

Waitakere City Council

Financial Summary

September 2005

25.00% of Financial Year

	Actual Cost To Date	%age Spent	Budget Provision
<b>Operating Costs</b>			
Executive Suite	454,802	19.50%	2,332,272
Public Affairs	607,292	15.47%	3,926,499
Finance	336,866	24.21%	1,391,328
Corporate & Civic Services	4,753,801	24.07%	19,753,543
Strategy and Development	1,723,506	16.94%	10,172,003
<b>City Services</b>			
Asset Management	11,690,183	24.08%	48,554,431
Regulatory Services	130,156	2.67%	4,865,953
Planning and Community	1,431,776	19.58%	7,312,518
Project Services	566,322	21.89%	2,587,227
Service Management	1,420,854	23.96%	5,929,382
<i>Total City Services</i>	<i>15,239,291</i>	<i>22.01%</i>	<i>69,249,511</i>
Other Expenses	2,426,726	24.95%	9,726,264
<b>Total Operating Costs</b>	<b>25,542,284</b>	<b>21.92%</b>	<b>116,551,420</b>
<b>Capital Expenditure</b>			
Executive Suite	0	0.00%	10,000
Public Affairs	16,133	2.58%	625,045
Corporate & Civic Services	739,400	5.41%	13,669,800
Strategic Projects	5,262,173	9.91%	53,103,329
<b>City Services</b>			
Asset Management	2,684,699	3.85%	69,715,277
Regulatory Services	11,858	1.11%	1,071,000
Planning and Community	396,066	8.89%	4,453,684
Project Services	5,283,558	14.63%	36,110,171
<i>Total City Services</i>	<i>8,376,181</i>	<i>7.52%</i>	<i>111,350,132</i>
<b>Total Capital Expenditure</b>	<b>14,393,887</b>	<b>8.05%</b>	<b>178,758,306</b>
<b>Total Council Costs</b>	<b>39,936,171</b>	<b>13.52%</b>	<b>295,309,726</b>

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Waitakere City Council  
Special Fund Report  
September 2005

	Opening Balance	Receipts	Expenditure	Interest Receipts	Interest Allocation	Closing balance	Expected Income / (Committed Expense)	Available balance Year End
<b>Restricted Funds</b>								
Recreation & Sport Fund	700,926	35,468		4,957	10,846	752,197	275,938	1,028,135
Auckland Regional Services Trust (Arts)	727,964			39,101	12,517	779,582	-553,890	225,692
Land Subdivision Reserve Fund	4,480,549	1,015,411	-111,713			5,384,247	-2,883,445	2,500,802
Waikumete Cemetery & Park Fund	1,906,296	430,000	-3,857		34,340	1,940,636	-182,000	1,758,636
Harbourview Oranghina Fund	448,289				14,784	889,216	-669,289	19,927
	8,264,024	1,480,879	-115,570	44,058	72,487	9,745,878	-4,212,686	5,533,192
<b>Non Restricted Funds</b>								
Waitemata Asset Acquisition Fund	93,071					93,071	-93,071	0
New Lynn Asset Acquisition Fund	347,107					347,107	-347,107	0
Disaster Recovery Fund	2,497,272					2,497,272		2,497,272
Rural Fire Recovery Fund	9,916					9,916		9,916
Quarry Aftercare Fund	790,173					790,173	-48,000	742,173
Testing Station Plant Renewal Fund	30,000					30,000		30,000
Community Wellbeing Fund	620,861		-20,000		10,365	611,226		611,226
	4,388,400	0	-20,000	0	10,365	4,378,765	-488,178	3,890,587
<b>Total Special Fund</b>	<b>12,652,424</b>	<b>1,480,879</b>	<b>-135,570</b>	<b>44,058</b>	<b>82,852</b>	<b>14,124,643</b>	<b>-4,700,864</b>	<b>9,423,779</b>

