

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 2019-20

Before completing this form, you MUST read the Office of Local Government's <i>Guidelines for the preparation of an application for a special variation to general income</i>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

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 2019-20- Part B).

Overview

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](http://www.ipart.nsw.gov.au).

Part A consists of 9 worksheets:

- **Worksheet 1 (Identification):** Identifies your council and a council contact officer, collects information about your proposed special variation and any existing special variations (SVs).
It also collects information about Crown Land adjustments, catch-ups or excess adjustments and valuation objections.
- **Worksheet 2 (current year Notional General Income):** Calculates the council's Notional General Income for the current year (Year 0 in the application, 2018-19).

- ▶ **Worksheet 3 (first year Notional General Income):** Calculates the council's proposed Notional General Income for next year (Year 1 in the application, 2019-20).
- ▶ **Worksheet 4 (PGI):** Summarises the council's Permissible General Income based on the 1st year's percentage for the proposed SV and Crown Land adjustments, plus other income adjustments. It also shows the the council's PGI over the proposed SV period and the annual and cumulative impacts of the proposed SV.
- ▶ **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 (Historical financial information):** Collects historical information from your financial statements.
- ▶ **Worksheet 8 (Long Term Financial Plan):** Collects information on your Long Term Financial Plan including scenarios with and without the proposed special variation.
- ▶ **Worksheet 9 (Financial ratios):** Captures financial ratios, some of which are calculated while others are entered as inputs.

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

Scott Chapman (02) 9290 8449
scott_chapman@ipart.nsw.gov.au

Arsh Suri (who in Scott's absence, will direct you to the appropriate IPART officer)
(02) 9113 7730
arsh_suri@ipart.nsw.gov.au

Colour code

Enter data in the blue input cells

Hard-coded values that should not be changed

Key outputs

Special instructions

Error checks

Double red line indicates a change in formula

Step-by-step instructions on completing the worksheets

Worksheet 1 - Identification

- > Select council name from the drop down list and enter contact details.
- > Indicate whether you have any existing SVs by selecting 'yes' or 'no' from the drop down box, where the existing SV means you have an existing increase(s) above the rate peg for any year from Year 1 onwards.
- > Select (or enter) the type and duration of the proposed special variation.
- > Enter the additional percentage being sought above the rate peg (excluding other adjustments).
- > Answer the questions about expiring SVs.
 - * If the council does not have any SVs due to expire in the period of the proposed SV, leave the field blank or select 'na'.
 - * Enter the \$ value of expiring SVs in Table 1 (row 71)
 - * **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.
 - * If the council does not have any adjustments, leave the fields in this section blank
 - * **Note that applications for Crown land adjustments still need to be separately made to OLG.**
- > Enter the requested percentage increases in general income (including the rate peg) from year 2 (Table 1).
 - * The annual and cumulative increases in the white cells are automatically calculated once the requested percentage increases have been entered.
 - * 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.

Worksheet 2 - Notional General Income 2018-19

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 2019-20

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.

NO INPUTS ARE REQUIRED

Expiring SV

If the council has a SV due to expire on 30 June 2019, Notional General Income must be reduced before calculating Permissible General Income in 2019-20.

Additional percentage increase

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

Example of PGI calculation for Year 1

XYZ Council

WORKSHEET 4

PERMISSIBLE GENERAL INCOME SUMMARY F

All dollars in nominal terms

Please check all income adjustments and expiring variations before submitting the application.

Prior year Notional General Income

Less: Expiry of a prior special variation

Adjusted first year Notional General Income

Crown Land Adjustment

Crown land claims will increase Permissible 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.

Other adjustments

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

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

Plus: Rate peg increase - first year

Plus: Additional increase - first year

Plus: Crown Land adjustment - first year

Total special variation - first year

Other First Year Adjustments:

Plus/Mi Prior year Catch-up/(Excess)

Minus: Valuation Objections claimed in prior year

First year Permissible General Income

Worksheet 5a - Impact on Ratepayers (part 1)

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.

Enter the required data in the blue input cells. The values in the white cells will be calculated automatically.

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:

- * 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).
- * 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 2018-19, and the rate levels across different land values in each year of the application, with and without the proposed SV.

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately reflect the impact on ratepayers in year 1. We will take this into account when using this worksheet.

Please complete the tables using the number of assessments from the first year of the proposed SV (2019-20).

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 - Historical financial information

This sheet captures the council's historical financial information as reported in its financial statements.

Worksheet 8 - 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

Worksheet 9 - Financial ratios

This worksheet captures financial ratios for three historical years as well as the current and forecast years (0 to 10).

All the historical ratios and two of the forecast ratios are calculated from information provided in Worksheet 7 and Worksheet 8.

Enter forecast values for the two compulsory ratios (Infrastructure Renewals Ratio and Infrastructure Backlog Ratio).

Enter forecasts for the optional ratios only if they are relevant to your council's application.

WORKSHEET 1

Step 1: Fill out council details

Step 2: Fill out any existing variation information

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

Step 4: Fill out proposed special variation amounts

Colour code

Enter data in the blue input cells

Hard-coded values that should not be changed

Key outputs

Special instructions

All dollars in nominal terms

Council Name:

Lithgow Council, City of

Council Name if not listed:

If your councils' name is not in the list, please enter it in cell E14

Contact Details:

Name:

Ross Gurney

Position:

Chief Financial and Information Officer

Telephone:

02 63549999

Email:

ross.gurney@lithgow.nsw.gov.au

A. Existing special variations (SVs)

1. Does the council have any existing SV(s) that means it has an increase above the rate peg for any year from 2019-20 (Year 1) onwards?

no

B. Proposed special variations (SVs)

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

select option

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

select option

4. For **s508A** & **s508(2)** applications: is the special variation permanent or temporary?

select option

If temporary, enter the number of years before the special variation is due to expire.

enter years

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

enter %

9.00%

C. Expiring special variations (SVs)

6. Does the council have an expiring variation? If yes, please specify when.

1st Expiring SV select option	Yes - 30 June 2019 expiry
2nd Expiring SV select option	

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).

Full SV % (ie, incl rate peg)	1st Expiring SV 2nd Expiring SV	enter % enter %	
Expiring % (ie, excl rate peg)	1st Expiring SV 2nd Expiring SV	enter % enter %	4.77%

8. If the council has an expiring variation, enter the \$ amount expiring in row 70 below.

D. Crown Land adjustments, catch ups, valuation objections

9. Enter the amount of any Crown Land adjustments required

10. Enter the amount for any catch ups or excess adjustments required

11. Enter any valuation objections required (input as a positive whole number)

	\$	% Y 0 income
enter \$		0.00%
enter \$		0.00%
enter \$		0.00%

E. Requested annual percentage increases and expiring SV amounts

A special variation is the total % increase permitted in a council's general income, including the rate peg and Crown land adjustments, 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.

Table 1 Requested annual percentage increases and expiring SV amounts

Financial year	Year 0 2018-19	Year 1 2019-20	Year 2 2020-21	Year 3 2021-22	Year 4 2022-23	Year 5 2023-24	Year 6 2024-25	Year 7 2025-26
Annual % increases								
na - leave blank								
Rate peg only		2.70%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
<i>plus</i> percentage above the rate peg		9.00%	.	.	.	.	.	.
<i>plus</i> Crown Land adjustment		0.00%	.	.	.	.	.	.
Proposed SV	na	11.70%						
Cumulative % increase								
Rate peg only	na	2.70%	5.27%	7.90%	10.60%	13.36%	16.20%	19.10%
Percentage above the rate peg		9.00%	.	.	.	.	.	.
Proposed SV	na	11.70%	.	.	.	.	.	.
Expiring special variations								
\$ value of expiring special variations (ESV)	\$ (nominal)	636,992						
	% value of ESV	4.77%	.	.	.	.	.	.

WORKSHEET 2

CALCULATION OF NOTIONAL GENERAL INCOME 2018-19

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 2018 and are to include:

- (i) supplementaries having the same base date and furnished to Council during that year, and
(ii) estimates of increases in valuations provided to the Council under section 513.

Calculation of Notional General Income - Ordinary Rates

[illegible]

Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business						</				

Calculation of Notional General Income - Special Rates

Rating Category (s514-518)	Name of special rate	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional Income
Residential	Parking	150.00	0.9539					26,708,000		.
Residential										.
Residential										.
Residential										.
Residential										.
Residential										.
Residential										.
Residential										.
Residential										.
Business										254,768
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business										.
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									
Business	.									

