

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 FOR MERGED COUNCILS PART A 2021-22

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

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

All dollars in nominal terms

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

NOTE: This part of the application must be completed in conjunction with Part B
(Special Variation Application Form 2021-22- 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, 2020-21).
- ▶ **Worksheet 3 (first year Notional General Income):** Calculates the council's proposed Notional General Income for next year (Year 1 in the application, 2021-22).
- ▶ **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. Worksheets 5a(1) to 5a(5) collect information separately for each of the previous council areas.
- ▶ **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. Worksheets 5b(1) to 5b(5) collect information separately for each of the previous council areas.
- ▶ **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 (Financials):** Collects historical information from your financial statements and forecasts for selected balance sheet items from your long term financial plan (LTFP).
- ▶ **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:

Sheridan Rapmund (02) 9290 8430
sheridan_rapmund@ipart.nsw.gov.au

Arsh Suri (who in Sheridan'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 79)
 - * 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 2020-21

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 2021-22

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 2021, Notional General Income must be reduced before calculating Permissible General Income in 2021-22.

Additional percentage increase

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

Crown Land Adjustment

Crown land claims will increase 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.

Example of PGI calculation for Year 1

XYZ Council

WORKSHEET 4

PERMISSIBLE GENERAL INCOME SUMMARY FOR 2018-19

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		20,000,000
Less: Expiry of a prior special variation		10,000
Adjusted first year Notional General Income		\$ 19,990,000
Plus: Rate peg increase - first year	2.30%	459,770
Plus: Additional increase - first year	3.70%	739,630
Plus: Crown Land adjustment - first year	0.06%	10,000
Total special variation - first year	6.06%	\$ 1,209,400
Other First Year Adjustments:		
Plus/Mi Prior year Catch-up/(Excess)		-5,000
Minus: Valuation Objections claimed in prior year		-30
Total Adjustments		-5,030
First year Permissible General Income		\$ 21,194,370

Worksheets 5a(1) to 5a(5) - Impact on Ratepayers (part 1)

The aim of these sheets 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.

Note: There are separate sheets for each of council's previous council areas.

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.

Worksheets 5b(1) to 5b(5) - Impact on Ratepayers (part 2)

These worksheets show 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 2020-21, and the rate levels across different land values in each year of the application, with and without the proposed SV.

Note: There are separate sheets for each of council's previous council areas.

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 (2021-22).

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 operating expenditure or capital expenditure.

**** 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 2**CALCULATION OF NOTIONAL GENERAL INCOME 2020-21
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 2020 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

Rating Category (s514-518)	Name of sub-category	Number of Assessments	Ad Valorem Rate (cents)	Base Amount	Base Amount %	Minimum Amount	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional General Income
Corowa Residential		5,628	0.3505	290.87	44.29%			587,470,470		3,695,959
Urana Residential		556	1.8155			211.00	367	4,901,800	1,719,620	135,209
	Total Residential	6,184					367	592,372,270	1,719,620	3,831,168
Corowa Business		568	0.6024	290.87	22.32%			95,457,070		740,237
Urana Business		107	1.6049			211.00	74	2,833,450	413,550	54,450
	Total Business	675					74	98,290,520	413,550	794,687
Corowa Farmland		610	0.2058	290.87	8.81%			892,348,450		2,013,803
Urana Farmland		503	0.2454			135.56	93	654,192,520	1,649,880	1,613,881
	Total Farmland	1,113					93	1,546,540,970	1,649,880	3,627,685
Corowa Mining										
Urana Mining										
	Total Mining	0					0	0	0	0
Total Assessments:		7,972						2,237,203,760	Sub-Total:	8,253,540
								Total Rateable Land Value:		

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
Corowa										
Urana										
.										
.										
.										
Sub-Total:										0

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
Corowa			<div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div>
Urana			<div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div> <div style="text-align: right;">.</div>
.			
Sub-Total:			0

Total Notional General Income:

8,253,540

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 2021-22

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
Corowa Residential		5,626	0.3602	358.09	48.77%			587,470,470		4,130,693
Urana Residential		555	1.8659			278.22	476	4,901,800	3,191,620	164,342
	Total Residential	6,181					476	592,372,270	3,191,620	4,295,035
Corowa Business		569	0.6191	358.09	25.64%			95,457,070		794,735
Urana Business		107	1.6494			278.22	76	2,833,450	448,650	60,480
	Total Business	676					76	98,290,520	448,650	855,215
Corowa Farmland		590	0.2115	358.08	10.07%			892,348,450		2,098,612
Urana Farmland		501	0.2522			202.76	103	654,192,520	2,300,380	1,664,962
	Total Farmland	1,091					103	1,546,540,970	2,300,380	3,763,575
Corowa Mining										
Urana Mining										
	Total Mining	0					0	0	0	0
Total Assessments:		7,948						2,237,203,760	Sub-Total:	8,913,824
check = 0		0						0		0

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 as at start of year	Land Value of Land on Minimum	Notional Income
Corowa Residential										
Corowa Business										
Corowa Farmland										
Corowa Mining										
Urana Residential										
Urana Business										
Urana Farmland										
Urana Mining										
									Sub-Total:	0

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
Corowa			.
Urana			.
			Sub-Total: 0
Total Notional General Income			8,913,824
LESS: Valuation Objection Income			0
NET Notional General Income			8,913,824

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 2021-22

All dollars in nominal terms

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

check = 0

Prior year Notional General Income		8,253,540	0.00
Less: Expiry of a prior special variation		-	0.00
		<hr/>	
Adjusted first year Notional General Income		\$ 8,253,540	
Plus: Rate peg - first year	2.00%	165,071	0.00
Plus: na	0.00%	0	
Plus: Additional increase - first year	6.00%	495,212	0.00
Plus: na	0.00%	0	
Plus: Crown Land adjustment - first year	0.00%	0	0.00
		<hr/>	
Total special variation - first year	8.00%	\$ 660,283	0.00
		<hr/>	0.00
<u>Other First Year Adjustments:</u>			
Plus/Minus Prior year Catch-up/(Excess)		0	
Minus: Valuation Objections claimed in prior year		0	
		<hr/>	
	Total Adjustments	0	0.00
		<hr/>	
First year Permissible General Income		\$ 8,913,824	0.00
		<hr/> <hr/>	

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

Note: PGI estimates for years beyond proposed and/or existing SV period shown in light grey font. PGI beyond a temporary SV period = 0

Financial year	units	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total increase		
		2020-21	2021-22 Proposed SV period	2022-23 no SV	2023-24 no SV	2024-25 no SV	2025-26 no SV	2026-27 no SV	2027-28 no SV	\$ nominal	%	
0 = beyond temporary SV period		1	1	1	1	1	1	1	1			
<u>PGI with proposed SV</u>												
Prior year Notional General Income (NGI)	\$ nominal		8,253,540	8,913,824	9,136,669	9,365,086	9,599,213	9,839,193	10,085,173			
less expiry of a prior special variation	\$ nominal		0	0	0	0	0	0	0			
Adjusted Notional General income	\$ nominal		8,253,540	8,913,824	9,136,669	9,365,086	9,599,213	9,839,193	10,085,173			
plus rate peg increase	\$ nominal		165,071	222,846	228,417	234,127	239,980	245,980	252,129			
plus na	\$ nominal		0	0	0	0	0	0	0			
plus additional increase	\$ nominal		495,212	0	0	0	0	0	0			
plus na	\$ nominal		0	0	0	0	0	0	0			
plus Crown Land adjustment	\$ nominal		0	0	0	0	0	0	0			
Total proposed SV	\$ nominal		660,283	222,846	228,417	234,127	239,980	245,980	252,129			
Notional General Income after SV applied	\$ nominal		8,913,824	9,136,669	9,365,086	9,599,213	9,839,193	10,085,173	10,337,302			
plus other 1st-year adjustments	\$ nominal		0	0	0	0	0	0	0			
PGI with proposed SV	\$ nominal		8,253,540	8,913,824	9,136,669	9,365,086	9,599,213	9,839,193	10,085,173	10,337,302	660,283	8.00%
<u>PGI if only the rate peg applied</u>												
Prior year Notional General Income (NGI)	\$ nominal		8,253,540	8,418,611	8,629,076	8,844,803	9,065,923	9,292,571	9,524,886			
less expiry of a prior special variation	\$ nominal		0	0	0	0	0	0	0			
Adjusted Notional General income	\$ nominal		8,253,540	8,418,611	8,629,076	8,844,803	9,065,923	9,292,571	9,524,886			
plus rate peg increase	\$ nominal		165,071	210,465	215,727	221,120	226,648	232,314	238,122			
plus na	\$ nominal		0	0	0	0	0	0	0			
plus other 1st-year adjustments	\$ nominal		0	0	0	0	0	0	0			
PGI if only the rate peg applied	\$ nominal		8,253,540	8,418,611	8,629,076	8,844,803	9,065,923	9,292,571	9,524,886	9,763,008	165,071	2.00%
<u>PGI if expiring SV renewed and only rate peg applied</u>												
Prior year Notional General Income (NGI)	\$ nominal		8,253,540	8,418,611	8,629,076	8,844,803	9,065,923	9,292,571	9,524,886			
plus rate peg increase	\$ nominal		165,071	210,465	215,727	221,120	226,648	232,314	238,122			
plus na	\$ nominal		0	0	0	0	0	0	0			
plus other 1st-year adjustments	\$ nominal		0	0	0	0	0	0	0			
PGI if expiring SV renewed and only rate peg applied	\$ nominal		8,253,540	8,418,611	8,629,076	8,844,803	9,065,923	9,292,571	9,524,886	9,763,008	165,071	2.00%

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

Note: PGI estimates for years beyond proposed and/or existing SV period shown in light grey font. PGI beyond a temporary SV period = 0

