00	2	0.05
\$500.01	\$600.00	3	0.07
\$600.01	\$700.00	3	0.07
\$700.01	\$800.00	2	0.05
\$800.01	\$900.00	0	0.00
\$900.01	\$1,000.00	3	0.07
\$1,000.01	\$999,999.00	1	0.02
4,343			

Table 5.9

Urban Residential Rates, Domestic Waste charge
and Stormwater Charge
(\$ Increase from Current to 2014-15
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$160.01	\$180.00	1	0.00
\$180.01	\$200.00	11	0.02
\$200.01	\$250.00	1,727	3.03
\$250.01	\$300.00	39,656	69.49
\$300.01	\$350.00	12,939	22.67
\$350.01	\$400.00	2,027	3.55
\$400.01	\$450.00	192	0.34
\$450.01	\$500.00	104	0.18
\$500.01	\$600.00	189	0.33
\$600.01	\$700.00	59	0.10
\$700.01	\$800.00	37	0.06
\$800.01	\$900.00	43	0.08
\$900.01	\$1,000.00	10	0.02
\$1,000.01	\$999,999.00	72	0.13

Rural Residential Rates, Domestic Waste charge
and Stormwater Charge
(\$ Increase from Current to 2014-15
With Special Rate Variation

From Range	To Range	No. of Properties	Percentage of Total
\$160.01	\$180.00	0	0.00
\$180.01	\$200.00	0	0.00
\$200.01	\$250.00	70	1.61
\$250.01	\$300.00	99	2.28
\$300.01	\$350.00	220	5.07
\$350.01	\$400.00	244	5.62
\$400.01	\$450.00	451	10.38
\$450.01	\$500.00	683	15.73
\$500.01	\$600.00	1,713	39.44
\$600.01	\$700.00	478	11.01
\$700.01	\$800.00	278	6.40
\$800.01	\$900.00	48	1.11
\$900.01	\$1,000.00	12	0.28
\$1,000.01	\$999,999.00	47	1.08

Further detailed comparisons are at *tables 5.10 to 5.39* for urban residential, rural residential and pensioners.

Table 5.10 Urban Residential 2011-12 Rates With 6.3% Special Variation

			Land Value	Current Rate 2010-11	2011-12 Rate With 6.3% Special Variation	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$249.00)	2011-12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00)	\$ Difference	% Increase	
			Frequently Occurring Value	\$ 225,000	\$ 850.32	\$ 904.79	\$ 54.47	6.4%	\$ 1,099.32	\$ 1,183.79	\$ 84.47	7.7%
			Average Value	\$ 204,628	\$ 773.33	\$ 822.87	\$ 49.54	6.4%	\$ 1,022.33	\$ 1,101.87	\$ 79.54	7.8%
			Minimum Rate	\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 963.20	\$ 1,038.15	\$ 74.95	7.8%
Value Range From	Value Range To	Number of Properties										
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 963.20	\$ 1,038.15	\$ 74.95	7.8%	
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 755.80	\$ 804.26	\$ 48.46	6.4%	\$ 1,004.80	\$ 1,083.26	\$ 78.46	7.8%	
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 803.08	\$ 854.53	\$ 51.45	6.4%	\$ 1,052.08	\$ 1,133.53	\$ 81.45	7.7%	
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 897.56	\$ 955.06	\$ 57.50	6.4%	\$ 1,146.56	\$ 1,234.06	\$ 87.50	7.6%	
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 992.04	\$ 1,055.59	\$ 63.55	6.4%	\$ 1,241.04	\$ 1,334.59	\$ 93.55	7.5%	
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,086.52	\$ 1,156.12	\$ 69.60	6.4%	\$ 1,335.52	\$ 1,435.12	\$ 99.60	7.5%	
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,181.00	\$ 1,256.65	\$ 75.65	6.4%	\$ 1,430.00	\$ 1,535.65	\$ 105.65	7.4%	
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,275.48	\$ 1,357.19	\$ 81.71	6.4%	\$ 1,524.48	\$ 1,636.19	\$ 111.71	7.3%	
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,369.96	\$ 1,457.72	\$ 87.76	6.4%	\$ 1,618.96	\$ 1,736.72	\$ 117.76	7.3%	
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,464.44	\$ 1,558.25	\$ 93.81	6.4%	\$ 1,713.44	\$ 1,837.25	\$ 123.81	7.2%	
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,700.64	\$ 1,809.58	\$ 108.94	6.4%	\$ 1,949.64	\$ 2,088.58	\$ 138.94	7.1%	
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,078.56	\$ 2,211.71	\$ 133.15	6.4%	\$ 2,327.56	\$ 2,490.71	\$ 163.15	7.0%	
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,456.48	\$ 2,613.84	\$ 157.36	6.4%	\$ 2,705.48	\$ 2,892.84	\$ 187.36	6.9%	
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 2,834.40	\$ 3,015.97	\$ 181.57	6.4%	\$ 3,083.40	\$ 3,294.97	\$ 211.57	6.9%	
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,212.32	\$ 3,418.10	\$ 205.78	6.4%	\$ 3,461.32	\$ 3,697.10	\$ 235.78	6.8%	
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,590.24	\$ 3,820.23	\$ 229.99	6.4%	\$ 3,839.24	\$ 4,099.23	\$ 259.99	6.8%	
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,668.80	\$ 6,031.94	\$ 363.14	6.4%	\$ 5,917.80	\$ 6,310.94	\$ 393.14	6.6%	
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,227.20	\$ 14,074.53	\$ 847.33	6.4%	\$ 13,476.20	\$ 14,353.53	\$ 877.33	6.5%	
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 117,155.20	\$ 124,660.16	\$ 7,504.96	6.4%	\$ 117,404.20	\$ 124,939.16	\$ 7,534.96	6.4%	

Table 5.11 Urban Residential 2012-13 Rates With 6.0% Special Variation

			Land Value	2011-12 Rate With 6.3% Special Variation	2012-13 Rate With 6.0% Special Variation	\$ Difference	% Increase	2011-12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00)	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 904.79	\$ 922.16	\$ 17.37	1.9%	\$ 1,153.79	\$ 1,226.16	\$ 72.37	6.3%
Average Value			\$ 204,628	\$ 822.87	\$ 838.67	\$ 15.80	1.9%	\$ 1,071.87	\$ 1,142.67	\$ 70.80	6.6%
Minimum Rate			\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.9%	\$ 1,008.15	\$ 1,077.70	\$ 69.55	6.9%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.9%	\$ 1,008.15	\$ 1,077.70	\$ 69.55	6.9%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 804.26	\$ 819.70	\$ 15.44	1.9%	\$ 1,053.26	\$ 1,123.70	\$ 70.44	6.7%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 854.53	\$ 870.93	\$ 16.41	1.9%	\$ 1,103.53	\$ 1,174.93	\$ 71.41	6.5%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 955.06	\$ 973.39	\$ 18.34	1.9%	\$ 1,204.06	\$ 1,277.39	\$ 73.34	6.1%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,055.59	\$ 1,075.86	\$ 20.27	1.9%	\$ 1,304.59	\$ 1,379.86	\$ 75.27	5.8%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,156.12	\$ 1,178.32	\$ 22.20	1.9%	\$ 1,405.12	\$ 1,482.32	\$ 77.20	5.5%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,256.65	\$ 1,280.78	\$ 24.13	1.9%	\$ 1,505.65	\$ 1,584.78	\$ 79.13	5.3%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,357.19	\$ 1,383.25	\$ 26.06	1.9%	\$ 1,606.19	\$ 1,687.25	\$ 81.06	5.0%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,457.72	\$ 1,485.71	\$ 27.99	1.9%	\$ 1,706.72	\$ 1,789.71	\$ 82.99	4.9%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,558.25	\$ 1,588.17	\$ 29.92	1.9%	\$ 1,807.25	\$ 1,892.17	\$ 84.92	4.7%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,809.58	\$ 1,844.33	\$ 34.74	1.9%	\$ 2,058.58	\$ 2,148.33	\$ 89.74	4.4%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,211.71	\$ 2,254.18	\$ 42.46	1.9%	\$ 2,460.71	\$ 2,558.18	\$ 97.46	4.0%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,613.84	\$ 2,664.03	\$ 50.19	1.9%	\$ 2,862.84	\$ 2,968.03	\$ 105.19	3.7%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 3,015.97	\$ 3,073.88	\$ 57.91	1.9%	\$ 3,264.97	\$ 3,377.88	\$ 112.91	3.5%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,418.10	\$ 3,483.73	\$ 65.63	1.9%	\$ 3,667.10	\$ 3,787.73	\$ 120.63	3.3%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,820.23	\$ 3,893.58	\$ 73.35	1.9%	\$ 4,069.23	\$ 4,197.58	\$ 128.35	3.2%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 6,031.94	\$ 6,147.76	\$ 115.81	1.9%	\$ 6,280.94	\$ 6,451.76	\$ 170.81	2.7%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 14,074.53	\$ 14,344.77	\$ 270.23	1.9%	\$ 14,323.53	\$ 14,648.77	\$ 325.23	2.3%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 124,660.16	\$ 127,053.64	\$ 2,393.48	1.9%	\$ 124,909.16	\$ 127,357.64	\$ 2,448.48	2.0%

Table 5.12 Urban Residential 2013-14 Rates With 5.5% Special Variation

			Land Value	2012-13 Rate With 6.0% Special Variation	2013-14 Rate With 5.5% Special Variation	\$ Difference	% Increase	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00) and Stormwater Charge (\$25.00)	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 922.16	\$ 972.88	\$ 50.72	5.5%	\$ 1,262.16	\$ 1,329.88	\$ 67.72	5.4%
Average Value			\$ 204,628	\$ 838.67	\$ 884.80	\$ 46.13	5.5%	\$ 1,178.67	\$ 1,241.80	\$ 63.13	5.4%
Minimum Rate			\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.5%	\$ 1,113.70	\$ 1,173.25	\$ 59.55	5.3%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.5%	\$ 1,113.70	\$ 1,173.25	\$ 59.55	5.3%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 819.70	\$ 864.78	\$ 45.08	5.5%	\$ 1,159.70	\$ 1,221.78	\$ 62.08	5.4%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 870.93	\$ 918.83	\$ 47.90	5.5%	\$ 1,210.93	\$ 1,275.83	\$ 64.90	5.4%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 973.39	\$ 1,026.93	\$ 53.54	5.5%	\$ 1,313.39	\$ 1,383.93	\$ 70.54	5.4%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,075.86	\$ 1,135.03	\$ 59.17	5.5%	\$ 1,415.86	\$ 1,492.03	\$ 76.17	5.4%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,178.32	\$ 1,243.13	\$ 64.81	5.5%	\$ 1,518.32	\$ 1,600.13	\$ 81.81	5.4%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,280.78	\$ 1,351.23	\$ 70.44	5.5%	\$ 1,620.78	\$ 1,708.23	\$ 87.44	5.4%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,383.25	\$ 1,459.32	\$ 76.08	5.5%	\$ 1,723.25	\$ 1,816.32	\$ 93.08	5.4%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,485.71	\$ 1,567.42	\$ 81.71	5.5%	\$ 1,825.71	\$ 1,924.42	\$ 98.71	5.4%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,588.17	\$ 1,675.52	\$ 87.35	5.5%	\$ 1,928.17	\$ 2,032.52	\$ 104.35	5.4%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,844.33	\$ 1,945.76	\$ 101.44	5.5%	\$ 2,184.33	\$ 2,302.76	\$ 118.44	5.4%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,254.18	\$ 2,378.16	\$ 123.98	5.5%	\$ 2,594.18	\$ 2,735.16	\$ 140.98	5.4%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,664.03	\$ 2,810.55	\$ 146.52	5.5%	\$ 3,004.03	\$ 3,167.55	\$ 163.52	5.4%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 3,073.88	\$ 3,242.94	\$ 169.06	5.5%	\$ 3,413.88	\$ 3,599.94	\$ 186.06	5.5%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,483.73	\$ 3,675.33	\$ 191.61	5.5%	\$ 3,823.73	\$ 4,032.33	\$ 208.61	5.5%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,893.58	\$ 4,107.73	\$ 214.15	5.5%	\$ 4,233.58	\$ 4,464.73	\$ 231.15	5.5%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 6,147.76	\$ 6,485.88	\$ 338.13	5.5%	\$ 6,487.76	\$ 6,842.88	\$ 355.13	5.5%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 14,344.77	\$ 15,133.73	\$ 788.96	5.5%	\$ 14,684.77	\$ 15,490.73	\$ 805.96	5.5%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 127,053.64	\$ 134,041.59	\$ 6,987.95	5.5%	\$ 127,393.64	\$ 134,398.59	\$ 7,004.95	5.5%

Table 5.13 Urban Residential 2014-15 Rates With 5.0% Special Variation

			Land Value	2013-14 Rate With 5.5% Special Variation	2014-15 Rate With 5.0% Special Variation	\$ Difference	% Increase	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00) and Stormwater Charge (\$25.00)	2014-15 Rate With 5.0% Special Variation and Domestic Waste Charge (\$350.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 972.88	\$ 1,021.53	\$ 48.64	5.0%	\$ 1,329.88	\$ 1,396.53	\$ 66.64	5.0%
Average Value			\$ 204,628	\$ 884.80	\$ 929.04	\$ 44.24	5.0%	\$ 1,241.80	\$ 1,304.04	\$ 62.24	5.0%
Minimum Rate			\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.0%	\$ 1,173.25	\$ 1,232.05	\$ 58.80	5.0%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.0%	\$ 1,173.25	\$ 1,232.05	\$ 58.80	5.0%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 864.78	\$ 908.02	\$ 43.24	5.0%	\$ 1,221.78	\$ 1,283.02	\$ 61.24	5.0%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 918.83	\$ 964.78	\$ 45.94	5.0%	\$ 1,275.83	\$ 1,339.78	\$ 63.94	5.0%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 1,026.93	\$ 1,078.28	\$ 51.35	5.0%	\$ 1,383.93	\$ 1,453.28	\$ 69.35	5.0%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,135.03	\$ 1,191.78	\$ 56.75	5.0%	\$ 1,492.03	\$ 1,566.78	\$ 74.75	5.0%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,243.13	\$ 1,305.28	\$ 62.16	5.0%	\$ 1,600.13	\$ 1,680.28	\$ 80.16	5.0%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,351.23	\$ 1,418.79	\$ 67.56	5.0%	\$ 1,708.23	\$ 1,793.79	\$ 85.56	5.0%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,459.32	\$ 1,532.29	\$ 72.97	5.0%	\$ 1,816.32	\$ 1,907.29	\$ 90.97	5.0%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,567.42	\$ 1,645.79	\$ 78.37	5.0%	\$ 1,924.42	\$ 2,020.79	\$ 96.37	5.0%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,675.52	\$ 1,759.30	\$ 83.78	5.0%	\$ 2,032.52	\$ 2,134.30	\$ 101.78	5.0%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,945.76	\$ 2,043.05	\$ 97.29	5.0%	\$ 2,302.76	\$ 2,418.05	\$ 115.29	5.0%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,378.16	\$ 2,497.07	\$ 118.91	5.0%	\$ 2,735.16	\$ 2,872.07	\$ 136.91	5.0%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,810.55	\$ 2,951.08	\$ 140.53	5.0%	\$ 3,167.55	\$ 3,326.08	\$ 158.53	5.0%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 3,242.94	\$ 3,405.09	\$ 162.15	5.0%	\$ 3,599.94	\$ 3,780.09	\$ 180.15	5.0%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,675.33	\$ 3,859.10	\$ 183.77	5.0%	\$ 4,032.33	\$ 4,234.10	\$ 201.77	5.0%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 4,107.73	\$ 4,313.11	\$ 205.39	5.0%	\$ 4,464.73	\$ 4,688.11	\$ 223.39	5.0%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 6,485.88	\$ 6,810.18	\$ 324.29	5.0%	\$ 6,842.88	\$ 7,185.18	\$ 342.29	5.0%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 15,133.73	\$ 15,890.41	\$ 756.69	5.0%	\$ 15,490.73	\$ 16,265.41	\$ 774.69	5.0%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 134,041.59	\$ 140,743.67	\$ 6,702.08	5.0%	\$ 134,398.59	\$ 141,118.67	\$ 6,720.08	5.0%

Table 5.14 Urban Residential Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate and Domestic Waste Charge 2010-11	\$ Increase 2011-12 With 6.3% Special Variation	\$ Increase 2012-13 With 6.0% Special Variation	\$ Increase 2013-14 With 5.5% Special Variation	\$ Increase 2014-15 With 5.0% Special Variation	Total \$ Increase 2011-12 to 2014-15	Total % Increase 2011-12 to 2014-15
Frequently Occurring Value			\$ 225,000	\$ 1,099.32	\$ 84.47	\$ 72.37	\$ 67.72	\$ 66.64	\$ 291.21	26.5%
Average Value			\$ 204,628	\$ 1,022.33	\$ 79.54	\$ 70.80	\$ 63.13	\$ 62.24	\$ 275.71	27.0%
Minimum Rate			\$ 188,782	\$ 963.20	\$ 74.95	\$ 69.55	\$ 59.55	\$ 58.80	\$ 262.85	27.3%
Value Range From	Value Range To	Number of Properties								
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 963.20	\$ 74.95	\$ 69.55	\$ 59.55	\$ 58.80	\$ 262.85	27.3%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 1,004.80	\$ 78.46	\$ 70.44	\$ 62.08	\$ 61.24	\$ 272.22	27.1%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 1,052.08	\$ 81.45	\$ 71.41	\$ 64.90	\$ 63.94	\$ 281.70	26.8%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 1,146.56	\$ 87.50	\$ 73.34	\$ 70.54	\$ 69.35	\$ 300.72	26.2%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,241.04	\$ 93.55	\$ 75.27	\$ 76.17	\$ 74.75	\$ 319.74	25.8%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,335.52	\$ 99.60	\$ 77.20	\$ 81.81	\$ 80.16	\$ 338.76	25.4%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,430.00	\$ 105.65	\$ 79.13	\$ 87.44	\$ 85.56	\$ 357.79	25.0%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,524.48	\$ 111.71	\$ 81.06	\$ 93.08	\$ 90.97	\$ 376.81	24.7%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,618.96	\$ 117.76	\$ 82.99	\$ 98.71	\$ 96.37	\$ 395.83	24.4%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,713.44	\$ 123.81	\$ 84.92	\$ 104.35	\$ 101.78	\$ 414.86	24.2%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,949.64	\$ 138.94	\$ 89.74	\$ 118.44	\$ 115.29	\$ 462.41	23.7%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,327.56	\$ 163.15	\$ 97.46	\$ 140.98	\$ 136.91	\$ 538.51	23.1%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,705.48	\$ 187.36	\$ 105.19	\$ 163.52	\$ 158.53	\$ 614.60	22.7%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 3,083.40	\$ 211.57	\$ 112.91	\$ 186.06	\$ 180.15	\$ 690.69	22.4%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,461.32	\$ 235.78	\$ 120.63	\$ 208.61	\$ 201.77	\$ 766.78	22.2%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,839.24	\$ 259.99	\$ 128.35	\$ 231.15	\$ 223.39	\$ 842.87	22.0%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,917.80	\$ 393.14	\$ 170.81	\$ 355.13	\$ 342.29	\$ 1,261.38	21.3%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,476.20	\$ 877.33	\$ 325.23	\$ 805.96	\$ 774.69	\$ 2,783.21	20.7%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 117,404.20	\$ 7,534.96	\$ 2,448.48	\$ 7,004.95	\$ 6,720.08	\$ 23,708.47	20.2%

Table 5.15 Rural Residential 2011-12 Rates With 6.3% Special Variation

			Land Value	Current Rate 2010-11	2011-12 Rate With 6.3% Special Variation	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$253.00)	2011-12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,152.66	\$ 1,226.50	\$ 73.84	6.4%	\$ 1,405.66	\$ 1,505.50	\$ 99.84	7.1%
Average Value			\$ 557,042	\$ 2,105.17	\$ 2,240.03	\$ 134.86	6.4%	\$ 2,358.17	\$ 2,519.03	\$ 160.86	6.8%
Minimum Rate			\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 967.20	\$ 1,038.15	\$ 70.95	7.3%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 967.20	\$ 1,038.15	\$ 70.95	7.3%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 755.84	\$ 804.26	\$ 48.42	6.4%	\$ 1,008.84	\$ 1,083.26	\$ 74.42	7.4%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 850.32	\$ 904.79	\$ 54.47	6.4%	\$ 1,103.32	\$ 1,183.79	\$ 80.47	7.3%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,039.28	\$ 1,105.86	\$ 66.58	6.4%	\$ 1,292.28	\$ 1,384.86	\$ 92.58	7.2%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,228.24	\$ 1,306.92	\$ 78.68	6.4%	\$ 1,481.24	\$ 1,585.92	\$ 104.68	7.1%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,417.20	\$ 1,507.99	\$ 90.79	6.4%	\$ 1,670.20	\$ 1,786.99	\$ 116.79	7.0%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,606.16	\$ 1,709.05	\$ 102.89	6.4%	\$ 1,859.16	\$ 1,988.05	\$ 128.89	6.9%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,795.12	\$ 1,910.12	\$ 115.00	6.4%	\$ 2,048.12	\$ 2,189.12	\$ 141.00	6.9%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 1,984.08	\$ 2,111.18	\$ 127.10	6.4%	\$ 2,237.08	\$ 2,390.18	\$ 153.10	6.8%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,173.04	\$ 2,312.24	\$ 139.20	6.4%	\$ 2,426.04	\$ 2,591.24	\$ 165.20	6.8%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,362.00	\$ 2,513.31	\$ 151.31	6.4%	\$ 2,615.00	\$ 2,792.31	\$ 177.31	6.8%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,550.96	\$ 2,714.37	\$ 163.41	6.4%	\$ 2,803.96	\$ 2,993.37	\$ 189.41	6.8%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,739.92	\$ 2,915.44	\$ 175.52	6.4%	\$ 2,992.92	\$ 3,194.44	\$ 201.52	6.7%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 2,928.88	\$ 3,116.50	\$ 187.62	6.4%	\$ 3,181.88	\$ 3,395.50	\$ 213.62	6.7%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,117.84	\$ 3,317.57	\$ 199.73	6.4%	\$ 3,370.84	\$ 3,596.57	\$ 225.73	6.7%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,306.80	\$ 3,518.63	\$ 211.83	6.4%	\$ 3,559.80	\$ 3,797.63	\$ 237.83	6.7%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,495.76	\$ 3,719.70	\$ 223.94	6.4%	\$ 3,748.76	\$ 3,998.70	\$ 249.94	6.7%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,684.72	\$ 3,920.76	\$ 236.04	6.4%	\$ 3,937.72	\$ 4,199.76	\$ 262.04	6.7%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,116.80	\$ 16,085.18	\$ 968.38	6.4%	\$ 15,369.80	\$ 16,364.18	\$ 994.38	6.5%

Table 5.16 Rural Residential 2012-13 Rates With 6.0% Special Variation

			Land Value	2011- 12 Rate With 6.3% Special Variation	2012-13 Rate With 6.0% Special Variation	\$ Difference	% Increase	2011- 12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00)	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,226.50	\$ 1,250.04	\$ 23.55	1.92%	\$ 1,505.50	\$ 1,565.04	\$ 59.55	4.0%
Average Value			\$ 557,042	\$ 2,240.03	\$ 2,283.04	\$ 43.01	1.92%	\$ 2,519.03	\$ 2,598.04	\$ 79.01	3.1%
Minimum Rate			\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.92%	\$ 1,038.15	\$ 1,088.70	\$ 50.55	4.9%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.92%	\$ 1,038.15	\$ 1,088.70	\$ 50.55	4.9%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 804.26	\$ 819.70	\$ 15.44	1.92%	\$ 1,083.26	\$ 1,134.70	\$ 51.44	4.7%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 904.79	\$ 922.16	\$ 17.37	1.92%	\$ 1,183.79	\$ 1,237.16	\$ 53.37	4.5%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,105.86	\$ 1,127.09	\$ 21.23	1.92%	\$ 1,384.86	\$ 1,442.09	\$ 57.23	4.1%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,306.92	\$ 1,332.01	\$ 25.09	1.92%	\$ 1,585.92	\$ 1,647.01	\$ 61.09	3.9%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,507.99	\$ 1,536.94	\$ 28.95	1.92%	\$ 1,786.99	\$ 1,851.94	\$ 64.95	3.6%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,709.05	\$ 1,741.86	\$ 32.81	1.92%	\$ 1,988.05	\$ 2,056.86	\$ 68.81	3.5%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,910.12	\$ 1,946.79	\$ 36.67	1.92%	\$ 2,189.12	\$ 2,261.79	\$ 72.67	3.3%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,111.18	\$ 2,151.71	\$ 40.53	1.92%	\$ 2,390.18	\$ 2,466.71	\$ 76.53	3.2%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,312.24	\$ 2,356.64	\$ 44.40	1.92%	\$ 2,591.24	\$ 2,671.64	\$ 80.40	3.1%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,513.31	\$ 2,561.57	\$ 48.26	1.92%	\$ 2,792.31	\$ 2,876.57	\$ 84.26	3.0%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,714.37	\$ 2,766.49	\$ 52.12	1.92%	\$ 2,993.37	\$ 3,081.49	\$ 88.12	2.9%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,915.44	\$ 2,971.42	\$ 55.98	1.92%	\$ 3,194.44	\$ 3,286.42	\$ 91.98	2.9%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,116.50	\$ 3,176.34	\$ 59.84	1.92%	\$ 3,395.50	\$ 3,491.34	\$ 95.84	2.8%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,317.57	\$ 3,381.27	\$ 63.70	1.92%	\$ 3,596.57	\$ 3,696.27	\$ 99.70	2.8%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,518.63	\$ 3,586.19	\$ 67.56	1.92%	\$ 3,797.63	\$ 3,901.19	\$ 103.56	2.7%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,719.70	\$ 3,791.12	\$ 71.42	1.92%	\$ 3,998.70	\$ 4,106.12	\$ 107.42	2.7%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,920.76	\$ 3,996.04	\$ 75.28	1.92%	\$ 4,199.76	\$ 4,311.04	\$ 111.28	2.6%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 16,085.18	\$ 16,394.02	\$ 308.84	1.92%	\$ 16,364.18	\$ 16,709.02	\$ 344.84	2.1%

