



Funding Impact Statement

This Funding Impact Statement sets out the sources of operating funding Council will use to fund its activities over the 2014/15 financial year. These funding sources were developed from an analysis of the Council activities and funding requirements which is set out in the Revenue and Financing Policy in the Three Year Plan.

<i>Plan 2013/14</i>		<i>TYP 2014/15</i>	<i>Plan 2014/15</i>	<i>Variance to TYP</i>
	\$000			
Sources of operating funding				
235,116	General rates, uniform annual general charges, rates penalties	254,091	246,946	(7,145)
104,165	Targeted rates	109,266	111,180	1,914
20,555	Subsidies and grants for operating purposes	22,285	21,321	(964)
86,006	Fees, charges	93,476	97,344	3,868
64,816	Interest and dividends from investments	63,733	74,886	11,153
31,652	Local authorities fuel tax, fines, infringement fees, and other receipts (a)	26,362	36,460	10,098
542,310	Total operating funding	569,213	588,137	18,924
Applications of operating funding				
392,214	Payments to staff and suppliers	392,600	414,558	21,958
40,637	Finance costs	57,477	60,482	3,005
64,007	Other operating funding applications	60,063	67,346	7,283
496,858	Total applications of operating funding	510,140	542,386	32,246
45,452	Surplus (deficit) of operating funding	59,073	45,751	(13,322)
Sources of capital funding				
20,769	Subsidies and grants for capital expenditure	22,238	20,615	(1,623)
13,000	Development and financial contributions	17,466	18,766	1,300
281,065	Increase (decrease) in debt	524,000	453,986	(70,014)
75,792	Gross proceeds from sale of assets	14,268	6,763	(7,505)
-	Lump sum contributions	-	-	-
416,971	Other dedicated capital funding	450,703	454,335	3,632
807,597	Total sources of capital funding	1,028,675	954,465	(74,210)

<i>Plan 2013/14</i>		<i>TYP 2014/15</i>	<i>Plan 2014/15</i>	<i>Variance to TYP</i>
	\$000			
Applications of capital funding				
Capital expenditure				
808,712	- to replace existing assets (b)	944,930	878,842	(66,088)
60,286	- to improve the level of service	54,593	36,585	(18,008)
63,007	- to meet additional demand	86,941	107,881	20,940
(78,956)	Increase (decrease) in reserves	1,284	(21,892)	(23,176)
-	Increase (decrease) of investments	-	(1,200)	(1,200)
853,049	Total applications of capital funding	1,087,748	1,000,216	(87,532)
(45,452)	Surplus (deficit) of capital funding	(59,073)	(45,751)	13,322
-	Funding balance	-	-	-
Footnotes				
20,721	(a) Earthquake related operating recoveries	15,139	24,456	9,317
744,069	(b) Earthquake rebuild application of capital funding	870,399	804,030	(66,369)

A discussion of the variances to the Three Year Plan is included in the Financial Overview.

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Detailed information about sources of operating funding

Rates, uniform annual general charges and rates penalties

Rates and uniform annual general charges and rates penalties are derived in accordance with the Council's rating policy as set out below. In general they fund operating expenditure, but they also fund asset renewals and debt repayment which are included under Applications of capital funding in the table above.

Subsidies and grants

Subsidies and grants are primarily received from NZTA in support of the Streets activities.

Fees and charges

Fees and user charges are developed from the various pricing policies under the Activity Management Plans for each Group of Activities. The effect of any fee or charge levied by Council is to reduce the amount of funding the Council needs to source from rates. There are a number of increases proposed to fees and charges which are detailed in the Fees and Charges section.

Interest and dividends

The Council receives interest from its financial investments and from loans to various Council controlled and community organisations. The Council also receives dividends from some of the various CCTOs that it owns or has an ownership interest in. The effect of any interest or dividends received by the Council is to reduce the amount of funding Council needs to source from rates.

Other receipts

Other receipts are largely comprised of earthquake recoveries (note 1) which partly reimburse the Council for response costs and temporary works. The funds are received under the National Civil Defence and Emergency Management Plan, administered by CERA to reimburse local government for 60%- 100% of the costs incurred as a result of a disaster.

Detailed information about sources of capital funding

Subsidies and grants

The subsidies, grants, and other funds collected by the Council are set out in the various Activity Management Plans. The largest single subsidy received by the Council is from the New Zealand Transport Agency to support Council's Streets activities. The effect of any grant or subsidy collected by the Council is to reduce the amount of funding Council needs to source from borrowings.