A2

**WAIKARE CITY COUNCIL ESTIMATED DEBT PORTFOLIO AT  
30 September 2005**

	TERM DEBT (to fund long term assets)	(\$000's)
Budget year end term debt position per 2004/2005 Annual Plan	Approved Annual Plan term debt	296,681
	Further term debt approved by Council during 2005/2006	-
	<b>Budget 2005/2006 year end gross term debt</b>	<b>296,681</b>
	Less funds introduced from Development Contributions	12,974
	Less Current and future funding for strategic land acquisitions	50,600
	Forecast year end Sinking Fund Commissioner funds	2,905
	<b>Anticipated 2005/2006 Year End Net Term Debt</b>	<b>230,202</b>

	September 05 Estimated (\$000's)	August 05 Estimated (\$000's)
<b>TERM DEBT PORTFOLIO</b>		
Term debt borrowed externally	174,954	171,096
Special funds (used to reduce Council's external borrowing)	-	-
<b>Gross term debt</b>	<b>174,954</b>	<b>171,096</b>
Total Sinking Fund Commissioner assets	2,789	3,813
<b>Net term debt</b>	<b>172,165</b>	<b>167,283</b>

Term debt - source of funds at  
30 September 2005

Debtenture stock - fixed rate (security: Debtenture Trust Deed)	71,001	67,431
Debtenture stock - floating rate (security: Debtenture Trust Deed)	92,025	82,025
Secured bank loans (security: Debtenture Trust Deed)	15,000	15,000
Unsecured bank loans / (investments)	(3,200)	6,640
Finance Leases (security: associated asset)	128	0
<b>External borrowing</b>	<b>174,954</b>	<b>171,096</b>
Special funds (used to reduce Council's external borrowing)	0	0
<b>Gross term debt requirement</b>	<b>174,954</b>	<b>171,096</b>