Mining					.					.
Mining					.					.
Mining					.					.
Sub-Total:										254,768

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:

13,354,130

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 2019-20

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 (S514-518)	Name of sub-category	Number of Assessments	Ad valorem rate (cents)	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
Residential	Lithgow	5,456	0.6307	311.00	35.69%			484,805,214		4,754,583
Residential	Wallerawang	825	0.4905	271.00	42.94%			60,536,244		520,446
Residential	Portland	922	0.4690	265.00	49.20%			53,778,484		496,532
Residential	Lidsdale	133	0.4679	311.00	40.82%			12,813,220		101,321
Residential	General	2,238	0.3502	218.00	25.66%			403,611,720		1,901,394
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
Residential					.					.
	Total Residential	9,574					0	1,015,544,882	0	7,774,276
Business	Lithgow	289	2.5206	437.00	7.78%			59,337,546		1,621,842
Business	Wallerawang	41	1.5747	437.00	15.13%			6,428,756		119,285
Business	Portland	39	1.2136	437.00	37.57%			2,338,916		45,467
Business	Lidsdale	4	1.9888	296.00	14.04%			364,400		8,431
Business	General	114	0.4265	296.00	18.42%			34,938,380		182,647
Business					.					.
Business					.					.

Rating Category (s514-518)	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
Residential	Parking	150.00	1.0147					26,708,000		271,001
Residential										
Residential										
Residential										
Residential										
Residential										
Residential										
Residential										
Residential										
Residential										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										
Business										

Mining										
Mining										
Mining										
Mining										
Mining										
Sub-Total:										271,001

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

13,934,042

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

NET Notional General Income

13,934,042

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

WORKSHEET 4**PERMISSIBLE GENERAL INCOME SUMMARY FOR 2019-20**

All dollars in nominal terms

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

Prior year Notional General Income	13,354,130
------------------------------------	------------

Less: Expiry of a prior special variation	636,992
--------------------------------------------------	---------

Adjusted first year Notional General Income	\$ 12,717,138
---------------------------------------------	----------------------

Plus: Rate peg increase - first year	2.70%	343,363
---------------------------------------------	-------	---------

Plus: Additional increase - first year	9.00%	1,144,542
-----------------------------------------------	-------	-----------

Plus: Crown Land adjustment - first year	0.00%	0
-------------------------------------------------	-------	---

Total special variation - first year	11.70%	\$ 1,487,905
---------------------------------------------	---------------	---------------------

Other First Year Adjustments:

Plus/Minus Prior year Catch-up/(Excess)	0
------------------------------------------------	---

Minus: Valuation Objections claimed in prior year	0
----------------------------------------------------------	---

Total Adjustments	0
-------------------	---

First year Permissible General Income	\$ 14,205,043
----------------------------------------------	----------------------

check = 0

#VALUE!

#VALUE!

#VALUE!

#VALUE!

0.00

#VALUE!

0.00

#VALUE!

PERMISSABLE GENERAL INCOME (PGI) OVER PROPOSED SV PERIOD (\$ nominal)

		Year 0 2018-19							Total increase	
Financial year	units								\$ nominal	%
Permissible General Income (PGI) with proposed SV										
Prior year Notional General Income (NGI)	\$ nominal	.	.	.	.	.	.	.
less expiry of a prior special variation	\$ nominal	.	.	.	.	.	.	.
Adjusted Notional General income	\$ nominal	.	.	.	.	.	.	.
plus rate peg increase	\$ nominal	.	.	.	.	.	.	.
plus additional increase	\$ nominal	.	.	.	.	.	.	.
plus Crown Land adjustment	\$ nominal	.	.	.	.	.	.	.
Total proposed SV	\$ nominal	.	.	.	.	.	.	.
Notional General Income after SV applied	\$ nominal	.	.	.	.	.	.	.
plus other 1st-year adjustments	\$ nominal		0||.	.	.	.	.	.
PGI with proposed SV	\$ nominal		13,354,130||	.	.	.	.	.	0	0.00%
Permissible General Income if only the rate peg applied										
Prior year Notional General Income (NGI)	\$ nominal	.	.	.	.	.	.	.
less expiry of a prior special variation	\$ nominal	.	.	.	.	.	.	.
Adjusted Notional General income	\$ nominal	.	.	.	.	.	.	.
plus rate peg increase	\$ nominal	.	.	.	.	.	.	.
plus other 1st-year adjustments	\$ nominal		0	.	.	.	.	.
PGI if only the rate peg applied	\$ nominal		13,354,130||.	.	.	.	.	.	0	0.00%
PGI if expiring SV renewed and rate peg applied										
Prior year Notional General Income (NGI)	\$ nominal	.	.	.	.	.	.	.
plus rate peg increase	\$ nominal	.	.	.	.	.	.	.
plus other 1st-year adjustments	\$ nominal		0	.	.	.	.	.
PGI if expiring SV renewed and rate peg applied	\$ nominal		13,354,130||.	.	.	.	.	.	0	0.00%

INCREASES IN PERMISSABLE GENERAL INCOME (PGI) OVER PROPOSED SV PERIOD (nominal)

[illegible]

WORKSHEET 5a

IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

All dollars in nominal terms

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.

[illegible]

Annual and cumulative increases

[illegible]

Average Ordinary and Special Rates - with proposed special variation						\$ per year			
Category	Sub-category or Special Rate name	Average Rate	Average Rate	Average Rate	Average Rate	Average Rate	Average Rate	Average Rate	Average Rate
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Residential	Lithgow	819.21	871.40	893.19	915.52	938.41	961.87	985.91	1,010.56
Residential	Wallerawang	593.28	631.08	646.86	663.03	679.60	696.59	714.01	731.86
Residential	Portland	506.33	538.59	552.05	565.86	580.00	594.50	609.37	624.60
Residential	Lidsdale	716.18	761.81	780.85	800.38	820.39	840.90	861.92	883.47
Residential	General	798.71	849.61	870.85	892.62	914.93	937.81	961.25	985.28
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Residential		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
	TOTAL AVERAGE	763.39	812.04	832.34	853.15	874.47	896.34	918.74	941.71
Business	Lithgow	5,279.95	5,616.38	5,756.79	5,900.71	6,048.22	6,199.43	6,354.42	6,513.28
Business	Wallerawang	2,714.58	2,887.55	2,959.74	3,033.74	3,109.58	3,187.32	3,267.00	3,348.68
Business	Portland	1,093.45	1,163.12	1,192.20	1,222.01	1,252.56	1,283.87	1,315.97	1,348.87
Business	Lidsdale	1,981.56	2,107.83	2,160.52	2,214.54	2,269.90	2,326.65	2,384.81	2,444.43
Business	General	1,510.44	1,606.68	1,646.85	1,688.02	1,730.22	1,773.47	1,817.81	1,863.26
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						
Business		.	.						

[illegible]

Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						
Special rate		.	.						

[illegible]

Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Average Rates - without proposed special variation							Average Rates - without proposed special variation							Average Rates - without proposed special variation							Average Rates - without proposed special variation						
Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
-18.02	20.03	20.53	21.05	21.57	22.10	22.67	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	-18.02	2.01	22.54	43.59	65.16	87.26	109.93	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%
-13.05	14.51	14.87	15.24	15.62	16.01	16.41	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	-13.05	1.46	16.33	31.57	47.19	63.20	79.61	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%
-11.14	12.39	12.68	13.01	13.33	13.67	14.00	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	-11.14	1.25	13.93	26.94	40.27	53.94	67.94	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%

[illegible]

[illegible]

Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
TOTAL AVERAGE		4,342.14	4,246.67	4,352.84	4,461.66	4,573.19	4,687.53	4,804.72	4,924.84
Farmland	Intense Use	1,406.95	1,376.03	1,410.42	1,445.70	1,481.85	1,518.89	1,556.85	1,595.79
Farmland		1,830.59	1,790.21	1,835.08	1,880.78	1,927.72	1,975.92	2,025.41	2,075.88
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Farmland		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
TOTAL AVERAGE		1,440.35	1,408.68	1,443.89	1,479.99	1,516.99	1,554.91	1,593.78	1,633.63
Mining		160,460.99	156,932.88	160,856.13	164,877.27	168,999.27	173,224.36	177,555.00	181,993.97
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Mining		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
Special rate		.							
TOTAL AVERAGE		160,460.99	156,932.88	160,856.13	164,877.27	168,999.27	173,224.36	177,555.00	181,993.97

