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Applications for a Special Variation

to General Income

date of meeting: 30 January 2018 location: council chambers

time: 6:30 p.m.



THE INDEPENDENT PRICING AND REGULATORY TRIBUNAL OF NSW

APPLICATION FOR A SPECIAL VARIATION TO GENERAL INCOME

under Section 508A and 508(2) of the Local Government Act 1993

SECTION 508A & 508(2) APPLICATION FORM PART A 2018-19

Before completing this form, you MUST read the Office of Local Government's

Guidelines for the preparation of an application for a special variation to general income

All dollars in nominal terms

The Guidelines are available on the Office's website at www.olg.nsw.gov.au.

NOTE: This part of the application must be completed in conjunction with Part B (Special Variation Application Form 2018-19- Part B)

Instructions

A Section 508A special variation allows a council to increase general income by a percentage that is greater than the rate peg each year, up to a maximum of 7 years.

Section 508(2) allows a council to increase general income by a percentage that is greater than the rate peg in a single year.

You must identify the percentage increase requested for each year inclusive of the rate peg

You must also identify percentage increases in minimum rates for each year, if the increases result in a minimum rate which exceeds the statutory limit.

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

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

Part A consists of 7 worksheets:

- ► Worksheet 1 (Identification): Identifies your council and a council contact officer, collects information about any special variations (SVs) due to expire and summarises the cumulative impact of the proposed SV. It also collects information on valuation objections, crown land adjustments and catch up/excess.
- ► Worksheet 2 (current year Notional General Income): Calculates the council's Notional General Income for the current year (Year 0 in the application, 2017-18).
- ▶ Worksheet 3 (first year Notional General Income): Calculates the council's proposed Notional General Income for next year (Year 1 in the application, 2018-19).
- ▶ Worksheet 4 (PGI): Summarises the council's Permissible General Income based on the 1st year's percentage for for the proposed SV and Crown land adjustments, plus other income adjustments.
- ▶ Worksheet 5a (Impact on Rates 1): Calculates the average annual and cumulative increases in rates for each category/sub-category for each year of the proposed SV, with and without the proposed SV.
- ▶ Worksheet 5b (Impact on Rates 2): Collects the assessment numbers in the residential, business and farmland ordinary rate categories for different land values in year 1 and the rates across this distribution (ie, midpoints of each land value range) for each year of the proposed SV.
- ▶ Worksheet 6 (Additional SV Income and Expenditure): Collects data on how the council intends to use the additional funds (above the rate peg) from the proposed SV.
- ► Worksheet 7 (Long Term Financial Plan): Collects information on your Long Term Financial Plan including scenarios with and without the proposed special variation

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

Worksheet 1 - Identification

- ▶ Select council name from the drop down list (E11) and enter contact details (E14-17).
- ▶ Select the type of proposed special variation (L21).
- ▶ Select the requested number of years of income increases in the application (L22).
- ▶ Indicate whether the proposed SV is permanent or expiring (L23) and if expiring, enter the number of years (M23)
- ▶ Enter the additional percentage being sought above the rate peg (excluding other adjustments) (L24).
- ▶ Answer the questions about expiring SVs (L27, L29 and L30, as well as M27, M29 and M30, if relevant).
 - ▷ If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in L27, leave other fields in this section blank.
 - > any amounts entered need to be verified by the OLG before the application is submitted to us.
- ▶ Answer the questions about Crown land adjustments, catch ups and valuation objections (L33 to L35).
 - > If the council does not have any adjustments, leave the fields in this section blank
- ▶ The worksheet automatically assumes a rate peg of 2.5% for each of the forward years (Year 2 and thereafter).
 - ▷ If the rate peg turns out to be different from that assumed, the total % increase in general income with an approved SV does not change.
- ▶ The percentage increase in general income needed in year 1 of the application (D45) will automatically populate when the cells above are completed.
 - The cumulative increase in general income due to the proposed SV inclusive of the rate peg will only populate automatically in WK1 after WK2 is completed.
- ▶ Enter the requested percentage increases in general income (including the rate peg) from year 2 (D46 to D51).
 - The annual and cumulative increases in permissible general income will populate once WK2 and WK3 have been completed.

Worksheet 2 - Notional General Income 2017-18

This worksheet calculates the Notional General Income for the current year (Year 0), by applying the rating structure used in the previous year to land values, adjusted by supplementary valuations received during that year.

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

Worksheet 3 - Notional General Income 2018-19

This worksheet calculates the proposed Notional General Income (Year 1). It should apply the proposed rating structure, including the proposed SV increase, to land values adjusted by any supplementary valuations.

The rating structure entered here must be checked by OLG.

Worksheet 4 - Calculation

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

EXAMPLE ONLY

WORKSHEET 4

PERMISSIBLE GENERAL INCOME SUMMARY

Please check all income adjustments and expiring variation amounts with OLG

	before submitting the ap	olication.		
Prior year No	otional General Income			2,763,282
Less:	Expiry of a prior special variation			(257,249)
Adjusted firs	t year Notional General Income		\$_	2,506,033
Plus:	Rate peg increase - first year	2.30%		57,639
Plus:	Additional increase - first year	9.60%		240,579
Plus:	Crown Land adjustment - first year	0.00%	_	0
	Total special variation - first year	11.90%	\$_	298,218

Other First Year Adjustments:

Plus/Minus:	Prior year Catchup/Excess	-469
Minus:	Valuation Objections claimed in prior year	0

Total Adjustments (469)

2,803,782

First year Permissible General Income

Expiring SV If the council has a SV due to expire on 30 June 2018, Notional General Income must be reduced before calculating Permissable General Income in 2018-19.

Additional percentage increase

This is the additional percentage increase being sought above the rate peg, excluding any other income adjustments.

Crown Land Adjustment

Crown land claims will increase Permissable General Income. The \$ amount of any Crown land adjustment is converted into a % amount to be included in the final special variation for consideration by IPART. Note that applications for Crown land adjustments still need to be separately made to OLG.

Other adjustments

There are two other possible adjustments that are not included in the proposed SV % but will affect Permissable General Income:

- 1. Prior year result. This is the catch up or excess amount from the previous year, as advised by OLG.
- 2. Valuation objections: if you successfully claimed valuation objections in the previous year, PGI must be reduced to remove the extra income claimed from the revenue base.

Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show

- > minimum rate increases per category/sub-category with the proposed SV
- > average rate increases per category/sub-category (for ordinary and special rates) with and without the proposed SV

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

Minimum rates

Enter in the minimum rates per category/sub-category as if the SV were approved for each year as requested These figures are intended to illustrate the impact of the proposed SV on any specific minimum rate.

Ordinary and Special Average Rates

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

These figures should include the impact of changes in minimum rates and are calculated as per below.

Annual Charges

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

Note:

- 1. An average rate equals total income in a category or sub-category divided by the number of assessments in that same category or sub-category (i.e. including assessments on the minimum rate).
- 2. These figures should reflect the reduction from any expiring SVs so that the net change in rates is measured.

Worksheet 5b - Impact on Ratepayers (part 2)

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

Enter the number of assessments in the ordinary rating categories (residential, business and farmland) across various land value ranges in 2017-18, and the rate levels across different land values in each year of the application, with and without the proposed SV.

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately refect the impact on ratepayers in year 1. We will take this into account when using this worksheet. Please complete the tables using the number of assessments from the first year of the proposed SV (2018-19).

Worksheet 6 - Proposed Additional SRV Income and Expenditure

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

The worksheet automatically calculates additional SRV income for Years 1 to 10.

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

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

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

Worksheet 7 - Long Term Financial Plan

This worksheet is designed to show how the council's Long Term Financial Plan varies with and without the proposed special variation

Councils must complete the information from the Long Term Financial Plan for both the Special Variation Scenario and the Base Case Scenario (without proposed special variation).

Councils must enter each category of income and expenditure under the headings provided This worksheet automatically calculates total amounts for each column

The spreadsheet will calculate the difference between the additional income from the proposed special variation and what it is spent on.

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

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

Anthony Rush (02) 9113 7790

anthony_rush@ipart.nsw.gov.au

Arsh Suri (who in Anthony's absence, will direct you to the appropriate IPART officer)

(02) 9113 7730

arsh_suri@ipart.nsw.gov.au



APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME

2018-19

WORKSHEET 1

Step 1: Fill out council details

Step 2: Fill out any expiring variation information

Step 3: Fill out crown land adjustments, catch up & excess, valuation objections

Step 4: Fill out proposed special variation amounts

All dollars in nominal terms

Council Name:	Hawkesbury City Council
Contact Details:	
Name:	Joseph Litwin
Position:	Executive Manager - Community Partnerships
Telephone:	02 4560 4428
Email:	Jlitwin@hawkesbury.nsw.gov.au

Proposed special variations (SVs)

- 1. Is the council applying for a one-year increase (s508(2)) or a multi-year increase (s508A)?

 2. For s508A applications: for how many years is the council requesting % increases as part of this application?

 3. For s508A & \$508(2) applications: stor how many years is the council requesting % increases as part of this application?

 3. For s508A & \$508(2) applications: stor how many years is the council requesting % increases as part of this application?

 4. Enter the percentage above the rate peg the council is applying for in the first year

- Expiring special variations (SVs)
 5. Does the council have an expiring variation? If yes, please specify when.
 6. If the council has an expiring variation, enter the \$ amount expiring in cells J44 to J51 below
 7. If the council has an expiring variation, enter the % of the original approval in full (i.e. including rate peg) as well as the % which is due to expire (i.e. excluding the rate peg)

Expiring %

1st Expiring SV 2nd Expiring SV

Crown land adjustments, catch ups, valuation objections

- Enter the amount of any crown land adjustments required
 Enter the amount for any catch ups or excess adjustments required
 Enter any valuation objections required (input as a positive whole number)

-	0.00%
1,028	
-	

Requested annual percentage increases

A special variation is the total % increase permitted in a council's general income, Including the rate peg, before adjustments are made for catch ups/excesses and valuation objections.