Financial year	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total increase	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	\$ nominal	%
<u>Annual % increase in PGI</u>										
PGI with proposed SV	%	8.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	8.00%
PGI if only the rate peg applied	%	2.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.00%
PGI if expiring SV renewed and only rate peg applied	%	2.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.00%
<u>Annual \$ increase in PGI</u>										
PGI with proposed SV	\$ nominal	660,283	222,846	228,417	234,127	239,980	245,980	252,129	660,283	8.00%
PGI if only the rate peg applied	\$ nominal	165,071	210,465	215,727	221,120	226,648	232,314	238,122	165,071	2.00%
PGI if expiring SV renewed and only rate peg applied	\$ nominal	165,071	210,465	215,727	221,120	226,648	232,314	238,122	165,071	2.00%
<u>Annual \$ increase in PGI with proposed SV more than:</u>										
PGI if only the rate peg applied	\$ nominal	495,212	12,380	12,690	13,007	13,332	13,666	14,007	495,212	6.00%
PGI if expiring SV renewed and only rate peg applied	\$ nominal	495,212	12,380	12,690	13,007	13,332	13,666	14,007	495,212	6.00%
<u>Cumulative PGI</u>										
PGI with proposed SV	\$ nominal	8,913,824	18,050,493	27,415,579	37,014,791	46,853,985	56,939,158	67,276,460	8,913,824	
PGI if only the rate peg applied	\$ nominal	8,418,611	17,047,688	25,892,491	34,958,414	44,250,986	53,775,871	63,538,879	8,418,611	
PGI if expiring SV renewed and only rate peg applied	\$ nominal	8,418,611	17,047,688	25,892,491	34,958,414	44,250,986	53,775,871	63,538,879	8,418,611	
<u>Increase in cumulative PGI with proposed SV that exceeds the increase in the PGI under</u>										
PGI if only the rate peg applied	\$ nominal	495,212	1,002,805	1,523,088	2,056,377	2,602,999	3,163,287	3,737,581	495,212	5.88%
PGI if expiring SV renewed and only rate peg applied	\$ nominal	495,212	1,002,805	1,523,088	2,056,377	2,602,999	3,163,287	3,737,581	495,212	5.88%

WORKSHEET 5a Corowa

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.

Minimum Rates - with proposed special variation		\$ nominal per year							
Category	Sub-category or Special Rate name	Current Minimum Rate	Minimum Rate Year 1	Minimum Rate Year 2	Minimum Rate Year 3	Minimum Rate Year 4	Minimum Rate Year 5	Minimum Rate Year 6	Minimum Rate Year 7
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
		Residential							
Business									
Farmland									
Mining									

Average Ordinary and Special Rates - with proposed special variation		\$ nominal per year							
Category	Sub-category or Special Rate name	Current Average Rate	Average Rate Year 1	Average Rate Year 2	Average Rate Year 3	Average Rate Year 4	Average Rate Year 5	Average Rate Year 6	Average Rate Year 7
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
		Residential Special rate	656.71	734.21	753.30	772.89	792.99	813.60	834.76
TOTAL AVERAGE	656.71	734.21	753.30	772.89	792.99	813.60	834.76	856.46	
Business Special rate	1,303.23	1,396.72	1,433.04	1,470.30	1,508.52	1,547.75	1,587.99	1,629.27	
TOTAL AVERAGE	1,303.23	1,396.72	1,433.04	1,470.30	1,508.52	1,547.75	1,587.99	1,629.27	
Farmland Special rate	3,301.32	3,556.97	3,649.45	3,744.34	3,841.69	3,941.57	4,044.05	4,149.20	
TOTAL AVERAGE	3,301.32	3,556.97	3,649.45	3,744.34	3,841.69	3,941.57	4,044.05	4,149.20	
Mining Special rate									
TOTAL AVERAGE									

Average Ordinary and Special Rates - without proposed special variation (assumed rate peg only)		\$ nominal per year							
Category	Sub-category or Special Rate name	Current Average Rate	Average Rate Year 1	Average Rate Year 2	Average Rate Year 3	Average Rate Year 4	Average Rate Year 5	Average Rate Year 6	Average Rate Year 7
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
		Residential Special rate	656.71	667.00	684.34	702.13	720.39	739.12	758.34
TOTAL AVERAGE	656.71	667.00	684.34	702.13	720.39	739.12	758.34	778.05	
Business Special rate	1,303.23	1,329.50	1,364.07	1,399.53	1,435.92	1,473.25	1,511.56	1,550.86	
TOTAL AVERAGE	1,303.23	1,329.50	1,364.07	1,399.53	1,435.92	1,473.25	1,511.56	1,550.86	
Farmland Special rate	3,301.32	3,489.74	3,580.47	3,673.57	3,769.08	3,867.07	3,967.62	4,070.78	
TOTAL AVERAGE	3,301.32	3,489.74	3,580.47	3,673.57	3,769.08	3,867.07	3,967.62	4,070.78	
Mining Special rate									
TOTAL AVERAGE									

Domestic Waste Management Services - Annual Charge		\$ nominal 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	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
	All serviced ratepayers - 3 bin service	351.00	360.13	369.49	379.10	388.95	399.07	409.44	420.09
All vacant land in serviced areas	42.00	43.09	44.21	45.36	46.54	47.75	48.99	50.27	

Water Supply Services - Annual Charge

Water Supply Services - Annual Charge		\$ nominal 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	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
	Meter sizes - 20mm	114.00	116.85	119.77	122.77	125.83	128.98	132.21	135.51
Meter sizes - 25mm	178.20	182.66	187.22	191.90	196.70	201.62	206.66	211.82	
Meter sizes - 32mm	291.90	299.20	306.68	314.34	322.20	330.26	338.51	346.98	
Meter sizes - 40mm	456.00	467.40	478.09	491.06	503.34	515.92	528.82	542.04	
Meter sizes - 50mm	712.50	730.31	748.57	767.28	786.47	806.13	826.28	846.94	
Meter sizes - 80mm	1,824.00	1,869.60	1,916.34	1,964.25	2,013.35	2,063.69	2,115.28	2,168.16	
Meter sizes - 100mm	2,850.00	2,921.25	2,994.28	3,069.14	3,145.87	3,224.51	3,305.13	3,387.75	
Meter sizes - 150mm	6,412.50	6,572.81	6,737.13	6,905.56	7,078.20	7,255.16	7,436.53	7,622.45	
Meter sizes - 300mm	25,650.00	26,291.25	26,948.53	27,622.24	28,312.80	29,020.62	29,746.14	30,489.79	
Meter sizes - 400mm	45,600.00	46,740.00	47,908.50	49,106.21	50,333.87	51,592.21	52,882.02	54,204.07	

Annual and cumulative increases			
Annual increases (nominal \$ per year)		Annual increases (%)	
Minimum Rates - with proposed special variation		Minimum Rates - with proposed special variation	
Year 1	Year 2	Year 3	Year 4
Year 5	Year 6	Year 7	Year 8

Annual increases (nominal \$ per year)		Annual increases (%)	
Average Rates - with proposed special variation		Average Rates - with proposed special variation	
Year 1	Year 2	Year 3	Year 4
Year 5	Year 6	Year 7	Year 8

Annual increases (nominal \$ per year)		Annual increases (%)	
Average Rates - without proposed special variation		Average Rates - without proposed special variation	
Year 1	Year 2	Year 3	Year 4
Year 5	Year 6	Year 7	Year 8

Annual increases (nominal \$ per year)		Annual increases (%)	
Domestic Waste Management Services - Annual Charge		Domestic Waste Management Services - Annual Charge	
Year 1	Year 2	Year 3	Year 4
Year 5	Year 6	Year 7	Year 8

Annual increases (nominal \$ per year)		Annual increases (%)	
Water Supply Services - Annual Charge		Water Supply Services - Annual Charge	
Year 1	Year 2	Year 3	Year 4
Year 5	Year 6	Year 7	Year 8

Sewerage Services - Annual Charge								
\$ nominal per year								
Corowa								
(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
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Residential sewerage access charge	725.00	743.13	761.70	780.75	800.26	820.27	840.78	861.80
Residential vacant land without water service	564.00	578.10	592.55	607.37	622.55	638.11	654.07	670.42
Non-Residential vacant land without water service	580.00	594.50	609.36	624.60	640.21	656.22	672.62	689.44

Other Annual Charges								
\$ nominal per year								
Corowa								
(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
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Business Kerbside Waste Service - 3 bin	386.00	396.04	406.33	416.90	427.74	438.86	450.27	461.98
Waste Facility Levy	55.00	56.43	57.90	59.40	60.95	62.53	64.16	65.83

Annual increases (nominal \$ per year)								Annual increases (%)								Cumulative increases (nominal \$ per year)								Cumulative increases (%)							
Sewerage Services - Annual Charge								Sewerage Services - Annual Charge								Sewerage Services - Annual Charge								Sewerage Services - Annual Charge							
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
18.12	18.58	19.04	19.52	20.01	20.51	21.02		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%		18.12	36.70	55.75	75.26	95.27	115.78	136.80		2.50%	5.06%	7.69%	10.38%	13.14%	15.97%	18.87%	
14.10	14.45	14.81	15.18	15.56	15.95	16.35		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%		14.10	28.55	43.37	58.55	74.11	90.07	106.42		2.50%	5.06%	7.69%	10.38%	13.14%	15.97%	18.87%	
14.50	14.86	15.23	15.61	16.01	16.41	16.82		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%		14.50	29.36	44.60	60.21	76.22	92.62	109.44		2.50%	5.06%	7.69%	10.38%	13.14%	15.97%	18.87%	

Annual increases (nominal \$ per year)								Annual increases (%)								Cumulative increases (nominal \$ per year)								Cumulative increases (%)							
Other Annual Charges								Other Annual Charges								Other Annual Charges								Other Annual Charges							
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
10.04	10.30	10.56	10.84	11.12	11.41	11.71		2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%		10.04	20.33	30.90	41.74	52.86	64.27	75.98		2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	
1.43	1.47	1.51	1.54	1.58	1.63	1.67		2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%		1.43	2.90	4.40	5.95	7.53	9.16	10.83		2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	

WORKSHEET 5a Urana

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.