Domestic Waste Management Services - Annual Charge								
\$ per year								
(Enter the current annual charge and the proposed annual charge for each year of the application.)								
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
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Garbage Residential Standard	459.81	471.31	483.09	495.17	507.54	520.23	533.24	546.57
Garbage Business	459.81	471.31	483.09	495.17	507.54	520.23	533.24	546.57
Garbage Non-rateable	459.81	471.31	483.09	495.17	507.54	520.23	533.24	546.57
Waste Disposal Residential	224.52	230.13	235.89	241.78	247.83	254.02	260.37	266.88
Waste Disposal Rural	155.69	159.58	163.57	167.66	171.85	176.15	180.55	185.07

--	--	--	--	--	--	--	--	--

Water Supply Services - Annual Charge		\$ per year						
(Enter the current annual charge and the proposed annual charge for each year of the application.)								
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
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Water Residential Access	189.26	193.99	198.84	203.81	208.91	214.13	219.48	224.97
Water Business 20mm Access	800.00	820.00	840.50	861.51	883.05	905.13	927.75	950.95
Water Business 50mm Access	1,059.00	1,085.48	1,112.61	1,140.43	1,168.94	1,198.16	1,228.12	1,258.82
Water Business 100mm Access	1,204.00	1,234.10	1,264.95	1,296.58	1,328.99	1,362.22	1,396.27	1,431.18
Water Business 200mm Access	1,204.00	1,234.10	1,264.95	1,296.58	1,328.99	1,362.22	1,396.27	1,431.18

[illegible][illegible][illegible]

--	--	--	--	--	--	--	--	--

Other Annual Charges

\$ per year

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

Description	Current	Annual	Annual	Annual	Annual	Annual	Annual	Annual
	Average	Charge	Charge	Charge	Charge	Charge	Charge	Charge
	Charge	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Septic Approval Low Risk	40.00	41.00	42.03	43.08	44.15	45.26	46.39	47.55
Septic Approval Medium Risk	60.00	61.50	63.04	64.61	66.23	67.88	69.58	71.32
Septic Approval High Risk	90.00	92.25	94.56	96.92	99.34	101.83	104.37	106.98
Stormwater Residential Standard	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Stormwater Residential Strata	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50
Stormwater Business Standard	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00

[illegible][illegible]

WORKSHEET 5b

IMPACT ON RATES BY LAND VALUE

All dollars in nominal terms

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.
2. 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?

[illegible][illegible]

Annual and cumulative increases

[illegible][illegible]

Ordinary Business Rates - with proposed special variation				\$ nominal per year						
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	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
\$0 to \$99,999	215	\$50,000	1,414.08	1,504.18	1,541.71	1,580.28	1,619.64	1,660.24	1,701.68	1,743.99
\$100,000 to \$199,999	139	\$150,000	3,220.78	3,425.99	3,511.63	3,599.41	3,689.31	3,781.59	3,876.11	3,972.92
\$200,000 to \$299,999	58	\$250,000	4,751.42	5,054.24	5,180.56	5,310.14	5,443.03	5,579.04	5,718.52	5,861.56
\$300,000 to \$399,999	31	\$350,000	6,456.98	6,868.51	7,040.19	7,216.29	7,396.95	7,581.74	7,771.31	7,965.80
\$400,000 to \$499,999	8	\$450,000	8,929.91	9,499.19	9,736.58	9,980.28	10,230.51	10,485.88	10,748.12	11,017.39
\$500,000 to \$599,999	10	\$550,000	8,897.08	9,464.08	9,700.73	9,943.31	10,192.28	10,446.84	10,708.12	10,976.28
\$600,000 to \$699,999	5	\$650,000	10,667.21	11,347.02	11,630.79	11,921.61	12,220.16	12,525.33	12,838.61	13,160.21
\$700,000 to \$799,999	3	\$750,000	8,099.21	8,615.17	8,830.86	9,051.41	9,277.89	9,509.60	9,747.55	9,991.89
\$800,000 to \$899,999	3	\$850,000	15,174.27	16,141.38	16,545.01	16,958.79	17,383.63	17,817.67	18,263.32	18,720.89
\$900,000 to \$999,999	1	\$950,000	23,940.17	25,466.34	26,102.71	26,756.04	27,426.76	28,111.47	28,814.45	29,536.16
\$1,000,000 to \$1,499,999	5	\$1,250,000	20,228.86	21,518.05	22,056.27	22,607.77	23,174.14	23,752.69	24,346.88	24,957.09
\$1,500,000 to \$1,999,999	6	\$1,750,000	18,550.60	19,732.11	20,226.58	20,731.30	21,249.96	21,780.53	22,325.75	22,886.00
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,779.22	9,336.93	9,572.72	9,809.53	10,053.45	10,304.63	10,563.28	10,829.58
\$3,000,000 and greater	2	\$3,000,000	52,291.57	55,622.14	57,016.07	58,438.80	59,901.15	61,396.53	62,933.55	64,513.24

Ordinary Business Rates - without proposed special variation				\$ nominal per year						
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	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
\$0 to \$99,999	215	\$50,000	1,414.08	1,383.03	1,417.64	1,452.96	1,489.43	1,526.66	1,564.91	1,603.95
\$100,000 to \$199,999	139	\$150,000	3,220.78	3,149.98	3,228.73	3,309.39	3,392.21	3,477.02	3,563.96	3,653.01
\$200,000 to \$299,999	58	\$250,000	4,751.42	4,646.95	4,763.14	4,882.30	5,004.23	5,129.28	5,257.56	5,389.11
\$300,000 to \$399,999	31	\$350,000	6,456.98	6,314.98	6,472.88	6,634.86	6,800.49	6,970.42	7,144.72	7,323.53
\$400,000 to \$499,999	8	\$450,000	8,929.91	8,733.50	8,951.90	9,176.16	9,404.87	9,639.75	9,880.86	10,128.45
\$500,000 to \$599,999	10	\$550,000	8,897.08	8,701.37	8,918.90	9,142.15	9,370.32	9,604.51	9,844.56	10,090.94
\$600,000 to \$699,999	5	\$650,000	10,667.21	10,432.56	10,693.34	10,961.06	11,234.57	11,515.36	11,803.14	12,098.56
\$700,000 to \$799,999	3	\$750,000	8,099.21	7,920.99	8,118.87	8,322.07	8,529.88	8,743.28	8,961.48	9,185.56
\$800,000 to \$899,999	3	\$850,000	15,174.27	14,840.47	15,211.46	15,592.38	15,981.32	16,380.68	16,790.10	17,210.46
\$900,000 to \$999,999	1	\$950,000	23,940.17	23,413.64	23,999.18	24,600.31	25,213.59	25,843.26	26,489.72	27,153.40
\$1,000,000 to \$1,499,999	5	\$1,250,000	20,228.86	19,783.83	20,278.33	20,786.18	21,304.64	21,837.12	22,382.74	22,943.09
\$1,500,000 to \$1,999,999	6	\$1,750,000	18,550.60	18,142.25	18,595.26	19,060.78	19,536.72	20,025.82	20,525.03	21,038.04
\$2,000,000 to \$2,999,999	1	\$2,500,000	8,779.22	8,585.52	8,798.98	9,018.81	9,245.17	9,478.22	9,712.24	9,953.27
\$3,000,000 and greater	2	\$3,000,000	52,291.57	51,140.41	52,417.34	53,729.80	55,071.13	56,449.79	57,856.88	59,303.17