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

		Annual %	increase	Cumulative % increase					
		Proposed SV (inc. rate peg)	Rate peg only	Proposed SV (inc. rate peg)	Rate peg only	Above the rate peg			
Y 0	2017-18								
Y 1	2018-19	9.50%	2.30%	9.50%	2.30%	7.20%			
Y 2	2019-20	9.50%	2.50%	19.90%	4.86%	15.05%			
Y 3	2020-21	9.50%	2.50%	31.29%	7.48%	23.81%			
Y 4	2021-22		2.50%		10.17%				
Y 5	2022-23		2.50%		12.92%				
Y 6	2023-24		2.50%		15.74%				
Y 7	2024-25		2.50%		18.64%				

Expiring special variation (ESV)	% value of expiring special variation
	0.00%

Increase in Permissable General Income (PGI)

		Pemissable General Income (PGI)	Expiring Special Variation (ESV)	Annual \$ increase in PGI	Annual % increase in PGI	Annual \$ increase in PGI above the rate peg
Y 0	2017-18	31,435,252				
Y 1	2018-19	34,422,629		2,987,377	9.5	2,262,310
Y 2	2019-20	37,692,779		3,270,150	9.5	2,466,167
Y 3	2020-21	41,273,593		3,580,814	9.5	2,756,732
Y 4	2021-22					
Y 5	2022-23					
Y 6	2023-24					
Y 7	2024-25					
Tota	al increase	9,838,341				
Tota	al % increase	31.30%				

Increase in Permissable General Income (PGI) & Notional General Income (NGI)

		Notional General Income	Expiring Special Variation (ESV)	Adjusted Notional General income	Special Variation % increase requested	General Income after SV % applied	Other 1st- year adjustments	Permissible General Income (PGI)	Annual \$ increase in PGI	Annual % increase in PGI	PGI if only the Rate Peg applied	Annual \$ increase in PGI above the rate peg	PGI if expiring SV renewed and Rate Peg applied
Y 0	2017-18							31,435,252			31,435,252		31,435,252
Y 1	2018-19	31,435,252		########	9.50%	34,421,601	\$1,028	34,422,629	2,987,377	9.50	32,159,291	2,262,310	32,159,291
Y 2	2019-20	34,422,629		########	9.50%	37,692,779		37,692,779	3,270,150	9.50	32,963,273	2,466,167	32,963,273
Y 3	2020-21	37,692,779		########	9.50%	41,273,593		41,273,593	3,580,814	9.50	33,787,355	2,756,732	33,787,355
Y 4	2021-22												
Y 5	2022-23												
Y 6	2023-24												
Y 7	2024-25												
					Te	otal rise in Po	3I - in \$ terms	9,838,341	9,838,341		98,909,919	7,485,210	98,909,919
							- in % terms	31.30%					

Cumulative Increase in PGI

		Cumulative PGI under the proposed SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative rise in PGI if expiring SV is renewed and Rate Peg applied	Cumulative rise in PGI above renewed ESV and Rate Peg
Y 0	2017-18					
Y 1	2018-19	34,422,629	32,159,291	2,263,338	32,159,291	2,263,338
Y 2	2019-20	72,115,408	65,122,564	6,992,844	65,122,564	6,992,844
Y 3	2020-21	113,389,000	98,909,919	########	98,909,919	14,479,082
Y 4	2021-22					
Y 5	2022-23					
Y 6	2023-24					
Y 7	2024-25					

14.64% Total % rise in PGI under the proposed SV that exceeds the rise in the PGI under renewed ESV and rate peg

WORKSHEET 2

Calculation of Notional General Income 2017-18 Applicable to the first year of the application

All dollars in nominal terms

This worksheet must reflect the rating structure levied in the previous year

(NOTE: Valuations used here are to be taken from Council's valuation list on 1 July of the above year and are to include supplementaries having the same base date and furnished to Council during that year and estimates of increases in valuations provided to the Council under section 513)

Calculation of Notional General Income - Ordinary Rates

Rating Category (s514-518)	Name of sub-category	Number of Assessments	Ad Valorem Rate (cents)	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional General Income
Residential	Residential	23,818.00	0.172337	340.00	30.33%			10,795,034,822		26,701,959
Residential										
Residential										
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	Total Residential	23,818.00					0	10,100,001,000	0	26,701,959
Business	Business Area 1	754.00	0.344674	340.00	15.91%			393,174,158		1,611,529

Business Business Business	Business Area 2 Business Other	345.00 421.00	0.344674	340.00	16.37%			173,857,461		716,541
	Dusiness Other	421 DO	0.344674	340.00	13.87%			257,816,972		1,031,768
		421.00	0.344074	340.00	13.07 /0			257,010,972		1,031,700
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Dusiness	Total Business	1520.00					0	824,848,591	0	3,359,839
		1 320.00	0.155103	340.00	14.63%		U	755,957,000	U	1,373,454
	Farmland	591.00	0.155103	340.00	14.63%			755,957,000		1,373,454
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	Total Farmland	591.00					0	755,957,000	0	1,373,454
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iviiriiig	Total Mining	0.00					0	0	0	0
	Total Willing	0.00					U	U	U	<u> </u>
Total Assessm	ente:	25,929.00			Total Rate	able Land Va	alue.	12,375,840,413.00	Sub-Total:	31,435,252.05
10tai A33533111	icino.	25,323.00			i Jiai Nale	able Lallu Va	uiue.	12,070,040,413.00	Jub-10tal.	31,433,232.03

Hawkesbury City Council Calculation of Notional General Income - Special Rates

Rating		Number of	Ad	Base	Base	Minimum	Number	Land Value	Land Value of Land	Notional
Category	Name of special rate	Number of	Valorem	Amount	Amount	Amount	on	Land Value		Income
(s514-518)		Assessments	Rate	\$	%	\$	Minimum	(see note above)	on Minimum	
Residential										
Residential										
Residential										
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Mining					
Mining					
				Sub-Total:	0

Hawkesbury City Council

Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	Number of Assessments	Amount of Charge	Notional Income
		Sub-Total:	0

Total Notional General Income: 31,435,252

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

WORKSHEET 3

Calculation of Notional General Income 2018-19

All dollars in nominal terms

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

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

Calculation of Notional General Income - Ordinary Rates

Rating Category (s514-	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional General Income
518)	Pacidontial	23,818.00	0.188791	372.00	30.30%	·		10,795,034,822		29,240,350
Residentia	Residential	23,010.00	0.100791	372.00	30.30%			10,795,034,622		29,240,330
Residentia										
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Residentia	Total Posidential	22 040 00					0	10,795,034,822	_	20.240.250
	Total Residential Business Area 1	23,818.00 754.00	0.377582	372.00	15.89%		U	393,174,158	0	29,240,350 1,765,043
Business	Business Area 2	345.00	0.377582	372.00	16.35%			173,857,461		784,794
	Business Other	421.00	0.377582	372.00	13.86%			257,816,972		1,130,082
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	Total Business	1,520.00					0	824,848,591	0	3,679,920
Farmland	Farmland	591.00	0.169912	372.00	14.61%			755,957,000		1,504,314
Farmland Farmland										
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Farmland	Total Farmland	591.00					0	755,957,000	0	1,504,314
Mining	rotar ramilanu	391.00					U	133,331,000	0	1,504,514
Mining										
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	Total Mining	0.00					0	0	0	0
Total Asse	eemante:	25,929.00			Total Ratea	hle I and Va	luo.	12,375,840,413.00	Sub-Total:	34,424,583.66
I Utal ASSE	additing.	25,929.00	l		i Olai Kalea	DIE LAIIU Vä	iiue.	12,313,040,413.00	L Sub-Total:	34,424,303.00

	Hawkes	bury City Coun Calculatio	cil n of No	tional] Genera	l Incor	ne - Spe	cial Rates		
518)	Name of special rate	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income
Residentia I										
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9					ļ				Sub-Total:	0

Hawkesbury City Council Calculation of Notional General Income - Annu	ual Charges		
Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	Number of Assessments	Amount of Charge \$	Notional Income
		Sub-Total:	0
Total Notional General Income			34,424,584
LESS: Valuation Objection Income - Proj to be recouped in this year	posed		
NET Notional General Income			34,424,584
Note: Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including	certain section 501 and	nual charges.	

Hawkesbury City Council

WORKSHEET 4

PERMISSIBLE GENERAL INCOME SUMMARY

All dollars in nominal terms

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

	First year Permissible General Income		\$	34,422,629
	Tota	al Adjustments	_	1,028
Minus:	Valuation Objections claimed in prior year		(0)
Plus/Minu	us: Prior year Catchup/(Excess)			1,028
Other Fire	st Year Adjustments:			
	Total special variation - first year	9.50%	\$	2,986,349
Plus:	Crown Land adjustment - first year	0.00%		0
Plus:	Additional increase - first year	7.20%		2,263,338
Plus:	Rate peg increase - first year	2.30%		723,011
Adjusted f	irst year Notional General Income		\$	31,435,252
Less:	Expiry of a prior special variation			-
Prior year	Notional General Income			31,435,252

WORKSHEET 5a

All dollars in nominal terms

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

The aim of this sheet is to show the minimum rate increase (if applicable), the average rate increase per sub-category (inclusive of all relevant rates) and the proposed annual charges in each year of the proposed special variation. It also aims to compare average rates with and without the proposed special variation. All ordinary rates and special rates need to be included. Note: rate estimates should reflect expected minimum or average rates, inclusive of any expiring variations.

Minimum Rates - with proposed special variation

If the council levies minimum rates for any category or sub-category, these rates should be detailed below. A separate minimum rates application is not necessary if the council is applying for a special variation that will have the effect of causing a minimum rate to exceed the statutory limit.