Table 5.17 Rural Residential 2013-14 Rates With 5.5% Special Variation

			Land Value	2012-13 Rate With 6.0% Special Variation	2013-14 Rate With 5.5% Special Variation	\$ Difference	% Increase	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00)	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,250.04	\$ 1,318.80	\$ 68.75	5.50%	\$ 1,565.04	\$ 1,650.80	\$ 85.75	5.5%
Average Value			\$ 557,042	\$ 2,283.04	\$ 2,408.61	\$ 125.57	5.50%	\$ 2,598.04	\$ 2,740.61	\$ 142.57	5.5%
Minimum Rate			\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.50%	\$ 1,088.70	\$ 1,148.25	\$ 59.55	5.5%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.50%	\$ 1,088.70	\$ 1,148.25	\$ 59.55	5.5%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 819.70	\$ 864.78	\$ 45.08	5.50%	\$ 1,134.70	\$ 1,196.78	\$ 62.08	5.5%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 922.16	\$ 972.88	\$ 50.72	5.50%	\$ 1,237.16	\$ 1,304.88	\$ 67.72	5.5%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,127.09	\$ 1,189.08	\$ 61.99	5.50%	\$ 1,442.09	\$ 1,521.08	\$ 78.99	5.5%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,332.01	\$ 1,405.27	\$ 73.26	5.50%	\$ 1,647.01	\$ 1,737.27	\$ 90.26	5.5%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,536.94	\$ 1,621.47	\$ 84.53	5.50%	\$ 1,851.94	\$ 1,953.47	\$ 101.53	5.5%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,741.86	\$ 1,837.67	\$ 95.80	5.50%	\$ 2,056.86	\$ 2,169.67	\$ 112.80	5.5%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,946.79	\$ 2,053.86	\$ 107.07	5.50%	\$ 2,261.79	\$ 2,385.86	\$ 124.07	5.5%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,151.71	\$ 2,270.06	\$ 118.34	5.50%	\$ 2,466.71	\$ 2,602.06	\$ 135.34	5.5%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,356.64	\$ 2,486.26	\$ 129.62	5.50%	\$ 2,671.64	\$ 2,818.26	\$ 146.62	5.5%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,561.57	\$ 2,702.45	\$ 140.89	5.50%	\$ 2,876.57	\$ 3,034.45	\$ 157.89	5.5%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,766.49	\$ 2,918.65	\$ 152.16	5.50%	\$ 3,081.49	\$ 3,250.65	\$ 169.16	5.5%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,971.42	\$ 3,134.84	\$ 163.43	5.50%	\$ 3,286.42	\$ 3,466.84	\$ 180.43	5.5%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,176.34	\$ 3,351.04	\$ 174.70	5.50%	\$ 3,491.34	\$ 3,683.04	\$ 191.70	5.5%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,381.27	\$ 3,567.24	\$ 185.97	5.50%	\$ 3,696.27	\$ 3,899.24	\$ 202.97	5.5%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,586.19	\$ 3,783.43	\$ 197.24	5.50%	\$ 3,901.19	\$ 4,115.43	\$ 214.24	5.5%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,791.12	\$ 3,999.63	\$ 208.51	5.50%	\$ 4,106.12	\$ 4,331.63	\$ 225.51	5.5%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,996.04	\$ 4,215.82	\$ 219.78	5.50%	\$ 4,311.04	\$ 4,547.82	\$ 236.78	5.5%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 16,394.02	\$ 17,295.69	\$ 901.67	5.50%	\$ 16,709.02	\$ 17,627.69	\$ 918.67	5.5%

Table 5.18 Rural Residential 2014-15 Rates With 5.0% Special Variation

			Land Value	2013-14 Rate With 5.5% Special Variation	2014-15 Rate With 5.0% Special Variation	\$ Difference	% Increase	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00)	2014-15 Rate With 5.0% Special Variation and Domestic Waste Charge (\$350.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,318.80	\$ 1,384.74	\$ 65.94	5.00%	\$ 1,650.80	\$ 1,734.74	\$ 83.94	5.1%
Average Value			\$ 557,042	\$ 2,408.61	\$ 2,529.04	\$ 120.43	5.00%	\$ 2,740.61	\$ 2,879.04	\$ 138.43	5.1%
Minimum Rate			\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.00%	\$ 1,148.25	\$ 1,207.05	\$ 58.80	5.1%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.00%	\$ 1,148.25	\$ 1,207.05	\$ 58.80	5.1%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 864.78	\$ 908.02	\$ 43.24	5.00%	\$ 1,196.78	\$ 1,258.02	\$ 61.24	5.1%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 972.88	\$ 1,021.53	\$ 48.64	5.00%	\$ 1,304.88	\$ 1,371.53	\$ 66.64	5.1%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,189.08	\$ 1,248.53	\$ 59.45	5.00%	\$ 1,521.08	\$ 1,598.53	\$ 77.45	5.1%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,405.27	\$ 1,475.54	\$ 70.26	5.00%	\$ 1,737.27	\$ 1,825.54	\$ 88.26	5.1%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,621.47	\$ 1,702.54	\$ 81.07	5.00%	\$ 1,953.47	\$ 2,052.54	\$ 99.07	5.1%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,837.67	\$ 1,929.55	\$ 91.88	5.00%	\$ 2,169.67	\$ 2,279.55	\$ 109.88	5.1%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 2,053.86	\$ 2,156.56	\$ 102.69	5.00%	\$ 2,385.86	\$ 2,506.56	\$ 120.69	5.1%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,270.06	\$ 2,383.56	\$ 113.50	5.00%	\$ 2,602.06	\$ 2,733.56	\$ 131.50	5.1%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,486.26	\$ 2,610.57	\$ 124.31	5.00%	\$ 2,818.26	\$ 2,960.57	\$ 142.31	5.0%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,702.45	\$ 2,837.57	\$ 135.12	5.00%	\$ 3,034.45	\$ 3,187.57	\$ 153.12	5.0%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,918.65	\$ 3,064.58	\$ 145.93	5.00%	\$ 3,250.65	\$ 3,414.58	\$ 163.93	5.0%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 3,134.84	\$ 3,291.59	\$ 156.74	5.00%	\$ 3,466.84	\$ 3,641.59	\$ 174.74	5.0%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,351.04	\$ 3,518.59	\$ 167.55	5.00%	\$ 3,683.04	\$ 3,868.59	\$ 185.55	5.0%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,567.24	\$ 3,745.60	\$ 178.36	5.00%	\$ 3,899.24	\$ 4,095.60	\$ 196.36	5.0%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,783.43	\$ 3,972.60	\$ 189.17	5.00%	\$ 4,115.43	\$ 4,322.60	\$ 207.17	5.0%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,999.63	\$ 4,199.61	\$ 199.98	5.00%	\$ 4,331.63	\$ 4,549.61	\$ 217.98	5.0%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 4,215.82	\$ 4,426.62	\$ 210.79	5.00%	\$ 4,547.82	\$ 4,776.62	\$ 228.79	5.0%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 17,295.69	\$ 18,160.47	\$ 864.78	5.00%	\$ 17,627.69	\$ 18,510.47	\$ 882.78	5.0%

Table 5.19 Rural Residential Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate 2010-11	\$ Increase 2011-12 With 6.3% Special Variation	\$ Increase 2012-13 With 6.0% Special Variation	\$ Increase 2013-14 With 5.5% Special Variation	\$ Increase 2014-15 With 5.0% Special Variation	Total \$ Increase 2011- 12 to 2014-15	Total % Increase 2011-12 to 2014-15
Frequently Occurring Value			\$ 305,000	\$ 1,405.66	\$ 99.84	\$ 59.55	\$ 85.75	\$ 83.94	\$ 329.08	23.4%
Average Value			\$ 557,042	\$ 2,358.17	\$ 160.86	\$ 79.01	\$ 142.57	\$ 138.43	\$ 520.86	22.1%
Minimum Rate			\$ 188,782	\$ 967.20	\$ 70.95	\$ 50.55	\$ 59.55	\$ 58.80	\$ 239.85	24.8%
Value Range From	Value Range To	Number of Properties								
\$ 1	\$ 188,782	69	\$ 188,782	\$ 967.20	\$ 70.95	\$ 50.55	\$ 59.55	\$ 58.80	\$ 239.85	24.8%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 1,008.84	\$ 74.42	\$ 51.44	\$ 62.08	\$ 61.24	\$ 249.18	24.7%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 1,103.32	\$ 80.47	\$ 53.37	\$ 67.72	\$ 66.64	\$ 268.21	24.3%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,292.28	\$ 92.58	\$ 57.23	\$ 78.99	\$ 77.45	\$ 306.25	23.7%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,481.24	\$ 104.68	\$ 61.09	\$ 90.26	\$ 88.26	\$ 344.30	23.2%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,670.20	\$ 116.79	\$ 64.95	\$ 101.53	\$ 99.07	\$ 382.34	22.9%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,859.16	\$ 128.89	\$ 68.81	\$ 112.80	\$ 109.88	\$ 420.39	22.6%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 2,048.12	\$ 141.00	\$ 72.67	\$ 124.07	\$ 120.69	\$ 458.44	22.4%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,237.08	\$ 153.10	\$ 76.53	\$ 135.34	\$ 131.50	\$ 496.48	22.2%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,426.04	\$ 165.20	\$ 80.40	\$ 146.62	\$ 142.31	\$ 534.53	22.0%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,615.00	\$ 177.31	\$ 84.26	\$ 157.89	\$ 153.12	\$ 572.57	21.9%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,803.96	\$ 189.41	\$ 88.12	\$ 169.16	\$ 163.93	\$ 610.62	21.8%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,992.92	\$ 201.52	\$ 91.98	\$ 180.43	\$ 174.74	\$ 648.67	21.7%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,181.88	\$ 213.62	\$ 95.84	\$ 191.70	\$ 185.55	\$ 686.71	21.6%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,370.84	\$ 225.73	\$ 99.70	\$ 202.97	\$ 196.36	\$ 724.76	21.5%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,559.80	\$ 237.83	\$ 103.56	\$ 214.24	\$ 207.17	\$ 762.80	21.4%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,748.76	\$ 249.94	\$ 107.42	\$ 225.51	\$ 217.98	\$ 800.85	21.4%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,937.72	\$ 262.04	\$ 111.28	\$ 236.78	\$ 228.79	\$ 838.90	21.3%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,369.80	\$ 994.38	\$ 344.84	\$ 918.67	\$ 882.78	\$ 3,140.67	20.4%

Table 5.20 Urban Residential 2011-12 Rates (Pensioners Only) With 6.3% Special Variation Less \$250.00 Pension Rebate

			Land Value	Current Rate 2010-11 (Excluding Pension Rebate)	2011-12 Rate With 6.3% Special Variation (Excluding Pension Rebate)	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$249.00) Less \$250.00 Pension Rebate	2011-12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 850.32	\$ 904.79	\$ 54.47	6.4%	\$ 849.32	\$ 933.79	\$ 84.47	9.9%
Average Value			\$ 204,628	\$ 773.33	\$ 822.87	\$ 49.54	6.4%	\$ 772.33	\$ 851.87	\$ 79.54	10.3%
Minimum Rate			\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 713.20	\$ 788.15	\$ 74.95	10.5%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 714.20	\$ 759.15	\$ 44.95	6.3%	\$ 713.20	\$ 788.15	\$ 74.95	10.5%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 755.80	\$ 804.26	\$ 48.46	6.4%	\$ 754.80	\$ 833.26	\$ 78.46	10.4%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 803.08	\$ 854.53	\$ 51.45	6.4%	\$ 802.08	\$ 883.53	\$ 81.45	10.2%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 897.56	\$ 955.06	\$ 57.50	6.4%	\$ 896.56	\$ 984.06	\$ 87.50	9.8%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 992.04	\$ 1,055.59	\$ 63.55	6.4%	\$ 991.04	\$ 1,084.59	\$ 93.55	9.4%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,086.52	\$ 1,156.12	\$ 69.60	6.4%	\$ 1,085.52	\$ 1,185.12	\$ 99.60	9.2%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,181.00	\$ 1,256.65	\$ 75.65	6.4%	\$ 1,180.00	\$ 1,285.65	\$ 105.65	9.0%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,275.48	\$ 1,357.19	\$ 81.71	6.4%	\$ 1,274.48	\$ 1,386.19	\$ 111.71	8.8%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,369.96	\$ 1,457.72	\$ 87.76	6.4%	\$ 1,368.96	\$ 1,486.72	\$ 117.76	8.6%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,464.44	\$ 1,558.25	\$ 93.81	6.4%	\$ 1,463.44	\$ 1,587.25	\$ 123.81	8.5%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,700.64	\$ 1,809.58	\$ 108.94	6.4%	\$ 1,699.64	\$ 1,838.58	\$ 138.94	8.2%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,078.56	\$ 2,211.71	\$ 133.15	6.4%	\$ 2,077.56	\$ 2,240.71	\$ 163.15	7.9%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,456.48	\$ 2,613.84	\$ 157.36	6.4%	\$ 2,455.48	\$ 2,642.84	\$ 187.36	7.6%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,834.40	\$ 3,015.97	\$ 181.57	6.4%	\$ 2,833.40	\$ 3,044.97	\$ 211.57	7.5%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,212.32	\$ 3,418.10	\$ 205.78	6.4%	\$ 3,211.32	\$ 3,447.10	\$ 235.78	7.3%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,590.24	\$ 3,820.23	\$ 229.99	6.4%	\$ 3,589.24	\$ 3,849.23	\$ 259.99	7.2%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,668.80	\$ 6,031.94	\$ 363.14	6.4%	\$ 5,667.80	\$ 6,060.94	\$ 393.14	6.9%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,227.20	\$ 14,074.53	\$ 847.33	6.4%	\$ 13,226.20	\$ 14,103.53	\$ 877.33	6.6%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 117,155.20	\$ 124,660.16	\$ 7,504.96	6.4%	\$ 117,154.20	\$ 124,689.16	\$ 7,534.96	6.4%

Table 5.21 Urban Residential 2012-13 Rates (Pensioners Only) With 6.0% Special Variation Less \$250.00 Pension Rebate

			Land Value	2011-12 Rate With 6.3% Special Variation (Excluding Pensioner Rebate)	2012-13 Rate With 6.3% Special Variation (Excluding Pensioner Rebate)	\$ Difference	% Increase	2011-12 Rate With 6.3% Special Variation and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 904.79	\$ 922.16	\$ 17.37	1.9%	\$ 933.79	\$ 987.16	\$ 53.37	5.7%
Average Value			\$ 204,628	\$ 822.87	\$ 838.67	\$ 15.80	1.9%	\$ 851.87	\$ 903.67	\$ 51.80	6.1%
Minimum Rate			\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.9%	\$ 788.15	\$ 838.70	\$ 50.55	6.4%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 759.15	\$ 773.70	\$ 14.55	1.9%	\$ 788.15	\$ 838.70	\$ 50.55	6.4%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 804.30	\$ 819.70	\$ 15.40	1.9%	\$ 833.30	\$ 884.70	\$ 51.40	6.2%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 854.50	\$ 870.93	\$ 16.43	1.9%	\$ 883.50	\$ 935.93	\$ 52.43	5.9%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 955.10	\$ 973.39	\$ 18.29	1.9%	\$ 984.10	\$ 1,038.39	\$ 54.29	5.5%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,055.60	\$ 1,075.86	\$ 20.26	1.9%	\$ 1,084.60	\$ 1,140.86	\$ 56.26	5.2%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,156.10	\$ 1,178.32	\$ 22.22	1.9%	\$ 1,185.10	\$ 1,243.32	\$ 58.22	4.9%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,256.70	\$ 1,280.78	\$ 24.08	1.9%	\$ 1,285.70	\$ 1,345.78	\$ 60.08	4.7%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,357.20	\$ 1,383.25	\$ 26.05	1.9%	\$ 1,386.20	\$ 1,448.25	\$ 62.05	4.5%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,457.70	\$ 1,485.71	\$ 28.01	1.9%	\$ 1,486.70	\$ 1,550.71	\$ 64.01	4.3%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,558.30	\$ 1,588.17	\$ 29.87	1.9%	\$ 1,587.30	\$ 1,653.17	\$ 65.87	4.1%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,809.60	\$ 1,844.33	\$ 34.73	1.9%	\$ 1,838.60	\$ 1,909.33	\$ 70.73	3.8%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,211.70	\$ 2,254.18	\$ 42.48	1.9%	\$ 2,240.70	\$ 2,319.18	\$ 78.48	3.5%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,613.80	\$ 2,664.03	\$ 50.23	1.9%	\$ 2,642.80	\$ 2,729.03	\$ 86.23	3.3%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 3,016.00	\$ 3,073.88	\$ 57.88	1.9%	\$ 3,045.00	\$ 3,138.88	\$ 93.88	3.1%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,418.10	\$ 3,483.73	\$ 65.63	1.9%	\$ 3,447.10	\$ 3,548.73	\$ 101.63	2.9%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,820.20	\$ 3,893.58	\$ 73.38	1.9%	\$ 3,849.20	\$ 3,958.58	\$ 109.38	2.8%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 6,031.90	\$ 6,147.76	\$ 115.86	1.9%	\$ 6,060.90	\$ 6,212.76	\$ 151.86	2.5%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 14,074.50	\$ 14,344.77	\$ 270.27	1.9%	\$ 14,103.50	\$ 14,409.77	\$ 306.27	2.2%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 124,660.20	\$ 127,053.64	\$ 2,393.44	1.9%	\$ 124,689.20	\$ 127,118.64	\$ 2,429.44	1.9%

Table 5.22 Urban Residential 2013-14 Rates (Pensioners Only) With 5.5% Special Variation Less \$250.00 Pension Rebate

			Land Value	2012-13 Rate With 6.0% Special Variation (Excluding Pension Rebate)	2013-14 Rate With 5.5% Special Variation (Excluding Pension Rebate)	\$ Difference	% Increase	2012-13 Rate With 6.0% Special Variation and Domestic Waste Charge (\$315.00) Less \$250.00 Pension Rebate	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 922.16	\$ 972.88	\$ 50.72	5.5%	\$ 987.16	\$ 1,054.88	\$ 67.72	6.9%
Average Value			\$ 204,628	\$ 838.67	\$ 884.80	\$ 46.13	5.5%	\$ 903.67	\$ 966.80	\$ 63.13	7.0%
Minimum Rate			\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.5%	\$ 838.70	\$ 898.25	\$ 59.55	7.1%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 773.70	\$ 816.25	\$ 42.55	5.5%	\$ 838.70	\$ 898.25	\$ 59.55	7.1%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 819.70	\$ 864.78	\$ 45.08	5.5%	\$ 884.70	\$ 946.78	\$ 62.08	7.0%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 870.90	\$ 918.83	\$ 47.93	5.5%	\$ 935.90	\$ 1,000.83	\$ 64.93	6.9%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 973.40	\$ 1,026.93	\$ 53.53	5.5%	\$ 1,038.40	\$ 1,108.93	\$ 70.53	6.8%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,075.90	\$ 1,135.03	\$ 59.13	5.5%	\$ 1,140.90	\$ 1,217.03	\$ 76.13	6.7%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,178.30	\$ 1,243.13	\$ 64.83	5.5%	\$ 1,243.30	\$ 1,325.13	\$ 81.83	6.6%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,280.80	\$ 1,351.23	\$ 70.43	5.5%	\$ 1,345.80	\$ 1,433.23	\$ 87.43	6.5%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,383.20	\$ 1,459.32	\$ 76.12	5.5%	\$ 1,448.20	\$ 1,541.32	\$ 93.12	6.4%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,485.70	\$ 1,567.42	\$ 81.72	5.5%	\$ 1,550.70	\$ 1,649.42	\$ 98.72	6.4%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,588.20	\$ 1,675.52	\$ 87.32	5.5%	\$ 1,653.20	\$ 1,757.52	\$ 104.32	6.3%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,844.30	\$ 1,945.76	\$ 101.46	5.5%	\$ 1,909.30	\$ 2,027.76	\$ 118.46	6.2%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,254.20	\$ 2,378.16	\$ 123.96	5.5%	\$ 2,319.20	\$ 2,460.16	\$ 140.96	6.1%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,664.00	\$ 2,810.55	\$ 146.55	5.5%	\$ 2,729.00	\$ 2,892.55	\$ 163.55	6.0%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 3,073.90	\$ 3,242.94	\$ 169.04	5.5%	\$ 3,138.90	\$ 3,324.94	\$ 186.04	5.9%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,483.70	\$ 3,675.33	\$ 191.63	5.5%	\$ 3,548.70	\$ 3,757.33	\$ 208.63	5.9%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,893.60	\$ 4,107.73	\$ 214.13	5.5%	\$ 3,958.60	\$ 4,189.73	\$ 231.13	5.8%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 6,147.80	\$ 6,485.88	\$ 338.08	5.5%	\$ 6,212.80	\$ 6,567.88	\$ 355.08	5.7%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 14,344.80	\$ 15,133.73	\$ 788.93	5.5%	\$ 14,409.80	\$ 15,215.73	\$ 805.93	5.6%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 127,053.60	\$ 134,041.59	\$ 6,987.99	5.5%	\$ 127,118.60	\$ 134,123.59	\$ 7,004.99	5.5%

Table 5.23 Urban Residential 2014-15 Rates (Pensioners Only) With 5.0% Special Variation Less \$250.00 Pension Rebate

			Land Value	2013-14 Rate With 5.5% Special Variation (Excluding Pension Rebate)	2014-15 Rate With 5.0% Special Variation (Excluding Pension Rebate)	\$ Difference	% Increase	2013-14 Rate With 5.5% Special Variation and Domestic Waste Charge (\$332.00) Less \$250.00 Pension Rebate	2014-15 Rate With 5.0% Special Variation and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
	Frequently Occurring Value		\$ 225,000	\$ 972.88	\$ 1,021.53	\$ 48.64	5.0%	\$ 971.88	\$ 1,050.53	\$ 78.64	8.1%
	Average Value		\$ 204,628	\$ 884.80	\$ 929.04	\$ 44.24	5.0%	\$ 883.80	\$ 958.04	\$ 74.24	8.4%
	Minimum Rate		\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.0%	\$ 815.25	\$ 886.05	\$ 70.80	8.7%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 816.25	\$ 857.05	\$ 40.80	5.0%	\$ 815.25	\$ 886.05	\$ 70.80	8.7%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 864.80	\$ 908.02	\$ 43.22	5.0%	\$ 863.80	\$ 937.02	\$ 73.22	8.5%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 918.80	\$ 964.78	\$ 45.98	5.0%	\$ 917.80	\$ 993.78	\$ 75.98	8.3%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 1,026.90	\$ 1,078.28	\$ 51.38	5.0%	\$ 1,025.90	\$ 1,107.28	\$ 81.38	7.9%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,135.00	\$ 1,191.78	\$ 56.78	5.0%	\$ 1,134.00	\$ 1,220.78	\$ 86.78	7.7%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,243.10	\$ 1,305.28	\$ 62.18	5.0%	\$ 1,242.10	\$ 1,334.28	\$ 92.18	7.4%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,351.20	\$ 1,418.79	\$ 67.59	5.0%	\$ 1,350.20	\$ 1,447.79	\$ 97.59	7.2%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,459.30	\$ 1,532.29	\$ 72.99	5.0%	\$ 1,458.30	\$ 1,561.29	\$ 102.99	7.1%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,567.40	\$ 1,645.79	\$ 78.39	5.0%	\$ 1,566.40	\$ 1,674.79	\$ 108.39	6.9%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,675.50	\$ 1,759.30	\$ 83.80	5.0%	\$ 1,674.50	\$ 1,788.30	\$ 113.80	6.8%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,945.80	\$ 2,043.05	\$ 97.25	5.0%	\$ 1,944.80	\$ 2,072.05	\$ 127.25	6.5%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,378.20	\$ 2,497.07	\$ 118.87	5.0%	\$ 2,377.20	\$ 2,526.07	\$ 148.87	6.3%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,810.50	\$ 2,951.08	\$ 140.58	5.0%	\$ 2,809.50	\$ 2,980.08	\$ 170.58	6.1%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 3,242.90	\$ 3,405.09	\$ 162.19	5.0%	\$ 3,241.90	\$ 3,434.09	\$ 192.19	5.9%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,675.30	\$ 3,859.10	\$ 183.80	5.0%	\$ 3,674.30	\$ 3,888.10	\$ 213.80	5.8%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 4,107.70	\$ 4,313.11	\$ 205.41	5.0%	\$ 4,106.70	\$ 4,342.11	\$ 235.41	5.7%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 6,485.90	\$ 6,810.18	\$ 324.28	5.0%	\$ 6,484.90	\$ 6,839.18	\$ 354.28	5.5%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 15,133.70	\$ 15,890.41	\$ 756.71	5.0%	\$ 15,132.70	\$ 15,919.41	\$ 786.71	5.2%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 134,041.60	\$ 140,743.67	\$ 6,702.07	5.0%	\$ 134,040.60	\$ 140,772.67	\$ 6,732.07	5.0%

Table 5.24 Urban Residential (Pensioners) Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate and Domestic Waste Charge 2010-11	\$ Increase 2011-12 With 6.3% Special Variation	\$ Increase 2012-13 With 6.0% Special Variation	\$ Increase 2013-14 With 5.5% Special Variation	\$ Increase 2014-15 With 5.0% Special Variation	Total \$ Increase 2011-12 to 2014-15	Average Increase Per Year	Total % Increase 2011-12 to 2014-15
Frequently Occurring Value			\$ 225,000	\$ 849.32	\$ 84.47	\$ 53.37	\$67.72	\$ 78.64	\$ 284.21	\$ 71.05	33.5%
Average Value			\$ 204,628	\$ 772.33	\$ 79.54	\$ 51.80	\$63.13	\$ 74.24	\$ 268.71	\$ 67.18	34.8%
Minimum Rate			\$ 188,782	\$ 713.20	\$ 74.95	\$ 50.55	\$59.55	\$ 70.80	\$ 255.85	\$ 63.96	35.9%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 713.20	\$ 74.95	\$ 50.55	\$59.55	\$ 70.80	\$ 255.85	\$ 63.96	35.9%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 754.80	\$ 78.46	\$ 51.40	\$62.08	\$ 73.22	\$ 265.17	\$ 66.29	35.1%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 802.08	\$ 81.45	\$ 52.43	\$64.93	\$ 75.98	\$ 274.79	\$ 68.70	34.3%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 896.56	\$ 87.50	\$ 54.29	\$70.53	\$ 81.38	\$ 293.70	\$ 73.43	32.8%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 991.04	\$ 93.55	\$ 56.26	\$76.13	\$ 86.78	\$ 312.72	\$ 78.18	31.6%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,085.52	\$ 99.60	\$ 58.22	\$81.83	\$ 92.18	\$ 331.83	\$ 82.96	30.6%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,180.00	\$ 105.65	\$ 60.08	\$87.43	\$ 97.59	\$ 350.75	\$ 87.69	29.7%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,274.48	\$ 111.71	\$ 62.05	\$93.12	\$ 102.99	\$ 369.87	\$ 92.47	29.0%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,368.96	\$ 117.76	\$ 64.01	\$98.72	\$ 108.39	\$ 388.88	\$ 97.22	28.4%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,463.44	\$ 123.81	\$ 65.87	\$104.32	\$ 113.80	\$ 407.80	\$ 101.95	27.9%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,699.64	\$ 138.94	\$ 70.73	\$118.46	\$ 127.25	\$ 455.39	\$ 113.85	26.8%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,077.56	\$ 163.15	\$ 78.48	\$140.96	\$ 148.87	\$ 531.45	\$ 132.86	25.6%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,455.48	\$ 187.36	\$ 86.23	\$163.55	\$ 170.58	\$ 607.72	\$ 151.93	24.7%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,833.40	\$ 211.57	\$ 93.88	\$186.04	\$ 192.19	\$ 683.68	\$ 170.92	24.1%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,211.32	\$ 235.78	\$ 101.63	\$208.63	\$ 213.80	\$ 759.84	\$ 189.96	23.7%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,589.24	\$ 259.99	\$ 109.38	\$231.13	\$ 235.41	\$ 835.91	\$ 208.98	23.3%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,667.80	\$ 393.14	\$ 151.86	\$355.08	\$ 354.28	\$ 1,254.36	\$ 313.59	22.1%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,226.20	\$ 877.33	\$ 306.27	\$805.93	\$ 786.71	\$ 2,776.24	\$ 694.06	21.0%
\$ 5,000,001	\$67,250,000	-	\$31,000,000								