Ordinary Farmland Rates - with proposed special variation				\$ nominal per year						
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	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
\$0 to \$99,999	35	\$50,000	495.18	526.54	539.61	552.79	566.97	581.25	595.65	610.16
\$100,000 to \$199,999	227	\$150,000	872.89	928.39	951.55	975.15	999.74	1,024.80	1,050.34	1,076.37
\$200,000 to \$299,999	403	\$250,000	1,106.50	1,176.94	1,206.33	1,236.38	1,267.41	1,299.14	1,331.57	1,364.73
\$300,000 to \$399,999	318	\$350,000	1,390.51	1,479.10	1,516.08	1,553.96	1,592.83	1,632.66	1,673.47	1,715.29
\$400,000 to \$499,999	109	\$450,000	1,660.98	1,766.86	1,811.06	1,856.41	1,902.73	1,950.28	1,999.07	2,049.13
\$500,000 to \$599,999	65	\$550,000	1,983.38	2,109.87	2,162.67	2,216.92	2,272.14	2,328.88	2,387.18	2,447.08
\$600,000 to \$699,999	28	\$650,000	2,226.07	2,368.07	2,427.35	2,488.29	2,550.20	2,613.87	2,679.33	2,746.62
\$700,000 to \$799,999	24	\$750,000	2,527.67	2,688.95	2,756.28	2,825.54	2,895.77	2,968.04	3,042.40	3,118.89
\$800,000 to \$899,999	15	\$850,000	2,825.28	3,005.58	3,080.86	3,158.33	3,236.77	3,317.53	3,400.67	3,486.24
\$900,000 to \$999,999	8	\$950,000	3,135.97	3,336.14	3,419.70	3,505.76	3,592.76	3,682.38	3,774.68	3,869.73
\$1,000,000 to \$1,499,999	27	\$1,250,000	3,867.85	4,114.80	4,217.90	4,324.15	4,431.34	4,541.84	4,655.73	4,773.10
\$1,500,000 to \$1,999,999	14	\$1,750,000	5,423.16	5,769.52	5,914.14	6,063.31	6,213.39	6,368.26	6,528.04	6,692.83
\$2,000,000 to \$2,999,999	7	\$2,500,000	6,987.79	7,434.16	7,620.55	7,812.89	8,006.12	8,205.63	8,411.56	8,624.07
\$3,000,000 and greater	1	\$3,000,000	12,137.65	12,913.20	13,237.06	13,571.51	13,906.77	14,253.18	14,611.05	14,980.59

	Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Land Value	Ordinary Business Rates - with proposed special variation							Ordinary Business Rates - with proposed special variation							Ordinary Business Rates - with proposed special variation							Ordinary Business Rates - with proposed special variation						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
\$50,000	90.10	37.53	38.57	39.36	40.60	41.44	42.31	6.37%	2.50%	2.50%	2.49%	2.51%	2.50%	2.49%	90.10	127.63	166.20	205.56	246.16	287.60	329.91	6.37%	9.03%	11.75%	14.54%	17.41%	20.34%	23.33%
\$150,000	205.21	85.64	87.78	89.90	92.28	94.52	96.81	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	205.21	290.85	378.63	468.53	560.81	655.33	752.14	6.37%	9.03%	11.76%	14.55%	17.41%	20.35%	23.35%
\$250,000	302.82	126.32	129.58	132.89	136.01	139.48	143.04	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	302.82	429.14	558.72	691.61	827.62	967.10	1,110.14	6.37%	9.03%	11.76%	14.56%	17.42%	20.35%	23.36%
\$350,000	411.53	171.68	176.10	180.66	184.79	189.57	194.49	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	411.53	583.21	759.31	939.97	1,124.76	1,314.33	1,508.82	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$450,000	569.28	237.39	243.70	250.23	255.37	262.24	269.27	6.37%	2.50%	2.50%	2.51%	2.50%	2.50%	2.51%	569.28	806.67	1,050.37	1,300.60	1,555.97	1,818.21	2,087.48	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.38%
\$550,000	567.00	236.65	242.58	248.97	254.56	261.28	268.16	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	567.00	803.65	1,046.23	1,295.20	1,549.76	1,811.04	2,079.20	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$650,000	679.81	283.77	290.82	298.55	305.17	313.28	321.60	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	679.81	963.58	1,254.40	1,552.95	1,858.12	2,171.40	2,493.00	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$750,000	515.96	215.69	220.55	226.48	231.71	237.95	244.34	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.51%	515.96	731.65	952.20	1,178.68	1,410.39	1,648.34	1,892.68	6.37%	9.03%	11.76%	14.55%	17.41%	20.35%	23.37%
\$850,000	967.11	403.63	413.78	424.84	434.04	445.65	457.57	6.37%	2.50%	2.50%	2.51%	2.50%	2.50%	2.51%	967.11	1,370.74	1,784.52	2,209.36	2,643.40	3,089.05	3,546.62	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$950,000	1,526.17	636.37	653.33	670.72	684.71	702.98	721.71	6.37%	2.50%	2.50%	2.51%	2.50%	2.50%	2.50%	1,526.17	2,162.54	2,815.87	3,486.59	4,171.30	4,874.28	5,595.99	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$1,250,000	1,289.19	538.22	551.50	566.37	578.55	594.19	610.21	6.37%	2.50%	2.50%	2.51%	2.50%	2.50%	2.51%	1,289.19	1,827.41	2,378.91	2,945.28	3,523.83	4,118.02	4,728.23	6.37%	9.03%	11.76%	14.56%	17.42%	20.36%	23.37%
\$1,750,000	1,181.51	494.47	504.72	518.66	530.57	545.22	560.25	6.37%	2.51%	2.50%	2.50%	2.50%	2.50%	2.51%	1,181.51	1,675.98	2,180.70	2,699.36	3,229.93	3,775.15	4,335.40	6.37%	9.03%	11.76%	14.55%	17.41%	20.35%	23.37%
\$2,500,000	557.71	235.79	236.81	243.92	251.18	258.65	266.30	6.35%	2.53%	2.47%	2.49%	2.50%	2.51%	2.52%	557.71	793.50	1,030.31	1,274.23	1,525.41	1,784.06	2,050.36	6.35%	9.04%	11.74%	14.51%	17.38%	20.32%	23.35%
\$3,000,000	3,330.57	1,393.93	1,422.73	1,462.35	1,495.38	1,537.02	1,579.69	6.37%	2.51%	2.50%	2.50%	2.50%	2.50%	2.51%	3,330.57	4,724.50	6,147.23	7,609.58	9,104.96	10,641.98	12,221.67	6.37%	9.03%	11.76%	14.55%	17.41%	20.35%	23.37%

	Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Land Value	Ordinary Business Rates - without proposed special variation							Ordinary Business Rates - without proposed special variation							Ordinary Business Rates - without proposed special variation							Ordinary Business Rates - without proposed special variation						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
\$50,000	31.05	34.61	35.32	36.47	37.23	38.25	39.04	-2.20%	2.50%	2.49%	2.51%	2.50%	2.51%	2.49%	31.05	3.56	38.88	75.35	112.58	150.83	189.87	-2.20%	0.25%	2.75%	5.33%	7.96%	10.67%	13.43%
\$150,000	70.80	78.75	80.66	82.82	84.81	86.94	89.05	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	70.80	7.95	88.61	171.43	256.24	343.18	432.23	-2.20%	0.25%	2.75%	5.32%	7.96%	10.66%	13.42%
\$250,000	104.47	116.19	119.16	121.93	125.05	128.28	131.55	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	104.47	11.72	130.88	252.81	377.86	506.14	637.69	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%
\$350,000	142.00	157.90	161.98	165.63	169.93	174.30	178.81	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	142.00	15.90	177.88	343.51	513.44	687.74	866.55	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%
\$450,000	196.41	218.40	224.26	228.71	234.88	241.11	247.59	-2.20%	2.50%	2.51%	2.49%	2.50%	2.50%	2.51%	196.41	21.99	246.25	474.96	709.84	950.95	1,198.54	-2.20%	0.25%	2.76%	5.32%	7.95%	10.65%	13.42%
\$550,000	195.71	217.53	223.25	228.17	234.19	240.05	246.38	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	195.71	21.82	245.07	473.24	707.43	947.48	1,193.86	-2.20%	0.25%	2.75%	5.32%	7.95%	10.65%	13.42%
\$650,000	234.65	260.78	267.72	273.51	280.79	287.78	295.42	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	234.65	26.13	293.85	567.36	848.15	1,135.93	1,431.35	-2.20%	0.24%	2.75%	5.32%	7.95%	10.65%	13.42%
\$750,000	178.22	197.88	203.20	207.81	213.40	218.20	224.08	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	178.22	19.66	222.86	430.67	644.07	862.27	1,086.35	-2.20%	0.24%	2.75%	5.32%	7.95%	10.65%	13.41%
\$850,000	333.80	370.99	380.92	388.94	399.36	409.42	420.36	-2.20%	2.50%	2.50%	2.49%	2.50%	2.50%	2.50%	333.80	37.19	418.11	807.05	1,206.41	1,615.83	2,036.19	-2.20%	0.25%	2.76%	5.32%	7.95%	10.65%	13.42%
\$950,000	526.53	585.54	601.13	613.28	629.67	646.46	663.68	-2.20%	2.50%	2.50%	2.49%	2.50%	2.50%	2.51%	526.53	59.01	660.14	1,273.42	1,903.09	2,549.55	3,213.23	-2.20%	0.25%	2.76%	5.32%	7.95%	10.65%	13.42%
\$1,250,000	445.03	494.50	507.85	518.46	532.48	545.62	560.35	-2.20%	2.50%	2.50%	2.49%	2.50%	2.50%	2.50%	445.03	49.47	557.32	1,075.78	1,608.26	2,153.88	2,714.23	-2.20%	0.24%	2.76%	5.32%	7.95%	10.65%	13.42%
\$1,750,000	408.35	453.01	465.52	475.94	489.10	499.21	513.01	-2.20%	2.50%	2.50%	2.50%	2.50%	2.49%	2.50%	408.35	44.66	510.18	986.12	1,475.22	1,974.43	2,487.44	-2.20%	0.24%	2.75%	5.32%	7.95%	10.64%	13.41%
\$2,500,000	193.70	213.46	219.83	226.36	233.05	234.02	241.03	-2.21%	2.49%	2.50%	2.51%	2.52%	2.47%	2.48%	193.70	19.76	239.59	465.95	699.00	933.02	1,174.05	-2.21%	0.23%	2.73%	5.31%	7.96%	10.63%	13.37%
\$3,000,000	-1,151.16	1,276.93	1,312.46	1,341.33	1,378.66	1,407.09	1,446.29	-2.20%	2.50%	2.50%	2.50%	2.50%	2.49%	2.50%	-1,151.16	125.77	1,438.23	2,779.56	4,158.22	5,565.31	7,011.60	-2.20%	0.24%	2.75%	5.32%	7.95%	10.64%	13.41%

	Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Land Value	Ordinary Farmland Rates - with proposed special variation							Ordinary Farmland Rates - with proposed special variation							Ordinary Farmland Rates - with proposed special variation							Ordinary Farmland Rates - with proposed special variation						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	\$50,000	31.36	13.07	13.18	14.18	14.28	14.40	14.51	6.33%	2.48%	2.44%	2.57%	2.52%	2.48%	2.44%	31.36	44.43	57.61	71.79	86.07	100.47	114.98	6.33%	8.97%	11.63%	14.50%	17.38%	20.29%	23.22%
\$150,000	55.50	23.16	23.60	24.59	25.06	25.54	26.03	6.36%	2.49%	2.48%	2.52%	2.51%	2.49%	2.48%	55.50	78.66	102.26	126.85	151.91	177.45	203.48	6.36%	9.01%	11.72%	14.53%	17.40%	20.33%	23.31%
\$250,000	70.44	29.39	30.05	31.03	31.73	32.43	33.16	6.37%	2.50%	2.49%	2.51%	2.50%	2.50%	2.49%	70.44	99.83	129.88	160.91	192.64	225.07	258.23	6.37%	9.02%	11.74%	14.54%	17.41%	20.34%	23.34%
\$350,000	88.59	36.98	37.88	38.87	39.83	40.81	41.82	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	88.59	125.57	163.45	202.32	242.15	282.96	324.78	6.37%	9.03%	11.75%	14.55%	17.41%	20.35%	23.36%
\$450,000	105.88	44.20	45.35	46.32	47.55	48.79	50.06	6.37%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	105.88	150.08	195.43	241.75	289.30	338.09	388.15	6.37%	9.04%	11.77%	14.55%	17.42%	20.35%	23.37%
\$550,000	126.49	52.80	54.25	55.22	56.74	58.30	59.90	6.38%	2.50%	2.51%	2.49%	2.50%	2.50%	2.51%	126.49	179.29	233.54	288.76	345.50	403.80	463.70	6.38%	9.04%	11.77%	14.56%	17.42%	20.36%	23.38%
\$650,000	142.00	59.28	60.94	61.91	63.67	65.46	67.29	6.38%	2.50%	2.51%	2.49%	2.50%	2.50%	2.51%	142.00	201.28	262.22	324.13	387.80	453.26	520.55	6.38%	9.04%	11.78%	14.56%	17.42%	20.36%	23.38%
\$750,000	161.28	67.33	69.26	70.23	72.27	74.36	76.49	6.38%	2.50%	2.51%	2.49%	2.50%	2.51%	2.51%	161.28	228.61	297.87	368.10	440.37	514.73	591.22	6.38%	9.04%	11.78%	14.56%	17.42%	20.36%	23.39%
\$850,000	180.30	75.28	77.47	78.44	80.76	83.14	85.57	6.38%	2.50%	2.51%	2.48%	2.50%	2.51%	2.52%	180.30	255.58	333.05	411.49	492.25	575.39	660.96	6.38%	9.05%	11.79%	14.56%	17.42%	20.37%	23.39%
\$950,000	200.17	83.56	86.06	87.00	89.62	92.30	95.05	6.38%	2.50%	2.52%	2.48%	2.49%	2.51%	2.52%	200.17	283.73	369.79	456.79	546.41	638.71	733.76	6.38%	9.05%	11.79%	14.57%	17.42%	20.37%	23.40%
\$1,250,000	246.95	103.10	106.25	107.19	110.50	113.89	117.37	6.38%	2.51%	2.52%	2.48%	2.49%	2.51%	2.52%	246.95	350.05	456.30	563.49	673.99	787.88	905.25	6.38%	9.05%	11.80%	14.57%	17.43%	20.37%	23.40%
\$1,750,000	346.36	144.62	149.17	150.08	154.87	159.78	164.79	6.39%	2.51%	2.52%	2.48%	2.49%	2.51%	2.52%	346.36	490.98	640.15	790.23	945.10	1,104.88	1,269.67	6.39%	9.05%	11.80%	14.57%	17.43%	20.37%	23.41%
\$2,500,000	446.37	186.39	192.34	193.23	199.51	205.93	212.51	6.39%	2.51%	2.52%	2.47%	2.49%	2.51%	2.53%	446.37	632.76	825.10	1,018.33	1,217.84	1,423.77	1,636.28	6.39%	9.06%	11.81%	14.57%	17.43%	20.38%	23.42%
\$3,000,000	775.55	323.86	334.45	335.26	346.41	357.87	369.54	6.39%	2.51%	2.53%	2.47%	2.49%	2.51%	2.53%	775.55	1,099.41	1,433.86	1,769.12	2,115.53	2,473.40	2,842.94	6.39%	9.06%	11.81%	14.58%	17.43%	20.38%	23.42%

Ordinary Farmland Rates - without proposed special variation										
\$ nominal per year										
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	Rate Year 2	Rate Year 3	Rate Year 4	Rate Year 5	Rate Year 6	Rate Year 7
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
\$0 to \$99,999	35	\$50,000	495.18	484.61	496.45	509.29	522.22	535.25	548.39	562.52
\$100,000 to \$199,999	227	\$150,000	872.89	853.88	875.07	897.20	919.75	942.73	966.15	990.56
\$200,000 to \$299,999	403	\$250,000	1,106.50	1,082.28	1,109.24	1,137.13	1,165.62	1,194.76	1,224.54	1,255.30
\$300,000 to \$399,999	318	\$350,000	1,390.51	1,359.95	1,393.94	1,428.81	1,464.54	1,501.15	1,538.67	1,577.16
\$400,000 to \$499,999	109	\$450,000	1,660.98	1,624.39	1,665.06	1,706.59	1,749.21	1,792.94	1,837.82	1,883.67
\$500,000 to \$599,999	65	\$550,000	1,983.38	1,939.59	1,988.24	2,037.70	2,088.53	2,140.75	2,194.41	2,249.03
\$600,000 to \$699,999	28	\$650,000	2,226.07	2,176.86	2,231.50	2,286.94	2,343.95	2,402.56	2,462.83	2,524.05
\$700,000 to \$799,999	24	\$750,000	2,527.67	2,471.72	2,533.83	2,596.69	2,661.38	2,727.93	2,796.41	2,865.84
\$800,000 to \$899,999	15	\$850,000	2,825.28	2,762.69	2,832.15	2,902.34	2,974.61	3,049.00	3,125.58	3,203.10
\$900,000 to \$999,999	8	\$950,000	3,135.97	3,066.45	3,143.60	3,221.43	3,301.60	3,384.18	3,469.22	3,555.20
\$1,000,000 to \$1,499,999	27	\$1,250,000	3,867.85	3,781.99	3,877.23	3,973.08	4,071.89	4,173.74	4,278.71	4,384.60
\$1,500,000 to \$1,999,999	14	\$1,750,000	5,423.16	5,302.58	5,436.28	5,570.41	5,708.82	5,851.63	5,998.95	6,147.14
\$2,000,000 to \$2,999,999	7	\$2,500,000	6,987.79	6,832.28	7,004.67	7,177.30	7,355.56	7,539.57	7,729.49	7,920.25
\$3,000,000 and greater	1	\$3,000,000	12,137.65	11,867.17	12,166.90	12,466.29	12,775.68	13,095.30	13,425.45	13,756.31