			0	rdinary and	Special Ra	tes - with p	roposed sp	ecial variation	on												Annual a	ind Cumula	tive Incr	eases										
	Sub-category or	Current	Minimum Rate	Minimum Rate	Minimum Rate	Minimum Rate	Minimum Rate	Minimum Rate	Minimum Rate	Minimum In			Minimum I				Minimum				Minimum Inc				Minimum I				Minimum I				Minimum In	
Category	Special Rate name	Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year	1		Yea	ır 2			Yea	ar 3			Year 4	4			Yea	ır 5			Yea	r 6			Year	17
Category	Special Nate Hallie		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24		Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	% (Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative %
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Average Ordinary and Special Rates - with proposed special variation

						Rates - with p			on												Annua	I and Cumu	lative Inc	creases										
		Current		Average				Average	Average	Average In	creases		Average In	creases			Average In	creases			Average	Increases			Average Increas	es		Avera	ge Increase	s		Average In	ncreases	
	Sub-category or	Average	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Year			Year				Year					ar 4			Year 5				Year 6	-		Year		
Category	Special Rate name	Rate	Year 1	Year 2	Year 3	Year 4		Year 6	Year 7																									
Residential	Desidential		2018-19 1,227,66				2022-23	2023-24	2024-25		% 9.51%			Cumulative 223.20	40.040	Annual	%	350.91	%	Annual	%	Cumulative	%	Annual	% Cum	ulative %	Annu	al %	Cumul	ative %	Annual	- %	Cumulative	%
Residential	Residential	1,121.08	1,227.00	1,344.29	1,471.3	19				106.57	9.51%	110.03	9.50%	223.20	19.91%	127.71	9.50%	350.91	31.30%								_	_	_		1			_
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Special rate	TOTAL AVERAGE	1.121.08	1,227.66	1,344.29	1,471.9	0				100 57	9.51%	110.02	9.50%	222.20	19.91%	127.71	9.50%	350.91	21 2007								_	_	_		1			_
Business	Business Area 1	2.137.31								203.60			9.50%		19.93%		9.50%	669.50									_		_			-		
	Business Area 2	2,076.93								197.83		216.10			19.93%		9.50%	650.57																
	Business Other	2,450,76									9.53%		9.50%		19.93%		9.50%																	
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Special rate	TOTAL AVERAGE	0.040.40	0.404.00	0.050.00	0.000.04					240.50	0.500/	222.00	0.500	440.57	40.000/	054.04	0.500	000.40	04.000/		-			_										-
							-	-			9.53%		9.50%		19.93%		9.50%		31.33%		-			_										-
	Farmland	2,323.95	2,545.37	2.787.18	3.051.96	l —		-		221.42	9.53%	241.81	9.50%	463.23	19.93%	264.78	9.50%	728.01	31.33%															-
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Mining	O TAL AVENAGE	2,020.00	2,040.37	2,101.10	3,001.90	<u> </u>	 	 		221,42	5.0376	241.01	9.00%	403.23	10.00%	204.70	5.00%	720.01	31.33%				1											-
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Average Ordinary and Special Rates - without proposed special variation (assumed rate peg only)

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-		Commen	Ord	dinary and S	Special Ra	tes - without Average	t proposed s	special varia	ition												Annua	l and Cumu	ilative Ind	creases											
		Current								Average In	creases		Average In	ncreases			Average In	creases			Average	Increases			Average Incre	ases			Average In	ncreases		Av	erage Inci	reases	
C-1	Sub-category or Special Rate name	Average Rate	Rate Year 1	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7	Year	r 1		Yea	r 2			Year	3			Yea	ar 4			Year 5				Yea	r 6			Year 7	7	/
Category	Special Rate name	2017-18		2019-20					2024-25	Annual	9/.	Appual	9/	Cumulative	0/.	Annual	9/	Cumulativa	9/.	Annual	0/.	Cumulativa	9/.	Annual	w C	mulativo	9/.	Annual	0/.	Cumulative	9/.	Annual	9/ (Cumulativa	9/.
Residential	Residential		1,146.87			3	2022-23	2023-24	2024-23	25.78	2.30%		2.50%	54.46			2.50%	83.85		Ailiuai	/0	Cumulative	/6	Aiiidai	70 00	illulative	/6	Ailliuai	70	Cullidialive	/0	Ailliuai	<i>7</i> 0	Juliuauve	-/6
Residential	reconcential	1,121.00	1,140.01	1,170.04	1,204.0	-				20.70	2.00%	20.07	2.00%	54.40	4.0070	20.00	200%	00.00	7.4070																
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	TOTAL AVERAGE	1.121.08	1.146.87	1.175.54	1,204.93	3 -	-		-	25.78	2.30%	28.67	2.50%	54.46	4.86%	29.39	2.50%	83.85	7.48%																
Business	Business Area 1	2,137.31									2.30%	54.66	2.50%		4.86%		2.50%	159.85																	
Business	Business Area 2	2,076.93	2,124.70	2,177.82						47.77	2.30%		2.50%		4.86%		2.50%	155.33																	
	Business Other	2,450.76	2,507.12	2,569.80	2,634.0	15				56.37	2.30%	62.68	2.50%	119.05	4.86%	64.25	2.50%	183.29	7.48%														-		
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Special rate	TOTAL AVERAGE	2,210.42	2 264 20	2,317.79	2,375.74					50.04	2.30%	50.50	2.50%	107.37	4 960/	57.94	2 500/	165.32	7.400		-								_		+		-	
				2,317.79	2,375.74																								-					
Farmland	rarmiand	2,323.95	2.311.40	2.436.84	2.497.76					53.45	2.30%	59.44	2.50%	112.89	4.86%	60.92	2.50%	173.81	7.48%										-					
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	TOTAL AVERAGE	2,323.95	2,377.40	2,436.84	2,497.76		-		-	53.45	2.30%	59.44	2.50%	112.89	4.86%	60.92	2.50%	173.81	7.48%															
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Domestic Waste Management Services - Annual Charge (Enter the current annual charge and the proposed annual charge for each year of the application.)

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					aste Manage															Annual a	nd Cumula	tive Incr	eases											
	Current	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual Inc	roseos		Annual Inc	roseoe			Annual In	crosece			Annual Incr	02505			Annual Ir	ncrossos			Annual Ir	ncreasees			Annual In	croseos	
	Average	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Year			Year				Yea				Year 4				Yea				Yea				Yea		
Description	Charge	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7																										
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Annual	%	Annual		Cumulative	%	Annual		Cumulative	%	Annual	% C	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
240L Bin - Weekly	532.47	549.24	565.45	582.13					16.77			2.95%	32.98		16.68	2.95%	49.66																	
140L Bin - Weekly	336.82	347.43	357.68	368.23					10.61			2.95%	20.86		10.55	2.95%	31.41																	
240L Bin - Fortnightly	336.82	347.43 243.96	357.68	368.23					10.61	3.15%	10.25	2.95%	20.86		10.55	2.95%		9.33%																
140L Bin - Fortnightly	236.51	243.96	251.16	258.57					7.45	3.15%	7.20	2.95%		6.19%	7.41	2.95%	22.06	9.33%																1
140L Bin - Fortnightly 240L Bin with Garden Organics - Weel	608.69	627.86	646.39	665.45	5				19.17	3.15%	18.52	2.95%	37.70	6.19%	19.07	2.95%	56.76	9.33%																
140L Bin with Garden Organics - Weel	413.04	426.05	438.62	451.56					13.01	3.15%		2.95%	25.58		12.94	2.95%	38.52																	
Availability Charge - Weekly	153.91	158.76	163.44	168.26	6				4.85	3.15%	4.68	2.95%	9.53	6.19%	4.82	2.95%	14.35	9.33%																
Availability Charge - Fortnightly	76.95	79.37	81.72	84.13					2.42	3.15%	2.34	2.95%	4.77	6.19%	2.41	2.95%	7.18	9.33%																
Business 240L Bin - Weekly	735.84	759.02		804.46	6				23.18	3.15%	22.39	2.95%	45.57	6.19%	23.05	2.95%	68.62	9.33%																
Business 140L Bin - Weekly	449.68	463.84	477.53	491.62	2				14.16	3.15%	13.68	2.95%	27.85	6.19%	14.09	2.95%	41.94	9.33%																
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Water Supply Services - Annual Charge

						Services -															Annua	al and Cumu	lative Inc	creases											
	Currer			nnual	Annual	Annual	Annual	Annual	Annual	Annual Inc	reases		Annual	Increases			Annual I	Increases			Annual I	Increases			Annual I	Increases			Annual Ir	ocreases			Annual	Increases	
	Averag			harge	Charge	Charge	Charge	Charge		Year				ear 2				ar 3				ear 4				ar 5			Yea					ear 7	/
Description	Charg		1 Y	ear 2	Year 3	Year 4	Year 5	Year 6	Year 7																										
	2017-1	8 2018-	19 20	019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
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Sewerage Services - Annual Charges

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Description	Current Average Charge	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual Incr			Annual In Yea				Annual In Yea				Ye	Increases ar 4			Annual Ir					ncreases ar 6			Annual In Yea		
· ·	2017-18	2018-19	2019-20	2020-21		2022-23	2023-24	2024-25	Annual	%	Annual	%	Cumulative		Annual		Cumulative		Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
Residential Connected	773.62	847.11	868.29							9.50%				12.24%		2.50%																		
Residential Unconnected	515.16	564.10	578.20		6				48.94		14.10			12.24%		2.50%		15.04%																
Business Category 1	900.46	986.00	1,010.65						85.54		24.65			12.24%		2.50%		15.04%																
Business Category 2	4,514.94		5,067.46						428.92		123.60	2.50%		12.24%		2.50%	679.20																	
Business Category 3	8,993.99	9,848.42	10,094.63						854.43				1,100.64			2.50%																		
Business Category 4	17,933.06								1,703.64		490.92		2,194.56			2.50%																		
Business Unconnected	519.10	568.41	582.62	597.1	9				49.31	9.50%	14.21	2.50%	63.52	12.24%	14.57	2.50%	78.09	15.04%																
						1																												
					1	1																		1										
					1	1																		1										
					1	1																		1										
				1	1	1																												

Other Annual Charges

Annual Charge													
ve %	%	Annual	al %	Cumulativ	e %	Ar	Annual	%	Cumulative	%			

WORKSHEET 5b

All dollars in nominal terms

IMPACT ON RATES BY LAND VALUE

The aim of this sheet is to show the impact of the proposed special variation on Ordinary Rates by land value for the residential, business and farmland categories - as applicable.