Development contributions

Development contributions are charged to property developers to recover the estimated cost of increasing the capacity of the city's infrastructure and community facilities to meet the needs of growth. A detailed explanation of development contributions is provided in the Development Contributions Policy.

Borrowing

The Council's capital expenditure is financed under the policy outlined in the Revenue and Financing Policy. As a general principle Council borrows to provide the funding necessary to purchase or construct new long-term or infrastructural assets. In some instances Council will also borrow to fund grant expenditure that is classified as operating expenditure in Council's financial statements, but which is provided to fund capital expenditure. An example is the funding provided to the Canterbury Museum Trust Board for additions to the Museum buildings. In accordance with its financial strategy the Council is also borrowing to fund extra operational costs such as the District Plan update and operating deficits (through until 2015/16). The deficits are principally the result of lost revenue due to the earthquakes and the borrowing to meet them is funded by the special earthquake charge which for 2014/15 remains at 1.93%.

All borrowing is carried out in accordance with the Liability Management Policy.

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Asset Sales

These typically comprise sale of fleet vehicles and sale of surplus land.

Other dedicated capital funding

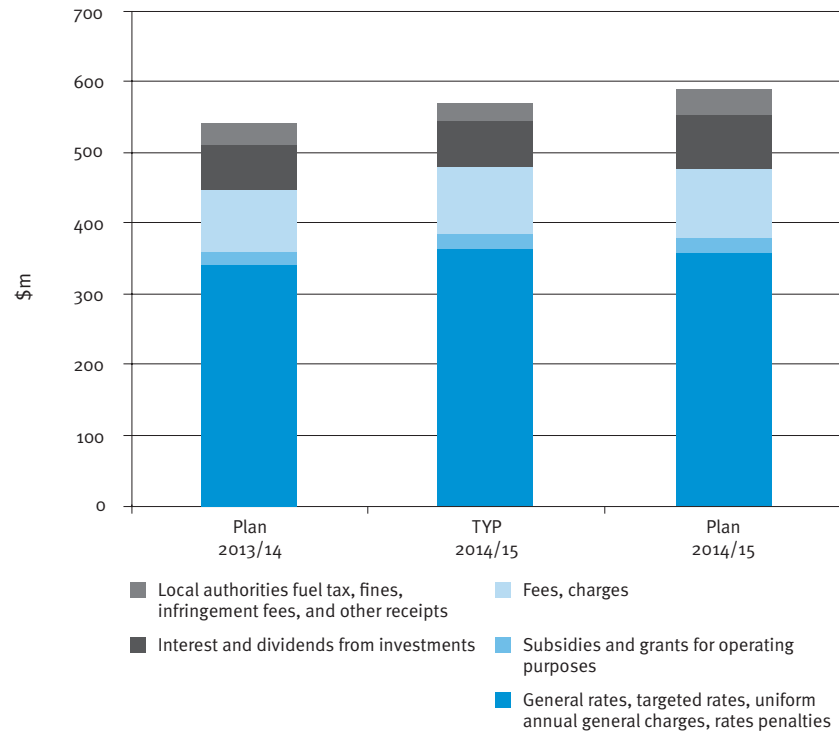
These largely relate to earthquake recoveries, which are comprised of the proceeds from insurance policies, reimbursement from the Crown, and NZ Transport Agency subsidies. During the rebuild this source of funding is significant.

Reserve funds (shown in the table as a net figure under Applications)