Land Value	Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
	Ordinary Farmland Rates - without proposed special variation							Ordinary Farmland Rates - without proposed special variation							Ordinary Farmland Rates - without proposed special variation							Ordinary Farmland Rates - without proposed special variation						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
\$50,000	10.57	11.84	12.84	12.93	13.03	13.14	14.13	-2.13%	2.44%	2.59%	2.54%	2.50%	2.45%	2.58%	10.57	1.27	14.11	27.04	40.07	53.21	67.34	-2.13%	0.26%	2.85%	5.46%	8.09%	10.75%	13.60%
\$150,000	19.01	21.19	22.13	22.55	22.98	23.42	24.41	-2.18%	2.48%	2.53%	2.51%	2.50%	2.48%	2.53%	19.01	2.18	24.31	46.86	69.84	93.26	117.67	-2.18%	0.25%	2.79%	5.37%	8.00%	10.68%	13.48%
\$250,000	24.22	26.96	27.89	28.49	29.14	29.78	30.76	-2.19%	2.49%	2.51%	2.51%	2.50%	2.49%	2.51%	24.22	2.74	30.63	59.12	88.26	118.04	148.80	-2.19%	0.25%	2.77%	5.34%	7.98%	10.67%	13.45%
\$350,000	30.56	33.99	34.87	35.73	36.61	37.52	38.49	-2.20%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	30.56	3.43	38.30	74.03	110.64	148.16	186.65	-2.20%	0.25%	2.75%	5.32%	7.96%	10.66%	13.42%
\$450,000	36.59	40.67	41.53	42.62	43.73	44.88	45.85	-2.20%	2.50%	2.49%	2.50%	2.50%	2.50%	2.49%	36.59	4.08	45.61	88.23	131.96	176.84	222.69	-2.20%	0.25%	2.75%	5.31%	7.94%	10.65%	13.41%
\$550,000	43.79	48.65	49.46	50.83	52.22	53.66	54.62	-2.21%	2.51%	2.49%	2.49%	2.50%	2.51%	2.49%	43.79	4.86	54.32	105.15	157.37	211.03	265.65	-2.21%	0.25%	2.74%	5.30%	7.93%	10.64%	13.39%
\$650,000	49.21	54.64	55.44	57.01	58.61	60.27	61.22	-2.21%	2.51%	2.48%	2.49%	2.50%	2.51%	2.49%	49.21	5.43	60.87	117.88	176.49	236.76	297.98	-2.21%	0.24%	2.73%	5.30%	7.93%	10.64%	13.39%
\$750,000	55.95	62.11	62.86	64.69	66.55	68.48	69.43	-2.21%	2.51%	2.48%	2.49%	2.50%	2.51%	2.48%	55.95	6.16	69.02	133.71	200.26	268.74	338.17	-2.21%	0.24%	2.73%	5.29%	7.92%	10.63%	13.38%
\$850,000	62.59	69.46	70.19	72.27	74.39	76.58	77.52	-2.22%	2.51%	2.48%	2.49%	2.50%	2.51%	2.48%	62.59	6.87	77.06	149.33	223.72	300.30	377.82	-2.22%	0.24%	2.73%	5.29%	7.92%	10.63%	13.37%
\$950,000	69.52	77.15	77.83	80.17	82.58	85.04	85.98	-2.22%	2.52%	2.48%	2.49%	2.50%	2.51%	2.48%	69.52	7.63	85.46	165.63	248.21	333.25	419.23	-2.22%	0.24%	2.73%	5.28%	7.91%	10.63%	13.37%
\$1,250,000	85.86	95.24	95.85	98.81	101.85	104.97	105.89	-2.22%	2.52%	2.47%	2.49%	2.50%	2.52%	2.47%	85.86	9.38	105.23	204.04	305.89	410.86	516.75	-2.22%	0.24%	2.72%	5.28%	7.91%	10.62%	13.36%
\$1,750,000	120.58	133.70	134.13	138.41	142.81	147.32	148.19	-2.22%	2.52%	2.47%	2.48%	2.50%	2.52%	2.47%	120.58	13.12	147.25	285.66	428.47	575.79	723.98	-2.22%	0.24%	2.72%	5.27%	7.90%	10.62%	13.35%
\$2,500,000	155.51	172.39	172.63	178.26	184.01	189.92	190.76	-2.23%	2.52%	2.46%	2.48%	2.50%	2.52%	2.47%	155.51	16.88	189.51	367.77	551.78	741.70	932.46	-2.23%	0.24%	2.71%	5.26%	7.90%	10.61%	13.34%
\$3,000,000	270.48	299.73	299.39	309.39	319.62	330.15	330.86	-2.23%	2.53%	2.46%	2.48%	2.50%	2.52%	2.46%	270.48	29.25	328.64	638.03	957.65	1,287.80	1,618.66	-2.23%	0.24%	2.71%	5.26%	7.89%	10.61%	13.34%

WORKSHEET 6

PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE

All dollars in nominal terms

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

Enter the proposed spending over 0 years under each of the headings as relevant.

For additional SV income in years beyond the period of the proposed special variation, we increase the income after 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.

Note: Columns G to P are formatted black if no data are required for a temporary SV. They will also display black before information has been entered regarding the proposed SV (WK 1 - Identification)

[illegible][illegible]

[illegible]

WORKSHEET 7**HISTORICAL FINANCIAL INFORMATION****All dollars in nominal terms (\$'000)**

This sheet captures the council's historical financial information as reported in its financial statements.

Income statement	\$'000 nominal per year		
	2015-16	2016-17	2017-18
Income			
Rates and Annual Charges	24,361	24,815	25,456
User Charges & Fees	6,606	6,643	6,703
Interest and Investment Revenues	759	811	887
Other Revenues	790	4,600	1,415
Grants & Contributions Op purposes	8,892	10,379	7,796
Grants & Contributions Capital purposes	6,958	9,561	4,330
Net gains asset sales			
Joint Ventures and Associated Entities			
Total Income	48,366	56,809	46,587
<i>Income excluding Cap. Grants & Contrib.</i>	<i>41,408</i>	<i>47,248</i>	<i>42,257</i>
<i>Income excluding Cap. Grants & Contrib. and asset sales</i>	<i>41,408</i>	<i>47,248</i>	<i>42,257</i>
Expenses			
Employee Benefits & On-costs	15,257	16,076	15,871
Borrowing Costs (i.e. interest costs)	1,998	851	681
Materials & Contracts	9,875	10,843	9,601
Depreciation & Amortisation	12,280	12,136	11,856
Impairment	5,210		
Other Expenses	909	5,369	5,087
Net loss from disposal of assets		2,512	918
Interest & Investment losses			
Joint Ventures and Associated Entities			
Total Expenses	45,529	47,787	44,014
<i>Expenses excluding investment losses</i>	<i>45,529</i>	<i>47,787</i>	<i>44,014</i>
<i>Expenses excluding net losses on asset disposals</i>	<i>45,529</i>	<i>45,275</i>	<i>43,096</i>
Net Operating Balance	2,837	9,022	2,573
Net Operating Balance excl capital items	-4,121	-539	-1,757
Net Operating Balance excl capital items and asset sales	-4,121	1,973	-839
Net Operating Balance excl capital as % income (excl Cap. Grants & Contrib.)	-9.95%	4.18%	-1.99%

Borrowing costs and repayments		\$'000 nominal per year		
Source: Cash flow statement				
	2015-16	2016-17	2017-18	
Borrowing costs	949	4,410	650	
Repayment of borrowings and advances	1,807	1,896	1,922	

Infrastructure asset performance indicators by fund %			
Source: Special Schedule 7 (General fund)			
	2015-16	2016-17	2017-18
1. Infrastructure renewals ratio	55.87%	33.90%	76.81%
2. Infrastructure backlog ratio	4.18%	6.46%	6.40%
3. Asset maintenance ratio	93.00%	89.71%	77.88%

Cash and investments		\$'000 nominal
Source: Note 6a, 6b, 6c		
	2017-18	
6a - Cash and cash equivalents		
Cash on hand and at bank	421	
Cash-equivalent assets	33,550	
Total	33,971	
6b - Investments		
Current	0	
Non-current	0	
Total	0	
Total cash, cash equivalents, and investments	33,971	
6c Restricted cash, cash equivalents, and investments		
External restrictions	21,052	
Internal restrictions	12,919	
Unrestricted		
Total	33,971	
check = 0	0	

Balance sheet extract (General fund)		\$'000 nominal
Source: Notes to financial statements		
	2017-18	
Assets		
Cash and cash equivalents	23,421	
Receivables - current	3,143	
Receivables - non current	0	
Total	26,564	
Liabilities		
Payables - current	6,079	
Payables - non current	9	
Borrowings - current	807	
Borrowings - non current	4,257	
Total	11,152	

WORKSHEET 8**LONG TERM FINANCIAL PLAN - SV SCENARIO AND BASE CASE**

All dollars in nominal terms

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 rows if necessary.