Minimum Rates - with proposed special variation		\$ nominal per year								
		Urana								
Category	Sub-category or Special Rate name	Current Minimum Rate 2020-21	Minimum Rate Year 1 2021-22	Minimum Rate Year 2 2022-23	Minimum Rate Year 3 2023-24	Minimum Rate Year 4 2024-25	Minimum Rate Year 5 2025-26	Minimum Rate Year 6 2026-27	Minimum Rate Year 7 2027-28	
Residential										
Business										
Farmland										
Mining										

Average Ordinary and Special Rates - with proposed special variation		\$ nominal per year								
		Urana								
Category	Sub-category or Special Rate name	Current Average Rate 2020-21	Average Rate Year 1 2021-22	Average Rate Year 2 2022-23	Average Rate Year 3 2023-24	Average Rate Year 4 2024-25	Average Rate Year 5 2025-26	Average Rate Year 6 2026-27	Average Rate Year 7 2027-28	
Residential	Special rate	243.18	296.11	303.81	311.71	319.81	328.13	336.66	345.41	
TOTAL AVERAGE		243.18	296.11	303.81	311.71	319.81	328.13	336.66	345.41	
Business	Special rate	508.88	565.23	579.93	595.00	610.47	626.35	642.63	659.34	
TOTAL AVERAGE		508.88	565.23	579.93	595.00	610.47	626.35	642.63	659.34	
Farmland	Special rate	3,208.51	3,323.28	3,409.68	3,498.34	3,589.29	3,682.61	3,778.36	3,876.60	
TOTAL AVERAGE		3,208.51	3,323.28	3,409.68	3,498.34	3,589.29	3,682.61	3,778.36	3,876.60	
Mining	Special rate									
TOTAL AVERAGE										

Average Ordinary and Special Rates - without proposed special variation (assumed rate peg only)		\$ nominal per year								
		Urana								
Category	Sub-category or Special Rate name	Current Average Rate 2020-21	Average Rate Year 1 2021-22	Average Rate Year 2 2022-23	Average Rate Year 3 2023-24	Average Rate Year 4 2024-25	Average Rate Year 5 2025-26	Average Rate Year 6 2026-27	Average Rate Year 7 2027-28	
Residential	Special rate	243.18	246.61	253.02	259.60	266.35	273.28	280.38	287.67	
TOTAL AVERAGE		243.18	246.61	253.02	259.60	266.35	273.28	280.38	287.67	
Business	Special rate	508.88	518.29	531.77	545.59	559.78	574.33	589.26	604.58	
TOTAL AVERAGE		508.88	518.29	531.77	545.59	559.78	574.33	589.26	604.58	
Farmland	Special rate	3,208.51	3,310.03	3,396.09	3,484.39	3,574.98	3,667.93	3,763.30	3,861.14	
TOTAL AVERAGE		3,208.51	3,310.03	3,396.09	3,484.39	3,574.98	3,667.93	3,763.30	3,861.14	
Mining	Special rate									
TOTAL AVERAGE										

Domestic Waste Management Services - Annual Charge		\$ nominal per year								
		Urana								
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		
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
	All serviced ratepayers - 1 bin service	309.00	317.03	325.28	333.73	342.41	351.31	360.45	369.82	
Rural Waste Management Charge	42.00	43.09	44.21	45.36	46.54	47.75	48.99	50.27		

Water Supply Services - Annual Charge

Water Supply Services - Annual Charge		\$ nominal per year								
		Urana								
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		
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		

Annual and cumulative increases																											
Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Minimum Rates - with proposed special variation							Minimum Rates - with proposed special variation							Minimum Rates - with proposed special variation							Minimum Rates - with proposed special variation						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7

Annual and cumulative increases																											
Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Average Rates - with proposed special variation							Average Rates - with proposed special variation							Average Rates - with proposed special variation							Average Rates - with proposed special variation						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
52.93	7.70	7.90	8.10	8.32	8.53	8.75	21.77%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	52.93	60.63	68.53	76.63	84.95	93.48	102.23	21.77%	24.93%	28.18%	31.51%	34.93%	38.44%	42.04%
56.35	14.70	15.08	15.47	15.87	16.29	16.71	11.07%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	56.35	71.05	86.12	101.59	117.47	133.75	150.46	11.07%	13.96%	16.92%	19.96%	23.08%	26.28%	29.57%
56.35	14.70	15.08	15.47	15.87	16.29	16.71	11.07%	2.60%	2.60%	2.60%	2.60%	2.60%	56.35	71.05	86.12	101.59	117.47	133.75	150.46	11.07%	13.96%	16.92%	19.96%	23.08%	26.28%	29.57%	
114.77	86.41	88.65	90.96	93.32	95.75	98.24	3.58%	2.60%	2.60%	2.60%	2.60%	2.60%	114.77	201.17	289.82	380.78	474.10	569.85	668.09	3.58%	6.27%	9.03%	11.87%	14.78%	17.76%	20.82%	
114.77	86.41	88.65	90.96	93.32	95.75	98.24	3.58%	2.60%	2.60%	2.60%	2.60%	2.60%	114.77	201.17	289.82	380.78	474.10	569.85	668.09	3.58%	6.27%	9.03%	11.87%	14.78%	17.76%	20.82%	

Annual and cumulative increases																											
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 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
3.43	6.41	6.58	6.75	6.93	7.11	7.29	1.41%	2.60%	2.60%	2.60%	2.60%	2.60%	3.43	9.84	16.42	23.17	30.09	37.20	44.49	1.41%	4.05%	6.75%	9.53%	12.38%	15.30%	18.29%	
9.41	13.48	13.83	14.19	14.55	14.93	15.32	1.85%	2.60%	2.60%	2.60%	2.60%	2.60%	9.41	22.88	36.71	50.90	65.45	80.38	95.70	1.85%	4.50%	7.21%	10.00%	12.86%	15.80%	18.81%	
9.41	13.48	13.83	14.19	14.55	14.93	15.32	1.85%	2.60%	2.60%	2.60%	2.60%	2.60%	9.41	22.88	36.71	50.90	65.45	80.38	95.70	1.85%	4.50%	7.21%	10.00%	12.86%	15.80%	18.81%	
101.52	86.06	88.30	90.59	92.95	95.37	97.85	3.16%	2.60%	2.60%	2.60%	2.60%	2.60%	101.52	187.58	275.88	366.47	459.42	554.79	652.63	3.16%	5.85%	8.60%	11.42%	14.32%	17.29%	20.34%	
101.52	86.06	88.30	90.59	92.95	95.37	97.85	3.16%	2.60%	2.60%	2.60%	2.60%	2.60%	101.52	187.58	275.88	366.47	459.42	554.79	652.63	3.16%	5.85%	8.60%	11.42%	14.32%	17.29%	20.34%	

Annual and cumulative increases																											
Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Domestic Waste Management Services - Annual Charge							Domestic Waste Management Services - Annual Charge							Domestic Waste Management Services - Annual Charge							Domestic Waste Management Services - Annual Charge						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
8.03	8.24	8.46	8.68	8.90	9.13	9.37	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	8.03	16.28	24.73	33.41	42.31	51.45	60.82	2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	
1.09	1.12	1.15	1.18	1.21	1.24	1.27	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	1.09	2.21	3.36	4.54	5.75	6.99	8.27	2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	

Annual and cumulative increases																											
Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
Water Supply Services - Annual Charge							Water Supply Services - Annual Charge							Water Supply Services - Annual Charge							Water Supply Services - Annual Charge						
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7

Sewerage Services - Annual Charge		\$ nominal per year							Urana
(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	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
Sewer Access Residential - Urana	647.00	663.18	679.75	696.75	714.17	732.02	750.32	769.08	

Other Annual Charges		\$ nominal per year							Urana
(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	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
Business Kerbside Waste Service - 1 bin	340.00	348.84	357.91	367.22	376.76	386.56	396.61	406.92	
Waste Facility Levy	55.00	56.43	57.90	59.40	60.95	62.53	64.16	65.83	

Annual increases (nominal \$ per year)								Annual increases (%)								Cumulative increases (nominal \$ per year)								Cumulative increases (%)							
Sewerage Services - Annual Charge								Sewerage Services - Annual Charge								Sewerage Services - Annual Charge								Sewerage Services - Annual Charge							
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
16.18	16.58	16.99	17.42	17.85	18.30	18.76		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%		16.18	32.75	49.75	67.17	85.02	103.32	122.08		2.50%	5.06%	7.69%	10.38%	13.14%	15.97%	18.87%	

Annual increases (nominal \$ per year)								Annual increases (%)								Cumulative increases (nominal \$ per year)								Cumulative increases (%)							
Other Annual Charges								Other Annual Charges								Other Annual Charges								Other Annual Charges							
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
8.84	9.07	9.31	9.55	9.80	10.05	10.31		2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%		8.84	17.91	27.22	36.76	46.56	56.61	66.92		2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	
1.43	1.47	1.51	1.54	1.58	1.63	1.67		2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%		1.43	2.90	4.40	5.95	7.53	9.16	10.83		2.60%	5.27%	8.00%	10.81%	13.69%	16.65%	19.68%	

WORKSHEET 5b Corowa

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

Rate estimates should reflect expected actual rates, inclusive of any expiring variations. Figures should not include special rates.