Table 5.25 Urban Residential 2011-12 Rates With 2.8% Rate Peg Increase

			Land Value	Current Rate 2010-11	2011-12 Rate With 2.8% Rate Peg Increase	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$249.00)	2011-12 Rate With 2.8% Rate Peg Increase and Domestic Waste Charge (\$279.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 850.32	\$ 875.05	\$ 24.73	2.9%	\$ 1,099.32	\$ 1,154.05	\$ 54.73	5.0%
Average Value			\$ 204,628	\$ 773.33	\$ 795.82	\$ 22.49	2.9%	\$ 1,022.33	\$ 1,074.82	\$ 52.49	5.1%
Minimum Rate			\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 963.20	\$ 1,013.15	\$ 49.95	5.2%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 963.20	\$ 1,013.15	\$ 49.95	5.2%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 755.80	\$ 777.82	\$ 22.02	2.9%	\$ 1,004.80	\$ 1,056.82	\$ 52.02	5.2%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 803.08	\$ 826.43	\$ 23.35	2.9%	\$ 1,052.08	\$ 1,105.43	\$ 53.35	5.1%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 897.56	\$ 923.66	\$ 26.10	2.9%	\$ 1,146.56	\$ 1,202.66	\$ 56.10	4.9%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 992.04	\$ 1,020.89	\$ 28.85	2.9%	\$ 1,241.04	\$ 1,299.89	\$ 58.85	4.7%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,086.52	\$ 1,118.12	\$ 31.60	2.9%	\$ 1,335.52	\$ 1,397.12	\$ 61.60	4.6%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,181.00	\$ 1,215.34	\$ 34.34	2.9%	\$ 1,430.00	\$ 1,494.34	\$ 64.34	4.5%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,275.48	\$ 1,312.57	\$ 37.09	2.9%	\$ 1,524.48	\$ 1,591.57	\$ 67.09	4.4%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,369.96	\$ 1,409.80	\$ 39.84	2.9%	\$ 1,618.96	\$ 1,688.80	\$ 69.84	4.3%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,464.44	\$ 1,507.03	\$ 42.59	2.9%	\$ 1,713.44	\$ 1,786.03	\$ 72.59	4.2%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,700.64	\$ 1,750.09	\$ 49.45	2.9%	\$ 1,949.64	\$ 2,029.09	\$ 79.45	4.1%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,078.56	\$ 2,139.00	\$ 60.44	2.9%	\$ 2,327.56	\$ 2,418.00	\$ 90.44	3.9%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,456.48	\$ 2,527.91	\$ 71.43	2.9%	\$ 2,705.48	\$ 2,806.91	\$ 101.43	3.7%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 2,834.40	\$ 2,916.82	\$ 82.42	2.9%	\$ 3,083.40	\$ 3,195.82	\$ 112.42	3.6%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,212.32	\$ 3,305.73	\$ 93.41	2.9%	\$ 3,461.32	\$ 3,584.73	\$ 123.41	3.6%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,590.24	\$ 3,694.64	\$ 104.40	2.9%	\$ 3,839.24	\$ 3,973.64	\$ 134.40	3.5%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,668.80	\$ 5,833.65	\$ 164.85	2.9%	\$ 5,917.80	\$ 6,112.65	\$ 194.85	3.3%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,227.20	\$ 13,611.85	\$ 384.65	2.9%	\$ 13,476.20	\$ 13,890.85	\$ 414.65	3.1%
\$ 5,000,001	\$67,250,000	4	\$31,000,000	\$117,155.20	\$120,562.07	\$ 3,406.87	2.9%	\$ 117,404.20	\$ 120,841.07	\$ 3,436.87	2.9%

Table 5.26 Urban Residential 2012-13 Rates With 3.0% Estimated Rate Peg Increase

			Land Value	2011-12 Rate With 2.8% Rate Peg Increase	2012-13 Rate With 3.0% (Estimated) Rate Peg Increase	\$ Difference	% Increase	2011-12 Rate With 2.8% Rate Peg Increase and Domestic Waste Charge (\$279.00)	2012-13 Rate With 3.0% (Estimated) Rate Peg Increase and Domestic Waste Charge (\$315.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 875.05	\$ 866.54	-\$ 8.51	-1.0%	\$ 1,124.05	\$ 1,170.54	\$ 46.49	4.1%
Average Value			\$ 204,628	\$ 795.82	\$ 788.08	-\$ 7.74	-1.0%	\$ 1,044.82	\$ 1,092.08	\$ 47.26	4.5%
Minimum Rate			\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-1.0%	\$ 983.15	\$ 1,031.00	\$ 47.85	4.9%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-1.0%	\$ 983.15	\$ 1,031.00	\$ 47.85	4.9%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 777.82	\$ 770.26	-\$ 7.56	-1.0%	\$ 1,026.82	\$ 1,074.26	\$ 47.44	4.6%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 826.43	\$ 818.40	-\$ 8.03	-1.0%	\$ 1,075.43	\$ 1,122.40	\$ 46.97	4.4%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 923.66	\$ 914.68	-\$ 8.98	-1.0%	\$ 1,172.66	\$ 1,218.68	\$ 46.02	3.9%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,020.89	\$ 1,010.97	-\$ 9.92	-1.0%	\$ 1,269.89	\$ 1,314.97	\$ 45.08	3.5%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,118.12	\$ 1,107.25	-\$ 10.87	-1.0%	\$ 1,367.12	\$ 1,411.25	\$ 44.13	3.2%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,215.34	\$ 1,203.53	-\$ 11.81	-1.0%	\$ 1,464.34	\$ 1,507.53	\$ 43.19	2.9%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,312.57	\$ 1,299.81	-\$ 12.76	-1.0%	\$ 1,561.57	\$ 1,603.81	\$ 42.24	2.7%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,409.80	\$ 1,396.10	-\$ 13.70	-1.0%	\$ 1,658.80	\$ 1,700.10	\$ 41.30	2.5%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,507.03	\$ 1,492.38	-\$ 14.65	-1.0%	\$ 1,756.03	\$ 1,796.38	\$ 40.35	2.3%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,750.09	\$ 1,733.08	-\$ 17.01	-1.0%	\$ 1,999.09	\$ 2,037.08	\$ 37.99	1.9%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,139.00	\$ 2,118.21	-\$ 20.79	-1.0%	\$ 2,388.00	\$ 2,422.21	\$ 34.21	1.4%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,527.91	\$ 2,503.34	-\$ 24.57	-1.0%	\$ 2,776.91	\$ 2,807.34	\$ 30.43	1.1%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 2,916.82	\$ 2,888.47	-\$ 28.35	-1.0%	\$ 3,165.82	\$ 3,192.47	\$ 26.65	0.8%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,305.73	\$ 3,273.60	-\$ 32.13	-1.0%	\$ 3,554.73	\$ 3,577.60	\$ 22.87	0.6%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,694.64	\$ 3,658.73	-\$ 35.91	-1.0%	\$ 3,943.64	\$ 3,962.73	\$ 19.09	0.5%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,833.65	\$ 5,776.95	-\$ 56.70	-1.0%	\$ 6,082.65	\$ 6,080.95	-\$ 1.70	0.0%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,611.85	\$ 13,479.54	-\$ 132.31	-1.0%	\$ 13,860.85	\$ 13,783.54	-\$ 77.31	-0.6%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 120,562.07	\$ 119,390.21	-\$ 1,171.86	-1.0%	\$ 120,811.07	\$ 119,694.21	-\$ 1,116.86	-0.9%

Table 5.27 Urban Residential 2013-14 Rates With 3.0% Estimated Rate Peg Increase

			Land Value	2012-13 Rate With 3.0% Estimated Rate Peg Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	\$ Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$315.00) and Stormwater Charge (\$25.00)	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$332.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 866.54	\$ 892.54	\$ 26.00	3.0%	\$ 1,206.54	\$ 1,249.54	\$ 43.00	3.6%
Average Value			\$ 204,628	\$ 788.08	\$ 811.73	\$ 23.64	3.0%	\$ 1,128.08	\$ 1,168.73	\$ 40.64	3.6%
Minimum Rate			\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.0%	\$ 1,067.00	\$ 1,105.80	\$ 38.80	3.6%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.0%	\$ 1,067.00	\$ 1,105.80	\$ 38.80	3.6%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 770.26	\$ 793.37	\$ 23.11	3.0%	\$ 1,110.26	\$ 1,150.37	\$ 40.11	3.6%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 818.40	\$ 842.95	\$ 24.55	3.0%	\$ 1,158.40	\$ 1,199.95	\$ 41.55	3.6%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 914.68	\$ 942.12	\$ 27.44	3.0%	\$ 1,254.68	\$ 1,299.12	\$ 44.44	3.5%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,010.97	\$ 1,041.29	\$ 30.33	3.0%	\$ 1,350.97	\$ 1,398.29	\$ 47.33	3.5%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,107.25	\$ 1,140.47	\$ 33.22	3.0%	\$ 1,447.25	\$ 1,497.47	\$ 50.22	3.5%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,203.53	\$ 1,239.64	\$ 36.11	3.0%	\$ 1,543.53	\$ 1,596.64	\$ 53.11	3.4%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,299.81	\$ 1,338.81	\$ 38.99	3.0%	\$ 1,639.81	\$ 1,695.81	\$ 55.99	3.4%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,396.10	\$ 1,437.98	\$ 41.88	3.0%	\$ 1,736.10	\$ 1,794.98	\$ 58.88	3.4%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,492.38	\$ 1,537.15	\$ 44.77	3.0%	\$ 1,832.38	\$ 1,894.15	\$ 61.77	3.4%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,733.08	\$ 1,785.08	\$ 51.99	3.0%	\$ 2,073.08	\$ 2,142.08	\$ 68.99	3.3%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,118.21	\$ 2,181.76	\$ 63.55	3.0%	\$ 2,458.21	\$ 2,538.76	\$ 80.55	3.3%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,503.34	\$ 2,578.44	\$ 75.10	3.0%	\$ 2,843.34	\$ 2,935.44	\$ 92.10	3.2%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 2,888.47	\$ 2,975.13	\$ 86.65	3.0%	\$ 3,228.47	\$ 3,332.13	\$ 103.65	3.2%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,273.60	\$ 3,371.81	\$ 98.21	3.0%	\$ 3,613.60	\$ 3,728.81	\$ 115.21	3.2%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,658.73	\$ 3,768.49	\$ 109.76	3.0%	\$ 3,998.73	\$ 4,125.49	\$ 126.76	3.2%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,776.95	\$ 5,950.25	\$ 173.31	3.0%	\$ 6,116.95	\$ 6,307.25	\$ 190.31	3.1%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,479.54	\$ 13,883.93	\$ 404.39	3.0%	\$ 13,819.54	\$ 14,240.93	\$ 421.39	3.0%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 119,390.21	\$ 122,971.92	\$ 3,581.71	3.0%	\$ 119,730.21	\$ 123,328.92	\$ 3,598.71	3.0%

Table 5.28 Urban Residential 2014-15 Rates With 3.0% Estimated Rate Peg Increase

			Land Value	2013-14 Rate With 3.0% Estimated Rate Peg Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	\$ Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$332.00) and Stormwater Charge (\$25.00)	2014-15 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$350.00) and Stormwater Charge (\$25.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 892.54	\$ 919.31	\$ 26.78	3.0%	\$ 1,249.54	\$ 1,294.31	\$ 44.78	3.6%
Average Value			\$ 204,628	\$ 811.73	\$ 836.08	\$ 24.35	3.0%	\$ 1,168.73	\$ 1,211.08	\$ 42.35	3.6%
Minimum Rate			\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.0%	\$ 1,105.80	\$ 1,146.25	\$ 40.45	3.7%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.0%	\$ 1,105.80	\$ 1,146.25	\$ 40.45	3.7%
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 793.37	\$ 817.17	\$ 23.80	3.0%	\$ 1,150.37	\$ 1,192.17	\$ 41.80	3.6%
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 842.95	\$ 868.24	\$ 25.29	3.0%	\$ 1,199.95	\$ 1,243.24	\$ 43.29	3.6%
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 942.12	\$ 970.39	\$ 28.26	3.0%	\$ 1,299.12	\$ 1,345.39	\$ 46.26	3.6%
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,041.29	\$ 1,072.53	\$ 31.24	3.0%	\$ 1,398.29	\$ 1,447.53	\$ 49.24	3.5%
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,140.47	\$ 1,174.68	\$ 34.21	3.0%	\$ 1,497.47	\$ 1,549.68	\$ 52.21	3.5%
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,239.64	\$ 1,276.83	\$ 37.19	3.0%	\$ 1,596.64	\$ 1,651.83	\$ 55.19	3.5%
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,338.81	\$ 1,378.97	\$ 40.16	3.0%	\$ 1,695.81	\$ 1,753.97	\$ 58.16	3.4%
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,437.98	\$ 1,481.12	\$ 43.14	3.0%	\$ 1,794.98	\$ 1,856.12	\$ 61.14	3.4%
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,537.15	\$ 1,583.26	\$ 46.11	3.0%	\$ 1,894.15	\$ 1,958.26	\$ 64.11	3.4%
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,785.08	\$ 1,838.63	\$ 53.55	3.0%	\$ 2,142.08	\$ 2,213.63	\$ 71.55	3.3%
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,181.76	\$ 2,247.21	\$ 65.45	3.0%	\$ 2,538.76	\$ 2,622.21	\$ 83.45	3.3%
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,578.44	\$ 2,655.80	\$ 77.35	3.0%	\$ 2,935.44	\$ 3,030.80	\$ 95.35	3.2%
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 2,975.13	\$ 3,064.38	\$ 89.25	3.0%	\$ 3,332.13	\$ 3,439.38	\$ 107.25	3.2%
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,371.81	\$ 3,472.96	\$ 101.15	3.0%	\$ 3,728.81	\$ 3,847.96	\$ 119.15	3.2%
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,768.49	\$ 3,881.55	\$ 113.05	3.0%	\$ 4,125.49	\$ 4,256.55	\$ 131.05	3.2%
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,950.25	\$ 6,128.76	\$ 178.51	3.0%	\$ 6,307.25	\$ 6,503.76	\$ 196.51	3.1%
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,883.93	\$ 14,300.44	\$ 416.52	3.0%	\$ 14,240.93	\$ 14,675.44	\$ 434.52	3.1%
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 122,971.92	\$ 126,661.07	\$ 3,689.16	3.0%	\$ 123,328.92	\$ 127,036.07	\$ 3,707.16	3.0%

Table 5.29 Urban Residential Rate Increase Summary 2011-12 to 2014-15
With 2.8% Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate and Domestic Waste Charge 2010-11	\$ Increase 2011-12 With 2.8% Rate Peg Increase	\$ Increase 2012-13 With 3.0% Estimated Rate Peg Increase	\$ Increase 2013-14 With 3.0% Estimated Rate Peg Increase	\$ Increase 2014-15 With 3.0% Estimated Rate Peg Increase	Total \$ Increase 2011-12 to 2014-15
Frequently Occurring Value			\$ 225,000	\$ 1,099.32	\$ 54.73	\$ 46.49	\$ 43.00	\$ 44.78	\$ 188.99
Average Value			\$ 204,628	\$ 1,022.33	\$ 52.49	\$ 47.26	\$ 40.64	\$ 42.35	\$ 182.75
Minimum Rate			\$ 188,782	\$ 963.20	\$ 49.95	\$ 47.85	\$ 38.80	\$ 40.45	\$ 177.05
Value Range From	Value Range To	Number of Properties							
\$ 1	\$ 188,782	15,894	\$ 188,782	\$ 963.20	\$ 49.95	\$ 47.85	\$ 38.80	\$ 40.45	\$ 177.05
\$ 188,783	\$ 200,000	7,645	\$ 200,000	\$ 1,004.80	\$ 52.02	\$ 47.44	\$ 40.11	\$ 41.80	\$ 181.37
\$ 200,001	\$ 225,000	15,419	\$ 212,500	\$ 1,052.08	\$ 53.35	\$ 46.97	\$ 41.55	\$ 43.29	\$ 185.16
\$ 225,001	\$ 250,000	11,032	\$ 237,500	\$ 1,146.56	\$ 56.10	\$ 46.02	\$ 44.44	\$ 46.26	\$ 192.83
\$ 250,001	\$ 275,000	2,468	\$ 262,500	\$ 1,241.04	\$ 58.85	\$ 45.08	\$ 47.33	\$ 49.24	\$ 200.49
\$ 275,001	\$ 300,000	2,298	\$ 287,500	\$ 1,335.52	\$ 61.60	\$ 44.13	\$ 50.22	\$ 52.21	\$ 208.16
\$ 300,001	\$ 325,000	990	\$ 312,500	\$ 1,430.00	\$ 64.34	\$ 43.19	\$ 53.11	\$ 55.19	\$ 215.83
\$ 325,001	\$ 350,000	486	\$ 337,500	\$ 1,524.48	\$ 67.09	\$ 42.24	\$ 55.99	\$ 58.16	\$ 223.49
\$ 350,001	\$ 375,000	220	\$ 362,500	\$ 1,618.96	\$ 69.84	\$ 41.30	\$ 58.88	\$ 61.14	\$ 231.16
\$ 375,001	\$ 400,000	57	\$ 387,500	\$ 1,713.44	\$ 72.59	\$ 40.35	\$ 61.77	\$ 64.11	\$ 238.82
\$ 400,001	\$ 500,000	195	\$ 450,000	\$ 1,949.64	\$ 79.45	\$ 37.99	\$ 68.99	\$ 71.55	\$ 257.99
\$ 500,001	\$ 600,000	153	\$ 550,000	\$ 2,327.56	\$ 90.44	\$ 34.21	\$ 80.55	\$ 83.45	\$ 288.65
\$ 600,001	\$ 700,000	42	\$ 650,000	\$ 2,705.48	\$ 101.43	\$ 30.43	\$ 92.10	\$ 95.35	\$ 319.32
\$ 700,001	\$ 800,000	28	\$ 750,000	\$ 3,083.40	\$ 112.42	\$ 26.65	\$ 103.65	\$ 107.25	\$ 349.98
\$ 800,001	\$ 900,000	25	\$ 850,000	\$ 3,461.32	\$ 123.41	\$ 22.87	\$ 115.21	\$ 119.15	\$ 380.64
\$ 900,001	\$ 1,000,000	33	\$ 950,000	\$ 3,839.24	\$ 134.40	\$ 19.09	\$ 126.76	\$ 131.05	\$ 411.31
\$ 1,000,001	\$ 2,000,000	51	\$ 1,500,000	\$ 5,917.80	\$ 194.85	-\$ 1.70	\$ 190.31	\$ 196.51	\$ 579.96
\$ 2,000,001	\$ 5,000,000	26	\$ 3,500,000	\$ 13,476.20	\$ 414.65	-\$ 77.31	\$ 421.39	\$ 434.52	\$ 1,193.24
\$ 5,000,001	\$ 67,250,000	4	\$ 31,000,000	\$ 117,404.20	\$ 3,436.87	-\$ 1,116.86	\$ 3,598.71	\$ 3,707.16	\$ 9,625.87

Table 5.30 Rural Residential 2011-12 Rates With 2.8% Rate Peg Increase

			Land Value	Current Rate 2010-11	2011-12 Rate With 2.8% Rate Peg Increase	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$253.00)	2011-12 Rate With 2.8% Rate Peg Increase and Domestic Waste Charge (\$279.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,152.66	\$ 1,186.18	\$ 33.52	2.9%	\$ 1,405.66	\$ 1,465.18	\$ 59.52	4.2%
Average Value			\$ 557,042	\$ 2,105.17	\$ 2,166.39	\$ 61.22	2.9%	\$ 2,358.17	\$ 2,445.39	\$ 87.22	3.7%
Minimum Rate			\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 967.20	\$ 1,013.15	\$ 45.95	4.8%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 967.20	\$ 1,013.15	\$ 45.95	4.8%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 755.84	\$ 777.82	\$ 21.98	2.9%	\$ 1,008.84	\$ 1,056.82	\$ 47.98	4.8%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 850.32	\$ 875.05	\$ 24.73	2.9%	\$ 1,103.32	\$ 1,154.05	\$ 50.73	4.6%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,039.28	\$ 1,069.50	\$ 30.22	2.9%	\$ 1,292.28	\$ 1,348.50	\$ 56.22	4.4%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,228.24	\$ 1,263.96	\$ 35.72	2.9%	\$ 1,481.24	\$ 1,542.96	\$ 61.72	4.2%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,417.20	\$ 1,458.41	\$ 41.21	2.9%	\$ 1,670.20	\$ 1,737.41	\$ 67.21	4.0%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,606.16	\$ 1,652.87	\$ 46.71	2.9%	\$ 1,859.16	\$ 1,931.87	\$ 72.71	3.9%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,795.12	\$ 1,847.32	\$ 52.20	2.9%	\$ 2,048.12	\$ 2,126.32	\$ 78.20	3.8%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 1,984.08	\$ 2,041.78	\$ 57.70	2.9%	\$ 2,237.08	\$ 2,320.78	\$ 83.70	3.7%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,173.04	\$ 2,236.23	\$ 63.19	2.9%	\$ 2,426.04	\$ 2,515.23	\$ 89.19	3.7%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,362.00	\$ 2,430.69	\$ 68.69	2.9%	\$ 2,615.00	\$ 2,709.69	\$ 94.69	3.6%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,550.96	\$ 2,625.14	\$ 74.18	2.9%	\$ 2,803.96	\$ 2,904.14	\$ 100.18	3.6%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,739.92	\$ 2,819.60	\$ 79.68	2.9%	\$ 2,992.92	\$ 3,098.60	\$ 105.68	3.5%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 2,928.88	\$ 3,014.05	\$ 85.17	2.9%	\$ 3,181.88	\$ 3,293.05	\$ 111.17	3.5%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,117.84	\$ 3,208.51	\$ 90.67	2.9%	\$ 3,370.84	\$ 3,487.51	\$ 116.67	3.5%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,306.80	\$ 3,402.96	\$ 96.16	2.9%	\$ 3,559.80	\$ 3,681.96	\$ 122.16	3.4%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,495.76	\$ 3,597.42	\$ 101.66	2.9%	\$ 3,748.76	\$ 3,876.42	\$ 127.66	3.4%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,684.72	\$ 3,791.87	\$ 107.15	2.9%	\$ 3,937.72	\$ 4,070.87	\$ 133.15	3.4%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,116.80	\$ 15,556.40	\$ 439.60	2.9%	\$ 15,369.80	\$ 15,835.40	\$ 465.60	3.0%

Table 5.31 Rural Residential 2012-13 Rates With 3.0% Estimated Rate Peg Increase

			Land Value	2011-12 Rate With 2.8 Rate Peg Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase	\$ Difference	% Increase	2011-12 Rate With v and Domestic Waste Charge (\$279.00)	2012-13 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$315.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,186.18	\$ 1,174.65	-\$ 11.53	-0.97%	\$ 1,465.18	\$ 1,489.65	\$ 24.47	1.7%
Average Value			\$ 557,042	\$ 2,166.39	\$ 2,145.33	-\$ 21.06	-0.97%	\$ 2,445.39	\$ 2,460.33	\$ 14.94	0.6%
Minimum Rate			\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-0.97%	\$ 1,013.15	\$ 1,042.00	\$ 28.85	2.8%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-0.97%	\$ 1,013.15	\$ 1,042.00	\$ 28.85	2.8%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 777.82	\$ 770.26	-\$ 7.56	-0.97%	\$ 1,056.82	\$ 1,085.26	\$ 28.44	2.7%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 875.05	\$ 866.54	-\$ 8.51	-0.97%	\$ 1,154.05	\$ 1,181.54	\$ 27.49	2.4%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,069.50	\$ 1,059.11	-\$ 10.40	-0.97%	\$ 1,348.50	\$ 1,374.11	\$ 25.60	1.9%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,263.96	\$ 1,251.67	-\$ 12.29	-0.97%	\$ 1,542.96	\$ 1,566.67	\$ 23.71	1.5%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,458.41	\$ 1,444.24	-\$ 14.18	-0.97%	\$ 1,737.41	\$ 1,759.24	\$ 21.82	1.3%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,652.87	\$ 1,636.80	-\$ 16.07	-0.97%	\$ 1,931.87	\$ 1,951.80	\$ 19.93	1.0%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,847.32	\$ 1,829.37	-\$ 17.96	-0.97%	\$ 2,126.32	\$ 2,144.37	\$ 18.04	0.8%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,041.78	\$ 2,021.93	-\$ 19.85	-0.97%	\$ 2,320.78	\$ 2,336.93	\$ 16.15	0.7%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,236.23	\$ 2,214.50	-\$ 21.74	-0.97%	\$ 2,515.23	\$ 2,529.50	\$ 14.26	0.6%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,430.69	\$ 2,407.06	-\$ 23.63	-0.97%	\$ 2,709.69	\$ 2,722.06	\$ 12.37	0.5%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,625.14	\$ 2,599.63	-\$ 25.52	-0.97%	\$ 2,904.14	\$ 2,914.63	\$ 10.48	0.4%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,819.60	\$ 2,792.19	-\$ 27.41	-0.97%	\$ 3,098.60	\$ 3,107.19	\$ 8.59	0.3%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,014.05	\$ 2,984.76	-\$ 29.30	-0.97%	\$ 3,293.05	\$ 3,299.76	\$ 6.70	0.2%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,208.51	\$ 3,177.32	-\$ 31.19	-0.97%	\$ 3,487.51	\$ 3,492.32	\$ 4.81	0.1%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,402.96	\$ 3,369.88	-\$ 33.08	-0.97%	\$ 3,681.96	\$ 3,684.88	\$ 2.92	0.1%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,597.42	\$ 3,562.45	-\$ 34.97	-0.97%	\$ 3,876.42	\$ 3,877.45	\$ 1.03	0.0%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,791.87	\$ 3,755.01	-\$ 36.86	-0.97%	\$ 4,070.87	\$ 4,070.01	-\$ 0.86	0.0%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,556.40	\$ 15,405.19	-\$ 151.21	-0.97%	\$ 15,835.40	\$ 15,720.19	-\$ 115.21	-0.7%