In the last table, 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.

SCENARIO 1: Proposed additional SV income and expenditure

	Year 0 2018-19	Year 1 2019-20	Year 2 2020-21	Year 3 2021-22	Year 4 2022-23	Year 5 2023-24	Year 6 2024-25	Year 7 2025-26	Year 8 2026-27	Year 9 2027-28	Year 10 2028-29	Sum of 10 years	Change over 10 years	
													\$	%
Income from continuing operations														
\$ nominal per year														
Revenue:														
Rates & Annual Charges	16,679	17,728	18,176	18,624	19,084	19,555	20,037	20,532	21,039	21,559	22,092	198,426	5,413	32.45%
User Charges & Fees	1,560	1,630	3,306	3,599	3,941	4,341	4,450	4,561	4,675	4,792	4,912	40,207	3,352	214.87%
Interest & Investment Revenue	838	863	889	915	943	971	1,000	1,030	1,061	1,093	1,126	9,891	288	34.37%
Other Revenues	1,290	1,387	1,425	1,464	1,505	1,546	1,585	1,624	1,665	1,707	1,749	15,657	459	35.58%
Grants & Contributions Op Purposes	6,931	7,501	7,613	7,727	7,843	7,961	8,080	8,202	8,325	7,450	8,576	79,278	1,645	23.73%
Grants & Contributions Capital Purposes	4,465	3,006	3,036	3,082	3,128	3,175	3,225	3,276	3,327	3,380	3,433	32,068	-1,032	-23.11%
<include additional items here>												0	0	0.00%
<include additional items here>												0	0	0.00%
Other Income:														
Net gains from disposal of assets	335											0	-335	-100.00%
Total Income Continuing Operations	32,098	32,115	34,445	35,411	36,444	37,549	38,377	39,225	40,092	39,981	41,888	375,527	9,790	30.50%
Income excluding capital grants and contributions	27,633	29,109	31,409	32,329	33,316	34,374	35,152	35,949	36,765	36,601	38,455	343,459	10,822	39.16%
Expenses from continuing operations														
\$ nominal per year														
Employee Benefits & On-costs	11,286	11,529	12,540	12,760	13,079	13,406	13,741	14,084	14,436	14,797	15,167	135,539	3,881	34.39%
Borrowing Costs (i.e. interest costs)	194	156	126	95	66	43	18	10	9	8	8	539	-186	-95.88%
Materials & Contracts	4,112	4,382	4,612	4,609	4,761	4,825	4,941	5,060	5,151	5,264	5,380	48,985	1,268	30.84%
Depreciation & Amortisation	8,364	8,617	8,881	9,091	9,317	9,559	9,818	10,062	10,314	10,570	10,690	96,919	2,326	27.81%
Other Expenses	4,551	4,548	4,812	4,803	4,899	5,007	5,257	5,230	5,345	5,462	5,722	51,085	1,171	25.73%
<include additional items here>												0	0	0.00%
<include additional items here>												0	0	0.00%
Net loss from disposal of assets												0	0	0.00%
Total expenses continuing operations	28,507	29,232	30,971	31,358	32,122	32,840	33,775	34,446	35,255	36,101	36,967	333,067	8,460	29.68%
Operating results														
\$ nominal per year														
Operating result from continuing operations	3,591	2,883	3,474	4,053	4,322	4,709	4,602	4,779	4,837	3,880	4,921	42,460	1,330	37.04%
Net operating result before capital grants and contributions	-874	-123	438	971	1,194	1,534	1,377	1,503	1,510	500	1,488	10,392	2,362	-270.25%
Increase in rates and annual charges														
\$ Increase in rates and annual charges		1,049	448	448	460	471	482	495	507	520	533	5,413		
% Increase in rates and annual charges		6.29%	2.53%	2.46%	2.47%	2.47%	2.46%	2.47%	2.47%	2.47%	2.47%	32.45%		

SCENARIO 2: Base case - no SV income or expenditure														
	Year 0 2018-19	Year 1 2019-20	Year 2 2020-21	Year 3 2021-22	Year 4 2022-23	Year 5 2023-24	Year 6 2024-25	Year 7 2025-26	Year 8 2026-27	Year 9 2027-28	Year 10 2028-29	Sum of 10	Change over 10 years \$ %	
Income from continuing operations														
Revenue:														
Rates & Annual Charges	16,679	16,541	16,954	17,378	17,812	18,258	18,714	19,182	19,662	20,153	20,657	185,311	3,978	23.85%
User Charges & Fees	1,560	1,599	1,639	1,680	17,822	1,765	1,809	1,855	1,901	1,948	1,997	34,015	437	28.01%
Interest & Investment Revenue	838	863	889	915	943	971	1,000	1,030	1,061	1,093	1,126	9,891	288	34.37%
Other Revenues	1,290	1,387	1,425	1,464	1,505	1,546	1,585	1,624	1,665	1,707	1,749	15,657	459	35.58%
Grants & Contributions Op Purposes	6,931	7,001	7,106	7,212	7,321	7,430	7,542	7,655	7,770	7,886	8,005	74,928	1,074	15.50%
Grants & Contributions Capital Purposes	4,465	3,006	3,036	3,082	3,128	3,175	3,225	3,276	3,327	3,380	3,433	32,068	-1,032	-23.11%
<include additional items here>												0	0	0.00%
<include additional items here>												0	0	0.00%
Other Income:														
Net gains from disposal of assets	335											0	-335	-100.00%
Total Income Continuing Operations	32,098	30,397	31,049	31,731	48,531	33,145	33,875	34,622	35,386	36,167	36,967	351,870	4,869	15.17%
Income excluding capital grants and contributions	27,633	27,391	28,013	28,649	45,403	29,970	30,650	31,346	32,059	32,787	33,534	319,802	5,901	21.35%
Expenses from continuing operations														
Employee Benefits & On-costs	11,286	11,713	12,005	12,212	12,517	12,830	13,151	13,480	13,817	14,162	14,516	130,403	3,230	28.62%
Borrowing Costs (i.e. interest costs)	194	156	126	95	66	43	18	10	9	8	8	539	-186	-95.88%
Materials & Contracts	4,112	4,486	4,412	4,476	4,612	4,671	4,781	4,891	4,979	5,087	5,196	47,591	1,084	26.36%
Depreciation & Amortisation	8,364	8,617	8,852	9,054	9,262	9,472	9,703	9,921	10,147	10,378	10,614	96,020	2,250	26.90%
Other Expenses	4,551	4,584	4,838	4,818	4,925	5,033	5,284	5,257	5,373	5,491	5,752	51,355	1,201	26.39%
<include additional items here>												0	0	0.00%
<include additional items here>												0	0	0.00%
Net loss from disposal of assets												0	0	0.00%
Total expenses continuing operations	28,507	29,556	30,233	30,655	31,382	32,049	32,937	33,559	34,325	35,126	36,086	325,908	7,579	26.59%
Operating results														
Operating result from continuing operations	3,591	841	816	1,076	17,149	1,096	938	1,063	1,061	1,041	881	25,962	-2,710	-75.47%
Net operating result before capital grants and contributions	-874	-2,165	-2,220	-2,006	14,021	-2,079	-2,287	-2,213	-2,266	-2,339	-2,552	-6,106	-1,678	191.99%
Increase in rates and annual charges														
\$ Increase in rates and annual charges		-138	413	424	434	446	456	468	480	491	504	3,978		
% Increase in rates and annual charges		-0.83%	2.50%	2.50%	2.50%	2								