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

Table with 10 columns: 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. Rows include values from \$0 to \$3,000,000 and greater.

Table with 10 columns: 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. Rows include values from \$0 to \$3,000,000 and greater.

Table with 10 columns: 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. Rows include values from \$0 to \$3,000,000 and greater.

Table with 10 columns: 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. Rows include values from \$0 to \$3,000,000 and greater.

Annual and cumulative increases

Table with 4 main columns: Annual increases (nominal \$ per year), Annual increases (%), Cumulative increases (nominal \$ per year), Cumulative increases (%). Each column contains detailed data for various land values over 7 years.

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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)	Corowa								
			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	
			2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
\$0 to \$99,999	27	\$50,000	7,956.39	9,774.14	10,028.27	10,289.00	10,556.52	10,830.99	11,112.59	11,401.62	
\$100,000 to \$199,999	32	\$150,000	9,616.53	11,776.09	12,082.27	12,396.40	12,718.71	13,049.40	13,388.68	13,736.79	
\$200,000 to \$299,999	39	\$250,000	11,858.41	14,494.21	14,871.06	15,257.71	15,654.41	16,061.42	16,479.02	16,907.47	
\$300,000 to \$399,999	21	\$350,000	6,828.54	8,260.12	8,474.88	8,695.23	8,921.30	9,153.26	9,391.24	9,635.42	
\$400,000 to \$499,999	18	\$450,000	6,161.72	7,397.36	7,589.69	7,787.02	7,989.48	8,197.21	8,410.33	8,629.00	
\$500,000 to \$599,999	36	\$550,000	11,603.17	14,054.45	14,419.87	14,794.78	15,179.45	15,574.11	15,979.04	16,394.50	
\$600,000 to \$699,999	25	\$650,000	8,609.39	10,326.98	10,595.48	10,870.96	11,153.61	11,443.60	11,741.14	12,046.41	
\$700,000 to \$799,999	20	\$750,000	7,360.83	8,748.04	8,975.49	9,208.85	9,448.28	9,693.94	9,945.98	10,204.58	
\$800,000 to \$899,999	31	\$850,000	10,766.19	12,998.52	13,233.88	13,577.96	13,930.99	14,293.19	14,664.81	15,046.10	
\$900,000 to \$999,999	39	\$950,000	13,298.94	15,974.73	16,390.07	16,816.21	17,253.43	17,702.02	18,162.28	18,634.49	
\$1,000,000 to \$1,499,999	104	\$1,250,000	32,822.87	39,884.99	40,922.00	41,985.97	43,077.61	44,197.63	45,346.76	46,525.78	
\$1,500,000 to \$1,999,999	68	\$1,750,000	23,380.50	28,051.32	28,780.65	29,528.95	30,296.70	31,084.41	31,892.61	32,721.82	
\$2,000,000 to \$2,999,999	60	\$2,500,000	22,596.98	26,772.88	27,468.97	28,183.16	28,915.93	29,667.74	30,439.10	31,230.52	
\$3,000,000 and greater	70	\$3,000,000	26,534.63	31,411.28	32,227.97	33,065.90	33,925.61	34,807.67	35,712.67	36,641.20	

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)	Corowa								
			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	
			2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
\$0 to \$99,999	27	\$50,000	7,956.39	7,959.24	8,166.18	8,378.50	8,596.34	8,819.85	9,049.16	9,284.44	
\$100,000 to \$199,999	32	\$150,000	9,616.53	9,625.09	9,875.35	10,132.11	10,395.54	10,665.82	10,943.14	11,227.66	
\$200,000 to \$299,999	39	\$250,000	11,858.41	11,872.69	12,181.38	12,498.09	12,823.04	13,156.44	13,498.51	13,849.47	
\$300,000 to \$399,999	21	\$350,000	6,828.54	6,848.53	7,026.59	7,209.28	7,396.72	7,589.04	7,786.35	7,988.80	
\$400,000 to \$499,999	18	\$450,000	6,161.72	6,187.42	6,348.29	6,513.35	6,682.70	6,856.45	7,034.71	7,217.62	
\$500,000 to \$599,999	36	\$550,000	11,603.17	11,634.58	11,937.08	12,247.45	12,565.88	12,892.59	13,227.80	13,571.72	
\$600,000 to \$699,999	25	\$650,000	8,609.39	8,646.52	8,871.33	9,101.98	9,338.63	9,581.44	9,830.55	10,086.15	
\$700,000 to \$799,999	20	\$750,000	7,360.83	7,403.67	7,596.16	7,793.66	7,996.30	8,204.20	8,417.51	8,636.37	
\$800,000 to \$899,999	31	\$850,000	10,766.19	10,814.74	11,095.93	11,384.42	11,680.41	11,984.10	12,295.69	12,615.38	
\$900,000 to \$999,999	39	\$950,000	13,298.94	13,353.20	13,700.39	14,056.60	14,422.07	14,797.04	15,181.77	15,576.49	
\$1,000,000 to \$1,499,999	104	\$1,250,000	32,822.87	32,894.26	33,749.51	34,627.00	35,527.30	36,451.01	37,398.74	38,371.11	
\$1,500,000 to \$1,999,999	68	\$1,750,000	23,380.50	23,480.45	24,090.95	24,717.31	25,359.96	26,019.32	26,695.82	27,389.91	
\$2,000,000 to \$2,999,999	60	\$2,500,000	22,596.98	22,739.76	23,331.00	23,937.60	24,559.98	25,198.54	25,853.70	26,525.90	
\$3,000,000 and greater	70	\$3,000,000	26,534.63	26,705.98	27,400.33	28,112.74	28,843.67	29,593.61	30,363.04	31,152.48	

Annual increases (nominal \$ per year)							
Land Value	Ordinary Farmland Rates - with proposed special variation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$50,000	1,817.76	254.13	260.74	267.51	274.47	281.61
\$150,000	2,159.66	306.18	314.14	322.31	330.69	339.28	348.11
\$250,000	2,635.80	376.85	386.65	396.70	407.01	417.60	428.45
\$350,000	1,431.58	214.76	220.35	226.08	231.95	237.98	244.17
\$450,000	1,235.64	192.33	197.33	202.46	207.73	213.13	218.67
\$550,000	2,451.28	365.42	374.92	384.66	394.67	404.93	415.46
\$650,000	1,717.59	268.50	275.48	282.65	289.99	297.53	305.27
\$750,000	1,387.21	227.45	233.36	239.43	245.66	252.04	258.60
\$850,000	2,132.32	335.36	344.08	353.03	362.21	371.62	381.29
\$950,000	2,675.78	415.34	426.14	437.22	448.59	460.25	472.22
\$1,250,000	7,062.12	1,037.01	1,063.97	1,091.64	1,120.02	1,149.14	1,179.02
\$1,750,000	4,670.81	729.33	748.30	767.75	787.71	808.19	829.21
\$2,500,000	4,175.90	696.09	714.19	732.76	751.81	771.36	791.42
\$3,000,000	4,876.65	816.69	837.93	859.71	882.07	905.00	928.53

Annual increases (%)							
Land Value	Ordinary Farmland Rates - with proposed special variation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$50,000	22.85%	2.60%	2.60%	2.60%	2.60%	2.60%
\$150,000	22.48%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$250,000	22.23%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$350,000	20.96%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$450,000	20.05%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$550,000	21.13%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$650,000	19.95%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$750,000	18.85%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$850,000	19.81%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$950,000	20.12%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$1,250,000	21.52%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$1,750,000	19.98%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$2,500,000	18.48%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
\$3,000,000	18.38%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%

Cumulative increases (nominal \$ per year)							
Land Value	Ordinary Farmland Rates - with proposed special variation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$50,000	1,817.76	2,071.88	2,332.62	2,600.13	2,874.60	3,156.21
\$150,000	2,159.66	2,465.74	2,779.88	3,102.18	3,432.87	3,772.16	4,120.26
\$250,000	2,635.80	3,012.65	3,399.30	3,796.00	4,203.01	4,620.61	5,049.07
\$350,000	1,431.58	1,646.34	1,866.69	2,092.77	2,324.72	2,562.70	2,806.88
\$450,000	1,235.64	1,427.97	1,625.30	1,827.76	2,035.49	2,248.62	2,467.28
\$550,000	2,451.28	2,816.70	3,191.61	3,576.28	3,970.94	4,375.87	4,791.33
\$650,000	1,717.59	1,986.09	2,261.57	2,544.22	2,834.21	3,131.75	3,437.01
\$750,000	1,387.21	1,614.66	1,848.02	2,087.45	2,333.10	2,585.15	2,843.74
\$850,000	2,132.32	2,467.68	2,811.77	3,164.79	3,527.00	3,898.62	4,279.91
\$950,000	2,675.78	3,091.13	3,517.27	3,954.49	4,403.08	4,863.33	5,335.55
\$1,250,000	7,062.12	8,099.13	9,163.11	10,254.74	11,374.76	12,523.90	13,702.91
\$1,750,000	4,670.81	5,400.15	6,148.44	6,916.20	7,703.91	8,512.11	9,341.31
\$2,500,000	4,175.90	4,872.00	5,586.19	6,318.95	7,070.77	7,842.13	8,633.54
\$3,000,000	4,876.65	5,693.34	6,531.27	7,390.98	8,273.04	9,178.04	10,106.57