Table 5.32 Rural Residential 2013-14 Rates With 5.5% Special Variation

			Land Value	2012-13 Rate With 3.0% Estimated Rate Peg Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	\$ Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$315.00)	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$333.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,174.65	\$ 1,209.88	\$ 35.24	3.00%	\$ 1,489.65	\$ 1,542.88	\$ 53.24	3.6%
Average Value			\$ 557,042	\$ 2,145.33	\$ 2,209.69	\$ 64.36	3.00%	\$ 2,460.33	\$ 2,542.69	\$ 82.36	3.3%
Minimum Rate			\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.00%	\$ 1,042.00	\$ 1,081.80	\$ 39.80	3.8%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.00%	\$ 1,042.00	\$ 1,081.80	\$ 39.80	3.8%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 770.26	\$ 793.37	\$ 23.11	3.00%	\$ 1,085.26	\$ 1,126.37	\$ 41.11	3.8%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 866.54	\$ 892.54	\$ 26.00	3.00%	\$ 1,181.54	\$ 1,225.54	\$ 44.00	3.7%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,059.11	\$ 1,090.88	\$ 31.77	3.00%	\$ 1,374.11	\$ 1,423.88	\$ 49.77	3.6%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,251.67	\$ 1,289.22	\$ 37.55	3.00%	\$ 1,566.67	\$ 1,622.22	\$ 55.55	3.5%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,444.24	\$ 1,487.56	\$ 43.33	3.00%	\$ 1,759.24	\$ 1,820.56	\$ 61.33	3.5%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,636.80	\$ 1,685.91	\$ 49.10	3.00%	\$ 1,951.80	\$ 2,018.91	\$ 67.10	3.4%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,829.37	\$ 1,884.25	\$ 54.88	3.00%	\$ 2,144.37	\$ 2,217.25	\$ 72.88	3.4%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,021.93	\$ 2,082.59	\$ 60.66	3.00%	\$ 2,336.93	\$ 2,415.59	\$ 78.66	3.4%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,214.50	\$ 2,280.93	\$ 66.43	3.00%	\$ 2,529.50	\$ 2,613.93	\$ 84.43	3.3%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,407.06	\$ 2,479.27	\$ 72.21	3.00%	\$ 2,722.06	\$ 2,812.27	\$ 90.21	3.3%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,599.63	\$ 2,677.61	\$ 77.99	3.00%	\$ 2,914.63	\$ 3,010.61	\$ 95.99	3.3%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,792.19	\$ 2,875.96	\$ 83.77	3.00%	\$ 3,107.19	\$ 3,208.96	\$ 101.77	3.3%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 2,984.76	\$ 3,074.30	\$ 89.54	3.00%	\$ 3,299.76	\$ 3,407.30	\$ 107.54	3.3%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,177.32	\$ 3,272.64	\$ 95.32	3.00%	\$ 3,492.32	\$ 3,605.64	\$ 113.32	3.2%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,369.88	\$ 3,470.98	\$ 101.10	3.00%	\$ 3,684.88	\$ 3,803.98	\$ 119.10	3.2%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,562.45	\$ 3,669.32	\$ 106.87	3.00%	\$ 3,877.45	\$ 4,002.32	\$ 124.87	3.2%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,755.01	\$ 3,867.67	\$ 112.65	3.00%	\$ 4,070.01	\$ 4,200.67	\$ 130.65	3.2%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,405.19	\$ 15,867.34	\$ 462.16	3.00%	\$ 15,720.19	\$ 16,200.34	\$ 480.16	3.1%

Table 5.33 Rural Residential 2014-15 Rates With 3.0% Estimated Rate Peg Increase

			Land Value	2013-14 Rate With 3.0% Estimated Rate Peg Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	\$ Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$333.00)	2014-15 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$350.00)	\$ Difference	% Increase
Frequently Occurring Value			\$ 305,000	\$ 1,209.88	\$ 1,246.18	\$ 36.30	3.00%	\$ 1,542.88	\$ 1,596.18	\$ 53.30	3.5%
Average Value			\$ 557,042	\$ 2,209.69	\$ 2,275.99	\$ 66.29	3.00%	\$ 2,542.69	\$ 2,625.99	\$ 83.29	3.3%
Minimum Rate			\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.00%	\$ 1,081.80	\$ 1,121.25	\$ 39.45	3.6%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	69	\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.00%	\$ 1,081.80	\$ 1,121.25	\$ 39.45	3.6%
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 793.37	\$ 817.17	\$ 23.80	3.00%	\$ 1,126.37	\$ 1,167.17	\$ 40.80	3.6%
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 892.54	\$ 919.31	\$ 26.78	3.00%	\$ 1,225.54	\$ 1,269.31	\$ 43.78	3.6%
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,090.88	\$ 1,123.61	\$ 32.73	3.00%	\$ 1,423.88	\$ 1,473.61	\$ 49.73	3.5%
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,289.22	\$ 1,327.90	\$ 38.68	3.00%	\$ 1,622.22	\$ 1,677.90	\$ 55.68	3.4%
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,487.56	\$ 1,532.19	\$ 44.63	3.00%	\$ 1,820.56	\$ 1,882.19	\$ 61.63	3.4%
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,685.91	\$ 1,736.48	\$ 50.58	3.00%	\$ 2,018.91	\$ 2,086.48	\$ 67.58	3.3%
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 1,884.25	\$ 1,940.77	\$ 56.53	3.00%	\$ 2,217.25	\$ 2,290.77	\$ 73.53	3.3%
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,082.59	\$ 2,145.07	\$ 62.48	3.00%	\$ 2,415.59	\$ 2,495.07	\$ 79.48	3.3%
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,280.93	\$ 2,349.36	\$ 68.43	3.00%	\$ 2,613.93	\$ 2,699.36	\$ 85.43	3.3%
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,479.27	\$ 2,553.65	\$ 74.38	3.00%	\$ 2,812.27	\$ 2,903.65	\$ 91.38	3.2%
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,677.61	\$ 2,757.94	\$ 80.33	3.00%	\$ 3,010.61	\$ 3,107.94	\$ 97.33	3.2%
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,875.96	\$ 2,962.23	\$ 86.28	3.00%	\$ 3,208.96	\$ 3,312.23	\$ 103.28	3.2%
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,074.30	\$ 3,166.53	\$ 92.23	3.00%	\$ 3,407.30	\$ 3,516.53	\$ 109.23	3.2%
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,272.64	\$ 3,370.82	\$ 98.18	3.00%	\$ 3,605.64	\$ 3,720.82	\$ 115.18	3.2%
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,470.98	\$ 3,575.11	\$ 104.13	3.00%	\$ 3,803.98	\$ 3,925.11	\$ 121.13	3.2%
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,669.32	\$ 3,779.40	\$ 110.08	3.00%	\$ 4,002.32	\$ 4,129.40	\$ 127.08	3.2%
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,867.67	\$ 3,983.70	\$ 116.03	3.00%	\$ 4,200.67	\$ 4,333.70	\$ 133.03	3.2%
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,867.34	\$ 16,343.36	\$ 476.02	3.00%	\$ 16,200.34	\$ 16,693.36	\$ 493.02	3.0%

Table 5.34 Rural Residential Rate Increase Summary 2011-12 to 2014-15
With 2.8% Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate 2010-11	\$ Increase 2011-12 With 2.8% Rate Peg Increase	\$ Increase 2012-13 With 3.0% Estimated Rate Peg Increase	\$ Increase 2013-14 With 3.0% Estimated Rate Peg Increase	\$ Increase 2014-15 With 3.0% Estimated Rate Peg Increase	Total \$ Increase 2011- 12 to 2014-15
Frequently Occurring Value			\$ 305,000	\$ 1,405.66	\$ 59.52	\$ 24.47	\$ 53.24	\$ 53.30	\$ 190.53
Average Value			\$ 557,042	\$ 2,358.17	\$ 87.22	\$ 14.94	\$ 82.36	\$ 83.29	\$ 267.81
Minimum Rate			\$ 188,782	\$ 967.20	\$ 45.95	\$ 28.85	\$ 39.80	\$ 39.45	\$ 154.05
Value Range From	Value Range To	Number of Properties							
\$ 1	\$ 188,782	69	\$ 188,782	\$ 967.20	\$ 45.95	\$ 28.85	\$ 39.80	\$ 39.45	\$ 154.05
\$ 188,783	\$ 200,000	6	\$ 200,000	\$ 1,008.84	\$ 47.98	\$ 28.44	\$ 41.11	\$ 40.80	\$ 158.33
\$ 200,001	\$ 250,000	80	\$ 225,000	\$ 1,103.32	\$ 50.73	\$ 27.49	\$ 44.00	\$ 43.78	\$ 165.99
\$ 250,001	\$ 300,000	82	\$ 275,000	\$ 1,292.28	\$ 56.22	\$ 25.60	\$ 49.77	\$ 49.73	\$ 181.33
\$ 300,001	\$ 350,000	252	\$ 325,000	\$ 1,481.24	\$ 61.72	\$ 23.71	\$ 55.55	\$ 55.68	\$ 196.66
\$ 350,001	\$ 400,000	170	\$ 375,000	\$ 1,670.20	\$ 67.21	\$ 21.82	\$ 61.33	\$ 61.63	\$ 211.99
\$ 400,001	\$ 450,000	334	\$ 425,000	\$ 1,859.16	\$ 72.71	\$ 19.93	\$ 67.10	\$ 67.58	\$ 227.32
\$ 450,001	\$ 500,000	627	\$ 475,000	\$ 2,048.12	\$ 78.20	\$ 18.04	\$ 72.88	\$ 73.53	\$ 242.65
\$ 500,001	\$ 550,000	756	\$ 525,000	\$ 2,237.08	\$ 83.70	\$ 16.15	\$ 78.66	\$ 79.48	\$ 257.99
\$ 550,001	\$ 600,000	700	\$ 575,000	\$ 2,426.04	\$ 89.19	\$ 14.26	\$ 84.43	\$ 85.43	\$ 273.32
\$ 600,001	\$ 650,000	361	\$ 625,000	\$ 2,615.00	\$ 94.69	\$ 12.37	\$ 90.21	\$ 91.38	\$ 288.65
\$ 650,001	\$ 700,000	263	\$ 675,000	\$ 2,803.96	\$ 100.18	\$ 10.48	\$ 95.99	\$ 97.33	\$ 303.98
\$ 700,001	\$ 750,000	202	\$ 725,000	\$ 2,992.92	\$ 105.68	\$ 8.59	\$ 101.77	\$ 103.28	\$ 319.31
\$ 750,001	\$ 800,000	82	\$ 775,000	\$ 3,181.88	\$ 111.17	\$ 6.70	\$ 107.54	\$ 109.23	\$ 334.65
\$ 800,001	\$ 850,000	174	\$ 825,000	\$ 3,370.84	\$ 116.67	\$ 4.81	\$ 113.32	\$ 115.18	\$ 349.98
\$ 850,001	\$ 900,000	65	\$ 875,000	\$ 3,559.80	\$ 122.16	\$ 2.92	\$ 119.10	\$ 121.13	\$ 365.31
\$ 900,001	\$ 950,000	34	\$ 925,000	\$ 3,748.76	\$ 127.66	\$ 1.03	\$ 124.87	\$ 127.08	\$ 380.64
\$ 950,001	\$ 1,000,000	17	\$ 975,000	\$ 3,937.72	\$ 133.15	-\$ 0.86	\$ 130.65	\$ 133.03	\$ 395.98
\$ 1,000,001	\$ 7,140,000	69	\$ 4,000,000	\$ 15,369.80	\$ 465.60	-\$ 115.21	\$ 480.16	\$ 493.02	\$ 1,323.56

Table 5.35 Urban Residential 2011-12 Rates (Pensioners Only) With 2.8% Rate Peg Increase Less \$250.00 Pension Rebate

			Land Value	Current Rate 2010-11 (Excluding Pension Rebate)	2011-12 Rate With 2.8% Rate Peg Increase (Excluding Pension Rebate)	\$ Difference	% Increase	Current 2010-11 Rate and Domestic Waste Charge (\$249.00) Less \$250.00 Pension Rebate	2011-12 Rate With 2.8% Rate Peg Increase and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 850.32	\$ 875.05	\$ 24.73	2.9%	\$ 849.32	\$ 904.05	\$ 54.73	6.4%
Average Value			\$ 204,628	\$ 773.33	\$ 795.82	\$ 22.49	2.9%	\$ 772.33	\$ 824.82	\$ 52.49	6.8%
Minimum Rate			\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 713.20	\$ 763.15	\$ 49.95	7.0%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 714.20	\$ 734.15	\$ 19.95	2.8%	\$ 713.20	\$ 763.15	\$ 49.95	7.0%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 755.80	\$ 777.82	\$ 22.02	2.9%	\$ 754.80	\$ 806.82	\$ 52.02	6.9%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 803.08	\$ 826.43	\$ 23.35	2.9%	\$ 802.08	\$ 855.43	\$ 53.35	6.7%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 897.56	\$ 923.66	\$ 26.10	2.9%	\$ 896.56	\$ 952.66	\$ 56.10	6.3%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 992.04	\$ 1,020.89	\$ 28.85	2.9%	\$ 991.04	\$ 1,049.89	\$ 58.85	5.9%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,086.52	\$ 1,118.12	\$ 31.60	2.9%	\$ 1,085.52	\$ 1,147.12	\$ 61.60	5.7%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,181.00	\$ 1,215.34	\$ 34.34	2.9%	\$ 1,180.00	\$ 1,244.34	\$ 64.34	5.5%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,275.48	\$ 1,312.57	\$ 37.09	2.9%	\$ 1,274.48	\$ 1,341.57	\$ 67.09	5.3%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,369.96	\$ 1,409.80	\$ 39.84	2.9%	\$ 1,368.96	\$ 1,438.80	\$ 69.84	5.1%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,464.44	\$ 1,507.03	\$ 42.59	2.9%	\$ 1,463.44	\$ 1,536.03	\$ 72.59	5.0%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,700.64	\$ 1,750.09	\$ 49.45	2.9%	\$ 1,699.64	\$ 1,779.09	\$ 79.45	4.7%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,078.56	\$ 2,139.00	\$ 60.44	2.9%	\$ 2,077.56	\$ 2,168.00	\$ 90.44	4.4%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,456.48	\$ 2,527.91	\$ 71.43	2.9%	\$ 2,455.48	\$ 2,556.91	\$ 101.43	4.1%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,834.40	\$ 2,916.82	\$ 82.42	2.9%	\$ 2,833.40	\$ 2,945.82	\$ 112.42	4.0%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,212.32	\$ 3,305.73	\$ 93.41	2.9%	\$ 3,211.32	\$ 3,334.73	\$ 123.41	3.8%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,590.24	\$ 3,694.64	\$ 104.40	2.9%	\$ 3,589.24	\$ 3,723.64	\$ 134.40	3.7%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,668.80	\$ 5,833.65	\$ 164.85	2.9%	\$ 5,667.80	\$ 5,862.65	\$ 194.85	3.4%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,227.20	\$ 13,611.85	\$ 384.65	2.9%	\$ 13,226.20	\$ 13,640.85	\$ 414.65	3.1%
\$ 5,000,001	\$67,250,000	-	\$31,000,000	\$117,155.20	\$120,562.07	\$ 3,406.87	2.9%	\$ 117,154.20	\$ 120,591.07	\$ 3,436.87	2.9%

Table 5.36 Urban Residential 2012-13 Rates (Pensioners Only) With 3.0% Estimated Rate Peg Increase Less \$250.00 Pension Rebate

			Land Value	2011-12 Rate With 2.8% Rate Peg Increase (Excluding Pensioner Rebate)	2012-13 Rate With 3.0% Estimated Rate Peg Increase (Excluding Pensioner Rebate)	\$ Difference	% Increase	2011-12 Rate With 2.8% Rate Peg Increase and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	2012-13 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$315.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 875.05	\$ 866.54	-\$ 8.51	-1.0%	\$ 904.05	\$ 931.54	\$ 27.49	3.0%
Average Value			\$ 204,628	\$ 795.82	\$ 788.08	-\$ 7.74	-1.0%	\$ 824.82	\$ 853.08	\$ 28.26	3.4%
Minimum Rate			\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-1.0%	\$ 763.15	\$ 792.00	\$ 28.85	3.8%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 734.15	\$ 727.00	-\$ 7.15	-1.0%	\$ 763.15	\$ 792.00	\$ 28.85	3.8%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 777.80	\$ 770.26	-\$ 7.54	-1.0%	\$ 806.80	\$ 835.26	\$ 28.46	3.5%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 826.40	\$ 818.40	-\$ 8.00	-1.0%	\$ 855.40	\$ 883.40	\$ 28.00	3.3%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 923.70	\$ 914.68	-\$ 9.02	-1.0%	\$ 952.70	\$ 979.68	\$ 26.98	2.8%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,020.90	\$ 1,010.97	-\$ 9.93	-1.0%	\$ 1,049.90	\$ 1,075.97	\$ 26.07	2.5%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,118.10	\$ 1,107.25	-\$ 10.85	-1.0%	\$ 1,147.10	\$ 1,172.25	\$ 25.15	2.2%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,215.30	\$ 1,203.53	-\$ 11.77	-1.0%	\$ 1,244.30	\$ 1,268.53	\$ 24.23	1.9%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,312.60	\$ 1,299.81	-\$ 12.79	-1.0%	\$ 1,341.60	\$ 1,364.81	\$ 23.21	1.7%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,409.80	\$ 1,396.10	-\$ 13.70	-1.0%	\$ 1,438.80	\$ 1,461.10	\$ 22.30	1.5%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,507.00	\$ 1,492.38	-\$ 14.62	-1.0%	\$ 1,536.00	\$ 1,557.38	\$ 21.38	1.4%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,750.10	\$ 1,733.08	-\$ 17.02	-1.0%	\$ 1,779.10	\$ 1,798.08	\$ 18.98	1.1%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,139.00	\$ 2,118.21	-\$ 20.79	-1.0%	\$ 2,168.00	\$ 2,183.21	\$ 15.21	0.7%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,527.90	\$ 2,503.34	-\$ 24.56	-1.0%	\$ 2,556.90	\$ 2,568.34	\$ 11.44	0.4%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,916.80	\$ 2,888.47	-\$ 28.33	-1.0%	\$ 2,945.80	\$ 2,953.47	\$ 7.67	0.3%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,305.70	\$ 3,273.60	-\$ 32.10	-1.0%	\$ 3,334.70	\$ 3,338.60	\$ 3.90	0.1%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,694.60	\$ 3,658.73	-\$ 35.87	-1.0%	\$ 3,723.60	\$ 3,723.73	\$ 0.13	0.0%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,833.60	\$ 5,776.95	-\$ 56.65	-1.0%	\$ 5,862.60	\$ 5,841.95	-\$ 20.65	-0.4%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,611.80	\$ 13,479.54	-\$ 132.26	-1.0%	\$ 13,640.80	\$ 13,544.54	-\$ 96.26	-0.7%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 120,562.10	\$ 119,390.21	-\$ 1,171.89	-1.0%	\$ 120,591.10	\$ 119,455.21	-\$ 1,135.89	-0.9%

Table 5.37 Urban Residential 2013-14 Rates (Pensioners Only) With 3.0% Estimated Rate Peg Increase Less \$250.00 Pension Rebate

			Land Value	2012-13 Rate With 3.0% Estimated Rate Peg Increase (Excluding Pension Rebate)	2013-14 Rate With 3.0% Estimated Rate Peg Increase (Excluding Pension Rebate)	\$ Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$315.00) Less \$250.00 Pension Rebate	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$332.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 866.54	\$ 892.54	\$ 26.00	3.0%	\$ 931.54	\$ 974.54	\$ 43.00	4.6%
Average Value			\$ 204,628	\$ 788.08	\$ 811.73	\$ 23.64	3.0%	\$ 853.08	\$ 893.73	\$ 40.64	4.8%
Minimum Rate			\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.0%	\$ 792.00	\$ 830.80	\$ 38.80	4.9%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 727.00	\$ 748.80	\$ 21.80	3.0%	\$ 792.00	\$ 830.80	\$ 38.80	4.9%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 770.30	\$ 793.37	\$ 23.07	3.0%	\$ 835.30	\$ 875.37	\$ 40.07	4.8%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 818.40	\$ 842.95	\$ 24.55	3.0%	\$ 883.40	\$ 924.95	\$ 41.55	4.7%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 914.70	\$ 942.12	\$ 27.42	3.0%	\$ 979.70	\$ 1,024.12	\$ 44.42	4.5%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,011.00	\$ 1,041.29	\$ 30.29	3.0%	\$ 1,076.00	\$ 1,123.29	\$ 47.29	4.4%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,107.20	\$ 1,140.47	\$ 33.27	3.0%	\$ 1,172.20	\$ 1,222.47	\$ 50.27	4.3%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,203.50	\$ 1,239.64	\$ 36.14	3.0%	\$ 1,268.50	\$ 1,321.64	\$ 53.14	4.2%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,299.80	\$ 1,338.81	\$ 39.01	3.0%	\$ 1,364.80	\$ 1,420.81	\$ 56.01	4.1%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,396.10	\$ 1,437.98	\$ 41.88	3.0%	\$ 1,461.10	\$ 1,519.98	\$ 58.88	4.0%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,492.40	\$ 1,537.15	\$ 44.75	3.0%	\$ 1,557.40	\$ 1,619.15	\$ 61.75	4.0%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,733.10	\$ 1,785.08	\$ 51.98	3.0%	\$ 1,798.10	\$ 1,867.08	\$ 68.98	3.8%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,118.20	\$ 2,181.76	\$ 63.56	3.0%	\$ 2,183.20	\$ 2,263.76	\$ 80.56	3.7%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,503.30	\$ 2,578.44	\$ 75.14	3.0%	\$ 2,568.30	\$ 2,660.44	\$ 92.14	3.6%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,888.50	\$ 2,975.13	\$ 86.63	3.0%	\$ 2,953.50	\$ 3,057.13	\$ 103.63	3.5%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,273.60	\$ 3,371.81	\$ 98.21	3.0%	\$ 3,338.60	\$ 3,453.81	\$ 115.21	3.5%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,658.70	\$ 3,768.49	\$ 109.79	3.0%	\$ 3,723.70	\$ 3,850.49	\$ 126.79	3.4%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,776.90	\$ 5,950.25	\$ 173.35	3.0%	\$ 5,841.90	\$ 6,032.25	\$ 190.35	3.3%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,479.50	\$ 13,883.93	\$ 404.43	3.0%	\$ 13,544.50	\$ 13,965.93	\$ 421.43	3.1%
\$ 5,000,001	\$67,250,000	-	\$31,000,000	\$119,390.20	\$122,971.92	\$ 3,581.72	3.0%	\$ 119,455.20	\$ 123,053.92	\$ 3,598.72	3.0%

Table 5.38 Urban Residential 2014-15 Rates (Pensioners Only) With 3.0% Estimated Rate Peg Increase Less \$250.00 Pension Rebate

			Land Value	2013-14 Rate Withv (Excluding Pension Rebate)	2014-15 Rate With 3.0% Estimated Rate Peg Increase (Excluding Pension Rebate)	\$ Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$332.00) Less \$250.00 Pension Rebate	2014-15 Rate With 3.0% Estimated Rate Peg Increase and Domestic Waste Charge (\$279.00) Less \$250.00 Pension Rebate	\$ Difference	% Increase
Frequently Occurring Value			\$ 225,000	\$ 892.54	\$ 919.31	\$ 26.78	3.0%	\$ 891.54	\$ 948.31	\$ 56.78	6.4%
Average Value			\$ 204,628	\$ 811.73	\$ 836.08	\$ 24.35	3.0%	\$ 810.73	\$ 865.08	\$ 54.35	6.7%
Minimum Rate			\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.0%	\$ 747.80	\$ 800.25	\$ 52.45	7.0%
Value Range From	Value Range To	Number of Properties									
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 748.80	\$ 771.25	\$ 22.45	3.0%	\$ 747.80	\$ 800.25	\$ 52.45	7.0%
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 793.40	\$ 817.17	\$ 23.77	3.0%	\$ 792.40	\$ 846.17	\$ 53.77	6.8%
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 843.00	\$ 868.24	\$ 25.24	3.0%	\$ 842.00	\$ 897.24	\$ 55.24	6.6%
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 942.10	\$ 970.39	\$ 28.29	3.0%	\$ 941.10	\$ 999.39	\$ 58.29	6.2%
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 1,041.30	\$ 1,072.53	\$ 31.23	3.0%	\$ 1,040.30	\$ 1,101.53	\$ 61.23	5.9%
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,140.50	\$ 1,174.68	\$ 34.18	3.0%	\$ 1,139.50	\$ 1,203.68	\$ 64.18	5.6%
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,239.60	\$ 1,276.83	\$ 37.23	3.0%	\$ 1,238.60	\$ 1,305.83	\$ 67.23	5.4%
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,338.80	\$ 1,378.97	\$ 40.17	3.0%	\$ 1,337.80	\$ 1,407.97	\$ 70.17	5.2%
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,438.00	\$ 1,481.12	\$ 43.12	3.0%	\$ 1,437.00	\$ 1,510.12	\$ 73.12	5.1%
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,537.10	\$ 1,583.26	\$ 46.16	3.0%	\$ 1,536.10	\$ 1,612.26	\$ 76.16	5.0%
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,785.10	\$ 1,838.63	\$ 53.53	3.0%	\$ 1,784.10	\$ 1,867.63	\$ 83.53	4.7%
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,181.80	\$ 2,247.21	\$ 65.41	3.0%	\$ 2,180.80	\$ 2,276.21	\$ 95.41	4.4%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,578.40	\$ 2,655.80	\$ 77.40	3.0%	\$ 2,577.40	\$ 2,684.80	\$ 107.40	4.2%
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,975.10	\$ 3,064.38	\$ 89.28	3.0%	\$ 2,974.10	\$ 3,093.38	\$ 119.28	4.0%
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,371.80	\$ 3,472.96	\$ 101.16	3.0%	\$ 3,370.80	\$ 3,501.96	\$ 131.16	3.9%
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,768.50	\$ 3,881.55	\$ 113.05	3.0%	\$ 3,767.50	\$ 3,910.55	\$ 143.05	3.8%
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,950.30	\$ 6,128.76	\$ 178.46	3.0%	\$ 5,949.30	\$ 6,157.76	\$ 208.46	3.5%
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,883.90	\$ 14,300.44	\$ 416.54	3.0%	\$ 13,882.90	\$ 14,329.44	\$ 446.54	3.2%
\$ 5,000,001	\$ 67,250,000	-	\$ 31,000,000	\$ 122,971.90	\$ 126,661.07	\$ 3,689.17	3.0%	\$ 122,970.90	\$ 126,690.07	\$ 3,719.17	3.0%

Table 5.39 Urban Residential (Pensioners) Rate Increase Summary 2011-12 to 2014-15
With 2.8% Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate and Domestic Waste Charge 2010-11	\$ Increase 2011-12 With 2.8% Rate Peg Increase	\$ Increase 2012-13 With 3.0% Estimated Rate Peg Increase	\$ Increase 2013-14 With 3.0% Estimated Rate Peg Increase	\$ Increase 2014-15 With 3.0% Estimated Rate Peg Increase	Total \$ Increase 2011-12 to 2014-15	Average Increase Per Year
Frequently Occurring Value			\$ 225,000	\$ 849.32	\$ 54.73	\$ 27.49	\$43.00	\$ 56.78	\$ 181.99	\$ 45.50
Average Value			\$ 204,628	\$ 772.33	\$ 52.49	\$ 28.26	\$40.64	\$ 54.35	\$ 175.75	\$ 43.94
Minimum Rate			\$ 188,782	\$ 713.20	\$ 49.95	\$ 28.85	\$38.80	\$ 52.45	\$ 170.05	\$ 42.51
Value Range From	Value Range To	Number of Properties								
\$ 1	\$ 188,782	2,302	\$ 188,782	\$ 713.20	\$ 49.95	\$ 28.85	\$38.80	\$ 52.45	\$ 170.05	\$ 42.51
\$ 188,783	\$ 200,000	1,471	\$ 200,000	\$ 754.80	\$ 52.02	\$ 28.46	\$40.07	\$ 53.77	\$ 174.31	\$ 43.58
\$ 200,001	\$ 225,000	2,313	\$ 212,500	\$ 802.08	\$ 53.35	\$ 28.00	\$41.55	\$ 55.24	\$ 178.15	\$ 44.54
\$ 225,001	\$ 250,000	1,573	\$ 237,500	\$ 896.56	\$ 56.10	\$ 26.98	\$44.42	\$ 58.29	\$ 185.79	\$ 46.45
\$ 250,001	\$ 275,000	308	\$ 262,500	\$ 991.04	\$ 58.85	\$ 26.07	\$47.29	\$ 61.23	\$ 193.44	\$ 48.36
\$ 275,001	\$ 300,000	331	\$ 287,500	\$ 1,085.52	\$ 61.60	\$ 25.15	\$50.27	\$ 64.18	\$ 201.19	\$ 50.30
\$ 300,001	\$ 325,000	99	\$ 312,500	\$ 1,180.00	\$ 64.34	\$ 24.23	\$53.14	\$ 67.23	\$ 208.94	\$ 52.23
\$ 325,001	\$ 350,000	66	\$ 337,500	\$ 1,274.48	\$ 67.09	\$ 23.21	\$56.01	\$ 70.17	\$ 216.48	\$ 54.12
\$ 350,001	\$ 375,000	23	\$ 362,500	\$ 1,368.96	\$ 69.84	\$ 22.30	\$58.88	\$ 73.12	\$ 224.13	\$ 56.03
\$ 375,001	\$ 400,000	11	\$ 387,500	\$ 1,463.44	\$ 72.59	\$ 21.38	\$61.75	\$ 76.16	\$ 231.88	\$ 57.97
\$ 400,001	\$ 500,000	21	\$ 450,000	\$ 1,699.64	\$ 79.45	\$ 18.98	\$68.98	\$ 83.53	\$ 250.94	\$ 62.74
\$ 500,001	\$ 600,000	24	\$ 550,000	\$ 2,077.56	\$ 90.44	\$ 15.21	\$80.56	\$ 95.41	\$ 281.63	\$ 70.41
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 2,455.48	\$ 101.43	\$ 11.44	\$92.14	\$ 107.40	\$ 312.42	\$ 78.10
\$ 700,001	\$ 800,000	2	\$ 750,000	\$ 2,833.40	\$ 112.42	\$ 7.67	\$103.63	\$ 119.28	\$ 343.00	\$ 85.75
\$ 800,001	\$ 900,000	-	\$ 850,000	\$ 3,211.32	\$ 123.41	\$ 3.90	\$115.21	\$ 131.16	\$ 373.69	\$ 93.42
\$ 900,001	\$ 1,000,000	4	\$ 950,000	\$ 3,589.24	\$ 134.40	\$ 0.13	\$126.79	\$ 143.05	\$ 404.38	\$ 101.09
\$ 1,000,001	\$ 2,000,000	1	\$ 1,500,000	\$ 5,667.80	\$ 194.85	\$ 20.65	\$190.35	\$ 208.46	\$ 573.01	\$ 143.25
\$ 2,000,001	\$ 5,000,000	3	\$ 3,500,000	\$ 13,226.20	\$ 414.65	\$ 96.26	\$421.43	\$ 446.54	\$ 1,186.36	\$ 296.59
\$ 5,000,001	\$ 67,250,000	-	\$31,000,000							

Farmland

There are presently 410 properties categorised as Farmland in the Penrith LGA.