1. Enter the number of property assessments within each of the specified land value ranges.

Include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation
- both with and without the variation.

Rate estimates should reflect expected actual rates, inclusive of any expiring variations.

Figures should not include special rates.

Has the council had a general land revaluation in Year 0?: No

Ordinary Residential Rates - with proposed special variation

						0	rdinary Res	idential Rat	es	
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	Year 0 (Current Rate)	1	2	3	4	5	6	Rate Year 7
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
\$0 to \$99,999		\$50,000	426.17							
\$100,000 to \$199,999	2,435	\$150,000	598.51	655.19	717.43	785.58				
\$200,000 to \$299,999	3.884	\$250,000	770.84	843.98	924.16	1.011.95				
\$300,000 to \$399,999	8,143	\$350,000	943.18	1,032.77	1,130.88	1,238.32				
\$400,000 to \$499,999	1,955	\$450,000	1,115.52	1,221.56	1,337.61	1,464.68				
\$500,000 to \$599,999	2,031	\$550,000	1,287.85	1,410.35	1,544.33	1,691.05				
\$600,000 to \$699,999	1,271	\$650,000	1,460.19	1,599.14	1,751.06	1,917.41				
\$700.000 to \$799.999	996	\$750.000	1.632.53	1.787.93	1.957.79	2.143.78				
\$800,000 to \$899,999	640	\$850,000	1,804.86	1,976.72	2,164.51	2,370.14				
\$900,000 to \$999,999	586	\$950.000	1.977.20	2.165.51	2.371.24	2.596.51				
\$1,000,000 to \$1,499,999	742	\$1,250,000	2,494.21	2,731.89	2,991.42	3,275.60				
\$1,500,000 to \$1,999,999	432	\$1,750,000	3,355.90	3,675.84	4,025.05	4,407.43				
\$2,000,000 to \$2,999,999	69	\$2,500,000	4,648,43	5.091.78	5,575,49	6.105.17				
\$3,000,000 and greater	27	\$3,000,000	5,510.11	6,035.73	6,609.12	7,236.99				

Ordinary Residential Rates - without proposed special variation

_						0	rdinary Res	idential Rat	es	
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	Year 0 (Current Rate)	1	2	3	4	5	6	Rate Yea
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
\$0 to \$99,999	\$607	\$50,000	426.17	436.14	447.05	458.22				
\$100,000 to \$199,999	\$2,435	\$150,000	598.51	612.43	627.74	643.44				
\$200,000 to \$299,999	\$3,884	\$250,000	770.84	788.72	808.44	828.65				
\$300,000 to \$399,999	\$8,143	\$350,000	943.18	965.01	989.13	1,013.86				
\$400,000 to \$499,999	\$1.955	\$450,000	1.115.52	1,141.30	1,169,83	1.199.07				
\$500,000 to \$599,999	\$2,031	\$550,000	1,287.85	1,317.58	1,350.52	1,384.29				
\$600,000 to \$699,999	\$1,271	\$650,000	1,460.19	1,493.87	1,531.22	1,569.50				
\$700,000 to \$799,999	\$996	\$750,000	1,632.53	1,670.16	1,711.91	1,754.71				
\$800,000 to \$899,999	\$640	\$850,000	1,804.86	1,846.45	1,892.61	1,939.92				
\$900.000 to \$999.999	\$586	\$950.000	1.977.20	2.022.74	2.073.30	2.125.14				
\$1,000,000 to \$1,499,999	\$742	\$1,250,000	2,494.21	2,551.60	2,615.39	2,680.77				
\$1,500,000 to \$1,999,999	\$432	\$1,750,000	3,355.90	3,433.04	3,518.87	3,606.84				
\$2,000,000 to \$2,999,999	\$69	\$2,500,000	4,648,43	4.755.20	4.874.08	4,995,93				
\$3,000,000 and greater	\$27	\$3,000,000	5,510.11	5,636.64	5,777.56	5,921.99				

Ordinary Residential Rates - with proposed special variation

						Annua	I and Cumu	lative Ind	creases					
Land value (for calculation of rates)	Increa Year				eases ar 2				eases ar 3				eases ear 4	
S	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	40.23	9.44%	44.31	9.50%	84.53	19.84%	48.52	9.50%	133.05	31.22%				
\$150,000	56.68	9.47%	62.24	9.50%	118.92	19.87%	68.16	9.50%	187.08	31.26%				
\$250.000	73.14	9.49%	80.18	9.50%	153.31	19.89%	87.79	9.50%	241.11	31.28%				
\$350,000	89.59	9.50%	98.11	9.50%	187.70	19.90%	107.43	9.50%	295.14	31.29%				
\$450,000	106.04	9.51%	116.05	9.50%	222.09	19.91%	127.07	9.50%	349.16	31.30%				
\$550,000	122.50	9.51%	133.98	9.50%	256.48	19.92%	146.71	9.50%	403.19	31.31%				
\$650,000	138.95	9.52%	151.92	9.50%	290.87	19.92%	166.35	9.50%	457.22	31.31%				
\$750.000	155.41	9.52%	169.85	9.50%	325.26	19.92%	185.99	9.50%	511.25	31.32%				
\$850,000	171.86	9.52%	187.79	9.50%	359.65	19.93%	205.63	9.50%	565.28	31.32%				
\$950.000	188.31	9.52%	205.72	9.50%	394.04	19.93%	225.27	9.50%	619.30	31.32%				
\$1,250,000	237.68	9.53%	259.53	9.50%	497.20	19.93%	284.18	9.50%	781.39	31.33%				
\$1,750,000	319.95	9.53%	349.21	9.50%	669.15	19.94%	382.38	9.50%	1.051.53	31.33%				
\$2,500,000	443.35	9.54%	483.72	9.50%	927.07	19.94%	529.67	9.50%	1,456,74	31.34%				
\$3.000.000	525.62	9.54%	573.39	9.50%	1.099.01	19.95%	627.87	9.50%	1,726,88	31.34%				

Ordinary Residential Rates - without proposed special variation

						Annua	l and Cumu	lative Inc	reases					
Land value (for calculation of rates)	Increas Year			Incre	nases ar 2			Incre Yes	ases ar 3				eases ar 4	
S	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	9.98	2.34%	10.90	2.50%	20.88	4.90%	11.18	2.50%	32.06	7.52%				
\$150,000	13.93	2.33%	15.31	2.50%	29.24	4.89%	15.69	2.50%	44.93	7.51%				
\$250,000	17.88	2.32%	19.72	2.50%	37.60	4.88%	20.21	2.50%	57.81	7.50%				
\$350,000	21.83	2.31%	24.13	2.50%	45.95	4.87%	24.73	2.50%	70.68	7.49%				
\$450.000	25.78	2.31%	28.53	2.50%	54.31	4.87%	29.25	2.50%	83.56	7.49%				
\$550,000	29.73	2.31%	32.94	2.50%	62.67	4.87%	33.76	2.50%	96.43	7.49%				
\$650,000	33.68	2.31%	37.35	2.50%	71.03	4.86%	38.28	2.50%	109.31	7.49%				
\$750,000	37.63	2.31%	41.75	2.50%	79.39	4.86%	42.80	2.50%	122.18	7.48%				
\$850,000	41.58	2.30%	46.16	2.50%	87.74	4.86%	47.32	2.50%	135.06	7.48%				
\$950.000	45.53	2.30%	50.57	2.50%	96.10	4.86%	51.83	2.50%	147.94	7.48%				
\$1,250,000	57.39	2.30%	63.79	2.50%	121.18	4.86%	65.38	2.50%	186.56	7.48%				
\$1,750,000	77.14	2.30%	85.83	2.50%	162.97	4.86%	87.97	2.50%	250.94	7.48%				
\$2,500,000	106.78	2.30%	118.88	2.50%	225.66	4.85%	121.85	2.50%	347.51	7.48%				
\$3.000.000	126.53	2.30%	140.92	2.50%	267.45	4.85%	144,44	2.50%	411.88	7.48%				

Ordinary Residential Rates - with proposed special variation

_													
					Annı	ual and Cum	nulative I	ncreases					
	Land value (for calculation of rates)			eases ar 5			Incre	eases ar 6				eases ar 7	
	S	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
	\$50,000												
	\$150,000												
	\$250.000												
	\$350,000												
	\$450.000												
	\$550,000												
	\$650,000												
	\$750.000												
	\$850,000												
	\$950.000												
	\$1,250,000												
	\$1,750,000												
	\$2,500,000												
	\$3.000.000												

Ordinary Residential Rates - without proposed special variation

				Annı	ual and Cum	nulative I	ncreases					
Land value (for calculation of rates)			eases ar 5			Incre Ye	eases ar 6				eases ar 7	
S	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150.000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650.000												
\$750,000												
\$850,000												
\$950.000												
\$1,250,000												
\$1.750.000												
\$2,500,000												
\$3,000,000												