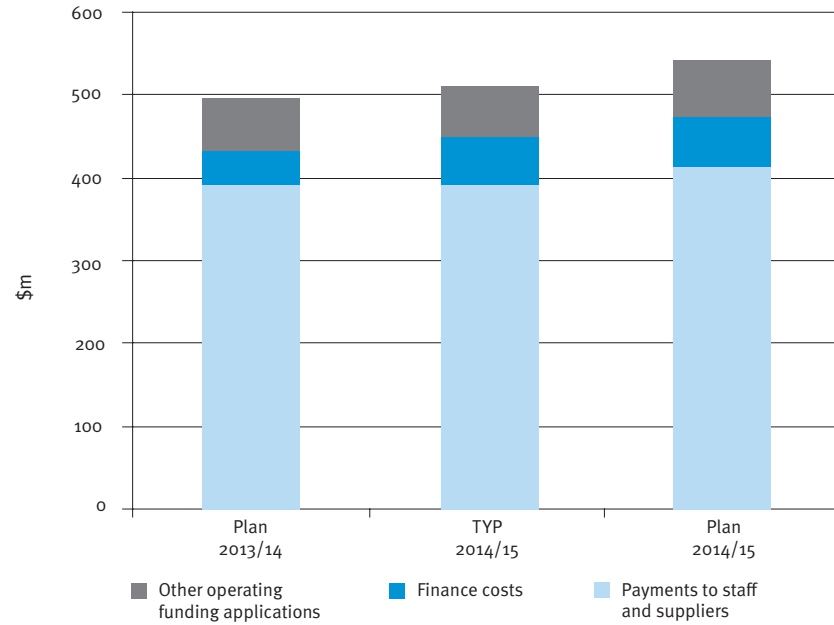
Council maintains a number of reserve funds. Many of these have resulted from bequests or gifts to the city, while others are the result of specific decisions by Council (such as the Capital Endowment Fund) or the exercise by Council of its statutory powers (such as for the collection of financial contributions under the Resource Management Act). These funds are invested by the Council in accordance with its Investment Policy, and funds are drawn from individual reserves for operating or capital expenditure that meets the purpose of that reserve.

Funding Impact Statement and Rating Policy
Funding Impact Statement

Sources of operational funding for 2014/15:

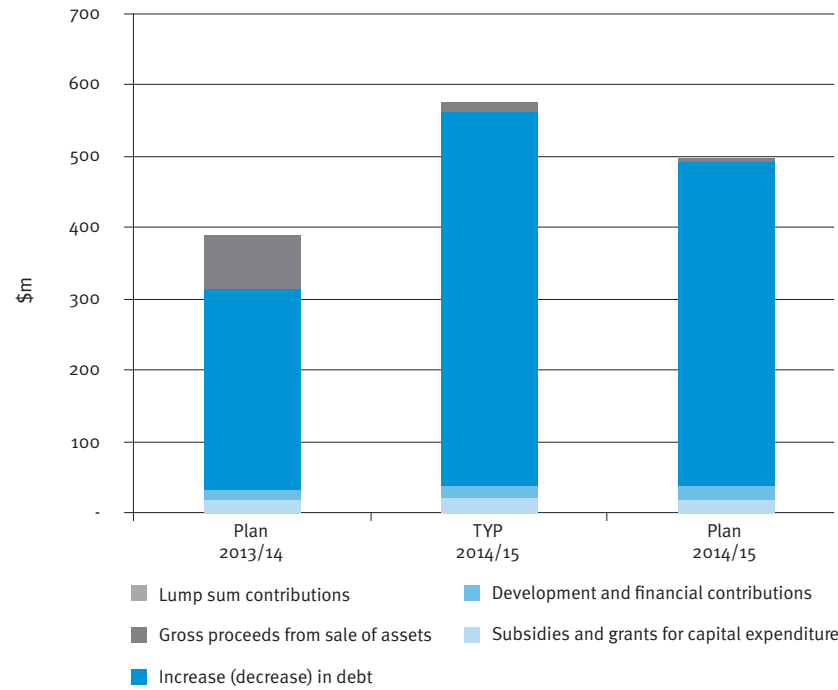


Applications of operational funding for 2014/15:

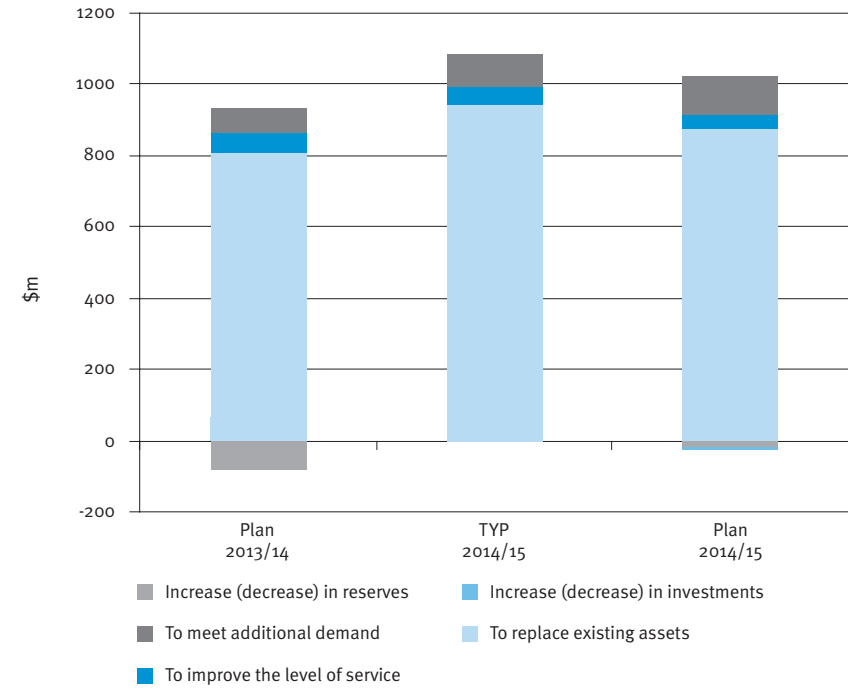


Funding Impact Statement and Rating Policy
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Sources of capital funding for 2014/15



Applications of capital funding for 2014/15



Rating Policy

Table of Rates Collected

	2014-15 Annual Plan \$000
Rates Collected	
General Rate	255,590
Uniform Annual General Charge	20,629
Targeted Rates	
Water Supply	
Full Charge	28,629
Half Charge	463
Restricted Supply	140
Excess Water ¹	-
Fire Service Connection	106
Land Drainage	20,949
Sewerage	50,114
Waste Minimisation	24,408
Active Travel	3,509
Governors Bay Water Loan	18
Governors Bay Sewer Loan	28
	404,583
including GST of	52,772
Total (excluding GST)¹	351,811

Note 1.

The total rates amount of \$351.811 million (excluding GST) in this table is based on the actual number of rating units across the city and their capital value as at the date that the Annual Plan was adopted. Three items of rating income are excluded from this figure:

- Excess water rates – excluded because it is dependent on actual volumes consumed during the year. Excess water rates are budgeted to be \$2.65 million (excluding GST) in 2014-2015.
- Late payment penalties and surcharges – excluded because they are dependent on actual late rates payments occurring during the year. Late payment penalties and surcharges are budgeted to be \$2.2 million (excluding GST) in 2014-2015.
- Changes in capital values during the year – Council is required to adjust its rates charges for individual properties during the financial year to reflect any capital value change arising from demolition of substantial construction work; the impact of these adjustments on rates collected is excluded from the table because it is dependent on the extent of demolition and construction activity during the year. The net impact on rates of these adjustments is budgeted to be revenue of \$1.465 million (excluding GST) in 2014-2015.

Rates are used by Council to fund the balance of its costs once all other funding sources are taken into account.

Christchurch City Council sets rates under Clause 20 of Schedule 10 of the Local Government Act 2002 and Section 23 of the Local Government (Rating) Act 2002.

The Council has set rates totalling \$351.8 million (excluding GST) for the 2014/15 financial year in accordance with the policies detailed in this Annual Plan.

Valuation system used for rating

Some of Council's rates are in the form of fixed charges, but most (more than 80%) are charged in proportion to each rating unit's rating valuation, where:

- A rating unit is the property which is liable for rates (usually a separate property with its own certificate of title), and
- Rating valuations are set by independent valuers, based on property market conditions as at a specified date.

The Council uses capital value for rating purposes (ie. the value of the land plus any improvements).

Where parts of a rating unit can be allocated to different categories (Business, Standard, and Remote Rural), the Council may apportion the rateable value of that rating unit among those parts in order to calculate the overall liability for the rating unit.

For the 2014/15 financial year, the Council has used rating valuations as at 1 November 2013, which will deliver a more equitable rates distribution than the August 2007 valuations used in recent years.

These 2013 rating valuations have been set under the requirements of the Canterbury Earthquake (Rating Valuation Act – Christchurch City Council) Order 2013, which has enabled valuations to be updated despite the extent of earthquake damage and unpaid insurance entitlements still existing across the city. This Order requires that:

- The independent valuers' assessment of market conditions includes sales where insurance benefits have been transferred to the new owner,
- Rating valuations for each rating unit exclude the effects of any earthquake damage to that unit, and
- Objections to rating valuations cannot be made on the grounds that the valuation has been assessed using the above methodology.

Re-assessing rates within the rating year

The Canterbury Earthquake (Rating) Order 2012 allows the Council to re-assess rates on properties as the value of that property changes throughout the year as the result of demolition, new building, or subdivision. This means that, as a property is demolished,

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constructed or improved, or subdivided rates would be reassessed on the new value from the first of the following month.