The current average Farmland rate is \$2,781. If the estimated rate peg is applied this average will increase to \$3,006 by 2014-15, however applying the proposed SRV this average would increase to \$3,340 over the same period. Therefore the SRV contributes an additional \$334 to fund the proposed program of works.

Table 5.40 & 5.41 show the increase in dollar and percentage terms over the term of the SRV compared to only applying the rate peg by property value ranges. The impact of the SRV for the most common value, \$550,000, is an increase from the 2010-11 rate of \$1,039.28 to \$1,248.53 in 2014-15. This is an increase \$209.25 or 20.13% increase compared to an increase of \$84.33 or 8.11% if the estimated rate peg only is applied.

Tqble 5.40 Farmland Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate	2011-12 Rate With 6.3% Special Variation	Difference	% Increase	2012-13 Rate With 6.0% Special Variation	Difference	% Increase	2013-14 Rate With 5.5% Special Variation	Difference	% Increase	2014-15 Rate With 5.0% Special Variation	Difference	% Increase	Total \$ Increase 2010-11 to 2014- 15	Total % Increase 2010- 11 to 2014-15
	Frequently Occurring Value		\$ 550,000	\$ 1,039.28	\$ 1,105.86	\$ 66.58	6.41%	\$ 1,127.09	\$ 21.23	1.92%	\$ 1,189.08	\$ 61.99	5.5%	\$ 1,248.53	\$ 59.45	5.0%	\$ 209.25	20.13%
	Average Value		\$ 1,469,555	\$ 2,776.87	\$ 2,954.76	\$ 177.89	6.41%	\$ 3,011.49	\$ 56.73	1.92%	\$ 3,177.12	\$ 165.63	5.5%	\$ 3,335.98	\$ 158.86	5.0%	\$ 559.11	20.13%
	Minimum Rate		\$ 377,565	\$ 714.20	\$ 759.15	\$ 44.95	6.29%	\$ 773.70	\$ 14.55	1.92%	\$ 816.25	\$ 42.55	5.5%	\$ 857.05	\$ 40.80	5.0%	\$ 142.85	20.00%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 377,565	8	\$ 377,565	\$ 714.20	\$ 759.15	\$ 44.95	6.29%	\$ 773.70	\$ 14.55	1.92%	\$ 816.25	\$ 42.55	5.5%	\$ 857.05	\$ 40.80	5.0%	\$ 142.85	20.00%
\$ 377,566	\$ 400,000	1	\$ 400,000	\$ 755.84	\$ 804.26	\$ 48.42	6.41%	\$ 819.70	\$ 15.44	1.92%	\$ 864.78	\$ 45.08	5.5%	\$ 908.02	\$ 43.24	5.0%	\$ 152.18	20.13%
\$ 400,001	\$ 450,000	19	\$ 450,000	\$ 850.32	\$ 904.79	\$ 54.47	6.41%	\$ 922.16	\$ 17.37	1.92%	\$ 972.88	\$ 50.72	5.5%	\$ 1,021.53	\$ 48.64	5.0%	\$ 171.21	20.13%
\$ 450,001	\$ 500,000	97	\$ 550,000	\$ 1,039.28	\$ 1,105.86	\$ 66.58	6.41%	\$ 1,127.09	\$ 21.23	1.92%	\$ 1,189.08	\$ 61.99	5.5%	\$ 1,248.53	\$ 59.45	5.0%	\$ 209.25	20.13%
\$ 500,001	\$ 600,000	54	\$ 650,000	\$ 1,228.24	\$ 1,306.92	\$ 78.68	6.41%	\$ 1,332.01	\$ 25.09	1.92%	\$ 1,405.27	\$ 73.26	5.5%	\$ 1,475.54	\$ 70.26	5.0%	\$ 247.30	20.13%
\$ 600,001	\$ 700,000	49	\$ 750,000	\$ 1,417.20	\$ 1,507.99	\$ 90.79	6.41%	\$ 1,536.94	\$ 28.95	1.92%	\$ 1,621.47	\$ 84.53	5.5%	\$ 1,702.54	\$ 81.07	5.0%	\$ 285.34	20.13%
\$ 700,001	\$ 800,000	45	\$ 850,000	\$ 1,606.16	\$ 1,709.05	\$ 102.89	6.41%	\$ 1,741.86	\$ 32.81	1.92%	\$ 1,837.67	\$ 95.80	5.5%	\$ 1,929.55	\$ 91.88	5.0%	\$ 323.39	20.13%
\$ 800,001	\$ 900,000	29	\$ 950,000	\$ 1,795.12	\$ 1,910.12	\$ 115.00	6.41%	\$ 1,946.79	\$ 36.67	1.92%	\$ 2,053.86	\$ 107.07	5.5%	\$ 2,156.56	\$ 102.69	5.0%	\$ 361.44	20.13%
\$ 900,001	\$ 1,000,000	74	\$ 1,500,000	\$ 2,834.40	\$ 3,015.97	\$ 181.57	6.41%	\$ 3,073.88	\$ 57.91	1.92%	\$ 3,242.94	\$ 169.06	5.5%	\$ 3,405.09	\$ 162.15	5.0%	\$ 570.69	20.13%
\$ 1,000,001	\$ 2,000,000	12	\$ 2,500,000	\$ 4,724.00	\$ 5,026.62	\$ 302.62	6.41%	\$ 5,123.13	\$ 96.51	1.92%	\$ 5,404.90	\$ 281.77	5.5%	\$ 5,675.15	\$ 270.25	5.0%	\$ 951.15	20.13%
\$ 2,000,001	\$ 3,000,000	4	\$ 3,500,000	\$ 6,613.60	\$ 7,037.27	\$ 423.67	6.41%	\$ 7,172.38	\$ 135.12	1.92%	\$ 7,566.86	\$ 394.48	5.5%	\$ 7,945.21	\$ 378.34	5.0%	\$ 1,331.61	20.13%
\$ 3,000,001	\$ 4,000,000	7	\$ 7,000,000	\$ 13,227.20	\$ 14,074.53	\$ 847.33	6.41%	\$ 14,344.77	\$ 270.23	1.92%	\$ 15,133.73	\$ 788.96	5.5%	\$ 15,890.41	\$ 756.69	5.0%	\$ 2,663.21	20.13%
\$ 4,000,001	\$ 10,000,000	8	\$ 30,000,000	\$ 56,688.00	\$ 60,319.43	\$ 3,631.43	6.41%	\$ 61,477.57	\$ 1,158.13	1.92%	\$ 64,858.83	\$ 3,381.27	5.5%	\$ 68,101.77	\$ 3,242.94	5.0%	\$ 11,413.77	20.13%

Table 5.41 Farmland Rate Increase Summary 2011-12 to 2014-15 With 2.8% Rate Peg Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate	2011-12 Rate With 2.8% Rate Peg Increase	Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	Total \$ Increase 2010-11 to 2014-15	Total % Increase 2010-11 to 2014-15
	Frequently Occurring Value		\$ 550,000	\$ 1,039.28	\$ 1,069.50	\$ 30.22	2.91%	\$ 1,059.11	\$ 10.40	-0.97%	\$ 1,090.88	\$ 31.77	3.0%	\$ 1,123.61	\$ 32.73	3.0%	\$ 84.33	8.11%
	Average Value		\$ 1,469,555	\$ 2,776.87	\$ 2,857.62	\$ 80.75	2.91%	\$ 2,829.85	\$ 27.78	-0.97%	\$ 2,914.74	\$ 84.90	3.0%	\$ 3,002.18	\$ 87.44	3.0%	\$ 225.31	8.11%
	Minimum Rate		\$ 377,565	\$ 714.20	\$ 734.15	\$ 19.95	2.79%	\$ 727.00	\$ 7.15	-0.97%	\$ 748.80	\$ 21.80	3.0%	\$ 771.25	\$ 22.45	3.0%	\$ 57.05	7.99%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 377,565	8	\$ 377,565	\$ 714.20	\$ 734.15	\$ 19.95	2.79%	\$ 727.00	\$ 7.15	-0.97%	\$ 748.80	\$ 21.80	3.0%	\$ 771.25	\$ 22.45	3.0%	\$ 57.05	7.99%
\$ 377,566	\$ 400,000	1	\$ 400,000	\$ 755.84	\$ 777.82	\$ 21.98	2.91%	\$ 770.26	\$ 7.56	-0.97%	\$ 793.37	\$ 23.11	3.0%	\$ 817.17	\$ 23.80	3.0%	\$ 61.33	8.11%
\$ 400,001	\$ 450,000	19	\$ 450,000	\$ 850.32	\$ 875.05	\$ 24.73	2.91%	\$ 866.54	\$ 8.51	-0.97%	\$ 892.54	\$ 26.00	3.0%	\$ 919.31	\$ 26.78	3.0%	\$ 68.99	8.11%
\$ 450,001	\$ 500,000	97	\$ 550,000	\$ 1,039.28	\$ 1,069.50	\$ 30.22	2.91%	\$ 1,059.11	\$ 10.40	-0.97%	\$ 1,090.88	\$ 31.77	3.0%	\$ 1,123.61	\$ 32.73	3.0%	\$ 84.33	8.11%
\$ 500,001	\$ 600,000	54	\$ 650,000	\$ 1,228.24	\$ 1,263.96	\$ 35.72	2.91%	\$ 1,251.67	\$ 12.29	-0.97%	\$ 1,289.22	\$ 37.55	3.0%	\$ 1,327.90	\$ 38.68	3.0%	\$ 99.66	8.11%
\$ 600,001	\$ 700,000	49	\$ 750,000	\$ 1,417.20	\$ 1,458.41	\$ 41.21	2.91%	\$ 1,444.24	\$ 14.18	-0.97%	\$ 1,487.56	\$ 43.33	3.0%	\$ 1,532.19	\$ 44.63	3.0%	\$ 114.99	8.11%
\$ 700,001	\$ 800,000	45	\$ 850,000	\$ 1,606.16	\$ 1,652.87	\$ 46.71	2.91%	\$ 1,636.80	\$ 16.07	-0.97%	\$ 1,685.91	\$ 49.10	3.0%	\$ 1,736.48	\$ 50.58	3.0%	\$ 130.32	8.11%
\$ 800,001	\$ 900,000	29	\$ 950,000	\$ 1,795.12	\$ 1,847.32	\$ 52.20	2.91%	\$ 1,829.37	\$ 17.96	-0.97%	\$ 1,884.25	\$ 54.88	3.0%	\$ 1,940.77	\$ 56.53	3.0%	\$ 145.65	8.11%
\$ 900,001	\$ 1,000,000	74	\$ 1,500,000	\$ 2,834.40	\$ 2,916.82	\$ 82.42	2.91%	\$ 2,888.47	\$ 28.35	-0.97%	\$ 2,975.13	\$ 86.65	3.0%	\$ 3,064.38	\$ 89.25	3.0%	\$ 229.98	8.11%
\$ 1,000,001	\$ 2,000,000	12	\$ 2,500,000	\$ 4,724.00	\$ 4,861.37	\$ 137.37	2.91%	\$ 4,814.12	\$ 47.25	-0.97%	\$ 4,958.55	\$ 144.42	3.0%	\$ 5,107.30	\$ 148.76	3.0%	\$ 383.30	8.11%
\$ 2,000,001	\$ 3,000,000	4	\$ 3,500,000	\$ 6,613.60	\$ 6,805.92	\$ 192.32	2.91%	\$ 6,739.77	\$ 66.15	-0.97%	\$ 6,941.96	\$ 202.19	3.0%	\$ 7,150.22	\$ 208.26	3.0%	\$ 536.62	8.11%
\$ 3,000,001	\$ 4,000,000	7	\$ 7,000,000	\$ 13,227.20	\$ 13,611.85	\$ 384.65	2.91%	\$ 13,479.54	\$ 132.31	-0.97%	\$ 13,883.93	\$ 404.39	3.0%	\$ 14,300.44	\$ 416.52	3.0%	\$ 1,073.24	8.11%
\$ 4,000,001	\$ 10,000,000	8	\$ 30,000,000	\$ 56,688.00	\$ 58,336.49	\$ 1,648.49	2.91%	\$ 57,769.46	\$ 567.03	-0.97%	\$ 59,502.54	\$ 1,733.08	3.0%	\$ 61,287.62	\$ 1,785.08	3.0%	\$ 4,599.62	8.11%

Business

There are presently 2,588 properties categorised as Business in the Penrith LGA.

The current average Business rate is \$5,568. If the estimated rate peg is applied this average will increase to \$6,044 by 2014-15, however applying the proposed SRV this average would increase to \$6,716 over the same period. Therefore the SRV contributes an additional \$672 to fund the proposed program of works.

Tables 5.42 & 5.43 below shows the increase in dollar and percentage terms over the term of the SRV compared to only applying the rate peg by property value ranges. The impact of the SRV for the most common value, \$260,000, is an increase from the 2010-11 rate of \$1,709.19 to \$2,053.32 in 2014-15. This is an increase \$344.13 or 20.13% increase compared to an increase of \$138.68 or 8.11% if the estimated rate peg only is applied.

Table 5.42 Business Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate	2011-12 Rate With 6.3% Special Variation	Difference	% Increase	2012-13 Rate With 6.0% Special Variation	Difference	% Increase	2013-14 Rate With 5.5% Special Variation	Difference	% Increase	2014-15 Rate With 5.0% Special Variation	Difference	% Increase	Total \$ Increase 2010-11 to 2014-15	Total % Increase 2010-11 to 2014-15
	Frequently Occurring Value		\$ 260,000	\$ 1,709.19	\$ 1,818.68	\$ 109.49	6.41%	\$ 1,853.60	\$ 34.92	1.92%	\$ 1,955.55	\$ 101.95	5.50%	\$ 2,053.32	\$ 97.78	5.00%	\$ 344.13	20.13%
	Average Value		\$ 830,731	\$ 5,461.06	\$ 5,810.90	\$ 349.84	6.41%	\$ 5,922.47	\$ 111.57	1.92%	\$ 6,248.20	\$ 325.74	5.50%	\$ 6,560.61	\$ 312.41	5.00%	\$ 1,099.55	20.13%
	Minimum Rate		\$ 138,865	\$ 913.80	\$ 971.35	\$ 57.55	6.30%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.50%	\$ 1,096.55	\$ 52.20	5.00%	\$ 182.75	20.00%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 138,865	957	\$ 138,865.00	\$ 913.80	\$ 971.35	\$ 57.55	6.30%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.50%	\$ 1,096.55	\$ 52.20	5.00%	\$ 182.75	20.00%
\$ 138,866	\$ 200,000	193	\$ 200,000.00	\$ 1,314.76	\$ 1,398.98	\$ 84.22	6.41%	\$ 1,425.84	\$ 26.86	1.92%	\$ 1,504.27	\$ 78.42	5.50%	\$ 1,579.48	\$ 75.21	5.00%	\$ 264.72	20.13%
\$ 200,001	\$ 300,000	281	\$ 250,000.00	\$ 1,643.45	\$ 1,748.73	\$ 105.28	6.41%	\$ 1,782.31	\$ 33.58	1.92%	\$ 1,880.33	\$ 98.03	5.50%	\$ 1,974.35	\$ 94.02	5.00%	\$ 330.90	20.13%
\$ 300,001	\$ 400,000	145	\$ 350,000.00	\$ 2,300.83	\$ 2,448.22	\$ 147.39	6.41%	\$ 2,495.23	\$ 47.01	1.92%	\$ 2,632.46	\$ 137.24	5.50%	\$ 2,764.09	\$ 131.62	5.00%	\$ 463.26	20.13%
\$ 400,001	\$ 500,000	176	\$ 450,000.00	\$ 2,958.21	\$ 3,147.71	\$ 189.50	6.41%	\$ 3,208.15	\$ 60.44	1.92%	\$ 3,384.60	\$ 176.45	5.50%	\$ 3,553.83	\$ 169.23	5.00%	\$ 595.62	20.13%
\$ 500,001	\$ 600,000	163	\$ 550,000.00	\$ 3,615.59	\$ 3,847.20	\$ 231.61	6.41%	\$ 3,921.07	\$ 73.87	1.92%	\$ 4,136.73	\$ 215.66	5.50%	\$ 4,343.57	\$ 206.84	5.00%	\$ 727.98	20.13%
\$ 600,001	\$ 700,000	98	\$ 650,000.00	\$ 4,272.97	\$ 4,546.70	\$ 273.73	6.41%	\$ 4,633.99	\$ 87.30	1.92%	\$ 4,888.86	\$ 254.87	5.50%	\$ 5,133.31	\$ 244.44	5.00%	\$ 860.34	20.13%
\$ 700,001	\$ 800,000	66	\$ 750,000.00	\$ 4,930.35	\$ 5,246.19	\$ 315.84	6.41%	\$ 5,346.92	\$ 100.73	1.92%	\$ 5,641.00	\$ 294.08	5.50%	\$ 5,923.05	\$ 282.05	5.00%	\$ 992.70	20.13%
\$ 800,001	\$ 900,000	49	\$ 850,000.00	\$ 5,587.73	\$ 5,945.68	\$ 357.95	6.41%	\$ 6,059.84	\$ 114.16	1.92%	\$ 6,393.13	\$ 333.29	5.50%	\$ 6,712.78	\$ 319.66	5.00%	\$ 1,125.05	20.13%
\$ 900,001	\$ 1,000,000	50	\$ 950,000.00	\$ 6,245.11	\$ 6,645.17	\$ 400.06	6.41%	\$ 6,772.76	\$ 127.59	1.92%	\$ 7,145.26	\$ 372.50	5.50%	\$ 7,502.52	\$ 357.26	5.00%	\$ 1,257.41	20.13%
\$ 1,000,001	\$ 2,000,000	210	\$ 1,500,000.00	\$ 9,860.70	\$ 10,492.38	\$ 631.68	6.41%	\$ 10,693.83	\$ 201.45	1.92%	\$ 11,281.99	\$ 588.16	5.50%	\$ 11,846.09	\$ 564.10	5.00%	\$ 1,985.39	20.13%
\$ 2,000,001	\$ 3,000,000	77	\$ 2,500,000.00	\$ 16,434.50	\$ 17,487.29	\$ 1,052.79	6.41%	\$ 17,823.05	\$ 335.76	1.92%	\$ 18,803.32	\$ 980.27	5.50%	\$ 19,743.48	\$ 940.17	5.00%	\$ 3,308.98	20.13%
\$ 3,000,001	\$ 4,000,000	22	\$ 3,500,000.00	\$ 23,008.30	\$ 24,482.21	\$ 1,473.91	6.41%	\$ 24,952.27	\$ 470.06	1.92%	\$ 26,324.65	\$ 1,372.37	5.50%	\$ 27,640.88	\$ 1,316.23	5.00%	\$ 4,632.58	20.13%
\$ 4,000,001	\$ 10,000,000	73	\$ 7,000,000.00	\$ 46,016.60	\$ 48,964.42	\$ 2,947.82	6.41%	\$ 49,904.54	\$ 940.12	1.92%	\$ 52,649.29	\$ 2,744.75	5.50%	\$ 55,281.75	\$ 2,632.46	5.00%	\$ 9,265.15	20.13%
\$ 10,000,001	\$ 44,500,000	28	\$ 25,000,000.00	\$ 164,345.00	\$ 174,872.94	\$ 10,527.94	6.41%	\$ 178,230.50	\$ 3,357.56	1.92%	\$ 188,033.18	\$ 9,802.68	5.50%	\$ 197,434.84	\$ 9,401.66	5.00%	\$ 33,089.84	20.13%

Table 5.43 Business Rate Increase Summary 2011-12 to 2014-15 With 2.8% Rate Peg Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate	2011-12 Rate With 2.8% Rate Peg Increase	Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	Total \$ Increase 2010-11 to 2014-15	Total % Increase 2010-11 to 2014-15
	Frequently Occurring Value		\$ 260,000	\$ 1,709.19	\$ 1,758.89	\$ 49.70	2.91%	\$ 1,741.79	\$ -17.10	-0.97%	\$ 1,794.05	\$ 52.25	3.00%	\$ 1,847.87	\$ 53.82	3.00%	\$ 138.68	8.11%
	Average Value		\$ 830,731	\$ 5,461.06	\$ 5,619.87	\$ 158.81	2.91%	\$ 5,565.24	\$ -54.63	-0.97%	\$ 5,732.20	\$ 166.96	3.00%	\$ 5,904.17	\$ 171.97	3.00%	\$ 443.11	8.11%
	Minimum Rate		\$ 138,865	\$ 913.80	\$ 939.35	\$ 25.55	2.80%	\$ 930.20	\$ -9.15	-0.97%	\$ 958.10	\$ 27.90	3.00%	\$ 986.80	\$ 28.70	3.00%	\$ 73.00	7.99%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 138,865	957	\$ 138,865.00	\$ 913.80	\$ 939.35	\$ 25.55	2.80%	\$ 930.20	\$ -9.15	-0.97%	\$ 958.10	\$ 27.90	3.00%	\$ 986.80	\$ 28.70	3.00%	\$ 73.00	7.99%
\$ 138,866	\$ 200,000	193	\$ 200,000.00	\$ 1,314.76	\$ 1,352.99	\$ 38.23	2.91%	\$ 1,339.84	\$ -13.15	-0.97%	\$ 1,380.04	\$ 40.20	3.00%	\$ 1,421.44	\$ 41.40	3.00%	\$ 106.68	8.11%
\$ 200,001	\$ 300,000	281	\$ 250,000.00	\$ 1,643.45	\$ 1,691.24	\$ 47.79	2.91%	\$ 1,674.80	\$ -16.44	-0.97%	\$ 1,725.05	\$ 50.24	3.00%	\$ 1,776.80	\$ 51.75	3.00%	\$ 133.35	8.11%
\$ 300,001	\$ 400,000	145	\$ 350,000.00	\$ 2,300.83	\$ 2,367.74	\$ 66.91	2.91%	\$ 2,344.72	\$ -23.01	-0.97%	\$ 2,415.07	\$ 70.34	3.00%	\$ 2,487.52	\$ 72.45	3.00%	\$ 186.69	8.11%
\$ 400,001	\$ 500,000	176	\$ 450,000.00	\$ 2,958.21	\$ 3,044.23	\$ 86.02	2.91%	\$ 3,014.64	\$ -29.59	-0.97%	\$ 3,105.08	\$ 90.44	3.00%	\$ 3,198.24	\$ 93.15	3.00%	\$ 240.03	8.11%
\$ 500,001	\$ 600,000	163	\$ 550,000.00	\$ 3,615.59	\$ 3,720.73	\$ 105.14	2.91%	\$ 3,684.57	\$ -36.17	-0.97%	\$ 3,795.10	\$ 110.54	3.00%	\$ 3,908.96	\$ 113.85	3.00%	\$ 293.37	8.11%
\$ 600,001	\$ 700,000	98	\$ 650,000.00	\$ 4,272.97	\$ 4,397.23	\$ 124.26	2.91%	\$ 4,354.49	\$ -42.74	-0.97%	\$ 4,485.12	\$ 130.63	3.00%	\$ 4,619.68	\$ 134.55	3.00%	\$ 346.71	8.11%
\$ 700,001	\$ 800,000	66	\$ 750,000.00	\$ 4,930.35	\$ 5,073.72	\$ 143.37	2.91%	\$ 5,024.41	\$ -49.32	-0.97%	\$ 5,175.14	\$ 150.73	3.00%	\$ 5,330.39	\$ 155.25	3.00%	\$ 400.04	8.11%
\$ 800,001	\$ 900,000	49	\$ 850,000.00	\$ 5,587.73	\$ 5,750.22	\$ 162.49	2.91%	\$ 5,694.33	\$ -55.89	-0.97%	\$ 5,865.16	\$ 170.83	3.00%	\$ 6,041.11	\$ 175.95	3.00%	\$ 453.38	8.11%
\$ 900,001	\$ 1,000,000	50	\$ 950,000.00	\$ 6,245.11	\$ 6,426.72	\$ 181.61	2.91%	\$ 6,364.25	\$ -62.47	-0.97%	\$ 6,555.18	\$ 190.93	3.00%	\$ 6,751.83	\$ 196.66	3.00%	\$ 506.72	8.11%
\$ 1,000,001	\$ 2,000,000	210	\$ 1,500,000.00	\$ 9,860.70	\$ 10,147.45	\$ 286.75	2.91%	\$ 10,048.82	\$ -98.63	-0.97%	\$ 10,350.28	\$ 301.46	3.00%	\$ 10,660.79	\$ 310.51	3.00%	\$ 800.09	8.11%
\$ 2,000,001	\$ 3,000,000	77	\$ 2,500,000.00	\$ 16,434.50	\$ 16,912.42	\$ 477.92	2.91%	\$ 16,748.03	\$ -164.39	-0.97%	\$ 17,250.47	\$ 502.44	3.00%	\$ 17,767.98	\$ 517.51	3.00%	\$ 1,333.48	8.11%
\$ 3,000,001	\$ 4,000,000	22	\$ 3,500,000.00	\$ 23,008.30	\$ 23,677.38	\$ 669.08	2.91%	\$ 23,447.24	\$ -230.14	-0.97%	\$ 24,150.65	\$ 703.42	3.00%	\$ 24,875.17	\$ 724.52	3.00%	\$ 1,866.87	8.11%
\$ 4,000,001	\$ 10,000,000	73	\$ 7,000,000.00	\$ 46,016.60	\$ 47,354.76	\$ 1,338.16	2.91%	\$ 46,894.47	\$ -460.29	-0.97%	\$ 48,301.31	\$ 1,406.83	3.00%	\$ 49,750.35	\$ 1,449.04	3.00%	\$ 3,733.75	8.11%
\$ 10,000,001	\$ 44,500,000	28	\$ 25,000,000.00	\$ 164,345.00	\$ 169,124.15	\$ 4,779.15	2.91%	\$ 167,480.27	\$ -1,643.89	-0.97%	\$ 172,504.67	\$ 5,024.41	3.00%	\$ 177,679.81	\$ 5,175.14	3.00%	\$ 13,334.81	8.11%

Penrith CBD

There are presently 413 properties categorised as Business- Penrith CBD in the Penrith LGA.