SCENARIO 3: Hybrid case - SV expenditure but no SV income														
	Year 0 2018-19	Year 1 2019-20	Year 2 2020-21	Year 3 2021-22	Year 4 2022-23	Year 5 2023-24	Year 6 2024-25	Year 7 2025-26	Year 8 2026-27	Year 9 2027-28	Year 10 2028-29	Sum of 10	Change over 10 years \$ %	
Income from continuing operations														
Revenue:														
Rates & Annual Charges	16,679	16,541	16,954	17,378	17,812	18,258	18,714	19,182	19,662	20,153	20,657	185,311	3,978	23.85%
User Charges & Fees	1,560	1,599	1,639	1,680	17,822	1,765	1,809	1,855	1,901	1,948	1,997	34,015	437	28.01%
Interest & Investment Revenue	838	863	889	915	943	971	1,000	1,030	1,061	1,093	1,126	9,891	288	34.37%
Other Revenues	1,290	1,387	1,425	1,464	1,505	1,546	1,585	1,624	1,665	1,707	1,749	15,657	459	35.58%
Grants & Contributions Op Purposes	6,931	7,001	7,106	7,212	7,321	7,430	7,542	7,655	7,770	7,886	8,005	74,928	1,074	15.50%
Grants & Contributions Capital Purposes	4,465	3,006	3,036	3,082	3,128	3,175	3,225	3,276	3,327	3,380	3,433	32,068	-1,032	-23.11%
<include additional items here>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
<include additional items here>	335	0	0	0	0	0	0	0	0	0	0	0	-335	-100.00%
Other Income:														
Net gains from disposal of assets	335	0	0	0	0	0	0	0	0	0	0	0	-335	-100.00%
Total Income Continuing Operations	32,433	30,397	31,049	31,731	48,531	33,145	33,875	34,622	35,386	36,167	36,967	351,870	4,534	13.98%
Income excluding capital grants and contributions	27,968	27,391	28,013	28,649	45,403	29,970	30,650	31,346	32,059	32,787	33,534	319,802	5,566	19.90%
Expenses from continuing operations														
Employee Benefits & On-costs	11,286	11,529	12,540	12,760	13,079	13,406	13,741	14,084	14,436	14,797	15,167	135,539	3,881	34.39%
Borrowing Costs (i.e. interest costs)	194	156	126	95	66	43	18	10	9	8	8	539	-186	-95.88%
Materials & Contracts	4,112	4,382	4,612	4,609	4,761	4,825	4,941	5,060	5,151	5,264	5,380	48,985	1,268	30.84%
Depreciation & Amortisation	8,364	8,617	8,881	9,091	9,317	9,559	9,818	10,062	10,314	10,570	10,690	96,919	2,326	27.81%
Other Expenses	4,551	4,548	4,812	4,803	4,899	5,007	5,257	5,230	5,345	5,462	5,722	51,085	1,171	25.73%
<include additional items here>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
<include additional items here>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Total expenses continuing operations	28,507	29,232	30,971	31,358	32,122	32,840	33,775	34,446	35,255	36,101	36,967	333,067	8,460	29.68%
Operating results														
Operating result from continuing operations	3,926	1,165	78	373	16,409	305	100	176	131	66	0	18,803	-3,926	-100.00%
Net operating result before capital grants and contributions	-539	-1,841	-2,958	-2,709	13,281	-2,870	-3,125	-3,100	-3,196	-3,314	-3,433			

WORKSHEET 9**FINANCIAL RATIOS**

This worksheet captures financial ratios for three historical years as well as the current and forecast years (0 to 10).
The historical ratios are calculated from information provided in Worksheet 7 and two of the forecast ratios are calculated from information entered in Worksheet 8.

Please enter the forecast financial ratios in the blue input cells

Enter the two compulsory ratios (Infrastructure Renewals Ratio and Infrastructure Backlog Ratio)

Enter the two optional ratios (Asset Maintenance Ratio and Debt Service Ratio) only if they are relevant to your Council's application, otherwise leave blank.

			Historical ratios			Forecast ratios										
			2015-16	2016-17	2017-18	Year 0 2018-19	Year 1 2019-20	Year 2 2020-21	Year 3 2021-22	Year 4 2022-23	Year 5 2023-24	Year 6 2024-25	Year 7 2025-26	Year 8 2026-27	Year 9 2027-28	Year 10 2028-29
Criteria and measure	Definition	Scenario														
1. Sustainability																
Operating Performance Ratio	Net continuing operating result (excl capital grants and contributions)	Scenario 1: Proposed (with SV)	-10.0%	4.2%	-2.0%	-4.4%	-0.4%	1.4%	3.0%	3.6%	4.5%	3.9%	4.2%	4.1%	1.4%	3.9%
	Total continuing operating revenue (excl. capital grants and contributions)	Scenario 2 - Base case (no SV)	-10.0%	4.2%	-2.0%	-4.4%	-7.9%	-7.9%	-7.0%	30.9%	-6.9%	-7.5%	-7.1%	-7.1%	-7.1%	-7.6%
		Scenario 3: Hybrid case ^a	-10.0%	4.2%	-2.0%	-3.2%	-6.7%	-10.6%	-9.5%	29.3%	-9.6%	-10.2%	-9.9%	-10.0%	-10.1%	-10.2%
Own Source Revenue Ratio	Total continuing operating revenue (excl all grants and contributions)	Scenario 1: Proposed (with SV)	67.2%	64.9%	74.0%	64.5%	67.3%	69.1%	69.5%	69.9%	70.3%	70.5%	70.7%	70.9%	72.9%	71.3%
	Total continuing operating revenue (incl. capital grants and contributions)	Scenario 2 - Base case (no SV)	67.2%	64.9%	74.0%	64.5%	67.1%	67.3%	67.6%	78.5%	68.0%	68.2%	68.4%	68.6%	68.9%	69.1%
Infrastructure Renewals Ratio	Asset renewals (building and infrastructure)	Scenario 1: Proposed (with SV)	55.9%	33.9%	76.8%	Please enter forecast ratios										
	Depreciation, amortisation and impairment (building and infrastructure)	Scenario 2 - Base case (no SV)	55.9%	33.9%	76.8%	100.0%	143.7%	145.2%	120.1%	124.0%	111.6%	117.5%	121.3%	109.5%	109.1%	118.7%
						100.0%	49.0%	71.7%	64.1%	70.9%	72.3%	75.8%	76.3%	76.2%	77.0%	77.7%
2. Effective infrastructure and service management																
Infrastructure Backlog Ratio			Please enter forecast ratios													
	Estimated cost to bring assets to satisfactory condition	Scenario 1: Proposed (with SV)	4.2%	6.5%	6.4%	6.0%	5.0%	4.0%	4.0%	3.0%	3.0%	2.0%	2.0%	2.0%	1.0%	1.0%
	Total (WDV) ^b of infrastructure, buildings, other structures, depreciable land, and improvement assets	Scenario 2 - Base case (no SV)	4.2%	6.5%	6.4%	6.0%	7.0%	8.0%	9.0%	9.0%	10.0%	11.0%	11.0%	12.0%	13.0%	13.0%
Asset Maintenance Ratio	Actual asset maintenance	Scenario 1: Proposed (with SV)	93.0%	89.7%	77.9%	Optional: Enter forecast ratios only if they are relevant to your council's application. Otherwise leave blank										
	Required asset maintenance	Scenario 2 - Base case (no SV)	93.0%	89.7%	77.9%	80.0%	83.0%	85.0%	88.0%	91.0%	94.0%	97.0%	100.0%	103.0%	107.0%	110.0%
Debt Service Ratio			Optional: Enter forecast ratios only if they are relevant to your council's application. Otherwise leave blank													
	Cost of debt service (interest expense and principal repayments)	Scenario 1: Proposed (with SV)	6.7%	13.3%	6.1%	4.1%	3.2%	2.8%	2.8%	2.2%	2.2%	2.1%	0.1%	0.1%	0.1%	0.1%
	Total continuing operating revenue (excl capital grants and contributions)	Scenario 2 - Base case (no SV)	6.7%	13.3%	6.1%	4.1%	3.4%	3.2%	3.1%	2.6%	2.5%	2.4%	0.1%	0.1%	0.1%	0.1%

Notes:

a SCENARIO 3: Hybrid case - SV expenditure but no SV income

b WDV = written down value