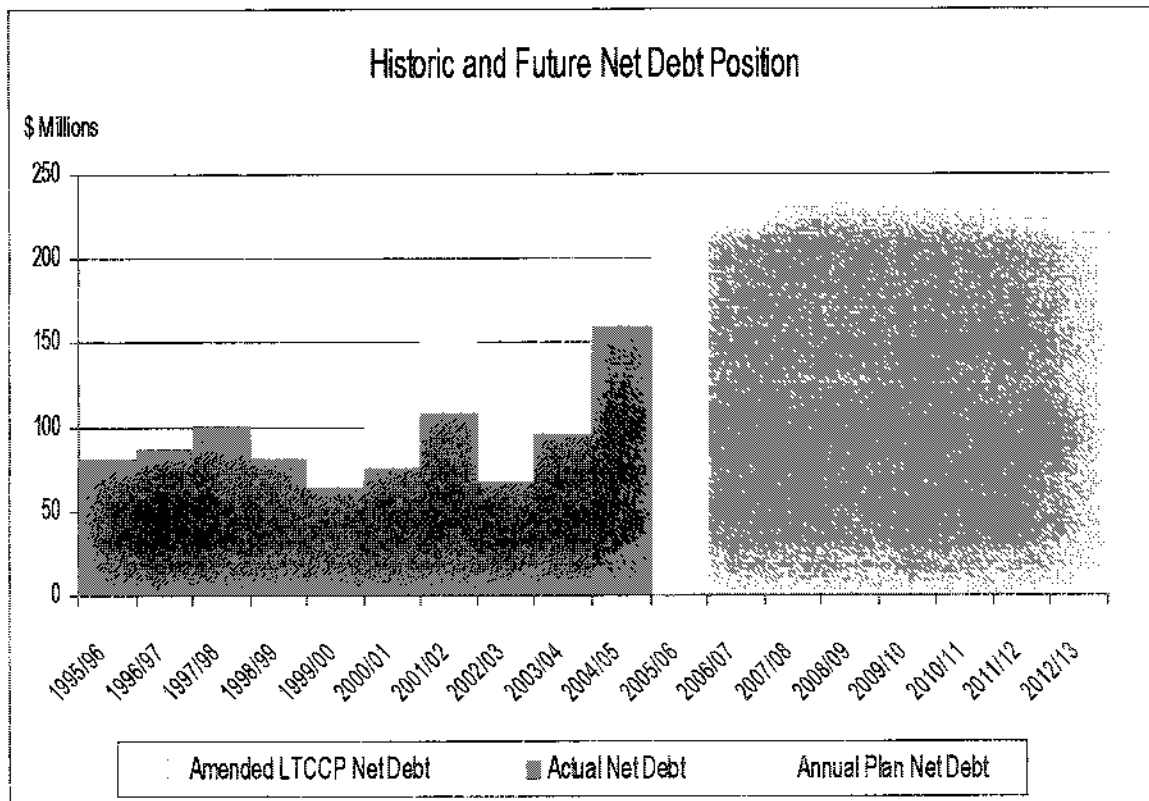
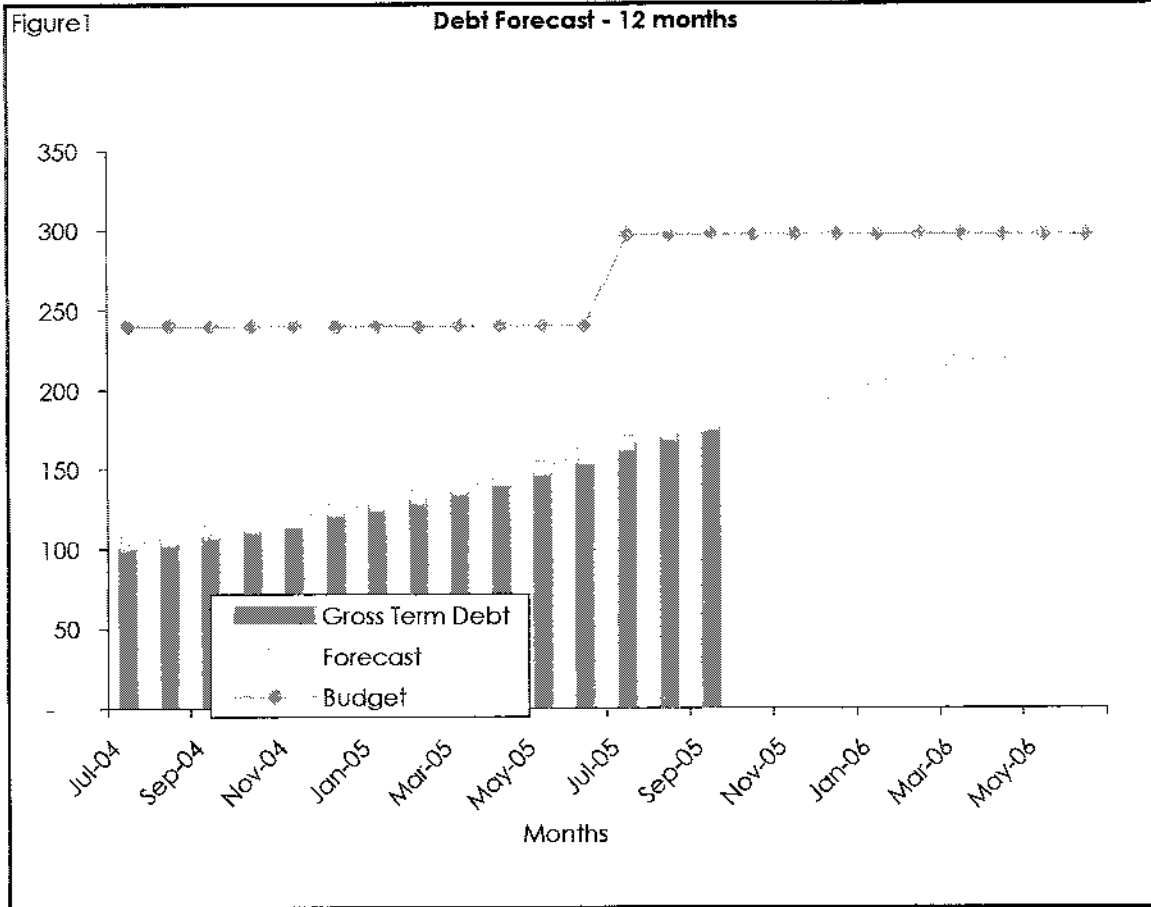
Working capital borrowing at  
30 September 2005