The current average Business – Penrith CBD rate is \$5,973. If the estimated rate peg is applied this average will increase to \$6,489 by 2014-15, however applying the proposed SRV this average would increase to \$7,210.10 over the same period. Therefore the SRV contributes an additional \$721 to fund the proposed program of works.

Tables 5.44 & 5.45 below shows the increase in dollar and percentage terms over the term of the SRV compared to only applying the rate peg by property value ranges. The impact of the SRV for the most common value, \$750,000, is an increase from the 2010-11 rate of \$5,642.25 to \$6,778.28 in 2014-15. This is an increase \$1,136.03 or 20.13% increase compared to an increase of \$457.81 or 8.11% if the estimated rate peg only is applied.

Table 5.44 Penrith CBD Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate	2011-12 Rate With 6.3% Special Variation	Difference	% Increase	2012-13 Rate With 6.0% Special Variation	Difference	% Increase	2013-14 Rate With 5.5% Special Variation	Difference	% Increase	2014-15 Rate With 5.0% Special Variation	Difference	% Increase	Total \$ Increase 2010-11 to 2014-15	Total % Increase 2010-11 to 2014-15
	Frequently Occurring Value		\$ 750,000	\$ 5,642.25	\$ 6,003.69	\$ 361.44	6.4%	\$ 6,118.96	\$ 115.27	1.92%	\$ 6,455.51	\$ 336.54	5.5%	\$ 6,778.28	\$ 322.78	5.0%	\$ 1,136.03	20.13%
	Average Value		\$ 777,597	\$ 5,849.86	\$ 6,224.61	\$ 374.74	6.4%	\$ 6,344.12	\$ 119.51	1.92%	\$ 6,693.05	\$ 348.93	5.5%	\$ 7,027.70	\$ 334.65	5.0%	\$ 1,177.83	20.13%
	Minimum Rate		\$ 121,344	\$ 913.80	\$ 971.35	\$ 57.55	6.3%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.5%	\$ 1,096.55	\$ 52.20	5.0%	\$ 182.75	20.00%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 121,344	140	\$ 121,344	\$ 913.80	\$ 971.35	\$ 57.55	6.3%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.5%	\$ 1,096.55	\$ 52.20	5.0%	\$ 182.75	20.00%
\$ 121,345	\$ 200,000	29	\$ 200,000	\$ 1,504.60	\$ 1,600.98	\$ 96.38	6.4%	\$ 1,631.72	\$ 30.74	1.92%	\$ 1,721.47	\$ 89.74	5.5%	\$ 1,807.54	\$ 86.07	5.0%	\$ 302.94	20.13%
\$ 200,001	\$ 300,000	42	\$ 250,000	\$ 1,880.75	\$ 2,001.23	\$ 120.48	6.4%	\$ 2,039.65	\$ 38.42	1.92%	\$ 2,151.84	\$ 112.18	5.5%	\$ 2,259.43	\$ 107.59	5.0%	\$ 378.68	20.13%
\$ 300,001	\$ 400,000	35	\$ 350,000	\$ 2,633.05	\$ 2,801.72	\$ 168.67	6.4%	\$ 2,855.52	\$ 53.79	1.92%	\$ 3,012.57	\$ 157.05	5.5%	\$ 3,163.20	\$ 150.63	5.0%	\$ 530.15	20.13%
\$ 400,001	\$ 500,000	20	\$ 450,000	\$ 3,385.35	\$ 3,602.22	\$ 216.87	6.4%	\$ 3,671.38	\$ 69.16	1.92%	\$ 3,873.30	\$ 201.93	5.5%	\$ 4,066.97	\$ 193.67	5.0%	\$ 681.62	20.13%
\$ 500,001	\$ 600,000	32	\$ 550,000	\$ 4,137.65	\$ 4,402.71	\$ 265.06	6.4%	\$ 4,487.24	\$ 84.53	1.92%	\$ 4,734.04	\$ 246.80	5.5%	\$ 4,970.74	\$ 236.70	5.0%	\$ 833.09	20.13%
\$ 600,001	\$ 700,000	9	\$ 650,000	\$ 4,889.95	\$ 5,203.20	\$ 313.25	6.4%	\$ 5,303.10	\$ 99.90	1.92%	\$ 5,594.77	\$ 291.67	5.5%	\$ 5,874.51	\$ 279.74	5.0%	\$ 984.56	20.13%
\$ 700,001	\$ 800,000	21	\$ 750,000	\$ 5,642.25	\$ 6,003.69	\$ 361.44	6.4%	\$ 6,118.96	\$ 115.27	1.92%	\$ 6,455.51	\$ 336.54	5.5%	\$ 6,778.28	\$ 322.78	5.0%	\$ 1,136.03	20.13%
\$ 800,001	\$ 900,000	10	\$ 850,000	\$ 6,394.55	\$ 6,804.18	\$ 409.63	6.4%	\$ 6,934.83	\$ 130.64	1.92%	\$ 7,316.24	\$ 381.42	5.5%	\$ 7,682.05	\$ 365.81	5.0%	\$ 1,287.50	20.13%
\$ 900,001	\$ 1,000,000	7	\$ 950,000	\$ 7,146.85	\$ 7,604.68	\$ 457.83	6.4%	\$ 7,750.69	\$ 146.01	1.92%	\$ 8,176.97	\$ 426.29	5.5%	\$ 8,585.82	\$ 408.85	5.0%	\$ 1,438.97	20.13%
\$ 1,000,001	\$ 2,000,000	53	\$ 1,500,000	\$ 11,284.50	\$ 12,007.39	\$ 722.89	6.4%	\$ 12,237.93	\$ 230.54	1.92%	\$ 12,911.01	\$ 673.09	5.5%	\$ 13,556.56	\$ 645.55	5.0%	\$ 2,272.06	20.13%
\$ 2,000,001	\$ 3,000,000	4	\$ 2,500,000	\$ 18,807.50	\$ 20,012.31	\$ 1,204.81	6.4%	\$ 20,396.54	\$ 384.24	1.92%	\$ 21,518.35	\$ 1,121.81	5.5%	\$ 22,594.27	\$ 1,075.92	5.0%	\$ 3,786.77	20.13%
\$ 3,000,001	\$ 4,000,000	6	\$ 3,500,000	\$ 26,330.50	\$ 28,017.23	\$ 1,686.73	6.4%	\$ 28,555.16	\$ 537.93	1.92%	\$ 30,125.70	\$ 1,570.53	5.5%	\$ 31,631.98	\$ 1,506.28	5.0%	\$ 5,301.48	20.13%
\$ 4,000,001	\$ 77,600,000	5	\$ 35,000,000	\$ 263,305.00	\$ 280,172.32	\$ 16,867.32	6.4%	\$ 285,551.63	\$ 5,379.31	1.92%	\$ 301,256.97	\$ 15,705.34	5.5%	\$ 316,319.81	\$ 15,062.85	5.0%	\$ 53,014.81	20.13%

Table 5.45 Penrith CBD Rate Increase Summary 2011-12 to 2014-15 With With 2.8% Rate Peg Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate	2011-12 Rate With 2.8% Rate Peg Increase	Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	Total \$ Increase 2010-11 to 2014-15	Total % Increase 2010-11 to 2014-15
	Frequently Occurring Value		\$ 750,000	\$ 5,642.25	\$ 5,806.33	\$ 164.08	2.9%	\$ 5,749.89	\$ 56.44	-0.97%	\$ 5,922.39	\$ 172.50	3.0%	\$ 6,100.06	\$ 177.67	3.0%	\$ 457.81	8.11%
	Average Value		\$ 777,597	\$ 5,849.86	\$ 6,019.98	\$ 170.11	2.9%	\$ 5,961.46	\$ 58.51	-0.97%	\$ 6,140.31	\$ 178.84	3.0%	\$ 6,324.52	\$ 184.21	3.0%	\$ 474.65	8.11%
	Minimum Rate		\$ 121,344	\$ 913.80	\$ 939.35	\$ 25.55	2.8%	\$ 930.20	\$ 9.15	-0.97%	\$ 958.10	\$ 27.90	3.0%	\$ 986.80	\$ 28.70	3.0%	\$ 73.00	7.99%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 121,344	140	\$ 121,344	\$ 913.80	\$ 939.35	\$ 25.55	2.8%	\$ 930.20	\$ 9.15	-0.97%	\$ 958.10	\$ 27.90	3.0%	\$ 986.80	\$ 28.70	3.0%	\$ 73.00	7.99%
\$ 121,345	\$ 200,000	29	\$ 200,000	\$ 1,504.60	\$ 1,548.35	\$ 43.75	2.9%	\$ 1,533.30	\$ 15.05	-0.97%	\$ 1,579.30	\$ 46.00	3.0%	\$ 1,626.68	\$ 47.38	3.0%	\$ 122.08	8.11%
\$ 200,001	\$ 300,000	42	\$ 250,000	\$ 1,880.75	\$ 1,935.44	\$ 54.69	2.9%	\$ 1,916.63	\$ 18.81	-0.97%	\$ 1,974.13	\$ 57.50	3.0%	\$ 2,033.35	\$ 59.22	3.0%	\$ 152.60	8.11%
\$ 300,001	\$ 400,000	35	\$ 350,000	\$ 2,633.05	\$ 2,709.62	\$ 76.57	2.9%	\$ 2,683.28	\$ 26.34	-0.97%	\$ 2,763.78	\$ 80.50	3.0%	\$ 2,846.69	\$ 82.91	3.0%	\$ 213.64	8.11%
\$ 400,001	\$ 500,000	20	\$ 450,000	\$ 3,385.35	\$ 3,483.80	\$ 98.45	2.9%	\$ 3,449.93	\$ 33.86	-0.97%	\$ 3,553.43	\$ 103.50	3.0%	\$ 3,660.93	\$ 106.60	3.0%	\$ 274.68	8.11%
\$ 500,001	\$ 600,000	32	\$ 550,000	\$ 4,137.65	\$ 4,257.97	\$ 120.32	2.9%	\$ 4,216.59	\$ 41.39	-0.97%	\$ 4,343.08	\$ 126.50	3.0%	\$ 4,473.38	\$ 130.29	3.0%	\$ 335.73	8.11%
\$ 600,001	\$ 700,000	9	\$ 650,000	\$ 4,889.95	\$ 5,032.15	\$ 142.20	2.9%	\$ 4,983.24	\$ 48.91	-0.97%	\$ 5,132.73	\$ 149.50	3.0%	\$ 5,286.72	\$ 153.98	3.0%	\$ 396.77	8.11%
\$ 700,001	\$ 800,000	21	\$ 750,000	\$ 5,642.25	\$ 5,806.33	\$ 164.08	2.9%	\$ 5,749.89	\$ 56.44	-0.97%	\$ 5,922.39	\$ 172.50	3.0%	\$ 6,100.06	\$ 177.67	3.0%	\$ 457.81	8.11%
\$ 800,001	\$ 900,000	10	\$ 850,000	\$ 6,394.55	\$ 6,580.50	\$ 185.95	2.9%	\$ 6,516.54	\$ 63.96	-0.97%	\$ 6,712.04	\$ 195.50	3.0%	\$ 6,913.40	\$ 201.36	3.0%	\$ 518.85	8.11%
\$ 900,001	\$ 1,000,000	7	\$ 950,000	\$ 7,146.85	\$ 7,354.68	\$ 207.83	2.9%	\$ 7,283.19	\$ 71.49	-0.97%	\$ 7,501.69	\$ 218.50	3.0%	\$ 7,726.74	\$ 225.05	3.0%	\$ 579.89	8.11%
\$ 1,000,001	\$ 2,000,000	53	\$ 1,500,000	\$ 11,284.50	\$ 11,612.65	\$ 328.15	2.9%	\$ 11,499.78	\$ 112.87	-0.97%	\$ 11,844.77	\$ 344.99	3.0%	\$ 12,200.11	\$ 355.34	3.0%	\$ 915.61	8.11%
\$ 2,000,001	\$ 3,000,000	4	\$ 2,500,000	\$ 18,807.50	\$ 19,354.42	\$ 546.92	2.9%	\$ 19,166.30	\$ 188.12	-0.97%	\$ 19,741.29	\$ 574.99	3.0%	\$ 20,333.52	\$ 592.24	3.0%	\$ 1,526.02	8.11%
\$ 3,000,001	\$ 4,000,000	6	\$ 3,500,000	\$ 26,330.50	\$ 27,096.19	\$ 765.69	2.9%	\$ 26,832.82	\$ 263.37	-0.97%	\$ 27,637.00	\$ 804.98	3.0%	\$ 28,466.93	\$ 829.13	3.0%	\$ 2,136.43	8.11%
\$ 4,000,001	\$ 77,600,000	5	\$ 35,000,000	\$ 263,305.00	\$ 270,961.91	\$ 7,656.91	2.9%	\$ 268,328.16	\$ 2,633.75	-0.97%	\$ 276,378.00	\$ 8,049.84	3.0%	\$ 284,669.34	\$ 8,291.34	3.0%	\$ 21,364.34	8.11%

St Marys Town Centre

There are presently 236 properties categorised as Business- St Marys Town Centre in the Penrith LGA.

The current average Business – St Marys Town Centre rate is \$2,901. If the estimated rate peg is applied this average will increase to \$3,155 by 2014-15, however applying the proposed SRV this average would increase to \$3,505 over the same period. Therefore the SRV contributes an additional \$350 to fund the proposed program of works.

Table 5.46 & 5.47 below shows the increase in dollar and percentage terms over the term of the SRV compared to only applying the rate peg by property value ranges. The impact of the SRV for the most common value, \$420,000, is an increase from the 2010-11 rate of \$4,261.24 to \$5,119.21 in 2014-15. This is an increase \$857.97 or 20.13% increase compared to an increase of \$345.75 or 8.11% if the estimated rate peg only is applied.

Table 5.46 St Marys Town Centre Rate Increase Summary 2011-12 to 2014-15 With Special Rate Variation 6.3%, 6%, 5.5% and 5%

			Land Value	Current Rate	2011-12 Rate With 6.3% Special Variation	Difference	% Increase	2012-13 Rate With 6.0% Special Variation	Difference	% Increase	2013-14 Rate With 5.5% Special Variation	Difference	% Increase	2014-15 Rate With 5.0% Special Variation	Difference	% Increase	Total \$ Increase 2010- 11 to 2014-15	Total % Increase 2010-11 to 2014-15
Frequently Occurring Value			\$ 420,000	\$ 4,261.24	\$ 4,534.21	\$ 272.97	6.4%	\$ 4,621.27	\$ 87.06	1.92%	\$ 4,875.44	\$ 254.17	5.5%	\$ 5,119.21	\$ 243.77	5.0%	\$ 857.97	20.13%
Average Value			\$ 274,263	\$ 2,782.62	\$ 2,960.87	\$ 178.25	6.4%	\$ 3,017.72	\$ 56.85	1.92%	\$ 3,183.70	\$ 165.97	5.5%	\$ 3,342.88	\$ 159.18	5.0%	\$ 560.26	20.13%
Minimum Rate			\$ 89,975	\$ 913.80	\$ 971.35	\$ 57.55	6.3%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.5%	\$ 1,096.55	\$ 52.20	5.0%	\$ 182.75	20.00%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 89,975	61	\$ 89,975	\$ 913.80	\$ 971.35	\$ 57.55	6.3%	\$ 989.95	\$ 18.60	1.91%	\$ 1,044.35	\$ 54.40	5.5%	\$ 1,096.55	\$ 52.20	5.0%	\$ 182.75	20.00%
\$ 89,976	\$ 100,000	13	\$ 100,000	\$ 1,014.58	\$ 1,079.57	\$ 64.99	6.4%	\$ 1,100.30	\$ 20.73	1.92%	\$ 1,160.82	\$ 60.52	5.5%	\$ 1,218.86	\$ 58.04	5.0%	\$ 204.28	20.13%
\$ 100,001	\$ 200,000	75	\$ 150,000	\$ 1,521.87	\$ 1,619.36	\$ 97.49	6.4%	\$ 1,650.45	\$ 31.09	1.92%	\$ 1,741.23	\$ 90.77	5.5%	\$ 1,828.29	\$ 87.06	5.0%	\$ 306.42	20.13%
\$ 200,001	\$ 300,000	32	\$ 250,000	\$ 2,536.45	\$ 2,698.93	\$ 162.48	6.4%	\$ 2,750.75	\$ 51.82	1.92%	\$ 2,902.05	\$ 151.29	5.5%	\$ 3,047.15	\$ 145.10	5.0%	\$ 510.70	20.13%
\$ 300,001	\$ 400,000	17	\$ 350,000	\$ 3,551.03	\$ 3,778.51	\$ 227.48	6.4%	\$ 3,851.06	\$ 72.55	1.92%	\$ 4,062.86	\$ 211.81	5.5%	\$ 4,266.01	\$ 203.14	5.0%	\$ 714.98	20.13%
\$ 400,001	\$ 500,000	20	\$ 450,000	\$ 4,565.61	\$ 4,858.08	\$ 292.47	6.4%	\$ 4,951.36	\$ 93.28	1.92%	\$ 5,223.68	\$ 272.32	5.5%	\$ 5,484.87	\$ 261.18	5.0%	\$ 919.26	20.13%
\$ 500,001	\$ 600,000	3	\$ 550,000	\$ 5,580.19	\$ 5,937.66	\$ 357.47	6.4%	\$ 6,051.66	\$ 114.00	1.92%	\$ 6,384.50	\$ 332.84	5.5%	\$ 6,703.73	\$ 319.23	5.0%	\$ 1,123.54	20.13%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 6,594.77	\$ 7,017.23	\$ 422.46	6.4%	\$ 7,151.96	\$ 134.73	1.92%	\$ 7,545.32	\$ 393.36	5.5%	\$ 7,922.59	\$ 377.27	5.0%	\$ 1,327.82	20.13%
\$ 700,001	\$ 1,000,000	3	\$ 850,000	\$ 8,623.93	\$ 9,176.38	\$ 552.45	6.4%	\$ 9,352.57	\$ 176.19	1.92%	\$ 9,866.96	\$ 514.39	5.5%	\$ 10,360.30	\$ 493.35	5.0%	\$ 1,736.37	20.13%
\$ 1,000,001	\$ 3,560,000	4	\$ 2,500,000	\$ 25,364.50	\$ 26,989.35	\$ 1,624.85	6.4%	\$ 27,507.55	\$ 518.20	1.92%	\$ 29,020.46	\$ 1,512.91	5.5%	\$ 30,471.48	\$ 1,451.02	5.0%	\$ 5,106.98	20.13%
\$ 11,000,000	\$ 11,000,000	1	\$ 11,000,000	\$ 111,603.80	\$ 118,753.14	\$ 7,149.34	6.4%	\$ 121,033.20	\$ 2,280.06	1.92%	\$ 127,690.03	\$ 6,656.83	5.5%	\$ 134,074.53	\$ 6,384.50	5.0%	\$ 22,470.73	20.13%

Table 5.47 St Marys Town Centre Rate Increase Summary 2011-12 to 2014-15 With With 2.8% Rate Peg Increase in 2011/12 and 3.0% Estimated Rate Peg Increase Until 2014/15

			Land Value	Current Rate	2011-12 Rate With 2.8% Rate Peg Increase	Difference	% Increase	2012-13 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2013-14 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	2014-15 Rate With 3.0% Estimated Rate Peg Increase	Difference	% Increase	Total \$ Increase 2010- 11 to 2014-15	Total % Increase 2010-11 to 2014-15
Frequently Occurring Value			\$ 420,000	\$ 4,261.24	\$ 4,385.15	\$ 123.92	2.9%	\$ 4,342.53	-\$ 42.62	-0.97%	\$ 4,472.80	\$ 130.28	3.0%	\$ 4,606.99	\$ 134.18	3.0%	\$ 345.75	8.11%
Average Value			\$ 274,263	\$ 2,782.62	\$ 2,863.54	\$ 80.92	2.9%	\$ 2,835.70	-\$ 27.83	-0.97%	\$ 2,920.77	\$ 85.07	3.0%	\$ 3,008.40	\$ 87.62	3.0%	\$ 225.78	8.11%
Minimum Rate			\$ 89,975	\$ 913.80	\$ 939.35	\$ 25.55	2.8%	\$ 930.20	-\$ 9.15	-0.97%	\$ 958.10	\$ 27.90	3.0%	\$ 986.80	\$ 28.70	3.0%	\$ 73.00	7.99%
Value Range From	Value Range To	Number of Properties																
\$ 1	\$ 89,975	61	\$ 89,975	\$ 913.80	\$ 939.35	\$ 25.55	2.8%	\$ 930.20	-\$ 9.15	-0.97%	\$ 958.10	\$ 27.90	3.0%	\$ 986.80	\$ 28.70	3.0%	\$ 73.00	7.99%
\$ 89,976	\$ 100,000	13	\$ 100,000	\$ 1,014.58	\$ 1,044.08	\$ 29.50	2.9%	\$ 1,033.94	-\$ 10.15	-0.97%	\$ 1,064.95	\$ 31.02	3.0%	\$ 1,096.90	\$ 31.95	3.0%	\$ 82.32	8.11%
\$ 100,001	\$ 200,000	75	\$ 150,000	\$ 1,521.87	\$ 1,566.13	\$ 44.26	2.9%	\$ 1,550.90	-\$ 15.22	-0.97%	\$ 1,597.43	\$ 46.53	3.0%	\$ 1,645.35	\$ 47.92	3.0%	\$ 123.48	8.11%
\$ 200,001	\$ 300,000	32	\$ 250,000	\$ 2,536.45	\$ 2,610.21	\$ 73.76	2.9%	\$ 2,584.84	-\$ 25.37	-0.97%	\$ 2,662.38	\$ 77.55	3.0%	\$ 2,742.26	\$ 79.87	3.0%	\$ 205.81	8.11%
\$ 300,001	\$ 400,000	17	\$ 350,000	\$ 3,551.03	\$ 3,654.29	\$ 103.26	2.9%	\$ 3,618.77	-\$ 35.52	-0.97%	\$ 3,727.34	\$ 108.56	3.0%	\$ 3,839.16	\$ 111.82	3.0%	\$ 288.13	8.11%
\$ 400,001	\$ 500,000	20	\$ 450,000	\$ 4,565.61	\$ 4,698.38	\$ 132.77	2.9%	\$ 4,652.71	-\$ 45.67	-0.97%	\$ 4,792.29	\$ 139.58	3.0%	\$ 4,936.06	\$ 143.77	3.0%	\$ 370.45	8.11%
\$ 500,001	\$ 600,000	3	\$ 550,000	\$ 5,580.19	\$ 5,742.46	\$ 162.27	2.9%	\$ 5,686.65	-\$ 55.82	-0.97%	\$ 5,857.24	\$ 170.60	3.0%	\$ 6,032.96	\$ 175.72	3.0%	\$ 452.77	8.11%
\$ 600,001	\$ 700,000	7	\$ 650,000	\$ 6,594.77	\$ 6,786.55	\$ 191.78	2.9%	\$ 6,720.58	-\$ 65.97	-0.97%	\$ 6,922.20	\$ 201.62	3.0%	\$ 7,129.86	\$ 207.67	3.0%	\$ 535.09	8.11%
\$ 700,001	\$ 1,000,000	3	\$ 850,000	\$ 8,623.93	\$ 8,874.71	\$ 250.78	2.9%	\$ 8,788.45	-\$ 86.26	-0.97%	\$ 9,052.11	\$ 263.65	3.0%	\$ 9,323.67	\$ 271.56	3.0%	\$ 699.74	8.11%
\$ 1,000,001	\$ 3,560,000	4	\$ 2,500,000	\$ 25,364.50	\$ 26,102.10	\$ 737.60	2.9%	\$ 25,848.39	-\$ 253.71	-0.97%	\$ 26,623.84	\$ 775.45	3.0%	\$ 27,422.55	\$ 798.72	3.0%	\$ 2,058.05	8.11%
\$ 11,000,000	\$ 11,000,000	1	\$ 11,000,000	\$ 111,603.80	\$ 114,849.24	\$ 3,245.44	2.9%	\$ 113,732.90	-\$ 1,116.33	-0.97%	\$ 117,144.89	\$ 3,411.99	3.0%	\$ 120,659.24	\$ 3,514.35	3.0%	\$ 9,055.44	8.11%

5.2.1 Minimum Rates

Does Council have minimum rates?

Yes ☒ No ☐

Penrith City Council has minimum rates for all rating categories and sub-categories.

Minimum Rates for Residential and Farmland

The current minimum rate for Residential and Farmland properties is \$714.20 (excluding domestic waste charges). The table below shows the increase in minimum amounts under a SRV and the standard rate peg.