Ordinary Business Rates - with proposed special variation

							Ordinary Bu	siness Rate	18	
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	Year 0 (Current Rate)	Rate Year	Rate Year	Rate Year	Rate Year	Rate Year 5	Rate Year 6	Rate Year 7
	WOIKSHEEL 3		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
\$0 to \$99,999	279.00	\$50,000	512.34	560.79	614.07	672.40				
\$100,000 to \$199,999	233	\$150,000	857.01	938.37	1,027.52	1,125.13				
\$200,000 to \$299,999	178	\$250,000	1,201,69	1,315.96	1,440,97	1,577,86				
\$300,000 to \$399,999	186	\$350,000	1,546.36	1,693.54	1,854.42	2,030.59				
\$400,000 to \$499,999	144	\$450,000	1,891.03	2,071.12	2,267.88	2,483.32				
\$500,000 to \$599,999	115	\$550,000	2,235.71	2,448.70	2,681.33	2,936.05				
\$600,000 to \$699,999	57	\$650,000	2,580.38	2,826.28	3,094.78	3,388.78				
\$700,000 to \$799,999	55	\$750,000	2.925.06	3.203.87	3.508.23	3.841.51				
\$800,000 to \$899,999	52	\$850,000	3,269.73	3,581.45	3,921.68	4,294.24				
\$900,000 to \$999,999	21	\$950,000	3,614.40	3,959.03	4,335.14	4,746.97				
\$1,000,000 to \$1,499,999	92	\$1,250,000	4.648.43	5.091.78	5.575.49	6.105.17				
\$1,500,000 to \$1,999,999	47	\$1,750,000	6,371.80	6,979.69	7,642.76	8,368.82				
\$2,000,000 to \$2,999,999	35	\$2,500,000	8.956.85	9.811.55	10,743,65	11.764.29				

Ordinary Business Rates - without proposed special variation

				1			Ordinary Bus	siness Rate	s	
Land Value		Land value (for calculation of rates)	Year 0 (Current Rate)	Rate Year 1 2018-19	Rate Year 2 2019-20	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
\$0 to \$99,999	\$270	\$50.000	512.34					2022-23	2023-24	2024-25
\$100,000 to \$199,999		\$150.000	857.01	876.86	898.79					1
\$200,000 to \$299,999		\$250.000	1,201.69		1,260,18					1
\$300,000 to \$399,999		\$350,000	1,546,36							1
\$400,000 to \$499,999		\$450.000	1.891.03		1,982,96			-	-	1
\$500,000 to \$599,999		\$550,000	2.235.71		2.344.35			-	-	1
\$600,000 to \$699,999		\$650,000	2,580.38		2,705.74			-	-	1
\$700,000 to \$799,999	\$55	\$750,000	2,925.06	2,992.32	3,067.13	3,143.81				I
\$800,000 to \$899,999	\$52	\$850,000	3.269.73	3.344.90	3.428.52	3.514.23				
\$900,000 to \$999,999	\$21	\$950,000	3,614.40	3,697.47	3,789.91	3,884.66				
\$1,000,000 to \$1,499,999		\$1,250,000	4,648.43		4,874.08	4,995.93				
\$1,500,000 to \$1,999,999	\$47	\$1,750,000	6,371.80	6,518.08	6,681.03	6,848.06				
\$2,000,000 to \$2,999,999		\$2,500,000	8,956.85		9,391.46	9,626.25				
\$3,000,000 and greater	\$26	\$3,000,000	10,680.22	10,925.28	11,198.41	11,478.37				

Ordinary Business Rates - with proposed special variation

						Annua	l and Cumu	lative Inc	reases					
Land value (for calculation of rates)	Increa: Year			Incre Yes	ases ar 2			Incre	ases ar 3				eases ar 4	
S	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	48.45	9.46%	53.28	9.50%	101.73	19.86%	58.34	9.50%	160.07	31.24%				
\$150,000	81.36	9.49%	89.15	9.50%	170.51	19.90%	97.61	9.50%	268.12	31.29%				
\$250.000	114.27	9.51%	125.02	9.50%	239.29	19.91%	136.89	9.50%	376.18	31.30%				
\$350,000	147.18	9.52%	160.89	9.50%	308.06	19.92%	176.17	9.50%	484.23	31.31%				
\$450,000	180.09	9.52%	196.76	9.50%	376.84	19.93%	215.45	9.50%	592.29	31.32%				
\$550,000	212.99	9.53%	232.63	9.50%	445.62	19.93%	254.73	9.50%	700.35	31.33%				
\$650,000	245.90	9.53%	268.50	9.50%	514.40	19.93%	294.00	9.50%	808.40	31.33%				
\$750.000	278.81	9.53%	304.37	9.50%	583.18	19.94%	333.28	9.50%	916.46	31.33%				
\$850,000	311.72	9.53%	340.24	9.50%	651.96	19.94%	372.56	9.50%	1,024.52	31.33%				
\$950.000	344.63	9.53%	376.11	9.50%	720.73	19.94%	411.84	9.50%	1.132.57	31.33%				
\$1,250,000	443.35	9.54%	483.72	9.50%	927.07	19.94%	529.67	9.50%	1.456.74	31.34%				
\$1,750,000	607.89	9.54%	663.07	9.50%	1,270.96	19.95%	726.06	9.50%	1,997.02	31.34%				
\$2,500,000	854.70	9.54%	932.10	9.50%	1,786,80	19.95%	1.020.65	9.50%	2.807.44	31.34%				
\$3,000,000	1,019.24	9.54%	1,111.45	9.50%	2,130.69	19.95%	1.217.04	9.50%	3.347.73	31.35%				

Ordinary Business Rates - without proposed special variation

						Annua	l and Cumu	lative Inc	creases					
Land value (for calculation of rates)	Increas Year				eases ar 2			Incre	eases ar 3				eases ar 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50.000	11.95	2.33%	13.11	2.50%		4.89%	13,43	2.50%	38.49	7.51%				
\$150,000	19.85	2.32%	21.92	2.50%	41.77	4.87%	22.47	2.50%	64.24	7.50%				
\$250,000	27.76	2.31%	30.74	2.50%	58.49	4.87%	31.50	2.50%	90.00	7.49%				
\$350.000	35.66	2.31%	39.55	2.50%	75.21	4.86%	40.54	2.50%	115.75	7.49%				
\$450,000	43.56	2.30%	48.36	2.50%	91.92	4.86%	49.57	2.50%	141.50	7.48%				
\$550.000	51.46	2.30%	57.18	2.50%	108.64	4.86%	58.61	2.50%	167.25	7.48%				
\$650,000	59.36	2.30%	65.99	2.50%	125.36	4.86%	67.64	2.50%	193.00	7.48%				
\$750.000	67.27	2.30%	74.81	2.50%	142.07	4.86%	76.68	2.50%	218.75	7.48%				
\$850,000	75.17	2.30%	83.62	2.50%	158.79	4.86%	85.71	2.50%	244.50	7.48%				
\$950,000	83.07	2.30%	92.44	2.50%	175.51	4.86%	94.75	2.50%	270.25	7.48%				
\$1,250,000	106.78	2.30%	118.88	2.50%	225.66	4.85%	121.85	2.50%	347.51	7.48%				
\$1,750,000	146.29	2.30%	162.95	2.50%	309.24	4.85%	167.03	2.50%	476.26	7.47%				
\$2,500,000	205.55	2.29%	229.06	2.50%	434.61	4.85%	234.79	2.50%	669.40	7.47%				
\$3,000,000	245.06	2.29%	273.13	2.50%	518.19	4.85%	279.96	2.50%	798.15	7.47%				

				Annı	ial and Cum	nulative I	ncreases					
Land value (for calculation of rates)			eases ar 5				eases ar 6				eases ar 7	
s	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50.000												
\$150,000												
\$250,000												
\$350,000												
\$450,000												
\$550,000												
\$650,000												
\$750,000												
\$850,000												
\$950,000												
\$1,250,000												
\$1,750,000												
\$2,500,000												
\$3,000,000												

Ordinary Business Rates - without proposed special variation

				Annı	ual and Cun	nulative I	ncreases					
Land value (for calculation of rates)			eases ar 5				eases ar 6				eases ar 7	
\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150,000												
\$250.000												
\$350,000												
\$450,000												
\$550.000												
\$650,000												
\$750.000												
\$850,000												
\$950,000												
\$1.250.000												
\$1,750,000												
\$2.500.000												
\$3,000,000												

Ordinary Farmland Rates - with proposed special variation

							Ordinary Fa	rmland Rate	es	
Land Value	Number of property assessments in this valuation range as per	Land value (for calculation of rates)	Year 0 (Current Rate)	Rate Year 1	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
	Worksheet 3		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
\$0 to \$99,999	1.00	\$50,000	417.55	456.96	500.37	547.90				
\$100,000 to \$199,999		\$150,000	572.65	626.87	686.42	751.63				
\$200,000 to \$299,999	13	\$250,000	727.76	796.78	872.47	955.36				
\$300,000 to \$399,999	22	\$350,000	882.86	966.69	1,058.53	1,159.09				
\$400,000 to \$499,999	23	\$450,000	1.037.96	1,136,60	1.244.58	1.362.82				
\$500,000 to \$599,999	52	\$550,000	1,193.07	1,306.52	1,430.64	1,566.55				
\$600,000 to \$699,999		\$650,000	1,348.17	1,476.43	1,616.69	1,770.27				
\$700,000 to \$799,999	41	\$750,000	1,503.27	1,646.34	1,802.74	1,974.00				
\$800,000 to \$899,999	47	\$850,000	1,658.38	1,816.25	1,988.80	2,177.73				
\$900,000 to \$999,999	46	\$950,000	1.813.48	1,986,16	2.174.85	2.381.46				
\$1,000,000 to \$1,499,999	161	\$1,250,000	2,278.79	2,495.90	2,733.01	2,992.65				
\$1,500,000 to \$1,999,999		\$1,750,000	3,054.30	3,345.46	3,663.28	4,011.29				
\$2,000,000 to \$2,999,999	24	\$2,500,000	4,217.58	4,619.80	5,058.68	5,539.26				
\$3,000,000 and greater	25	\$3,000,000	4 993 09	5 469 36	5 988 95	6 557 90				