Inspection of rates information

The capital values, the District Valuation Roll, and the Rating Information Database information, along with liability for 2014/15 rates for each rating unit are available for inspection on the Council's Internet site (www.ccc.govt.nz, under the heading 'Rates info') or by enquiry at any Council Service Centre.

Rates for 2014/15

The rates described below have been set for the rating year commencing 1 July 2014 and ending 30 June 2015.

All of the rates and amounts set out in this Policy include GST of 15 percent.

General rates

General rates are set on capital values on a differential basis for rating units liable for general rates under the Local Government (Rating) Act 2002.

Purpose of general rate:

General rates [including the Uniform Annual General Charge, (UAGC)] provide for just over two thirds of the total rate requirement of the Council, being the net rate requirement after targeted rates are determined. General rates (and UAGCs) therefore fund all activities of the Council except those funded by targeted rates.

As a result of the series of Canterbury earthquakes Council will record an operating deficit in 2014/15 as it has each year since the earthquakes. The Council has agreed to borrow to fund the deficit until 2015/16 and repay the borrowing by a 1.93 per cent special earthquake charge. The special earthquake charge forms part of the 2014/15 General rate in line with the rate in the Three Year Plan.

Differential rates

Differential rating is used for different categories of property use (Business, Standard, and Remote Rural, as defined below). The quantum of General rates required from each differential sector is based on the Revenue and Financing Policy and Funding Impact Statement calculations on an activity-by-activity basis, giving the Council-wide rate requirement.

The differential basis and the definition of differential categories used for assessing General rates are as follows:

Business

Any rating unit which is:

- a) used for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions, and commercially-owned and operated utility networks); or
- b) land zoned Business, Central City, Commercial, Industrial or Rural-Industrial (or equivalent zoning) in the City Plan administered by the Council, situated anywhere in the city, except where the predominant use is residential.

Standard

Any rating unit which is:

- a) used for residential purposes (including home-ownership flats); or
- b) land zoned Living, Residential (or equivalent zoning) or Rural-Residential, Small Settlement, Papakainga, Akaroa Hill Slopes, Residential Conservation or Boat Harbour in the City Plan administered by the Council, and is within the sewered area and used other than for a commercial or industrial purpose (including travellers and special purpose accommodation, offices and administrative and associated functions); or
- c) Council-operated utility network; or
- d) land not otherwise classified as Business or Remote Rural (Farming and Forestry).

Remote Rural (Farming and Forestry)

Any rating unit which is zoned residential or rural in the City Plan administered by the Council and situated outside of the sewered area, and where the rating unit is:

- i) used solely or principally for agricultural, horticultural, pastoral or forestry purposes or the keeping of bees or poultry; or
- ii) vacant land not otherwise used.

For the purposes of clarity it should be noted that the Remote Rural (Farming and Forestry) classification does not include any rating unit which is:

- i) used principally for industrial (including quarrying) or commercial purposes (as defined in Business above); or
- ii) used principally for residential purposes (including home-ownership flats).

For the purposes of the differential sector definitions in this part of the Plan, the City Plan means the operative City Plan of the Christchurch City Council and any parts of the transitional or proposed district plans of any former local authority that are operative.

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The objective of differentials is to implement the Revenue and Financing Policy and in particular:

- allow for a higher rate requirement on the Business sector from the Road Network activity. Analysis by the Council shows that the majority of expenditure on maintaining the City’s streets and roadways is incurred because of the movement of heavy vehicles. The movement of cars causes comparatively little damage. The Business sector is the primary cause of, and beneficiary of, heavy traffic movements.

For 2014/15, the Business differential returns to 1.660. Business ratepayers contribute 24.5% of the Council’s total rates collection in 2014/15, compared with 24.3% in 2013/14 and 23.4% in 2012/13.

- a reduced general rate applied by capital values for the Remote Rural sector to reflect generally the remote location from services and the assumed lower consumption of services for each rating unit. The Remote Rural differential has historically been set at 75% of the General rate decimal applicable to the Residential and Other sector (excluding UAGCs), although this was reduced to 67% in 2013/14 due to fluctuations in the targeted rates which resulted in a very high Remote Rural rate.

The differential returns to 75% for the 2014/15 year. Rural ratepayers contribute 2.0% of the Council’s total rates collection in 2014/15, compared with 2.0% in 2013/14 and 1.9% in 2012/13.