Table 5.48 – Impact on residential and farmland minimum rates

	Current Minimum	2011-12 Minimum Amount	2012-13 Minimum Amount	2013-14 Minimum Amount	2014-15 Minimum Amount	(\$) Increase from Current to 2014-15	(%) Increase from Current to 2014-15
Rate Peg Only	\$714.20	\$734.15	\$ 727.00	\$ 748.80	\$ 771.25	\$57.05	7.99%
SRV	\$714.20	\$ 759.15	\$ 773.70	\$ 816.25	\$ 857.05	\$142.85	20.00%
Difference						\$85.80	12.01%

The table demonstrates that at the end of 2014-15, a residential or farmland ratepayer on a minimum rate would pay an extra \$167.85 (including the Stormwater Levy) above the current rate (excluding domestic waste charges) if the SRV was approved and an extra \$82.05 (including the Stormwater Levy) if only the rate peg increase applied. Therefore the minimum would increase by \$85.80, over four years, to accommodate the proposed program of works included in the SRV.

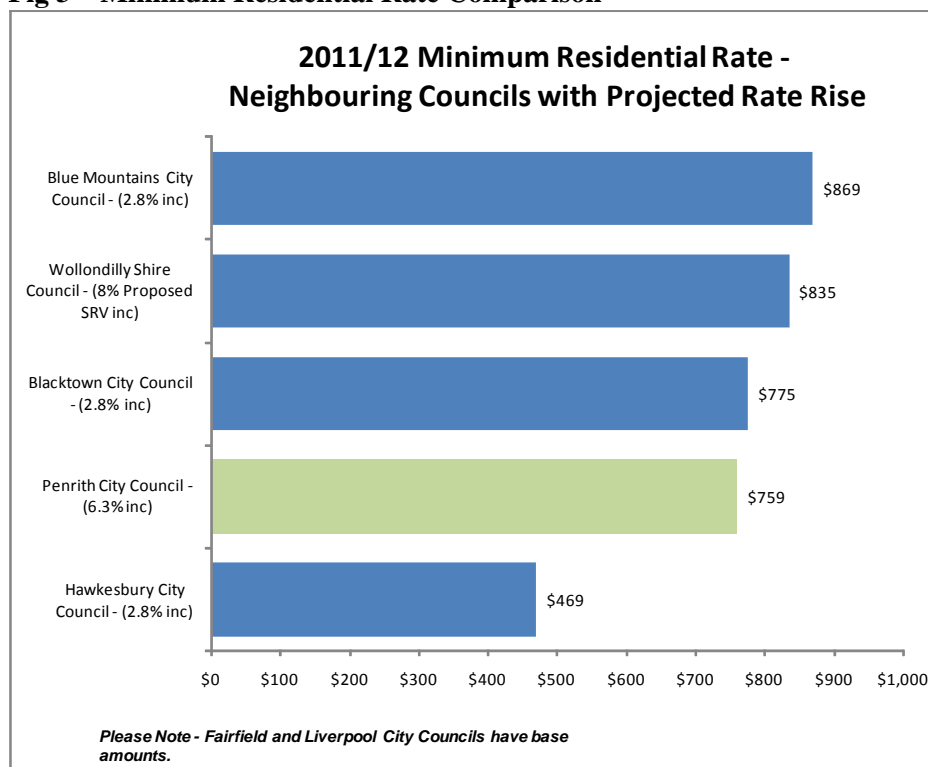
Presently, there are 15,890 residential properties out of 61,420 on a minimum rate (25%) and 8 Farmland properties out of 407 on a minimum rate (2%). The number and percentage of minimums remains constant for residential and farmland properties under a SRV or rate peg only scenarios for all four years of the special rate variation application.

Of the 15,890 residential properties on a minimum rate, there are 2,304 properties owned by pensioners. Presently there are 9,159 properties owned by pensioners, which means that approximately 25% of pensioners are on the minimum rate. A range of initiatives are proposed to assist pensioners in affording the proposed SRV and these are discussed in 5.3 Addressing hardship.

Over 7,600 properties on minimum rates are small residential lots and lots in lower socio-economic suburbs with land values that fall under the minimum threshold. The remainder of residential lots on a minimum are strata units being a mix of townhouses, villas and home units.

A comparison of neighbouring councils who border the Penrith LGA and have minimum rates show that for Residential properties, even with a 6.3% special variation in the first year, that Penrith Council's minimum rate will be lower than three out of four of these other Councils.

Fig 3 – Minimum Residential Rate Comparison



Minimum Rates for Business and Business Sub-category (Penrith CBD and St Marys Town Centre) Properties

The current minimum rate for Business, Penrith CBD and St Marys Town Centre rates is \$913.80. The table below shows the increase in minimum amounts under a special rate variation and the standard rate peg.

Table 5.49 – impact on Business and Business Sub-category minimum rates

	Current Minimum	2011-12 Minimum Amount	2012-13 Minimum Amount	2013-14 Minimum Amount	2014-15 Minimum Amount	(\$) Increase from Current to 2014-15	(%) Increase from Current to 2014-15
Rate Peg Only	\$ 913.80	\$939.35	\$ 930.20	\$ 958.10	\$ 986.80	\$ 73.00	7.99%
SRV	\$ 913.80	\$971.35	\$ 989.95	\$ 1,044.35	\$ 1,096.55	\$182.75	20.00%
Difference						\$109.75	12.01%

The table demonstrates that at the end of 2014-15, a business or business sub-category ratepayer on a minimum rate would pay an extra \$182.75 above the current rate if the special rate variation was approved and an extra \$73.00 if only the rate peg increase was applied. Therefore the minimum would increase by \$109.75, over four years, to accommodate the proposed program of works included in the SRV.

Presently, there are 882 business properties out of 2,588 on a minimum rate (34%), 140 Penrith CBD properties out of 413 on a minimum rate (34%) and 60 St Marys Town Centre properties out of 236 on a minimum rate (26%). The number and percentage of minimums remains constant for Business, Penrith CBD and St Marys Town Centre properties under a special rate variation or rate peg only scenario for all four years of the special rate variation application.

5.2.2 Community's capacity to pay proposed rate increases

Discuss the capacity of ratepayers, in each sub-category, to meet the rate increases (eg, relative to similar councils in the context of the local socio-economic profile).

Social Economic Profile of Penrith

Penrith City is located at the western fringe of the Sydney metropolitan area - about 54 kilometres from the Sydney CBD. The City encompasses a land area of 407 square kilometres of which around 80% is rural and rural residential. Most of the urban area is residential with some commercial areas and industrial areas. The residential areas of Penrith are a mix of established and urban release areas. There are 33 suburbs within the Penrith LGA of which 11 suburbs are located within rural areas.

Penrith LGA is an urban fringe location and has always been popular with young families looking to establish in new residential areas. According to the census data, the enumerated population of the Penrith LGA increased from 149,619 in 1991 to 171,870 in 2001 and 171,566 in 2006 (ABS Census data). The estimated resident population of the Penrith LGA is 184, 611 as at 30 June 2009. The following data is taken from the 2006 ABS Census.

Income

In 2006, just under one quarter (23.2%) of all households in Penrith LGA had a low weekly household income (\$0-\$649 per week), another quarter (24.2%) of all household earned a low to medium weekly household income (\$650 to \$1,199) and 23.8% of all household earn a medium to high weekly income (\$1,200 - \$1,999). A smaller proportion (17.9%) earned a high weekly income of \$2,000 and more.

In comparison to WSROC and the Sydney SD, a slightly higher percentage of households in Penrith LGA earn a medium to high salary and slightly lower percentage of households earned a low salary when compared to the Sydney and WSROC average. Table 5.50 provides additional details on the comparison of this information.

Table 5.50 – Penrith City Household Income (Source: 2006 census)

Weekly Household Income	No of Households	PCC %	WSROC %	Sydney SD
Up to \$649	13,273	23.20	27.00	25.10
\$650 to \$1,119	13,834	24.20	22.80	21.50
\$1,200 to \$1,999	13,601	23.80	20.40	19.00
Over \$2,000	10,192	17.90	18.00	23.00
Incomplete information provided	6,217	10.90	11.80	11.40
	57,117	100	100	100

SEIFA Index of Disadvantage

The Social Economic Indices for Areas (SEIFA) provides a numerical score to describe the level of relative socio-economic disadvantage in a local government area. A higher SEIFA score indicates that the area has fewer households with low socio economic indicators and is generally less disadvantaged. A low score indicates that many households are impacted by socio-economic disadvantage.

In 2006, Penrith LGA had a SEIFA Index of 1006 which is slightly above the average for the WSROC region (986.2).

Table 5.51 – SEIFA Index Comparison of WRSOC Councils

Blacktown	972.8	Holroyd	972.4
Fairfield	876.1	Bankstown	944.7
Parramatta	987.4	Baulkham Hills	1116.5
Liverpool	966.4	Blue Mountains	1051.2
Auburn	922.1	Hawkesbury	1033
Penrith	1006	WSROC average	986.2

Source: 2006 Census

Employment

The Penrith LGA enjoys a high level of employment. In 2006, the total labour force of Penrith LGA was 87,653 persons with the majority being in full time employment, while 38,411 residents aged 15 years or older did not participate in the labour force. In 2006 the proportion of unemployed residents in the Penrith LGA was 5.3%. The unemployment rate for Penrith LGA is comparable to the Sydney average but lower than that of the WSROC region where 6.6 % of the population was unemployed in 2006.

Housing Tenure

Penrith LGA has traditionally been a typical urban fringe area with high rates of growth and development in new housing estates and higher percentage of young families with mortgages.

In 2006, mortgagees are the primary tenure type in Penrith LGA accounting for 41.8% or 24,639 dwellings. This is a large proportion of private households being purchased. Renters account for 25.9% or 12369 households with Penrith LGA. The main group of renters rent private dwellings (21.0% of all households). Private renters are primarily located in the inner suburbs of Kingswood (43.9%) and St Marys (40%). However there is also a substantial private rental market in Glenmore Park (22.2%).

The other rental group are those who rent from the government generally through Housing NSW. The group accounts for 4.5% of all households (2547 households) which is a lesser percentage than that of the WSROC region (6.4%) or Sydney SD (5.1%). The biggest concentration of public housing within the Penrith LGA is located within North St Marys (20.5%) followed by Kingswood (9%).

5.3 Addressing hardship

Does Council have a Hardship Policy in place?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, Council must attach a copy of the Policy.	
Does Council propose to introduce any measures to limit the impact on vulnerable groups such as pensioners?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Council is aware some members of our community may experience financial hardship and difficulty in paying their rates and charges from time to time. While the vast majority of ratepayers do pay their rates, some customers want to, but are unable to. In some circumstances Council has a Financial Hardship Policy which focuses on compassion and understanding to ensure an appropriate outcome for both Council and customers. We actively encourage rate payers to contact us and discuss their needs in an effort to ensure payment plans can be developed with individual customers.

The options available include affordable payment plans, waiving interest in some circumstances and deferring or avoiding legal action when arrangements are made.

Affordability, particularly for pensioners and those on fixed incomes, was a common theme in the feedback from the community consultation and Council has adopted a multi faceted approach to ensuring affordability;

1. As a direct result of the community feedback council is revising its current hardship policy and will provide a copy of the new Hardship Policy once adopted. This policy more directly addresses issues of affordability particularly in relation to flexible payment arrangement and the waiving of fees in certain circumstances.
2. Council has reviewed its active advocacy for a better deal for pensioners in relation to council rates. Council is directly advocating for this to members and senior officials of both state and federal governments as well as through the Local Government and Shires Association and the Australian Local Government Association.
3. As discussed earlier in this submission the introduction of the Stormwater levy in 2012-13 (year 2 of the proposed SRV) provides a further opportunity for council to actively address affordability issues as it is proposed as part of this application to not apply the stormwater levy to pensioners at a cost to Council of approximately \$200,000.

6 Financing strategy

6.1 New capital financing strategy

Council must provide an overview of its strategy for funding new capital works, whether this is from rates revenue, debt, user charges or a combination of these and the expected impact of this strategy over the course of the special variation.

Council's LTFP projections for Capital Expenditure assumes a continuation of Council's 2010-11 recurrent capital programs, EEP projects, and projects projected by separate models for section 94 projects, Property Development Projects and City Significant/Major Projects along with any known grant funding. These projects are funded from a combination of general revenue, reserves, debt, grants and contributions. The proposed capital projects list for 2011-12 is provided as **Attachment 6.1** and details the projects that are proposed without the SRV and those additional projects proposed by the SRV and includes the funding source composition of each project and the entire capital program.

It is likely that the total actual capital expenditure will be higher than that stated and the LTFP will be updated as project estimates become available. The majority of the additional expenditure will have associated funding sources such as developer contributions, reserve transfers or special purpose grants, or will have a particular funding strategy to enable their admission into the budget.

The impact of all ongoing operational and maintenance costs for these projects has been included in the LTFP. As new projects are identified and included the allocation for these increased costs will be adjusted accordingly.

6.2 Sustainability of debt

Does Council propose to undertake any borrowings in 2011/12?

Yes ☒ No ☐

If Yes, what is the purpose of these borrowings and do they link to the special variation application?

Explain how the strategy is consistent with the principles of intergenerational equity, as explained in the DLG Guidelines.

Council recognises the principles of inter generational equity and this principle underpins the current annual borrowing program. It can be summarised as a policy that ensures that present generation not impose budgetary burdens on future generations (by allowing assets to become rundown) nor that the current generation unfairly bears the burden for providing assets that will be utilised by future generations (user pays principle of fairness).

The annual borrowing program is currently \$3.2m per annum for base infrastructure, largely roads and drainage assets. By borrowing for these long lived assets Council spreads the cost of providing them across a number of years to more closely match the actual cost of the usage of these assets

In addition to these borrowing further \$913,000 is borrowed annually as the general revenue contribution to the 10 year Asset Renewal and Established Areas (AREAS) Strategy. Other borrowings are considered on a case by case basis but must demonstrate a secure funding source, or savings, to repay the loan.

Council's debt service ratio as at June 2010 was 7.82% and the total borrowings were \$69.7m. The trend in total borrowing and the debt service ratio (DSR) is consistent with Council debt management policy and is considered both responsible and sustainable considering Council's growth status and responsibilities.

This application proposes that an additional \$2m be borrowed in 2011-12 and 2012-13 to forward fund the projects identified in the City Centres' Renewal and Improvements Program, to be repaid by the SRV in future years. Table 6.1 models Council's DSR both with and without the SRV over the life of the proposed variation.

Table 6.1 – Debt Service Ratio

Debt Service Ratio	2010-11	2011-12	2012-13	2013-14	2014-15
Without SRV	7.78	8.16	7.96	7.84	7.44
With SRV	7.78	8.01	7.96	7.91	7.44

The proposed SRV is about positioning the City for its Regional role and addressing asset renewal and maintenance to ensure that Council's infrastructure backlog is responsibly managed to guarantee that an increased burden is not simply deferred to future generations.

Council actively reviews fees and charges on an annual basis and recently conducted a comprehensive benchmarking exercise during the development of the 2009-10 Operational Plan. This exercise ensures that the non statutory fees and charges reflect current market conditions and forces.

7 Productivity improvements

Council must provide details of any productivity improvements and expenditure reductions made in the last two years (or longer) to improve its financial sustainability. The costing should clearly indicate if the savings are one-off or ongoing in nature.

This application has documented the financial challenges that Council has been facing in recent years and also the challenges that our LTFP has been forecasting for future years. Sections two and three of this application detail the “one off” service reductions that have been required to balance the 2009-10 and 2010-11 budgets. Acknowledging that this approach to balancing the budget is not sustainable Council has continued its program of continuous improvement and the results of the various programs are detailed in this section of the application. In addition to these reviews, as is the case with each year’s budget, a comprehensive review of Council’s operations was completed in November/December 2010 and mindful of the financial challenges to maintain existing services and the unfunded priorities identified a further \$520,000 of budget reductions that have been built into the LTFP. Overall these savings, combined with the savings and efficiencies detailed in the reviews below have resulted in more than \$4m of savings and efficiencies, equivalent to a rate increase of greater than 5%, being built into the base budget from 2011-12.

Productivity improvements and service efficiencies

Council operates in an environment where many services and facilities compete for limited resources, and where Council’s capacity to generate additional revenue is limited. A key aspect of continuing to provide the services and facilities expected by our communities is to be more efficient in providing those services and facilities.

As an organisation, Penrith Council is committed to continuous improvement and encourages innovation and service improvements through employee engagement. Council must also proactively seek funding and resource opportunities, and establish networks and partnerships that will ensure the City attains the infrastructure and services our communities need.

Over many years, other levels of government have ‘shifted’ responsibility for legislative compliance to local government, and required significantly more complex planning, monitoring and reporting. This has impacted greatly on Council’s resourcing capacity overall, and has necessitated regular reviews of priorities and programs to find productivity improvements or efficiencies.

The past two years have seen a major restructure of senior management to create a new team able to position Council for the future. The largest restructure in two decades involved the creation of eight ‘Group Manager’ positions to focus on the day to day operations. The General Manager is now supported by two Directors who focus on longer term planning, and lead and represent Penrith as we continue our transformation from a big centre to a major Regional City.

For nearly ten years, Council's strategic and management planning processes have reflected a strong commitment to providing best value services for the community through continuous improvement and service improvement and efficiency reviews. Service reviews have aimed to achieve:

- better equity outcomes
- better sustainability outcomes
- a reduction in operating and capital costs
- a safer workplace
- increased productivity
- improved customer satisfaction.

A number of organisational wide service review initiatives have been implemented since 2003. These are also informed by individual service reviews that are carried out when legislation or service delivery levels change, which necessitates reconsideration of current resourcing or funding arrangements.

Table 7.1 – Service Review Programs

Service Review initiatives	implemented
Functional reviews	2003 – present
Organisational capacity reviews	2003 , 2005
Service specifications development	2002 – 2007
Service improvement and review	2006 – 2007
Services reviews	2009 – 2010
Information, communication and technology (ICT) productivity diagnostic	2010
Council mid-term organisational review	2010

Most reviews have successfully identified revenue savings (either 'one-off' or ongoing). All reviews have achieved service level improvements, by implementing changes to systems and processes, and better defining priorities. Some productivity improvements are easy to quantify (direct saving in funding or staff resources), but others are less tangible. These are identified in the table below as service 'efficiencies', as the improvement generally 'frees up' staff to focus on doing the more important service activities but may not improve the relevant budget or generate savings. There are clearly benefits to the entire organisational from any initiative that generates financial savings.

A product of Council ongoing program of continuous improvement and service reviews has been the tangible efficiency/productivity savings that have been realised since 2007 to the present day. Further details on some of the more significant efficiencies in Table 7.2 are provided below.

Table 7.2 – Sample of recent significant efficiencies

Efficiencies	\$
Domestic Waste Management	1,500,000
Changes to Light Vehicle Fleet Management	700,000
Workers Compensation Transition to Burning Cost Model	700,000
Group purchasing and tender arrangements	550,000
Changes to Relief Staffing Structure in Children Services	470,000
Investment in new combination mower technologies	350,000
Review of printing technologies	152,000

Domestic Waste Management - \$1,500,000

Council transitioned to a new model for Domestic Waste Management (DWM) in August 2009. This involved an innovative approach to the collection, processing and disposal of organics, recyclables and residual waste. The new system was in response to the State Government's target for diversion of waste from land and is the first system of its kind in metropolitan Sydney. Since introducing this system Council's diversion of waste has increased by more than 40% to 65%. The 2010-11 DWM fee was \$249 compared to the projected fee of \$322 had the new system not been implemented. Savings of approximately \$1.5m, or \$73 per household have been achieved and passed onto residents in 2010-11. Given the growth in the State Government's waste levies this annual savings is expected to continue to grow in future years.

Changes to Light Vehicle Fleet Management - \$700,000

A number of reviews of Council's Light Vehicle Fleet Management Policies have been conducted over the last five years. These reviews have ensured that Council's focused on the management of the fleet, vehicle selection and the change over parameters for the vehicle. Where appropriate variations to the policy have been implemented to ensure Council's policies remain contemporary. Savings of \$700,000 were achieved in 2009-10 and ongoing savings of \$486,000. Further changes in February 2011 have resulted in additional annual savings of nearly \$100,000.

Workers Compensation Transition to Burning Cost Model - \$700,000

An investigation into an alternate model for Workers' Compensation was conducted by Council as part of a program of improving OH&S performance. In June 2010 Council moved to Workcover's Burning Cost Scheme with resulting in estimated annual savings of \$700,000. This scheme provides a greater reward for Councils investment in OH&S systems and injury management.

Group Purchasing and Tender Arrangements - \$550,000

Council has always been pro-active in identifying opportunities for combining its own requirements for repetitive type purchases of goods and services. Penrith has been actively involved in the WSROC Group of Councils, establishing group supply contracts for identified commonly used goods across the 11 member Councils.

Since 2006 a range of Supply Agreements have been established through either joint tenders with surrounding Councils or large WSROC tenders. Some of these group tender and purchasing agreements include:

- Stationery products: Joint tender resulted in a cost savings of 9% to all WSROC Councils.
- Road Signs: The existing group contract for Road Signs provides WSROC Councils with a 12% cost savings.
- Hardware: The existing group contract for hardware products provides WSROC Councils with a 2% cost savings compared to the State Government Contract.
- Pool Chlorine: The existing group contract provides a cost saving of 5% over non-contracted rates.
- Mobile Garbage Bins: The existing group contract provides a cost saving of 3% over previous contracted prices.
- A combined group tender for Fixed Voice, Internet Services, Mobile Services and Wide area Network Services. Cost savings over existing rates is estimated at 35%.
- The WSROC tender for asphalt saw the combined volume of expenditure estimated at \$52 million. As a result of the joint Asphalt Project, the overall savings of between 3 -5 % was achieved in Council's overall roadworks program. As Council collectively spends annually in excess of \$5 million on asphalt products and associated services, a minimum saving of \$200,000 per annum was realised starting from 2008-09. Additional annual savings (up to \$45,000 in 2009-2010) continue to be realised from volume rebates calculated across all participating councils.
- Initiated a group tender, later facilitated by Local Government Procurement, for electricity supply to Council's major sites and street lighting. Savings of between 7-12% achieved.

Changes to Relief Staffing Structure in Children Services - \$470,000

In 2007, Childrens' Services developed a new system to manage the relief staffing required for the services sponsored by Council. This was trialled in 2008 and rolled out permanently in 2009. The system has enabled the service to substantially reduce the cost of casual relief and provide continuity of care and consistency for children and their families. In 2006-07, the Children's Services spent approximately \$1.3 million on relief staff, representing an over-expenditure of 148%. Implementation of this approach has resulted in ongoing annual salary savings of \$470,000.

Investment in new combination mower technologies - \$350,000

In 2009-10 Council purchased two new (Toro 5190) mowers designed to cut ovals and parks. The vehicle incorporates the latest technology and cuts grass (8.4 hectares per hour) at least 30% quicker than a normal tractor with cutting deck. This has significantly improved productivity and enabled service levels to be maintained within existing budgets while the service areas have and will continue to increase. The initial productivity saving is conservatively estimated at \$350,000. This saving is expected to increase to approximately \$500,000 in 3 years as Council replaces older tractor with cutting decks, within the existing plant replacement budget, with this new mower.

Review of Printing Technologies - \$152,000

In 2005-06, the small printer fleet (100 units) and 27 larger printers were replaced by 16 multi-function (copier/fax/printer) devices. This resulted in annual savings of \$152,000 from the introduction of multi-function printing devices throughout the organisation and greater utilisation of Council's in-house printing service.

In addition to these significant savings numerous other smaller savings have been incorporated in to Council's annual budget and include changes to telephony operations (\$60,000), mail collection and delivery (\$12,000), advertising (\$15,000), and transitioning Council business paper to an electronic format (\$20,000).

Recent Service Review outcomes

Benchmarking at both an organisational and service level show that currently Council staffing levels are equal to or, in many cases, below what other councils provide. Although finding comparable benchmarks in other councils has been somewhat difficult, it suggests that resources are lean for what Council has committed the organisation to deliver to achieve our Community Outcomes.

The 2009-2010 Services Review exercise was extensive and thorough, but was only able to identify a small number of savings despite the best efforts of staff. Demands to increase capacity to meet the needs of a growing Regional City continue, however, and will only increase, particularly as Council is obliged to accept new public assets (such as roads, parks and community centres) from our new urban areas as they develop. In addition, the pressure to meet increasing statutory obligations within existing budgets is often at the expense of other service delivery areas. Decisions to reduce service levels or disengage from some services are becoming unavoidable.

This Service Review served to ensure the organisation has made every effort to be more efficient and productive while continuing to deliver services at a level that meets our communities' expectations. The key objectives of a service review process are to:

- ensure that that Council services are delivering 'best value' to the Community
- identify tangible productivity gains and savings (once-off and ongoing)
- identify capacity gaps in delivering Council's Delivery Program.

The approach which has underpinned this service review was the UK local government 'Best Value' model. The concept of 'best value' service delivery was first used by the UK government in the late 1990s and was introduced into the Local Government Act 1999 which is still in force today. It continues to be the statutory basis on which UK

councils plan, review and manage their performance. Simply put, the UK model is based upon the 4 Cs:

- Challenge (why, how and by whom a service is being provided)
- Compare (their performance with others across a range of relevant indicators, taking into account the views of both service users and potential suppliers)
- Consult with local stakeholders (as to their experience of local services and their aspirations for the future) and
- Compete (using fair and open means wherever necessary to secure efficient and effective services).

Council has applied the 4Cs in a systematic way to the five elements of this service review program, and the outcomes are summarised below.

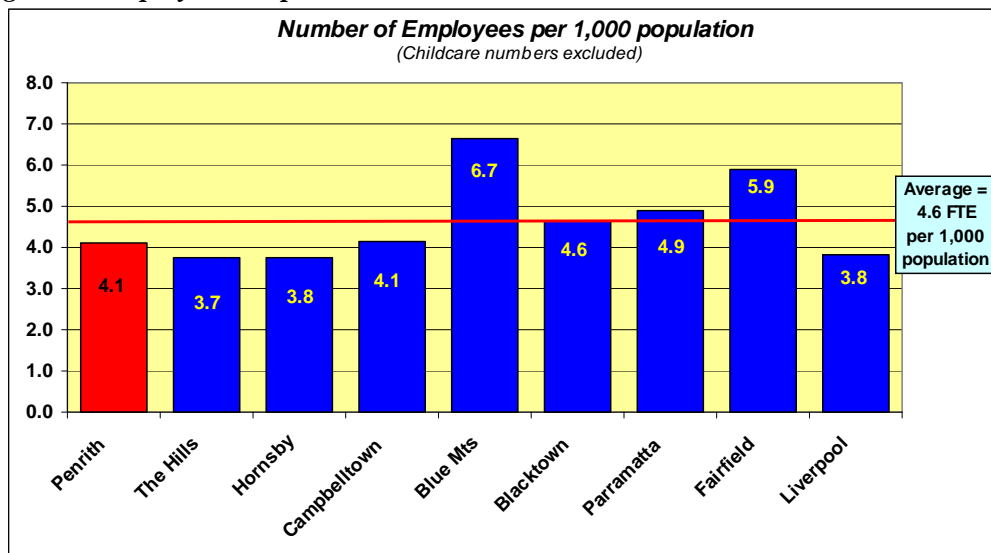
1. Group Manager Led Service Reviews

Overall, staff numbers at Penrith Council are in line with a number of ‘like’ councils, especially given the City’s population size.