Cumulative increases (%)							
Land Value	Ordinary Farmland Rates - with proposed special variation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$50,000	22.85%	26.04%	29.32%	32.68%	36.13%	39.67%
\$150,000	22.48%	25.64%	28.91%	32.26%	35.70%	39.23%	42.85%
\$250,000	22.23%	25.41%	28.67%	32.01%	35.44%	38.96%	42.58%
\$350,000	20.96%	24.11%	27.34%	30.65%	34.04%	37.53%	41.11%
\$450,000	20.05%	23.17%	26.38%	29.66%	33.03%	36.49%	40.04%
\$550,000	21.13%	24.28%	27.51%	30.82%	34.22%	37.71%	41.29%
\$650,000	19.95%	23.07%	26.27%	29.55%	32.92%	36.38%	39.92%
\$750,000	18.85%	21.94%	25.11%	28.36%	31.70%	35.12%	38.63%
\$850,000	19.81%	22.92%	26.12%	29.40%	32.76%	36.21%	39.75%
\$950,000	20.12%	23.24%	26.45%	29.74%	33.11%	36.57%	40.12%
\$1,250,000	21.52%	24.68%	27.92%	31.24%	34.65%	38.16%	41.75%
\$1,750,000	19.98%	23.10%	26.30%	29.58%	32.95%	36.41%	39.95%
\$2,500,000	18.48%	21.56%	24.72%	27.96%	31.29%	34.70%	38.21%
\$3,000,000	18.38%	21.46%	24.61%	27.85%	31.18%	34.59%	38.09%

Annual increases (nominal \$ per year)							
Land Value	Ordinary Farmland Rates - without proposed special variation						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$50,000	2.86	206.94	212.32	217.84	223.50	229.32
\$150,000	8.57	250.25	256.76	263.43	270.28	277.31	284.52
\$250,000	14.28	308					

WORKSHEET 5b Urana

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

Rate estimates should reflect expected actual rates, inclusive of any expiring variations. Figures should not include special rates.

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

Table: Ordinary Residential Rates - with proposed special variation. Columns: Land Value, Number of property assessments, Land value (for calculation of rates), Year 0 (Current Rate), Rate Year 1-7.

Table: Ordinary Residential Rates - without proposed special variation. Columns: Land Value, Number of property assessments, Land value (for calculation of rates), Year 0 (Current Rate), Rate Year 1-7.

Table: Ordinary Business Rates - with proposed special variation. Columns: Land Value, Number of property assessments, Land value (for calculation of rates), Year 0 (Current Rate), Rate Year 1-7.

Table: Ordinary Business Rates - without proposed special variation. Columns: Land Value, Number of property assessments, Land value (for calculation of rates), Year 0 (Current Rate), Rate Year 1-7.

Table: Annual and cumulative increases for Ordinary Residential Rates - with proposed special variation. Sub-tables for Annual increases (nominal \$ per year), Annual increases (%), Cumulative increases (nominal \$ per year), and Cumulative increases (%).

Table: Annual and cumulative increases for Ordinary Residential Rates - without proposed special variation. Sub-tables for Annual increases (nominal \$ per year), Annual increases (%), Cumulative increases (nominal \$ per year), and Cumulative increases (%).

Table: Annual and cumulative increases for Ordinary Business Rates - with proposed special variation. Sub-tables for Annual increases (nominal \$ per year), Annual increases (%), Cumulative increases (nominal \$ per year), and Cumulative increases (%).

Table: Annual and cumulative increases for Ordinary Business Rates - without proposed special variation. Sub-tables for Annual increases (nominal \$ per year), Annual increases (%), Cumulative increases (nominal \$ per year), and Cumulative increases (%).

Ordinary Farmland Rates - with proposed special variation											
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	\$ nominal per year								
			Urana								
			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	
\$0 to \$99,999	111	\$50,000	8,681.13	14,676.19	15,057.78	15,449.28	15,850.96	16,263.08	16,685.92	17,119.76	
\$100,000 to \$199,999	28	\$150,000	368.09	912.83	936.56	960.91	985.89	1,011.53	1,037.83	1,064.81	
\$200,000 to \$299,999	10	\$250,000	613.48	630.50	646.89	663.71	680.97	698.68	716.84	735.48	
\$300,000 to \$399,999	19	\$350,000	858.87	882.70	905.65	929.20	953.36	978.15	1,003.58	1,029.67	
\$400,000 to \$499,999	16	\$450,000	1,104.26	1,134.90	1,164.41	1,194.68	1,225.75	1,257.62	1,290.31	1,323.86	
\$500,000 to \$599,999	16	\$550,000	1,349.65	1,387.10	1,423.17	1,460.17	1,498.13	1,537.09	1,577.05	1,618.05	
\$600,000 to \$699,999	19	\$650,000	1,595.04	1,639.30	1,681.93	1,725.66	1,770.52	1,816.56	1,863.79	1,912.25	
\$700,000 to \$799,999	26	\$750,000	1,840.43	1,891.50	1,940.68	1,991.14	2,042.91	2,096.03	2,150.52	2,206.44	
\$800,000 to \$899,999	27	\$850,000	2,085.82	2,143.71	2,199.44	2,256.63	2,315.30	2,375.50	2,437.26	2,500.63	
\$900,000 to \$999,999	24	\$950,000	2,331.21	2,395.91	2,458.20	2,522.11	2,587.69	2,654.97	2,724.00	2,794.82	
\$1,000,000 to \$1,499,999	74	\$1,250,000	3,067.38	3,152.51	3,234.47	3,318.57	3,404.85	3,493.38	3,584.21	3,677.40	
\$1,500,000 to \$1,999,999	39	\$1,750,000	4,294.33	4,413.51	4,528.26	4,646.00	4,766.79	4,890.73	5,017.89	5,148.35	
\$2,000,000 to \$2,999,999	47	\$2,500,000	6,134.75	6,305.01	6,468.95	6,637.14	6,809.70	6,986.76	7,168.41	7,354.79	
\$3,000,000 and greater	45	\$3,000,000	7,361.70	7,566.02	7,762.73	7,964.57	8,171.64	8,384.11	8,602.09	8,825.75	

Ordinary Farmland Rates - without proposed special variation											
Land Value	Number of property assessments in this valuation range as per Worksheet 3	Land value (for calculation of rates)	\$ nominal per year								
			Urana								
			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	
\$0 to \$99,999	111	\$50,000	8,681.13	8,559.31	8,781.85	9,010.18	9,244.44	9,484.60	9,731.40	9,984.42	
\$100,000 to \$199,999	28	\$150,000	368.09	391.17	401.34	411.77	422.48	433.46	444.73	456.30	
\$200,000 to \$299,999	10	\$250,000	613.48	630.50	646.89	663.71	680.97	698.68	716.84	735.48	
\$300,000 to \$399,999	19	\$350,000	858.87	882.70	905.65	929.20	953.36	978.15	1,003.58	1,029.67	
\$400,000 to \$499,999	16	\$450,000	1,104.26	1,134.90	1,164.41	1,194.68	1,225.75	1,257.62	1,290.31	1,323.86	
\$500,000 to \$599,999	16	\$550,000	1,349.65	1,387.10	1,423.17	1,460.17	1,498.13	1,537.09	1,577.05	1,618.05	
\$600,000 to \$699,999	19	\$650,000	1,595.04	1,639.30	1,681.93	1,725.66	1,770.52	1,816.56	1,863.79	1,912.25	
\$700,000 to \$799,999	26	\$750,000	1,840.43	1,891.50	1,940.68	1,991.14	2,042.91	2,096.03	2,150.52	2,206.44	
\$800,000 to \$899,999	27	\$850,000	2,085.82	2,143.71	2,199.44	2,256.63	2,315.30	2,375.50	2,437.26	2,500.63	
\$900,000 to \$999,999	24	\$950,000	2,331.21	2,395.91	2,458.20	2,522.11	2,587.69	2,654.97	2,724.00	2,794.82	
\$1,000,000 to \$1,499,999	74	\$1,250,000	3,067.38	3,152.51	3,234.47	3,318.57	3,404.85	3,493.38	3,584.21	3,677.40	
\$1,500,000 to \$1,999,999	39	\$1,750,000	4,294.33	4,413.51	4,528.26	4,646.00	4,766.79	4,890.73	5,017.89	5,148.35	
\$2,000,000 to \$2,999,999	47	\$2,500,000	6,134.75	6,305.01	6,468.95	6,637.14	6,809.70	6,986.76	7,168.41	7,354.79	
\$3,000,000 and greater	45	\$3,000,000	7,361.70	7,566.02	7,762.73	7,964.57	8,171.64	8,384.11	8,602.09	8,825.75	

Land Value	Annual increases (nominal \$ per year)							Annual increases (%)							Cumulative increases (nominal \$ per year)							Cumulative increases (%)						
	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 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$50,000	5,995.06	381.58	391.50	401.68	412.12	422.84	433.83	69.06%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	5,995.06	6,376.64	6,768.14	7,169.82	7,581.95	8,004.79	8,438.62	69.06%	73.45%	77.96%	82.59%	87.34%	92.21%	97.21%
\$150,000	544.74	23.73	24.35	24.98	25.63	26.30	26.98	147.99%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	544.74	568.47	592.82	617.81	643.44	669.74	696.72	147.99%	154.44%	161.06%	167.84%	174.81%	181.95%	189.28%
\$250,000	17.03	16.39	16.82	17.26	17.71	18.17	18.64	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	17.03	33.42	50.24	67.50	85.20	103.37	122.00	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$350,000	23.84	22.95	23.55	24.16	24.79	25.43	26.09	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	23.84	46.79	70.33	94.49	119.28	144.71	170.81	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$450,000	30.65	29.51	30.27	31.06	31.87	32.70	33.55	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	30.65	60.16	90.43	121.49	153.36	186.06	219.61	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$550,000	37.46	36.06	37.00	37.96	38.95	39.96	41.00	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	37.46	73.52	110.53	148.49	187.44	227.41	268.41	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$650,000	44.27	42.62	43.73	44.87	46.03	47.23	48.46	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	44.27	86.89	130.62	175.49	221.52	268.75	317.21	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$750,000	51.08	49.18	50.46	51.77	53.12	54.50	55.91	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	51.08	100.26	150.72	202.49	255.60	310.10	366.01	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$850,000	57.89	55.74	57.19	58.67	60.20	61.76	63.37	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	57.89	113.63	170.81	229.48	289.68	351.44	414.81	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$950,000	64.70	62.29	63.91	65.57	67.28	69.03	70.82	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	64.70	126.99	190.91	256.48	323.76	392.79	463.62	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$1,250,000	85.13	81.97	84.10	86.28	88.53	90.83	93.19	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	85.13	167.10	251.19	337.48	426.00	516.83	610.02	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$1,750,000	119.19	114.75	117.73	120.80	123.94	127.16	130.47	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	119.19	233.94	351.67	472.47	596.40	723.56	854.03	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$2,500,000	170.26	163.93	168.19	172.57	177.05	181.66	186.38	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	170.26	334.20	502.39	674.95	852.01	1,033.66	1,220.04	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$3,000,000	204.32	196.72	201.83	207.08	212.46	217.99	223.65	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	204.32	401.03	602.87	809.94	1,022.41	1,240.39	1,464.05	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%