General Rates (in cents per dollar of capital value) for the 2014/15 year are:

Differential category	Rate decimal (cents / \$)	Differential factor	Revenue (\$000)
Business	0.451849	1.660	74,873
Standard	0.272200	1.000	174,188
Remote Rural (Farming and Forestry)	0.204150	0.750	6,529

Uniform Annual General Charge (UAGC)

A portion of General rates is assessed as a UAGC, which is set as a fixed amount per separately-used or inhabited part of a rating unit (as defined below). This is not based on a calculation of part of any activity cost but is assessed to be a reasonable amount to charge.

A separately used or inhabited part of a rating unit is defined as a part which can be separately let and permanently occupied. Where the occupancy is an accessory to, or is ancillary to, another property or part thereof, no separately used part exists. For example:

- a residential sleep-out or granny flat without independent kitchen facilities;
- rooms in a hostel with a common kitchen;
- a hotel room with or without kitchen facilities;

- motel rooms with or without kitchen facilities;
- individual storage garages/sheds/partitioned areas of a warehouse;
- individual offices/premises of partners in a partnership are **not** separately used or inhabited parts of a rating unit

Separately used parts of a rating unit include:

- flats/apartments;
- flats which share kitchen/bathroom facilities;
- separately leased commercial areas even though they may share a reception.

The UAGC is set under section 15(1)(b) of the Local Government (Rating) Act 2002.

Purpose of the UAGC:

The uniform charge modifies the impact of rating on a city-wide basis ensuring all rating units are charged a fixed amount to recognize the costs, associated with each property, which are uniformly consumed by the inhabitants of the community.

Multiple Uniform Annual General Charge per rating unit

The Council will charge multiple uniform charges against each separately-used or inhabited part of a rating unit provided such UAGC is not subject to a rate remission under the policy.

Uniform Annual General Charge (UAGC) for common usage rating units

Section 20 of the Act precludes the Council from charging UAGCs where contiguous land is in common usage and in the same ownership. In addition, Council has resolved on a remission policy that will allow it to remit the additional UAGCs on contiguous land in common usage where the rating units are not in the same ownership name.

Also, remission of the charge will be considered where Council has determined that a building consent will not be issued for the primary use of the land (under the City Plan).

For the 2014/15 financial year, the UAGC will remain at \$117.56, and is expected to deliver \$20,628,606 of rates revenue.

Targeted rates

Targeted rates are set under sections 16, 18, and 19, and schedules 2 and 3 of the Local Government (Rating) Act 2002. The Council does not accept Lump Sum contributions (as defined by Section 117A of the Local Government (Rating) Act 2002) in respect of any targeted rate.

All targeted rates other than the Active Travel targeted rate, are not uniformly imposed on all rating units, but only on those rating units that either receive the specified service or are located within the specified geographic area. The definition and objective of each of the Targeted rates is described below.

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Water Supply Targeted Rate – full charge and half charge:

The purpose of this rate is to recover the net operating cost of water supply. It is assessed on every separately rated property to which water is supplied through the on-demand water reticulation system. The half charge is assessed on rating units which are serviceable, i.e. situated within 100 metres of any part of the on-demand water reticulation system, but which are not connected to that system.

Liability for the Water Supply Targeted Rate is calculated as a number of cents in the dollar of capital value.

<i>Categories</i>	<i>Rates decimal (cents / \$)</i>	<i>Revenue (\$000)</i>
Connected	0.035588	28,629
Serviceable	0.017794	463

Restricted Water Supply Targeted Rate:

The purpose of this rate is to recover the net operating cost of water supplied through restricted water supply systems. A Restricted Water Supply Targeted Rate is assessed on every rating unit receiving the standard level of service as defined by the City Water and Waste unit manager. Where a rating unit receives multiple levels of service, they will be assessed multiple Restricted Water Supply Targeted Rates.

Liability for the Water Supply Targeted Rate is calculated as a uniform amount for each standard level of service received by a rating unit.

<i>Categories</i>	<i>Rates (\$)</i>	<i>Revenue (\$000)</i>
Connected	170.00	140

Land Drainage Targeted Rate:

The purpose of this rate is to recover the net operating cost of waterways and land drainage. It is assessed on every separately rated property which is within the serviced area. The serviced area is that of the current land drainage area extended to include all developed land within the city or where there is a land drainage service and also includes:

- the areas of Banks Peninsula zoned:
 - Akaroa Hillslopes
 - Boat Harbour
 - industrial
 - Lyttelton Port

- Papakaianga
- recreation reserve
- residential
- residential conservation
- small settlement
- town centre

- those Land Drainage areas in Okains Bay and Purau that have been charged Land Drainage Targeted Rates

Liability for the Land Drainage Targeted Rate is calculated as a number of cents in the dollar of capital value.