(i). Benchmarking Staff Numbers

The following graph illustrates the number of full time equivalent (FTE) employees per 1,000 population across a number of similar councils. It shows that Penrith Council’s FTE levels of 4.1 staff members per 1,000 is well below the group average of 4.6 (assuming Penrith population is approximately 177,000). It should be noted that childcare staff numbers have been excluded, as not all councils provide this service.

Fig. 7.1 – Employee Comparison



This position is also reflected in individual services, where benchmarking has shown that Council is either on par with other councils or, in some cases, is under-resourced. Further benchmarking conducted as part of the service review has been included later in this section of the application under the heading, *Specific Service and functional benchmarking*.

(ii). *Market testing Council Services and Works*

Outsourcing is one approach Council continues to test in terms of ensuring services and facilities deliver best value and efficiencies. In 2009-10 Council outsourced more than \$46 m worth of services and works. This represents 32% of Council's total budget of \$143.5 m (excluding depreciation), with some of the more significant services and works summarised below.

Table 7.3 – Outsourced Services

Service	Contracts Value \$m
Waste Services, including Domestic Waste and Recycling	14
Sullage Services	0.4
Road Reconstruction, Resealing and Resheeting Programs	6.8
Security	0.6
Building and Parks Maintenance	4.3
Cleaning Services	1.3
Information Technology Support	0.9
Legal Services	0.7
Other Contracts and Consultancies	17.3

(iii). *Other Areas of Investigation*

Other areas currently being investigated, which could also yield productivity improvement, additional savings or revenue include:

- Savings through purchasing
- Capitalising on new technology, more efficient plant and equipment
- Maximising use of facilities, plant and equipment
- Building efficiency through planning and design
- Incorporating more sustainable practices
- Leasing compared to purchase
- Opportunities for outsourcing compared to in-house delivery
- Regular customer surveys.

Many of the future potential opportunities that have been identified will take some time to implement, so improvements and / or savings are not immediately available.

(iv). *Disengagement Considerations*

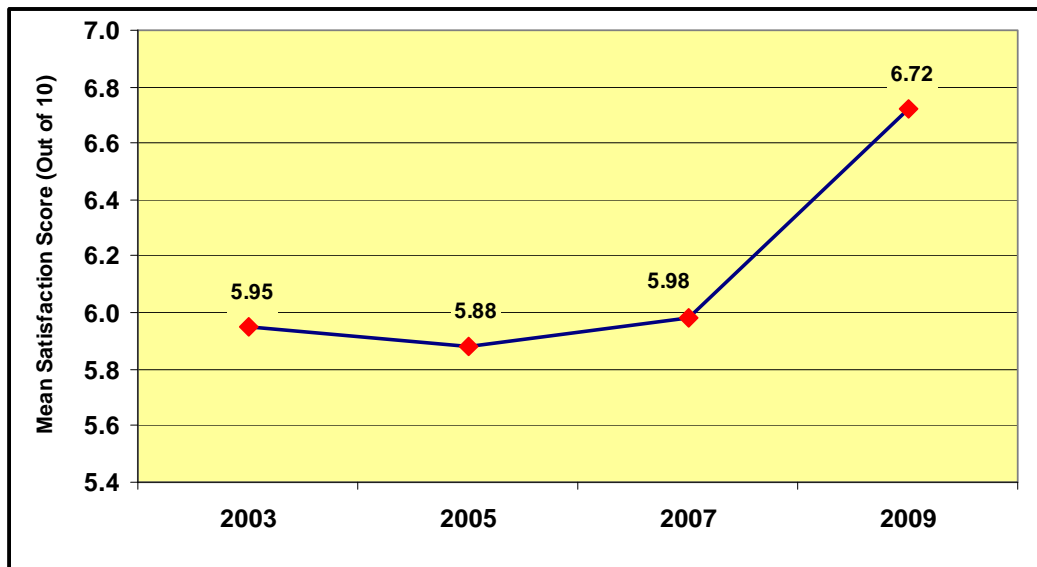
The review identified that Council could potentially disengage from some services, including:

- **Lemongrove Retirement Village -**
Negotiations for the sale of Council's retirement facility have been completed. From 2011-12 Council will have disengaged from this non core service. Annual savings of \$45,000 have been identified.
- **Immunisation Clinic**
Potential saving of \$43,855, including permanent staff support costs which will be diverted to other priority areas.
- **Community Access Buses**
In-house Access Bus booking service has been transferred to an external provider realising the redirection of 150 hours annually to other priorities.
- **Mobile Preschools Service (MPS)**
For at least the last 20 years Council has sponsored Mobile Preschools (MPS) services which have operated across the City, at one period operating three MPS services. This type of service was originally set up to meet the needs of communities where centre-based services did not exist. As centre-based service provision across the City expanded and more commercially-based services developed, the demand for the MPS service has diminished, to the point where only one MPS service existed. In 2009, there was little or no demand for the service in Claremont Meadows where it has operated for some time and the families utilising the service in Glenmore Park were transitioned to the new Glenmore Park Child and Family Centre from 2010. Savings from the discontinuation of this service have provided savings of \$55,300 in 2010-11.

(v). *Customer Survey Results*

The City-wide Customer Survey conducted in July 2009 provided useful feedback from our communities, especially in the areas of 'value for the rate dollar' and satisfaction and importance ratings. More than 74% of Penrith residents believe that they are receiving 'value for their rate dollar'. The following table shows that since the first customer survey in 2003 that this perception has improved over the last 4 years from 5.95 out of 10 in 2003 to 6.72 out of 10 in 2009.

Fig 7.2 - Comparison of Value for Rate Dollar Score (2003-2009)



2. *Special externally conducted Service Reviews*

Some services have been externally reviewed as:

- The service is complex, and needs industry or market expertise not held in Council
- The need for a higher level of independence and objectivity where there is the possibility of conflicts of interest in the service
- Limited capacity within the service to carry out a review.

They are:

- ***Neighbourhood Facilities Management***

The Neighbourhood Facilities Service Management Review was identified in the 2008-09 Management Plan. The review process involved extensive consultation with various stakeholders including representatives from the three models of management currently in place for the management of Council's neighbourhood facilities.

The review identified a number of key areas where Council was exposed to various levels of risk. These areas include a lack of clear policy direction, lack of compliance to guidelines and regulations, lack of standard operating procedures and minimal performance measures and monitoring systems.

A number of recommendations have been developed to address the identified key risk areas.

The most significant finding and recommendation of the Neighbourhood Facilities Service Management Review identified the need for Council to establish, in consultation with key stakeholders, a clear policy direction for the management of neighbourhood facilities. This comprehensive policy will guide the development of enhanced processes and systems required to support the ongoing management of neighbourhood facilities by

the Neighbourhood Facilities Team, volunteer management committees and community development organisations in accordance with Council's strategic and operational expectations. Further details of the review are provided in **Attachment 7.1** to this application.

Council's neighbourhood facilities provide safe and accessible meeting space and a range of programs and activities for all members of the community. During 2009-10 more than 354,805 people participated in programs and activities held by the Council's managed facilities. It is estimated that a further 262,247 people accessed the committee managed neighbourhood facilities during that financial year. Neighbourhood Facilities are promoted in a number of ways. Information regarding hire fees, community programs and booking availability for every facility is currently available on Council's website. In addition the facilities are promoted annually through the celebration of Neighbourhood Centre Week. Council also has a large banner that is displayed in various locations around the City. This banner is relocated on a bi-monthly basis.

- ***Library Services Review***

During 2010 a review of the Library operations was conducted to ensure the operations were

- ***Continuing to provide a high level of service to its patrons***
- ***Maintaining relevance now and into the future***
- ***Operating on the most efficient manner***
- ***To establish*** a strategic plan for the future structure and operations

The library had five branches; Penrith (central), St Marys (east), South Penrith (south), Emu Plains (north), St Clair (south east) all of differing size and each of the branch operating statistics were reviewed and benchmarked against the State Library statistics for operating efficiency. Council's 2009 Customer Survey indicated a very high level of satisfaction with Council's Library service and in recent year membership, visitations and borrowings (904,012 in 2009-10, have increased of 20% over the last 5 years) have all increased created largely to the strong investment in books and electronic resources for this service in recent years. The changes to developer contributions announced by the State Government have forced the withdrawal of Council's library facilities plan and resulted in funding of \$350,000 to be removed from the library resources budget used to expand the collection. The proposed SRV includes funding to restore the fund available to the current level. Prior to these changes and despite the popularity of this service Council has been forced to reconsider the model for the delivery of this service with the South Penrith Branch now closed, despite community resistance the Library Direction Working Party endorsed the future closure of the Emu Plains branch. The project plan for the Library Services Review is provided as **Attachment 7.2**.

- ***Sportsground Management Strategy***

Penrith City Council engaged @Leisure Consultants to assist in the completion of a Sportsground Management Strategy for 50 active recreation sites across the Local Government Area. The draft Sportsground Management Strategy that has been developed provides a framework and policy directions within which a planned response

to providing sportsground facilities and services, to meet community need, can be implemented.

The draft strategy focuses on the provision for, and management of, outdoor sportsground based sports of athletics, baseball, hockey, softball, cricket, rugby league, rugby union, AFL, soccer, touch football, oztag, and netball among others. The purpose of the strategy is to respond to significant changes in participation and increasing demands on sportsgrounds that provide for sports clubs, association training and or competition, schools, commercial and casual users. The document also benchmarks against established standards and statutory requirements, identifies policies and procedures, and provides a framework within which prioritised decisions can be made regarding equitable and rational facility allocations, asset maintenance and renewal, and capital improvement programs.

The draft Sportsground Management Strategy provides evidence and analysis that supports recommendations outlining sustainable management and operations to ensure sportsground management best practice is adopted by Penrith City Council into the future and is provided as ***Attachment 7.3***.

- ***Asset Management Improvement Plan***

An external consultancy, Morrison Low, was engaged in 2009 to assist Council in developing an Asset Management Improvement Plan. This plan has identified a program to develop improved Asset Management Plans, Asset Management Systems and data. Although the Improvement Plan is not completed the initial development of the inventory of Council's assets and their condition and the formulation of Assets Management Plans for Transport, Buildings, Parks, Fleet and Infrastructure assets has informed the proposed SRV and led to the inclusion of additional funding for the Building Asset Renewal Program, Parks Asset Renewal Program, Public Amenity replacement Program and Shared Pathways construction and maintenance. The completion and adoption of the asset management plans and supporting IT system have been major milestones with the ongoing work now mainly focussed on refinement of condition data and predictive analysis. The Asset Management Plans follow the format of NAMS Plus (fully supported by the Institute of Public Works Engineering Australia (IPWEA)), and structured around the International Infrastructure Management Manual. NAMS Plus is currently being utilised by in excess of 90 Local Governments in NSW. The Asset Management Improvement Plan is provided as ***Attachment 7.4***.

3. Re-examination of employee vacancies across the organisation

Salaries and wages are key cost drivers in Council's budget. All employee vacancies, with the exception of positions that are required to meet statutory obligations or staffing ratios (as with Children's Services) or positions which provide a net return to Council, must meet identified criteria before there is approval to recruit.

4. Strategies to reduce ELE liabilities

Targets have been set for employees with significant amounts of leave to reduce their leave balances, by taking leave or implementing arrangements such as shorter working weeks.

5. Comprehensive review of Fees and Charges

Council's fees and charges are reviewed annually, and regularly throughout the year, to ensure that current pricing policies reflect market conditions, fees are consistently applied, and they continue to be relevant. Targeted reviews in areas such as contestable services and construction certificates have also explored the creation of new fees and charges. The proposed average increase in fees and charges for 2011-12 is 3.88%.

Specific Service and functional benchmarking

The service reviews have included specific service and functional benchmarking. To illustrate some of the comparisons completed tables on the Development Applications and Library Services are provided.

Table 7.4 - Comparison between Penrith and other Councils Development Applications Service

Council	Number of EFT Staff in DA assessment	Number of DAs determined	Mean Number of DAs per EFT per annum	Value of DAs Determined
Penrith	12	1,473	122.75	\$361,094,370
Hills Shire	32	1,853	57.9	\$583,534,997
Blue Mountains	10.9	979	89.8	\$104,622,315
Campbelltown	9	794	88.2	\$133,924,890
Gosford	18.6	1,813	97.47	\$364,176,258
Hornsby	16	1,654	103.37	\$403,395,038
Liverpool	14	1,323	94.5	\$574,462,041
Wyong	24	1,505	62.7	\$303,180,124

Note: Statistics from Department Of Planning performance monitoring data 2008-2009

Table 7.5 Comparison between Penrith and other Councils Library Service

Library	Permanent Staff FTE	Opening hrs	No. of Branches	Population per staff FTE	LGA Population	Internet Use hours
Bankstown	68.90	282.00	5	2,608	179,657	54,001
Liverpool	63.78	240.50	5	2,698	172,932	N/a
Sutherland	63.45	350.50	8	3,373	213,917	29,398
Blacktown	62.71	199.50	4	4,587	284,692	N/a
Fairfield	56.57	265.25	5	3,325	187,362	N/a
Gosford	55.21	336.50	8	2,961	162,388	39,544
Parramatta	52.50	289.50	6	2,954	157,775	69,181
Hornsby	49.88	257.50	5	3,153	158,285	74,907
Campbelltown	48.00	211.50	5	3,104	147,460	51,606
Penrith	46.04	222.00	5	3,856	177,686	55,565

Source: Public Library Branch Statistical Return - 2006/2007 and ABS Est. Resident Regional Population Growth Aust. 2006-7 (3218.0)

Workforce Stability

Council's permanent workforce (full-time and part-time) has remained stable for the past four years. Council's functions are distributed amongst eight 'Groups', with the broad FTE staff numbers outlined in the table below.

Table 7.6 – Distribution of Employees by Service

Group	Programs	FTE
City Infrastructure	Major Infrastructure Projects and Design	7.0
	Roads, Footpaths & Buildings	146.0
	Traffic, Parking & Drainage	13.5
City Presentation	Community Facilities	8.5
	Public Spaces and Community Safety	53.9
	Parks	119.0
	Sport and Recreation	13.0
	Waste Management and Community Protection	28.8
Finance	Corporate Finance	46.0
Information & Customer Relations	Community Information and Events	28.3
	Corporate Support	34.0
	Libraries	39.0
Leadership	Planning and Advocacy	19.3
	Strategic Planning	1.6
	Sustainability	6.0
Legal & Governance	Corporate Governance	11.0
People & Places	Children's Services	259.0
	Community Wellbeing	17.4
	Development Applications	39.0
	Environmental and Health Management	22.0
Workforce & Workplace	Corporate Workforce	19.6
Total		931.9

8 Implementation of Integrated Planning and Reporting framework (IPRF)

Implementation of the IPRF is a criterion for section 508A applications. If Council has not implemented the IPRF, it should consider applying for a section 508(2) special variation instead.

Has the Council implemented the IPRF?

Yes ☒ No ☐

Penrith is a Group 1 council under the Integrated Planning and Reporting Framework (IPRF). The suite of strategic planning documents, including the Community Strategic Plan, Resource Strategy, Delivery Program, Operational Plan and Community Engagement Strategy were exhibited from 10 May 2010 to 8 June 2010 and adopted on 21 June 2010.

With 20 years' experience in implementing an integrated strategic planning process, Penrith Council has been well-placed to make a significant contribution to the development of the IPRF and the accompanying Guidelines. The new IPRF closely reflects our earlier Strategic Plan, Strategic Program and Management Plan framework. Council's extensive knowledge of implementing an integrated approach to planning and reporting enabled us to trial the IPRF prior to it coming into force. Council prepared and adopted a Community Strategic Plan, Delivery Program and Operational Plan on 29 June 2009, a year in advance of the legislation. This allowed us to operate under the IPRF, including reporting requirements, for a full year before the final documents needed to be adopted. Council used this time to refine and improve our documents and reporting processes for the 30 June 2010 implementation date.

On 21 June 2010 Council adopted the:

- Community Strategic Plan 2031
- Delivery Program 2009-2013
- Operational Plan 2010-2011
- Resource Strategy 2010-2020
- Community Engagement Strategy 2010.

The strategic planning documents adopted in June 2010 were referred to the Division of Local Government (DLG) for comment (**Attachment 8.1**). Council subsequently revised and re-exhibited the Resource Strategy and Community Engagement Strategy to reflect the more detailed requirements on elements such as the Workforce Plan (published after Council had adopted its strategic planning documents) and also respond to the DLG feedback. The revised Resource Strategy and Community Engagement Strategy were exhibited from 21 February 2011 to 21 March 2011. The updated documents will be presented to Council for adoption on 11 April 2011.

Progress reports on the Delivery Program and Operational Plan have been prepared in accordance with the legislation. Council has endorsed three Delivery Program Progress reports, in April 2010, September 2010 and February 2011. Quarterly reports on the Operational Plan have also been presented to Council in accordance with the required reporting schedule.

The following table demonstrates the links between the unfunded priorities that are propose to be addressed by this application and Council's adopted Delivery Program.

Table 8.1 – 'not fully resourced' Delivery Program priorities

Delivery Program (as adopted in 2009) Priorities and <i>Council program</i>		Current Status (at January 2011) and Comment	Additional 10 year funding	Additional staff / resources needed
<i>a leading City</i>				
P1	Review and refresh the brand and marketing plan for the City, which build on its strengths, natural environment and identity <i>Community Information and Events</i>	Staff and part funding available. Delivery timeframes adjusted in response to resource constraints, but adequate funding is not currently available.	Early stages of planning – not yet identified	Early stages of planning – not yet identified
<i>a City of Opportunities</i>				
P8	Finalise Public Domain Plans for Penrith City Centre and St Marys Town Centre <i>Planning and Advocacy</i>	The Public Domain Plans are being finalised. Part funding is available through development contributions. Total annual funding of \$3 million is needed to deliver improvements in the City's centres.	\$30 million	Additional funding includes costs for contract staff
P10	Advance the planning for a Regional City Community Services Facility in the Penrith City Centre <i>Community Wellbeing</i>	Planning will be advanced in agreed timeframe (June 2013). Part funding is available through development contributions. In Advocacy Program to seek funding and commitments.	Early stages of planning – not yet identified	Early stages of planning – not yet identified
P12	Implement the preferred Library Service delivery model <i>Libraries</i>	The preferred Library Service delivery model is not yet adopted by Council. It is likely to focus on five library branches, and also require additional staff and library resources.	Early stages of planning – not yet identified	Early stages of planning – not yet identified
P15	Create a new Council website to improve communications, and information on Council services <i>Community Information and Events</i>	\$300,000 from organisational savings was allocated in 2010-2011. Project now commenced and will be achieved by agreed timeframe (June 2012).	Project now funded	Project now funded

a liveable City				
P30	Implement Council's Shared Path and Cycleway Network <i>Roads, Footpaths and Buildings</i>	The Footpath Program is currently funded at \$150,000 each year and Bikepaths are currently funded at \$30,000 each year. Adequate funding is not available to construct new shared pathways, or maintain and renew the growing footpath network.	\$8 million construction \$4 million maintenance	Additional funding includes costs for contract staff
P32	Implement the ten-year Building Asset Renewal Program <i>Roads, Footpaths and Buildings</i>	The Building Asset Renewal Program is currently funded at \$1.55m each year. Total annual funding of \$2.05m is needed to achieve a sustainable asset management program.	\$5 million	Additional funding includes costs for contract staff
P34	Provide enhanced level of service to high profile areas, and address the emerging issue of litter, in the City <i>Public Spaces and Community Safety</i>	The Public Domain Program would require additional annual funding of \$360,000 to achieve a higher service level.	\$3.6 million	Additional funding includes costs for 2 x 2 person units
P35	Implement the ten-year Public Amenity Replacement Program <i>Public Spaces and Community Safety</i>	The Public Amenity Asset Renewal Program is currently funded at \$150,000 each year. Total annual funding of \$300,000 is needed to achieve a sustainable asset management program.	\$1.5 million	Additional funding includes costs for contract staff
P36	Implement the ten-year Parks Asset Renewal Program <i>Parks</i>	The Parks Asset Renewal Program is currently funded at \$250,000 each year. Total annual funding of \$850,000 is needed to achieve a sustainable asset management program.	\$6 million	Additional funding includes costs for contract staff
P37	Implement prioritised actions from the review of the Neighbourhood Facility Management Services <i>Community Facilities</i>	One part of this program is included in the Building Asset Renewal Program (P32). The remaining additional annual funding required is \$140,000.	\$195,000 first year \$140,000 there after	Additional funding includes 2 additional staff
a vibrant City				
P38	Engage the community in developing Neighbourhood Action Plans in priority identified established areas of the City <i>Community Wellbeing</i>	Neighbourhood Actions Plans continue to be developed, but implementation has been limited by current resourcing. Total annual funding of \$300,000 is needed to implement adopted Action Plans.	\$3 million	Mainly delivered through existing staff. Specialists are occasionally required, and will be engaged with additional funding.

9 Other information

9.1 Special variation history

In Table 9.1, insert details of all special variations that Council has applied for in the last 10 years (whether approved or not approved). In the space below, provide any additional summary information Council wishes to convey regarding its special variation history.

Table 9.1 Special variation history

Year	Percentage variation sought (including rate peg)	Percentage variation approved (including rate peg)	Period of approved variation (years)	Reason for variation
2002-03	8.1	8.1	10	Enhanced Environmental Program, Community Safety and Neighbourhood Renewal, and Building Local Enterprises
2004-05	4.82	4.82	Ongoing	Subsidise sullage collection for rural villages
2006-07	8.8	8.8	10	Asset Renewal and Established Areas Strategy

Each year Council prepares and consults, through the Operational Plan, programs for the allocation of funds for the 2002-03 and 2006-07 SRVs. The adopted programs and the funding allocations included in the 2010-11 Operational Plan are provided, by way of an extract from the Operational Plan, at **Attachment 9.1**. Extracts from additional years Operational plans can be provided upon request.

The annual performance/compliance of these programs is reported through the Operational Plan Reviews and in the Annual Report. An extract from the 2009-10 Annual Report is Provided as **Attachment 9.2** to illustrate the performance /compliance reporting. In addition, as a condition of the 2002-03 SRV, a regular community newsletter is distributed detailing the activities undertaken by the program.

Although this application deals with a s508A application for a general revenue increase it is proposed, and has been requested through the consultation, that the same level of transparent reporting be completed for the life of this SRV.

9.2 Reporting

Provide details of the mechanisms Council will put in place to transparently report to their community on the special variation.

Council has in place a comprehensive reporting framework to provide information to our community on progress against our adopted Delivery Program and Operational Plan. Every six months a progress report on each of Council's 21 programs, to Council and our communities, outlines:

1. whether all service activities and budgets within each program are on track for the expected 'year to date' progress, and if not, the degree of variance
2. whether the program performance and outcome indicators are on track, and if not, the degree of variance
3. whether specific tasks, projects or key performance indicators in each service are on track for the expected 'year to date' progress, and if not, the degree of variance
4. highlights and challenges for the reporting period.

These two progress reports each year inform Council's Annual Report. The three reports together provide the key mechanism, under the integrated planning and reporting legislation, to ensure our communities are informed on the status of projects being undertaken with funds from the special rate variation.

The Delivery Program Progress Report introduction will include general information on all projects and activities funded under the special variation, total income from the special variation spent during that period, and any projects completed during that period.

Within the individual program reports, projects and activities funded under the special rate variation will be clearly identified and information specific to that project or activity provided. This information will include:

- The overall budget for the project or activity, and how much of this comes from the special rate variation
- Any changes to the project or activity from the initial proposal, why these changes have been made and a statement demonstrating their consistency with the instrument of approval
- The status of each project or activity at the end of the reporting period, including outcomes achieved and likely progress for the next six months

In addition to this there will be regular media releases to celebrate milestones in the projects and programs and progress reports will feature prominently in the regular Community Newsletter which is provided either as a "wraparound" to one of the local newspapers or mailed to those households not covered in the newspaper distribution area.

9.3 Council resolution

Sections 532 and 535 of the Local Government Act require a council to make a resolution to adopt a rate or charge, following consideration of any matters concerning the Draft Operational Plan.

Council adopted its Community Strategic Plan, Delivery Program and Community Engagement Strategy on 21 June 2010. A copy of the resolution is provided as **Attachment 9.3**.

On 21 March 2011 the Ordinary Meeting of Council considered a report titled “*Progress on the Proposed Special Rate Variation*” and resolved:

That:

1. *The information contained in the report on Progress on Proposed Special Rate Variation be received*
2. *In accordance with Section 508A of the Local Government Act 1993 Council forward to the Independent Pricing and Regulatory Tribunal an application for a Special Rate Variation in line with the details in this report.*
3. *A further report be provided to Council on 11 April to consider the next stage of the Special Rate Variation proposal as part of the exhibition of the Draft 2011-12 Operational Plan.*

All 13 Councillors present (2 Councillors on approved Leaves of Absence) were in favour of the resolution. A copy of this resolution from the unconfirmed minutes is provided as **Attachment 9.4**.

On 11 April 2011 Council will consider the Draft 2011-12 Operational Plan and it will be recommended that Council place it on public exhibition. The Draft Operational Plan will include two budgets, as required by the guidelines, one with the SRV and the other without the SRV. Following the period of public consultation it is proposed that the 2011-12 Operational Plan, with two budgets, will be adopted 30 May 2011 and a copy of the resolution will be forwarded to IPART by 3 June 2011.

10 Checklist of application contents

Item	Included?
Community Strategy Plan, Delivery Program & Draft Operational Plan extracts	<input checked="" type="checkbox"/>
Long Term Financial Plan extracts	<input checked="" type="checkbox"/>
Asset Management Plan extracts	<input checked="" type="checkbox"/>
Performance indicators	<input checked="" type="checkbox"/>
Proposed program of expenditure	<input checked="" type="checkbox"/>
New capital financing strategy	<input checked="" type="checkbox"/>
Contributions Plan documents (if applicable)	<input type="checkbox"/>
Hardship policy	<input type="checkbox"/>
Community engagement strategy	<input checked="" type="checkbox"/>
Community feedback	<input checked="" type="checkbox"/>
Annual Report extracts	<input checked="" type="checkbox"/>
Resolution to apply for the special variation	<input checked="" type="checkbox"/>

Note that it is the responsibility of Council to provide all relevant information as part of this application. It is not the role of IPART to pursue Council for information already requested in this application template or the application guidelines.

11 Certification by the General Manager and the Responsible Accounting Officer

I certify that to the best of my knowledge the information provided in this application is correct and complete.

General Manager: Mr Alan Stoneham

Signature Date: 24 March 2011



Responsible Accounting Officer: Ms Vicki O'Kelly

Signature Date: 24 March 2011



Once signed, this certification must be scanned and emailed to localgovernment@ipart.nsw.gov.au.