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 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
\$50,000	121.83	222.54	228.33	234.26	240.36	246.60	253.02	-1.40%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	-1.40%	100.71	329.04	563.31	803.66	1,050.27	1,303.28	-1.40%	1.16%	3.79%	6.49%	9.26%	12.10%	15.01%
\$150,000	23.08	10.17	10.43	10.71	10.98	11.27	11.56	6.27%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	6.27%	33.25	43.69	54.39	65.38	76.65	88.21	6.27%	9.03%	11.87%	14.78%	17.76%	20.82%	23.96%
\$250,000	17.03	16.39	16.82	17.26	17.71	18.17	18.64	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.78%	33.42	50.24	67.50	85.20	103.37	122.00	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$350,000	23.84	22.95	23.55	24.16	24.79	25.43	26.09	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.78%	46.79	70.33	94.49	119.28	144.71	170.81	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$450,000	30.65	29.51	30.27	31.06	31.87	32.70	33.55	2.78%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.78%	60.16	90.43	121.49	153.36	186.06	219.61	2.78%	5.45%	8.19%	11.00%	13.89%	16.85%	19.89%
\$550,000	37.46	36.06	37.00	37.96	38.95	39.96	41.00	2.7																				

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 10 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)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10 years
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Income	\$ nominal per year										
Proposed SV income above rate peg	495,212	507,593	520,283	533,290	546,622	560,287	574,295	588,652	603,368	618,452	5,548,054
Operating balance	\$ nominal per year										
Change in Operating Balance due to proposed SV	-647,439	-651,066	-654,755	-658,503	-661,312	-665,181	-669,110	-672,099	-675,147	-678,255	-6,632,868

Operating expenses (including loan interest costs)		\$ nominal per year									
Fund existing service levels (eg, libraries)											
											0
											0
Fund new/enhanced service levels (eg, sustainability program)											
New Corowa Aquatic Centre	1,142,651	1,158,659	1,175,037	1,191,793	1,207,934	1,225,469	1,243,405	1,260,751	1,278,516	1,296,707	12,180,922
Annual total	1,142,651	1,158,659	1,175,037	1,191,793	1,207,934	1,225,469	1,243,405	1,260,751	1,278,516	1,296,707	12,180,922
Cumulative totals by year	1,142,651	2,301,310	3,476,347	4,668,140	5,876,074	7,101,543	8,344,948	9,605,699	10,884,215	12,180,922	

Capital expenditure		\$ nominal per year									
Renewals:											
last	2	3	4	5							14
New assets											
last	2	3	4	5							14
Annual total	4	6	8	10	0	0	0	0	0	0	28
Cumulative totals by year	4	10	18	28	28	28	28	28	28	28	

Other uses of proposed SV income (eg, loan principal repayments, transfers to reserves)		\$ nominal per year									
last											0
Annual total	0	0	0	0	0	0	0	0	0	0	0
Cumulative totals by year	0	0	0	0	0	0	0	0	0	0	

Total		\$ nominal per year									
Total use of proposed SV income	1,142,655	1,158,665	1,175,045	1,191,803	1,207,934	1,225,469	1,243,405	1,260,751	1,278,516	1,296,707	12,180,950
Difference between additional SRV income and its uses	-647,443	-651,072	-654,763	-658,513	-661,312	-665,181	-669,110	-672,099	-675,147	-678,255	-6,632,896

WORKSHEET 7

FINANCIAL INFORMATION

All dollars in nominal terms (\$'000)

This sheet captures the council's historical financial information as reported in its financial statements and forecasts of selected balance sheet items for financial ratios

Income statement		\$'000 nominal per year		
	2017-18	2018-19	2019-20	
Income				
Rates and Annual Charges	13,628	14,062	14,669	
User Charges & Fees	8,383	9,703	8,299	
Interest and Investment Revenues	1,176	1,132	603	
Other Revenues	588	779	518	
Grants & Contributions Op purposes	11,412	16,838	16,372	
Grants & Contributions Capital purposes	4,320	5,917	8,753	
Other income (items excluded from ratio analysis)				
Net gains asset sales	327	0	0	
Fair value gains	0	0	0	
Joint Ventures and Associated Entities	0	0	0	
Total Income	39,834	48,431	49,214	
<i>Income excluding Cap. Grants & Contrib.</i>	<i>35,514</i>	<i>42,514</i>	<i>40,461</i>	
<i>Income excl cap grants & cont.; net gains from asset disposal; profit on profit on joint ventures; and fair value gains</i>	<i>35,187</i>	<i>42,514</i>	<i>40,461</i>	
Expenses				
Employee Benefits & On-costs	10,990	13,029	14,287	
Borrowing Costs (i.e. interest costs)	209	277	271	
Materials & Contracts	8,633	10,625	15,445	
Depreciation & Amortisation	10,520	10,354	11,067	
Impairment	3,453	6,392	0	
Other Expenses	3,481	3,838	3,578	
Interest & Investment losses				
Other Expenses (items excluded from ratio analysis)				
Net loss from disposal of assets	0	3,658	5,494	
Fair value losses	0	0	0	
Joint Ventures and Associated Entities	0	0	0	
Total Expenses	37,286	48,173	50,142	
<i>Expenses excluding investment losses</i>	<i>37,286</i>	<i>48,173</i>	<i>50,142</i>	
<i>Total expenses continuing operations excl net loss from asset disposals, joint ventures and fair value adjustments</i>	<i>37,286</i>	<i>44,515</i>	<i>44,648</i>	
Operating result from continuing operations	2,548	258	-928	
Net operating result before Cap. Grants & Contrib	-1,772	-5,659	-9,681	
<i>from asset sales, profit on joint ventures and fair value adjustments</i>	<i>-2,099</i>	<i>-2,001</i>	<i>-4,187</i>	
Operating Performance Ratio ^a	-6.0%	-4.7%	-10.3%	

a. Net Operating Balance (excl Cap. Grants & Contrib. and net gains from asset sales etc) as % income (excl Cap. Grants & Contrib. and net gains from asset sales etc)

Borrowing costs and repayments		\$'000 nominal per year		
Source: Cash flow statement				
	2017-18	2018-19	2019-20	
Borrowing costs	209	277	271	
Repayment of borrowings and advances	95	101	108	

Infrastructure asset performance indicators by fund		%		
Source: Special Schedule 7 (General fund)				
	2017-18	2018-19	2019-20	
1. Infrastructure renewals ratio	80.52%	111.68%	88.43%	
2. Infrastructure backlog ratio	4.55%	8.06%	8.01%	
3. Asset maintenance ratio	72.13%	79.55%	89.92%	

Cash and investments		\$'000 nominal	
Source: Note 6a, 6b, 6c			
		2019-20	
6a - Cash and cash equivalents			
Cash on hand and at bank		1,162	
Cash-equivalent assets		14,425	
Total		15,587	
6b - Investments			
Current		13,904	
Non-current		0	
Total		13,904	
Total cash, cash equivalents, and investments			
		29,491	
6c Restricted cash, cash equivalents, and investments			
External restrictions		21,045	
Internal restrictions		6,521	
Unrestricted		1,925	
Total		29,491	
check = 0		0	

Balance sheet extract (General fund) - historical and forecasts for SV scenario		\$'000 nominal											
Sources: Notes to financial statements and Council's Long Term Financial Plan (LTFP)		Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Assets													
Cash & Cash Equivalents	Current	15,587	-398	-1,000	-1,125	-224	-157	837	3,202	2,873	4,259	5,087	5,806
Receivables	Current	8,763	2,369	2,413	2,135	2,207	2,450	2,295	2,369	2,385	2,452	2,498	2,531
Receivables	Non-current	60	60	60	60	60	60	60	60	60	60	60	60
Investments	Current	13,904	0	0	0	0	0	0	0	0	0	0	0
Investments	Non-current	0	0	0	0	0	0	0	0	0	0	0	0
Liabilities													
Payables	Current	5,647	1,513	1,513	1,523	1,580	1,630	1,675	1,701	1,760	1,815	1,858	1,898
Payables	Non-current	0	0	0	0	0	0	0	0	0	0	0	0
Borrowing	Current	368	302	315	327	341	355	369	384	400	416	255	266
Borrowing	Non-current	6,092	8,679	8,365	8,037	7,697	7,342	6,973	6,589	6,189	5,773	5,518	5,253