<i>Categories</i>	<i>Rates decimal (cents / \$)</i>	<i>Revenue (\$000)</i>
Within serviced area	0.026185	20,949

Sewerage Targeted Rate:

The purpose of this rate is to recover the net operating cost of wastewater collection, treatment and disposal. It is assessed on every separately rated property which is in the serviced area.

Liability for the Sewerage Targeted Rate is calculated as a number of cents in the dollar of capital value.

<i>Categories</i>	<i>Rates decimal (cents / \$)</i>	<i>Revenue (\$000)</i>
Within serviced area	0.060016	50,114

Waste Minimisation Targeted Rate:

The purpose of this rate is to recover the net operating cost of the collection and disposal of recycling and organic waste.

The Full Charge is assessed on every separately used or inhabited part of a rating unit, as defined by the UAGC definition, in the serviced area.

The charge will be made to non-rateable rating units where the service is provided.

The charge will not be made to rating units in the serviced area which do not receive the service as defined by the City Water and Waste unit manager. These may include:

- rating units (land) on which a UAGC is not made,

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- land which does not have improvements recorded,
- land with a storage shed only and the capital value is less than \$30,000,
- CBD properties (as defined by the CBD refuse map).

Where ratepayers elect and Council agrees, additional levels of service may be provided. Each additional level of service will be rated at the Full Charge.

For rating units outside the kerbside collection area, where a limited depot collection service is available, a uniform targeted rate of 75% of the full rate will be made.

Liability for the Waste Minimisation Targeted Rate full charge and part charge is calculated as a uniform amount for each separately used or inhabited part of a rating unit receiving service.

<i>Categories</i>	<i>Rates (\$)</i>	<i>Revenue (\$000)</i>
Full charge	155.22	24,208
Part charge	116.41	199

Water Supply Fire Connection Rate

The purpose of the Water Supply Fire Connection Rate is to recover costs of water supply fire connection on a per-connection basis. It is assessed on a uniform basis to the rating units serviced.

<i>Categories</i>	<i>Rates (\$)</i>	<i>Revenue (\$000)</i>
Connected	106.37	106

Excess Water Supply Targeted Rate

The purpose of the Excess Water Supply Targeted Rate is to recover water-supply costs beyond those included in the water-supply rates. It is assessed as the water meters are read on every separately rated liable property as defined by the bylaw (see below) which has a metered water supply, and invoiced after each reading.

This targeted rate is set under section 19 of the Local Government (Rating) Act 2002, in addition to sections 16 and 18, and schedules 2 and 3 of the Local Government (Rating) Act 2002.

<i>Categories</i>	<i>Rates (\$ per m³ of excess water supplied)</i>	<i>Revenue (\$000)</i>
Liable	0.69	2,650

Rating units having an ordinary supply as defined in the Water Related Services Bylaw 2008, i.e. non-commercial consumers being principally residential single units on a rating unit, will not be charged an excess water supply targeted rate.

The liable rating units for this rate are consumers having an extraordinary supply. For the purposes of this policy extraordinary supply is defined as water that is not ordinary supply as defined in the Water Related Services Bylaw 2008 and includes water supplied to:

- land under single ownership on a single certificate of title and used for three or more household residential units
- boarding houses
- motels
- rest homes
- fire protection systems

Each liable rating unit has a water allowance. Water used in excess of this allowance will be charged at the rate of 69 cents per cubic meter.

The water allowance is determined by dividing the Water Supply Targeted Rate assessed on the rating unit by an allowance factor. The allowance factor unit rate will be determined by Council resolution from time to time and is now 69 cents. The water allowance is 1 cubic meter for each complete 69 cents (the factor) of the targeted water rate assessed. It is determined following the annual rates assessment and is expressed as a daily allowance that is the total water allowance for the rating unit divided by 365 with a minimum of 0.6986 cubic meters per day. The daily allowance shall continue until the next rates assessment is issued for the rating unit.