Ordinary Farmland Rates - without proposed special variation

							Ordinary Far	rmland Rate	98	
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	Year 0 (Current Rate)	Rate Year 1 2018-19	Rate Year 2 2019-20	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
\$0 to \$99.999	1.00	\$50,000	417.55	427.33	438.01	448.96				
\$100,000 to \$199,999	11.00	\$150,000	572.65	585.99	600.64	615.65				
\$200,000 to \$299,999	13.00	\$250,000	727.76	744.65	763.26	782.35				
\$300,000 to \$399,999	22.00	\$350,000	882.86	903.31	925.89	949.04				
\$400,000 to \$499,999		\$450,000	1,037.96	1,061.97	1,088.51	1,115.73				
\$500,000 to \$599,999	52.00	\$550,000	1,193.07	1,220.62	1,251.14	1,282.42				
\$600,000 to \$699,999	58.00	\$650,000	1,348.17	1,379.28	1,413.77	1,449.11				
\$700.000 to \$799.999	41.00	\$750,000	1.503.27	1,537,94	1.576.39	1,615,80				
\$800,000 to \$899,999	47.00	\$850,000	1,658.38	1,696.60	1,739.02	1,782.49				
\$900,000 to \$999,999		\$950,000	1,813.48	1,855.26	1,901.64	1,949.18				
\$1,000,000 to \$1,499,999		\$1,250,000	2,278.79	2,331.24	2,389.52	2,449.26				
\$1,500,000 to \$1,999,999	67.00	\$1,750,000	3,054.30	3,124.53	3,202.65	3,282.71				
\$2,000,000 to \$2,999,999	24.00	\$2,500,000	4.217.58	4,314,48	4,422,34	4.532.90				
\$3,000,000 and greater	25.00	\$3,000,000	4,993.09	5,107.77	5,235.46	5,366.35				

Ordinary Farmland Rates - with proposed special variation

						Annua	I and Cumu	lative Inc	reases					
Land value (for calculation of rates)	Increa Year			Incre	ases ar 2			Incre	ases ar 3				eases ear 4	
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	96	Cumulative	%
\$50.000	39.40	9.44%	43,41	9.50%	82.82	19.83%	47.53	9.50%	130.35	31.22%				
\$150,000	54.21	9.47%	59.55	9.50%	113.77	19.87%	65.21	9.50%	178.98	31.25%				
\$250,000	69.02	9.48%	75.69	9.50%	144.72	19.89%	82.89	9.50%	227.60	31.27%				
\$350.000	83.83	9.50%	91.84	9.50%	175.67	19.90%	100.56	9.50%	276.23	31.29%				
\$450,000	98.64	9.50%	107.98	9.50%	206.62	19.91%	118.24	9.50%	324.85	31.30%				
\$550,000	113.45	9.51%	124.12	9.50%	237.57	19.91%	135.91	9.50%	373.48	31.30%				
\$650.000	128.26	9.51%	140.26	9.50%	268.52	19.92%	153.59	9.50%	422.10	31.31%				
\$750,000	143.07	9.52%	156.40	9.50%	299.47	19.92%	171.26	9.50%	470.73	31.31%				
\$850,000	157.88	9.52%	172.54	9.50%	330.42	19.92%	188.94	9.50%	519.36	31.32%				
\$950.000	172.69	9.52%	188.69	9.50%	361.37	19.93%	206.61	9.50%	567.98	31.32%				
\$1,250,000	217.11	9.53%	237.11	9.50%	454.22	19.93%	259.64	9.50%	713.86	31.33%				
\$1.750.000	291.16	9.53%	317.82	9.50%	608.98	19.94%	348.01	9.50%	956.99	31.33%				
\$2,500,000	402.23	9.54%	438.88	9.50%	841.11	19.94%	480.57	9.50%	1,321.68	31.34%				
\$3.000.000	476.27	9.54%	519.59	9.50%	995.86	19.94%	568.95	9.50%	1.564.81	31.34%				

Ordinary Farmland Rates - without proposed special variation

						Annua	and Cumu	lative Inc	creases					
Land value (for calculation of rates)	Increa Year			Incre	eases ar 2				eases ar 3				eases ar 4	
S	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	9.78	2.34%	10.68	2.50%	20.46	4.90%	10.95	2.50%	31.41	7.52%				
\$150,000	13.33	2.33%	14.65	2.50%	27.98	4.89%	15.02	2.50%	43.00	7.51%				
\$250.000	16.89	2.32%	18.62	2.50%	35.51	4.88%	19.08	2.50%	54.59	7.50%				
\$350,000	20.45	2.32%	22.58	2.50%	43.03	4.87%	23.15	2.50%	66.18	7.50%				
\$450.000	24.00	2.31%	26.55	2.50%	50.55	4.87%	27.21	2.50%	77.76	7.49%				
\$550,000	27.56	2.31%	30.52	2.50%	58.07	4.87%	31.28	2.50%	89.35	7.49%				
\$650,000	31.11	2.31%	34.48	2.50%	65.60	4.87%	35.34	2.50%	100.94	7.49%				
\$750.000	34.67	2.31%	38.45	2.50%	73.12	4.86%	39.41	2.50%	112.53	7.49%				
\$850,000	38.23	2.31%	42.42	2.50%	80.64	4.86%	43.48	2.50%	124.12	7.48%				
\$950.000	41.78	2.30%	46.38	2.50%	88.16	4.86%	47.54	2.50%	135.70	7.48%				
\$1,250,000	52.45	2.30%	58.28	2.50%	110.73	4.86%	59.74	2.50%	170.47	7.48%				
\$1,750,000	70.23	2.30%	78.11	2.50%	148.34	4.86%	80.07	2.50%	228.41	7.48%				
\$2,500,000	96.90	2.30%	107.86	2.50%	204.76	4.85%	110.56	2.50%	315.32	7.48%				
\$3,000,000	114.68	2.30%	127.69	2.50%	242.37	4.85%	130.89	2.50%	373.26	7.48%				

Ordinary Farmland Rates - with proposed special variation

					Annı	ual and Cum	ulative I	ncreases					
	Land value (for calculation of rates)			eases ar 5				ases ar 6				eases ar 7	
7	\$	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
7	\$50,000												
7	\$150.000												
7	\$250,000												
7	\$350.000												
7	\$450.000												
7	\$550,000												
7	\$650.000												
7	\$750,000												
7	\$850.000												
7	\$950.000												
7	\$1,250,000												
7	\$1.750.000												
7	\$2,500,000												
7	\$3,000,000												

Ordinary Farmland Rates - without proposed special variation

				Annı	ual and Cun	nulative I	ncreases					
Land value (for calculation of rates)			eases ar 5				eases ar 6				eases ar 7	
S	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000												
\$150.000												
\$250,000												
\$350,000												
\$450.000												
\$550,000												
\$650.000												
\$750,000												
\$850,000												
\$950.000												
\$1,250,000												
\$1.750.000												
\$2,500,000												
\$3,000,000												

WORKSHEET 6

All dollars in nominal terms

PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE

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

Enter the proposed spending over 10 years under each of the headings as relevant.

For additional SRV income in years beyond the period of the proposed special variation, we increase the income in the final year of the variation by the assumed rate peg of 2.5% in each of the future years. i.e. multiply by 1.025 each year.

Check RE: data in table below Is proposed SV temporary? Years in which Temporary SV in place? No Proposed Additional Special Variation Income and Expenditure For Temporary SVs Ipart analysts will delet not required eg for a vear SV there will no Sum of 10 Year 5 Year 2 Year 3 Year 4 Year 6 Year 7 Year 8 Year 9 Year 10 Year 1 years 2018-19 2019-20 2020-21 2021-22 2022-23 2023-24 2024-25 2025-26 2026-27 2027-28 INCOME Proposed SV income above rate peg 2,263,338 4,729,506 7,486,238 7,673,394 7,865,229 8,061,859 8,263,406 8,469,991 8,681,741 8,898,784 72,393,485 OPERATING BALANCE Change in Operating Balance due to proposed SV 1,727,128 4,006,116 5,940,636 5,962,857 6,001,357 6,111,389 6,304,019 6,205,210 6,214,580 6,460,398 54,933,689 OPERATING EXPENSES (includes loan interest costs) Fund existing service levels (i.e. libraries) Infrastructure Program Loan Interest 82.21 269.39 445.60 610.537 763,872 850,470 859.387 814.78 767.16 695.886 6.159.29 Roads Maintenance 454.000 454.000 454,000 454,000 454,000 454,000 454,000 454,000 454,000 465,350 4.551.35 Fund new/enhanced service levels (i.e. sustainability program 1,631,65 46,00 46,000 Roads Maintenance 46,000 46,000 46,000 296,000 546,000 559,650 Establishment of Parks Crews 600,000 600,000 700,000 700,000 717,500 5,117,500 600,000 600,000 600,000 1,710,537 17,459,79 Annual tota 536,210 723,390 1,545,602 1,863,872 1,950,470 1,959,387 2,264,781 2,467,161 2,438,386 CUMULATIVE TOTALS BY YEAR 2.805,202 4,515,739 6,379,611 8,330,081 10,289,468 12,554,249 15,021,410 17,459,796 CAPITAL EXPENDITURE Renewal of Roads 511,98 1,000,000 1,000,000 3,500,000 3,500,000 2,000,000 3,000,000 3,000,000 3,000,000 2,500,000 23,011,98 Public Domain 250,000 250,000 250,000 250,000 250,000 250,000 250,000 250,000 2,250,00 Public Domain Renewal of Buildings New Shared Pathways 250,000 250,000 500,000 500,000 500,000 500,000 500,000 500,000 3,500,000 250,000 250,000 250,000 500,000 500,000 500,000 500,000 500,000 452,400 3,702,400 Enhanced Public Domai Annual TOTAL 511.986 1,953,168 2.083.162 4.813.935 5.422.781 4.017.296 4.795.640 5.012.126 5.000.000 4.114.835 37.724.92 **CUMULATIVE TOTALS BY YEAR** 511,986 2,465,154 4,548,316 9,362,251 14,785,032 18,802,328 23,597,968 28,610,094 33,610,094 37,724,929 OTHER USES OF PROPOSED SV INCOM Infrastructure Program Loan Principal 163,123 548,387 944,618 1,352,127 1,771,236 2,093,526 2,289,054 2,394,992 2,503,945 2,575,219 Transfers to & From Reserves 1,034,163 1,467,176 2,853,643 -263,899 -1,254,871 -63,199 -846,035 -1,268,902 -1,358,034 -300,042 1,126,090 13,215,139 Annual TOTAL 1,197,286 2,015,563 3,798,261 1.088.228 516,365 2,030,327 1,443,019 1,145,911 2,275,177 16.636.227 CUMULATIVE TOTALS BY YEAR Total use of proposed special variation income
Difference between additional SRV income and its uses 17,85 37,38 59,213 62,211 63,766 65,360 66,99 68,669 70,386 572,53

WORKSHEET 7

All dollars in nominal terms

LONG TERM FINANCIAL PLAN - SV SCENARIO AND BASE CASE

This sheet shows how the council's Long Term Financial Plan reflects the impact of the proposed special variation versus its base case (no special variation).