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10 years	Change over 10 years	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31		\$	%
Income from continuing operations	\$ nominal per year													
Revenue:														
Rates & Annual Charges	14,875,141	15,490,838	16,171,142	16,587,020	17,013,597	17,450,541	17,898,710	18,359,031	18,831,195	19,314,834	19,810,899	176,927,807	4,935,757	33.18%
User Charges & Fees	8,994,593	9,775,531	10,004,859	10,392,529	10,654,757	10,947,287	11,342,885	11,655,537	11,953,295	12,270,886	12,577,446	111,575,013	3,582,853	39.83%
Interest & Investment Revenue	457,477	468,607	480,014	491,722	503,724	516,008	528,600	541,524	554,771	568,331	582,229	5,235,529	124,752	27.27%
Other Revenues	133,869	147,669	158,706	171,101	180,539	190,163	196,580	204,241	214,389	503,137	513,704	2,480,229	379,836	283.74%
Grants & Contributions Op Purposes	12,217,715	12,344,055	4,874,322	5,004,727	5,137,124	5,271,360	5,407,644	5,546,201	5,686,877	5,829,507	5,974,316	61,076,134	-6,243,398	-51.10%
Grants & Contributions Capital Purposes	4,579,064	4,827,936	8,787,007	9,679,058	15,171,693	13,230,064	15,703,759	12,399,499	10,580,155	8,447,927	7,424,726	106,251,823	2,845,661	62.15%
<include additional items here>												0	0	0.00%
Other Income (items excluded from ratio analysis)														
Net share of profit on joint ventures												0	0	0.00%
Fair value gains												0	0	0.00%
Net gains from disposal of assets	278,400	278,400	278,400	278,400	278,400	278,400	278,400	278,400	278,400			2,227,200	-278,400	-100.00%
Total Income Continuing Operations	41,536,259	43,333,036	40,754,451	42,604,556	48,939,833	47,883,824	51,356,579	48,984,434	48,099,081	46,934,622	46,883,321	465,773,735	5,347,061	12.87%
Income excluding capital grants and contributions	36,957,195	38,505,100	31,967,443	32,925,499	33,768,140	34,653,760	35,652,820	36,584,935	37,518,926	38,486,695	39,458,595	359,521,912	2,501,400	6.77%
Income excluding capital grants and contributions, net gains from asset disposals, profit on joint ventures and fair value gains	36,678,795	38,226,700	31,689,043	32,647,099	33,489,740	34,375,360	35,374,420	36,306,535	37,240,526	38,486,695	39,458,595	357,294,712	2,779,800	7.58%
Expenses from continuing operations	\$ nominal per year													
Employee Benefits & On-costs	13,329,976	13,251,821	13,417,517	13,803,070	14,197,423	14,511,739	14,922,284	15,289,566	15,731,149	16,086,022	16,426,552	147,637,143	3,096,576	23.23%
Borrowing Costs (i.e. interest costs)	486,316	466,250	452,033	508,864	562,085	604,882	571,871	537,515	501,759	464,547	434,539	5,104,343	-51,777	-10.65%
Materials & Contracts	11,071,225	10,639,215	10,911,048	11,200,618	11,475,277	11,766,447	11,786,362	12,216,847	12,434,348	12,816,836	13,107,056	118,354,054	2,035,831	18.39%
Depreciation & Amortisation	10,225,252	10,455,182	10,710,141	10,889,383	11,064,127	11,269,504	11,378,066	11,713,807	11,909,495	12,148,153	12,221,585	113,759,443	1,996,333	19.52%
Other Expenses	3,400,569	3,616,632	3,710,452	3,977,421	4,458,409	4,750,353	5,122,049	5,524,531	5,913,453	6,287,910	6,459,350	49,820,560	3,058,781	89.95%
<include additional items here>												0	0	0.00%
Other Expenses (items excluded from ratio analysis)														
Net loss on joint ventures												0	0	0.00%
Fair value losses												0	0	0.00%
Net loss from disposal of assets												0	0	0.00%
Total expenses continuing operations	38,513,338	38,429,100	39,201,191	40,379,355	41,757,321	42,902,925	43,780,632	45,282,265	46,490,205	47,803,467	48,649,082	434,675,543	10,135,744	26.32%
excluding net loss from asset disposals, joint ventures and fair value losses	38,513,338	38,429,100	39,201,191	40,379,355	41,757,321	42,902,925	43,780,632	45,282,265	46,490,205	47,803,467	48,649,082	434,675,543	10,135,744	26.32%
Operating results	\$ nominal per year													
Operating result from continuing operations	3,022,921	4,903,935	1,553,260	2,225,201	7,182,513	4,980,898	7,575,946	3,702,169	1,608,876	-868,845	-1,765,761	31,098,192	-4,788,682	-158.41%
Net operating result before capital grants & contributions	-1,556,143	76,000	-7,233,747	-7,453,857	-7,989,180	-8,249,166	-8,127,813	-8,697,330	-8,971,279	-9,316,772	-9,190,487	-75,153,632	-7,634,344	490.59%
Net operating result before capital grants & contributions, gains/losses on asset disposals, gains/losses on joint ventures and fair value adjustments	-1,834,543	-202,400	-7,512,147	-7,732,257	-8,267,580	-8,527,566	-8,406,213	-8,975,730	-9,249,679	-9,316,772	-9,190,487	-77,380,832	-7,355,944	400.97%
Increase in rates and annual charges														
\$ Increase in rates and annual charges		615,697	680,304	415,878	426,577	436,944	448,170	460,321	472,163	483,639	496,065	4,935,757		
% Increase in rates and annual charges		4.14%	4.39%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	33.18%		

SCENARIO 2: Base case - no SV income or expenditure

	Year 0 2020-21	Year 1 2021-22	Year 2 2022-23	Year 3 2023-24	Year 4 2024-25	Year 5 2025-26	Year 6 2026-27	Year 7 2027-28	Year 8 2028-29	Year 9 2029-30	Year 10 2030-31	Sum of 10 years	Change over 10 years	
													\$	%
Income from continuing operations														
Revenue:														
Rates & Annual Charges	14,875,141	15,257,004	15,648,673	16,050,957	16,463,587	16,886,241	17,319,748	17,765,006	18,221,714	18,689,518	19,169,335	171,471,782	4,294,194	28.87%
User Charges & Fees	8,994,593	9,775,531	10,004,859	10,392,529	10,654,757	10,947,287	11,342,885	11,655,537	11,953,295	12,270,886	12,577,446	111,575,013	3,582,853	39.83%
Interest & Investment Revenue	457,477	468,607	480,014	491,722	503,724	516,008	528,600	541,524	554,771	568,331	582,229	5,235,529	124,752	27.27%
Other Revenues	412,269	426,069	437,106	449,501	458,939	468,563	474,980	482,641	492,789	503,137	513,704	4,707,429	101,436	24.60%
Grants & Contributions Op Purposes	12,217,715	12,344,055	4,874,322	5,004,727	5,137,124	5,271,360	5,407,644	5,546,201	5,686,877	5,829,507	5,974,316	61,076,134	-6,243,398	-51.10%
Grants & Contributions Capital Purposes	4,579,064	4,827,936	8,787,007	9,679,058	15,171,693	13,230,064	15,703,759	12,399,499	10,580,155	8,447,927	7,424,726	106,251,823	2,845,661	62.15%
<include additional items here>												0	0	0.00%
Other Income (items excluded from ratio analysis)														
Net share of profit on joint ventures												0	0	0.00%
Fair value gains												0	0	0.00%
Net gains from disposal of assets												0	0	0.00%
Total Income Continuing Operations	41,536,259	43,099,202	40,231,981	42,068,493	48,389,823	47,319,523	50,777,616	48,390,408	47,489,600	46,309,305	46,241,757	460,317,710	4,705,498	11.33%
Income excluding capital grants and contributions	36,957,195	38,271,266	31,444,974	32,389,436	33,218,130	34,089,459	35,073,858	35,990,909	36,909,445	37,861,379	38,817,031	354,065,887	1,859,837	5.03%
Income excluding capital grants and contributions, net gains from asset disposals, profit on joint ventures and fair value gains	36,957,195	38,271,266	31,444,974	32,389,436	33,218,130	34,089,459	35,073,858	35,990,909	36,909,445	37,861,379	38,817,031	354,065,887	1,859,837	5.03%
Expenses from continuing operations														
Employee Benefits & On-costs	13,329,976	13,251,821	13,417,517	13,803,070	14,197,423	14,511,739	14,922,284	15,289,566	15,731,149	16,086,022	16,426,552	147,637,143	3,096,576	23.23%
Borrowing Costs (i.e. interest costs)	486,513	466,440	452,216	509,040	562,253	605,042	572,022	537,658	501,893	464,672	434,654	5,105,890	-51,858	-10.66%
Materials & Contracts	11,071,225	10,639,215	10,911,048	11,200,618	11,475,277	11,766,447	11,786,362	12,216,847	12,434,348	12,816,836	13,107,056	118,354,054	2,035,831	18.39%
Depreciation & Amortisation	10,225,252	10,455,182	10,710,141	10,889,383	11,064,127	11,269,504	11,378,066	11,713,807	11,909,495	12,148,153	12,221,585	113,759,443	1,996,333	19.52%
Other Expenses	3,400,569	3,616,632	3,710,452	3,977,421	4,458,409	4,750,353	5,122,049	5,524,531	5,913,453	6,287,910	6,459,350	49,820,560	3,058,781	89.95%
<include additional items here>												0	0	0.00%
Other Expenses (items excluded from ratio analysis)														
Net loss on joint ventures												0	0	0.00%
Fair value losses												0	0	0.00%
Net loss from disposal of assets												0	0	0.00%
Total expenses continuing operations	38,513,535	38,429,290	39,201,374	40,379,531	41,757,489	42,903,086	43,780,784	45,282,408	46,490,340	47,803,592	48,649,197	434,677,090	10,135,662	26.32%
excluding net loss from asset disposals, joint ventures and fair value losses	38,513,535	38,429,290	39,201,374	40,379,531	41,757,489	42,903,086	43,780,784	45,282,408	46,490,340	47,803,592	48,649,197	434,677,090	10,135,662	26.32%
Operating results														
Operating result from continuing operations	3,022,724	4,669,911	1,030,607	1,688,962	6,632,335	4,416,438	6,996,832	3,108,000	999,260	-1,494,287	-2,407,440	25,640,620	-5,430,164	-179.64%
Net operating result before capital grants & contributions	-1,556,340	-158,024	-7,756,400	-7,990,095	-8,539,359	-8,813,626	-8,706,927	-9,291,499	-9,580,894	-9,942,213	-9,832,166	-80,611,203	-8,275,826	531.75%
Net operating result before capital grants & contributions, gains/losses on asset disposals, gains/losses on joint ventures and fair value adjustments	-1,556,340	-158,024	-7,756,400	-7,990,095	-8,539,359	-8,813,626	-8,706,927	-9,291,499	-9,580,894	-9,942,213	-9,832,166	-80,611,203	-8,275,826	531.75%
Increase in rates and annual charges														
\$ Increase in rates and annual charges		381,863	391,669	402,284	412,629	422,654	433,508	445,257	456,708	467,804	479,818	4,294,194		
% Increase in rates and annual charges		2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	28.87%		