The annual rates assessment identifies those ratepayers who are potentially liable for excess water charges. It does not include the calculated liability as the water reading does not coincide with the assessment. Water meters are read progressively throughout the year. Following each reading, a water-excess charge invoice is issued for those rating units which are liable. The invoice will refer to the assessment and will bill for the consumption for the period of the reading.

The latest water allowance will be used, calculated on a daily basis.

Where two or more rating units share a water meter and have, in the opinion of the Council, a common usage, the readings and allowances may be aggregated, notwithstanding the charge is payable by the ratepayer of the rating unit to which the meter is attached.

Active Travel Targeted Rate

The purpose of this rate is to contribute to the Active Travel Programme and specifically fund the cycleways projects.

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The charge is assessed on every separately used or inhabited part of a rating unit, as defined by the UAGC definition, within the District.

For the 2014/15 financial year, the Active Travel targeted rate is set at \$20.00, and is expected to deliver \$3,509,460 of rates revenue.

Uniform Targeted Rates for loan servicing costs for the Governors Bay water and sewerage Schemes

The Uniform Targeted rates for loan servicing costs for the Governors Bay water and sewerage schemes is a continuation of the original agreements between liable ratepayers and the Banks Peninsula District Council to fund the capital costs of those schemes. These uniform charge rates are charged only to rating units where the ratepayer elected to pay the capital contribution over time rather than as a lump sum.

These rates will end on 30 June 2016.

<i>Categories</i>	<i>Rates (\$)</i>	<i>Revenue (\$000)</i>
Liabile rating units: sewerage loan	179.91	28
Liabile rating units: water supply loan	113.47	18

Indicative rates

The following table shows the impact of Christchurch City Council rates for 2014/15 against those for the 2013/14 financial year. Note that the two years are not directly comparable – 2007 Capital Values were used to allocate rates in the 2013/14 financial year, and updated 2013 Capital Values will be used in the 2014/15 year. The table identifies average property prices in each year, to make a “like-for-like” comparison easier. The actual rates increase will vary considerably from ratepayer to ratepayer depending on the relative change in the rateable value of their property from 2007 to 2013 in comparison to the city.

Note: the table below does not include rates levied by Environment Canterbury and collected by the Council on Environment Canterbury’s behalf.

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	2007 Capital Values	2013/14 Actual Rates (incl.GST)		2013 Capital Values	2014/15 Actual Rates (incl.GST)		2007 Capital Values	2013/14 Actual Rates (incl.GST)		2013 Capital Values	2014/15 Actual Rates (incl.GST)
Residential			Residential			Rural			Rural		
	200,000	1,126		200,000	1,081	(not water, sewerage, or drainage rates, but includes part waste minimisation rate)			(not water, sewerage, or drainage rates, but includes part waste minimisation rate)		
	300,000	1,544		300,000	1,475		200,000	641		200,000	662
median 2007	322,000	1,636		350,000	1,672		300,000	835		300,000	866
	350,000	1,753	median 2013	380,000	1,790		400,000	1,030		400,000	1,071
avg 2007	383,000	1,891		400,000	1,869		500,000	1,224		500,000	1,275
	400,000	1,962	avg 2013	441,655	2,033		600,000	1,419		600,000	1,479
	450,000	2,172		450,000	2,066	avg 2007	700,000	1,614		700,000	1,683
	500,000	2,381		500,000	2,263		900,000	2,003		900,000	2,091
	550,000	2,590		550,000	2,460		959,000	2,118			
	600,000	2,799		600,000	2,657		1,000,000	2,198	avg 2013	1,000,000	2,295
	650,000	3,008		650,000	2,854		2,000,000	4,144		1,041,000	2,379
	700,000	3,218		700,000	3,051		3,000,000	6,091		2,000,000	4,337
	800,000	3,636		800,000	3,445					3,000,000	6,378
	900,000	4,054		900,000	3,839						
	1,000,000	4,473		1,000,000	4,233						
Business			Business								
	200,000	1,459		200,000	1,440						
	300,000	2,044		300,000	2,014						
	400,000	2,629		400,000	2,587						
	500,000	3,214		500,000	3,161						
	600,000	3,800		600,000	3,735						
	700,000	4,385		700,000	4,308						
	800,000	4,970		800,000	4,882						
	900,000	5,555		900,000	5,456						
	1,000,000	6,140		1,000,000	6,029						
avg 2007	1,189,000	7,246	avg 2013	1,293,000	7,710						
	2,000,000	11,991		2,000,000	11,766						
	5,000,000	29,543		5,000,000	28,975						