Enter the figures from the most recent Long Term Financial Plan over 10 years under each of the headings as relevant.

Add or delete rows if necessary.

Below the tables, please enter the key assumptions relating to the Long Term Financial Plan. Please ensure that these figures match the latest version of the Long Term Financial Plan provided with the application and that these figures are for the GENERAL FUND ONLY.

			SCE	ENARIO 1:	Proposed	Addition	al Special	Variation I	ncome an	d Expendi	ture		Change	Change
													over 10	over 10
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10	years (\$)	years (%)
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	years) ou. o (4)	you (70)
INCOME														
Income from Continuing Operations														
Revenue:														
Rates & Annual Charges	45,644,698	49,063,843	53,170,756	57,194,970	58,635,807	60,070,815	61,590,723	63,079,716	64,614,043	66,223,956	67,852,476	601,497,105	22,207,778	48.65%
User Charges & Fees	5,439,220	5,730,729	5,885,709	6,044,879	6,208,353	6,376,248	6,548,683	6,725,780	6,907,666	7,094,470	7,286,325	64,808,842	1,847,105	33.96%
Interest & Investment Revenue	1,138,257	1,126,874	1,115,606	1,104,450	1,454,854	1,440,306	1,425,903	1,411,644	1,397,527	1,383,552	1,369,716	13,230,432	231,459	20.33%
Other Revenues	3,971,953	4,091,111	4,213,844	4,340,260	4,470,468	4,604,582	4,742,719	4,885,001	5,031,551	5,182,497	5,337,972	46,900,005	1,366,019	34.39%
Grants & Contributions Op Purposes	6,381,847	6,201,459	6,044,134	6,055,789	5,749,244	5,611,471	5,668,645	5,395,159	5,303,566	5,407,096	5,140,057	56,576,620	-1,241,790	-19.46%
Grants & Contributions Capital														
Purposes	3,378,087	6,147,702	8,986,407	7,522,900	9,467,171	7,140,511	7,234,611	6,630,666	6,728,718	6,828,812	6,729,398	73,416,894	3,351,311	99.21%
Other Income:	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000			
Net gains from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Total Income Continuing Operations	66,219,062	72,626,718	79,681,455	82,528,247	86,250,897	85,508,933	87,476,285	88,392,965	90,248,070	92,385,383	93,980,944	859,079,898	27,761,882	41.92%
Income excluding capital grants and														
contributions	62,840,975	66,479,016	70,695,049	75,005,348	76,783,726	78,368,422	80,241,673	81,762,300	83,519,353	85,556,571	87,251,546	785,663,004	24,410,571	38.84%
OPERATING EXPENSES														
Expenses from Continuing Operations														
Employee Benefits & On-costs	25,157,823	26,061,387	26,712,921	27,776,744	28,468,763	29,178,084	29,929,134	30,674,362	31,438,222	32,221,176	33,026,705	295,487,498	7,868,882	31.28%
Borrowing Costs (i.e. interest costs)	239,040	534,246	696,039	843,990	979,498	1,101,290	1,174,817	1,190,520	1,152,861	1,112,356	1,048,981	9,834,598	809,941	338.83%
Materials & Contracts	14,218,317	15,263,513	15,099,048	16,521,287	17,060,670	17,535,852	17,953,263	18,371,878	19,159,349	19,849,349	20,345,582	177,159,791	6,127,265	43.09%
Depreciation & Amortisation	16,352,500	16,255,275	16,152,964	16,045,427	15,927,520	15,804,070	15,674,925	15,539,931	15,398,927	15,251,751	15,328,009	157,378,799	-1,024,491	-6.27%
Other Expenses	10,902,646	11,972,300	12,249,217	12,566,561	12,949,786	13,233,590	13,581,359	13,939,319	14,362,806	14,687,169	15,054,348	134,596,456	4,151,703	38.08%
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Total expenses continuing operations	66,870,325	70,086,721	70,910,190	73,754,010	75,386,237	76,852,886	78,313,499	79,716,009	81,512,165	83,121,800	84,803,626	774,457,142	17,933,301	26.82%
Operating result from continuing														
operations	-651,263	2,539,997	8,771,265	8,774,238	10,864,660	8,656,047	9,162,786	8,676,957	8,735,905	9,263,583	9,177,318	84,622,756	9,828,582	-1509.16%
Net operating result before capital														
grants and contributions	-4,029,350	-3,607,705	-215,141	1,251,338	1,397,489	1,515,537	1,928,174	2,046,291	2,007,188	2,434,771	2,447,920	11,205,862	6,477,270	-160.75%
		, ,	,	, , , ,					. , ,		, , ,			
Increase in rates and annual charges		3,419,145	4,106,913	4,024,214	1,440,837	1,435,008	1,519,908	1,488,993	1,534,327	1,609,913	1,628,520	22,207,778		

as a percentage		7.49%	8.37%	7.57%	2.52%	2.45%	2.53%	2.42%	2.43%	2.49%	2.46%	48.65%		
as a percentage		7.49%	0.37%	7.57%	2.52%	2.45%	2.53%	2.42%	2.43%	2.49%	2.40%	46.00%		
				SCI	ENARIO 2:	Base cas	e (no SV)	Income an	d Expendi	ture				
									•				Change over 10	Change over 10
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10	vears (\$)	vears (%)
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	years	years (#)	years (70)
INCOME														
Income from Continuing Operations														
Revenue:														
Rates & Annual Charges	45,644,698	46,878,220	48,535,962	49,820,918	51,076,507	52,321,615	53,646,852	54,936,283	56,266,034	57,666,233	59,080,810	530,229,434	13,436,112	29.44%
User Charges & Fees	5,439,220	5,730,729	5,885,709	6,044,879	6,208,353	6,376,248	6,548,683	6,725,780	6,907,666	7,094,470	7,286,325	64,808,842	1,847,105	33.96%
Interest & Investment Revenue	1,138,257	1,126,874	1,115,606	1,104,450	1,093,405	1,082,471	1,071,646	1,060,930	1,050,321	1,039,817	1,029,419	10,774,939	-108,838	-9.56%
Other Revenues	3,971,953	4,091,111	4,213,844	4,340,260	4,470,468	4,604,582	4,742,719	4,885,001	5,031,551	5,182,497	5,337,972	46,900,004	1,366,020	34.39%
Grants & Contributions Op Purposes	6,381,847	6,201,459	6,044,134	6,055,789	5,749,244	5,611,471	5,668,645	5,395,159	5,303,566	5,407,096	5,140,057	56,576,620	-1,241,790	-19.46%
Grants & Contributions Capital														
Purposes	3,378,087	6,147,702	8,986,407	7,522,900	9,467,171	7,140,511	7,234,611	6,630,666	6,728,718	6,828,812	6,729,398	73,416,894	3,351,311	99.21%
Other Income:	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000			
Net gains from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Total Income Continuing Operations	66,219,062	70,441,095	75,046,661	75,154,195	78,330,148	77,401,898	79,178,157	79,898,818	81,552,855	83,483,926	84,868,982	785,356,733	18,649,920	28.16%
Income excluding capital grants and														
contributions	62,840,975	64,293,394	66,060,255	67,631,295	68,862,977	70,261,387	71,943,545	73,268,152	74,824,137	76,655,114	78,139,583	711,939,839	15,298,609	24.34%
OPERATING EXPENSES														
Expenses from Continuing Operations														
Employee Benefits & On-costs	25,157,823	25,671,387	26,313,171	26,971,001	27,645,276	28,336,408	29,044,818	29,770,938	30,515,212	31,278,092	32,060,044	287,606,345	6,902,221	27.44%
Borrowing Costs (i.e. interest costs)	239,040	452,036	426,649	398,388	368,961	337,418	324,347	331,133	338,080	345,195	353,095	3,675,302	114,055	47.71%
Materials & Contracts	14,218,317	14,809,514	14,645,048	15,247,287	15,782,321	16,254,071	16,658,960	17,073,966	17,507,741	17,943,951	18,392,549	164,315,408	4,174,232	29.36%
Depreciation & Amortisation	16,352,500	16,255,275	16,152,964	16,045,427	15,927,520	15,804,070	15,674,925	15,539,931	15,398,927	15,251,751	15,328,009	157,378,799	-1,024,491	-6.27%
Other Expenses	10,902,646	11,972,593	12,249,838	12,537,548	12,920,149	13,202,286	13,549,272	13,906,430	14,329,095	14,652,614	15,018,930	134,338,754	4,116,284	37.75%
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Total expenses continuing operations	66,870,325	69,160,805	69,787,671	71,199,651	72,644,226	73,934,252	75,252,322	76,622,397	78,089,054	79,471,602	81,152,627	747,314,609	14,282,302	21.36%
Operating result from continuing														
operations	-651,264	1,280,290	5,258,990	3,954,543	5,685,922	3,467,646	3,925,835	3,276,420	3,463,801	4,012,323	3,716,354	38,042,125	4,367,618	-670.64%
Net operating result before capital						,			. ,			,		
grants and contributions	-4,029,351	-4,867,411	-3,727,416	-3,568,356	-3,781,249	-3,672,865	-3,308,777	-3,354,245	-3,264,917	-2,816,488	-3,013,044	-35,374,770	1,016,307	-25.22%
		, ,	, ,	, , , , ,	, ,			, ,		, , ,				
Increase in rates and annual charges		1,233,522	1,657,742	1,284,956	1,255,589	1,245,108	1,325,237	1,289,431	1,329,751	1,400,199	1,414,577	13,436,112		
Increase in rates and annual charges		,,.	, , , ,	, , , , , , ,	,,-	, , , , , ,	, -, -,	,,	, , , , , ,	,,	, , , , -	,, -		
as a percentage		2.70%	3.54%	2.65%	2.52%	2.44%	2.53%	2.40%	2.42%	2.49%	2.45%	29.44%		
			,,,,,											
	_			SCEN	NARIO 3: E	Base case	(no SV) In	come and	SV Expen	diture			Change	Change
													Change over 10	Change over 10
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10	over 10	over 10