check = 0

0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Difference between Scenario 1 (with proposed SV income and expenditure) and Scenario 2 (base case - no SV income or expenditure)												
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of 10 years
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Income from continuing operations												
Revenue:												
Rates & Annual Charges	0	233,834	522,469	536,063	550,010	564,300	578,962	594,026	609,481	625,316	641,563	5,456,025
User Charges & Fees	0	0	0	0	0	0	0	0	0	0	0	0
Interest & Investment Revenue	0	0	0	0	0	0	0	0	0	0	0	0
Other Revenues	-278,400	-278,400	-278,400	-278,400	-278,400	-278,400	-278,400	-278,400	-278,400	0	0	-2,227,200
Grants & Contributions Op Purposes	0	0	0	0	0	0	0	0	0	0	0	0
Grants & Contributions Capital Purposes	0	0	0	0	0	0	0	0	0	0	0	0
<include additional items here>	0	0	0	0	0	0	0	0	0	0	0	0
Other Income (items excluded from ratio analysis)	0	0	0	0	0	0	0	0	0	0	0	0
Net share of profit on joint ventures	0	0	0	0	0	0	0	0	0	0	0	0
Fair value gains	0	0	0	0	0	0	0	0	0	0	0	0
Net gains from disposal of assets	278,400	278,400	278,400	278,400	278,400	278,400	278,400	278,400	278,400	0	0	2,227,200
Total Income Continuing Operations	0	233,834	522,469	536,063	550,010	564,300	578,962	594,026	609,481	625,316	641,563	5,456,025
Income excluding capital grants and contributions												
Income excluding capital grants and contributions, net gains from asset disposals,	-278,400	-44,566	244,069	257,663	271,610	285,900	300,562	315,626	331,081	625,316	641,563	3,228,825
Expenses from continuing operations												
Employee Benefits & On-costs	0	0	0	0	0	0	0	0	0	0	0	0
Borrowing Costs (i.e. interest costs)	-197	-190	-183	-176	-168	-160	-152	-143	-134	-125	-115	-1,547
Materials & Contracts	0	0	0	0	0	0	0	0	0	0	0	0
Depreciation & Amortisation	0	0	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0
<include additional items here>	0	0	0	0	0	0	0	0	0	0	0	0
Other Expenses (items excluded from ratio analysis)	0	0	0	0	0	0	0	0	0	0	0	0
Net loss on joint ventures	0	0	0	0	0	0	0	0	0	0	0	0
Fair value losses	0	0	0	0	0	0	0	0	0	0	0	0
Net loss from disposal of assets	0	0	0	0	0	0	0	0	0	0	0	0
Total expenses continuing operations	-197	-190	-183	-176	-168	-160	-152	-143	-134	-125	-115	-1,547
Operating results												
Operating result from continuing operations	197	234,024	522,652	536,239	550,178	564,461	579,114	594,169	609,615	625,441	641,679	5,457,571
Net operating result before capital grants & contributions		234,024	522,652	536,239	550,178	564,461	579,114	594,169	609,615	625,441	641,679	5,457,571
Net operating result before capital grants & contributions, gains/losses on asset disposals, gains/losses on joint ventures and fair value adjustments	-278,203	-44,376	244,252	257,839	271,778	286,061	300,714	315,769	331,215	625,441	641,679	3,230,371
Increase in rates and annual charges												
\$ Increase in rates and annual charges		233,834	288,635	13,594	13,947	14,290	14,662	15,063	15,455	15,836	16,247	641,563
% Increase in rates and annual charges		1.57%	1.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.31%
check = 0		0	0	0	0	0	0	0	0	0	0	0

Key assumptions (please enter assumed % figure for each year)											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Growth in labour costs											
Scenario 1: Proposed (with SV)	% pa	-0.59%	1.25%	2.87%	2.86%	2.21%	2.83%	2.46%	2.89%	2.26%	2.12%
Scenario 2 - Base case (no SV)	% pa	-0.59%	1.25%	2.87%	2.86%	2.21%	2.83%	2.46%	2.89%	2.26%	2.12%
Growth in employee numbers											
Scenario 1: Proposed (with SV)	% pa	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Scenario 2 - Base case (no SV)	% pa	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Growth in assessment numbers											
Scenario 1: Proposed (with SV)	% pa	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Scenario 2 - Base case (no SV)	% pa	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Inflation rate applied to Materials & Contracts											
Scenario 1: Proposed (with SV)	% pa	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Scenario 2 - Base case (no SV)	% pa	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Planned operating cost savings											
Scenario 1: Proposed (with SV)	% pa	4.50%	4.45%	4.31%	4.20%	4.10%	4.05%	3.91%	3.82%	3.70%	3.67%
Scenario 2 - Base case (no SV)	% pa	4.50%	4.45%	4.31%	4.20%	4.10%	4.05%	3.91%	3.82%	3.70%	3.67%

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.

Criteria and measure	Definition	Scenario	Historical ratios			Forecast ratios										
			2017-18	2018-19	2019-20	Year 0 2020-21	Year 1 2021-22	Year 2 2022-23	Year 3 2023-24	Year 4 2024-25	Year 5 2025-26	Year 6 2026-27	Year 7 2027-28	Year 8 2028-29	Year 9 2029-30	Year 10 2030-31
1. Sustainability																
Operating Performance Ratio	Net continuing operating result (excl capital grants and contributions)	Scenario 1: Proposed (with SV)	-6.0%	-4.7%	-10.3%	-5.0%	-0.5%	-23.7%	-23.7%	-24.7%	-24.8%	-23.8%	-24.7%	-24.8%	-24.2%	-23.3%
	Total continuing operating revenue (excl. capital grants and contributions)	Scenario 2 - Base case (no SV)	-6.0%	-4.7%	-10.3%	-4.2%	-0.4%	-24.7%	-24.7%	-25.7%	-25.9%	-24.8%	-25.8%	-26.0%	-26.3%	-25.3%
		Scenario 3: Hybrid case ^a	-6.0%	-4.7%	-10.3%	-4.2%	-0.4%	-24.7%	-24.7%	-25.7%	-25.9%	-24.8%	-25.8%	-26.0%	-26.3%	-25.3%
Own Source Revenue Ratio	Total continuing operating revenue (excl all grants and contributions)	Scenario 1: Proposed (with SV)	60.2%	53.0%	48.9%	59.3%	60.1%	66.2%	65.3%	58.3%	61.1%	58.7%	63.2%	66.0%	69.6%	71.4%
	Total continuing operating revenue (incl. capital grants and contributions)	Scenario 2 - Base case (no SV)	60.2%	53.0%	48.9%	59.6%	60.2%	66.0%	65.1%	58.0%	60.9%	58.4%	62.9%	65.7%	69.2%	71.0%
Infrastructure Renewals Ratio	Asset renewals (building and infrastructure)	Scenario 1: Proposed (with SV)	80.5%	111.7%	88.4%	Please enter forecast ratios										
	Depreciation, amortisation and impairment (building and infrastructure)	Scenario 2 - Base case (no SV)	80.5%	111.7%	88.4%	124.6%	96.7%	86.4%	78.4%	109.7%	102.7%	105.1%	99.2%	78.1%	71.1%	72.7%
2. Effective infrastructure and service management																
Infrastructure Backlog Ratio	Estimated cost to bring assets to satisfactory condition	Scenario 1: Proposed (with SV)	4.6%	8.1%	8.0%	Please enter forecast ratios										
	Total (WDV) ^b of infrastructure, buildings, other structures, depreciable land, and improvement assets	Scenario 2 - Base case (no SV)	4.6%	8.1%	8.0%	0.0%										
Asset Maintenance Ratio	Actual asset maintenance	Scenario 1: Proposed (with SV)	72.1%	79.6%	89.9%	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)	72.1%	79.6%	89.9%	0.0%										
Debt Service Ratio	Cost of debt service	Scenario 1: Proposed (with SV)	0.9%	0.9%	0.9%	Optional: Enter forecast ratios only if they are relevant to your council's application. Otherwise leave blank										
	Interest expense and principal repayments Total continuing operating revenue (excl capital grants and contributions)	Scenario 2 - Base case (no SV)	0.9%	0.9%	0.9%	0.0%										

Notes:
a SCENARIO 3: Hybrid case - SV expenditure but no SV income
b WDV = written down value