Increase in rates and annual charges

		SCENARIO 3: Base case (no SV) Income and SV Expenditure									Change	Change		
													over 10	over 10
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10	years (\$)	years (%)
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	years	, ,,	, , ,
INCOME														
Income from Continuing Operations														
Revenue:														
Rates & Annual Charges	45,644,698	46,878,220	48,535,962	49,820,918	51,076,507	52,321,615	53,646,852	54,936,283	56,266,034	57,666,233	59,080,810	530,229,434	13,436,112	29.44%
User Charges & Fees	5,439,220	5,730,729	5,885,709	6,044,879	6,208,353	6,376,248	6,548,683	6,725,780	6,907,666	7,094,470	7,286,325	64,808,842	1,847,105	33.96%
Interest & Investment Revenue	1,138,257	1,126,874	1,115,606	1,104,450	1,093,405	1,082,471	1,071,646	1,060,930	1,050,321	1,039,817	1,029,419	10,774,939	-108,838	-9.56%
Other Revenues	3,971,953	4,091,111	4,213,844	4,340,260	4,470,468	4,604,582	4,742,719	4,885,001	5,031,551	5,182,497	5,337,972	46,900,004	1,366,020	34.39%
Grants & Contributions Op Purposes	6,381,847	6,201,459	6,044,134	6,055,789	5,749,244	5,611,471	5,668,645	5,395,159	5,303,566	5,407,096	5,140,057	56,576,620	-1,241,790	-19.46%

Grants & Contributions Capital														
Purposes	3,378,087	6,147,702	8,986,407	7,522,900	9,467,171	7,140,511	7,234,611	6,630,666	6,728,718	6,828,812	6,729,398	73,416,894	3,351,311	99.21%
Other Income:	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000			
Net gains from disposal of assets												0	0	#DIV/0!
Total Income Continuing Operations	66,219,062	70,441,095	75,046,661	75,154,195	78,330,148	77,401,898	79,178,157	79,898,818	81,552,855	83,483,926	84,868,982	785,356,733	18,649,920	28.16%
Income excluding capital grants and														
contributions	62,840,975	64,293,394	66,060,255	67,631,295	68,862,977	70,261,387	71,943,545	73,268,152	74,824,137	76,655,114	78,139,583	711,939,839	15,298,609	24.34%
OPERATING EXPENSES														
Expenses from Continuing Operations														
Employee Benefits & On-costs	25,157,823	26,061,387	26,712,921	27,776,744	28,468,763	29,178,084	29,929,134	30,674,362	31,438,222	32,221,176	33,026,705	295,487,498	7,868,882	31.28%
Borrowing Costs (i.e. interest costs)	239,040	534,246	696,039	843,990	979,498	1,101,290	1,174,817	1,190,520	1,152,861	1,112,356	1,048,981	9,834,598	809,941	338.83%
Materials & Contracts	14,218,317	15,263,513	15,099,048	16,521,287	17,060,670	17,535,852	17,953,263	18,371,878	19,159,349	19,849,349	20,345,582	177,159,791	6,127,265	43.09%
Depreciation & Amortisation	16,352,500	16,255,275	16,152,964	16,045,427	15,927,520	15,804,070	15,674,925	15,539,931	15,398,927	15,251,751	15,328,009	157,378,799	-1,024,491	-6.27%
Other Expenses	10,902,646	11,972,300	12,249,217	12,566,561	12,949,786	13,233,590	13,581,359	13,939,319	14,362,806	14,687,169	15,054,348	134,596,456	4,151,703	38.08%
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
Total expenses continuing operations	66,870,325	70,086,721	70,910,190	73,754,010	75,386,237	76,852,886	78,313,499	79,716,009	81,512,165	83,121,800	84,803,626	774,457,142	17,933,301	26.82%
Operating result from continuing														
operations	-651,264	354,374	4,136,471	1,400,185	2,943,911	549,012	864,658	182,809	40,690	362,126	65,355	10,899,591	716,619	-110.04%
Net operating result before capital														
grants and contributions	-4,029,351	-5,793,327	-4,849,935	-6,122,715	-6,523,260	-6,591,499	-6,369,953	-6,447,857	-6,688,028	-6,466,686	-6,664,043	-62,517,303	-2,634,692	65.39%
Increase in rates and annual charges		1,233,522	1,657,742	1,284,956	1,255,589	1,245,108	1,325,237	1,289,431	1,329,751	1,400,199	1,414,577	13,436,112		
Increase in rates and annual charges														
as a percentage		2.70%	3.54%	2.65%	2.52%	2.44%	2.53%	2.40%	2.42%	2.49%	2.45%	29.44%		

		Difference between SV scenario and Base Case											
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10	
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	years	
INCOME													
Income from Continuing Operations													
Revenue:													
Rates & Annual Charges	0	2,185,623	4,634,794	7,374,052	7,559,300	7,749,200	7,943,871	8,143,433	8,348,009	8,557,723	8,771,666	71,267,671	
User Charges & Fees	0	0	0	0	0	0	0	0	0	0	0	0	
Interest & Investment Revenue	0	0	0	0	361,449	357,835	354,257	350,714	347,206	343,735	340,297	2,455,493	
Other Revenues	1	0	0	0	0	0	0	0	0	0	0	1	
Grants & Contributions Op Purposes	0	0	0	0	0	0	0	0	0	0	0	0	
Grants & Contributions Capital													
Purposes	0	0	0	0	0	0	0	0	0	0	0	0	
Other Income:													
Net gains from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	
Total Income Continuing Operations	1	2,185,622	4,634,794	7,374,053	7,920,749	8,107,035	8,298,128	8,494,148	8,695,216	8,901,457	9,111,963	73,723,165	
Income excluding capital grants and													
contributions	1	2,185,622	4,634,794	7,374,053	7,920,749	8,107,035	8,298,128	8,494,148	8,695,216	8,901,457	9,111,963	73,723,165	
OPERATING EXPENSES													
Expenses from Continuing Operations													
Employee Benefits & On-costs	0	390,000	399,750	805,744	823,487	841,676	884,316	903,423	923,010	943,084	966,661	7,881,153	
Borrowing Costs (i.e. interest costs)	0	82,210	269,390	445,602	610,537	763,872	850,470	859,387	814,781	767,161	695,886	6,159,296	
Materials & Contracts	0	453,999	454,000	1,274,000	1,278,349	1,281,781	1,294,303	1,297,912	1,651,608	1,905,398	1,953,033	12,844,383	
Depreciation & Amortisation	0	0	0	0	0	0	0	0	0	0	0	0	
Other Expenses	0	-293	-621	29,012	29,638	31,304	32,087	32,889	33,712	34,555	35,419	257,702	

Not less from disposal of accets												
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0
Total expenses continuing operations	0	925,916	1,122,519	2,554,358	2,742,011	2,918,633	3,061,177	3,093,611	3,423,111	3,650,198	3,650,999	27,142,533
Operating result from continuing												
operations	1	1,259,706	3,512,275	4,819,694	5,178,738	5,188,402	5,236,951	5,400,536	5,272,105	5,251,260	5,460,964	46,580,631
Net operating result before capital												
grants and contributions	1	1,259,706	3,512,275	4,819,694	5,178,738	5,188,402	5,236,951	5,400,536	5,272,105	5,251,260	5,460,964	46,580,631
Increase in rates and annual charges		2,185,623	2,449,171	2,739,258	185,248	189,900	194,671	199,562	204,576	209,714	213,943	8,771,666
Increase in rates and annual charges												
above base case		4.79%	4.83%	4.92%	0.00%	0.01%	0.00%	0.01%	0.01%	0.00%	0.01%	19.22%

KEY ASSUMPTIONS	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
(please enter assumed % figure for each	n year)										
Growth in labour costs											
SV scenario		3.59	2.50	3.98	2.49	2.49	2.57	2.49	2.49	2.49	2.50
Base case		2.04	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Growth in employee numbers											
SV scenario		10.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Base case		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth in assessment numbers											
SV scenario		125.00	125.00	126.00	127.00	127.00	128.00	128.00	129.00	130.00	130.00
Base case		125.00	125.00	126.00	127.00	127.00	128.00	128.00	129.00	130.00	130.00
Inflation rate applied to Materials &											
Contracts											
SV scenario		2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Base case		2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Planned operating cost savings											
SV scenario		-0.60	0.92	1.33	1.73	2.37	3.03	3.68	4.23	4.91	5.27
Base case		-0.60	0.92	1.33	1.73	2.37	3.03	3.68	4.23	4.91	5.27