	(\$000's)	(\$000's)
<b>WORKING CAPITAL</b>		
Unsecured bank loans / (investments)	-	1,309
Special funds (used to reduce Council's external borrowing)	13,275	13,237
<b>Council working capital borrowing requirement</b>	<b>13,275</b>	<b>14,546</b>

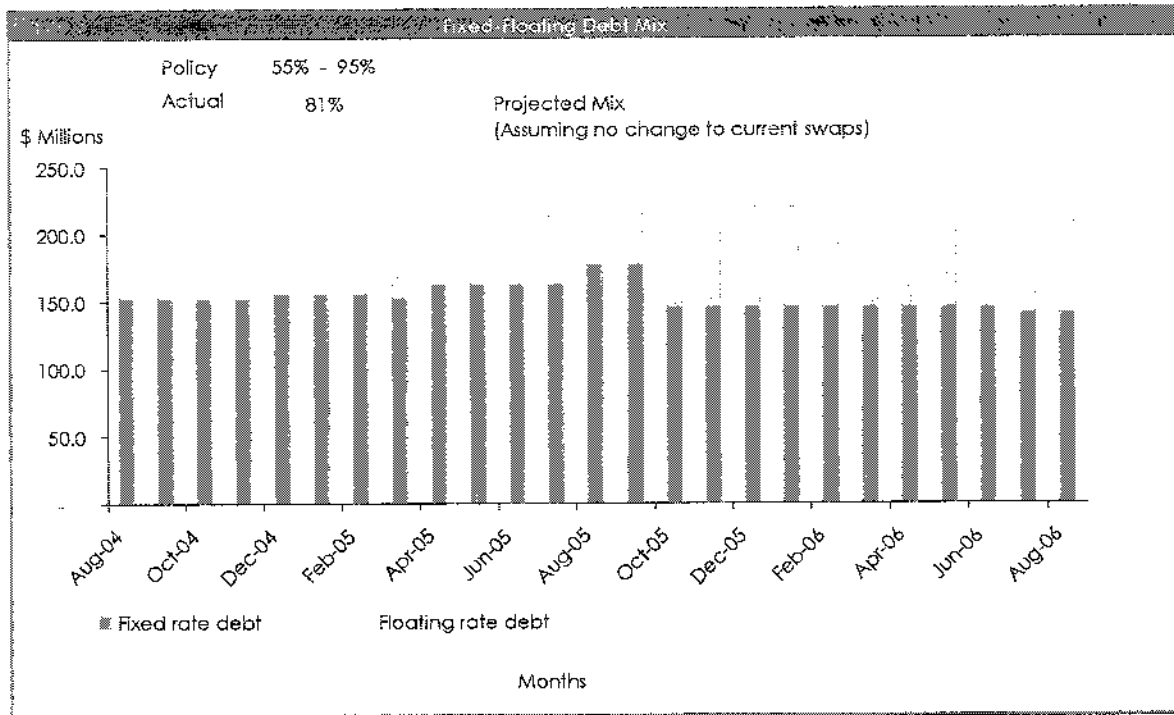
Cash investments held  
30 September 2005

	(\$000's)	(\$000's)
<b>CASH INVESTMENTS</b>		
Other Cash Investments	-	-
<b>Total cash investments</b>	<b>-</b>	<b>-</b>

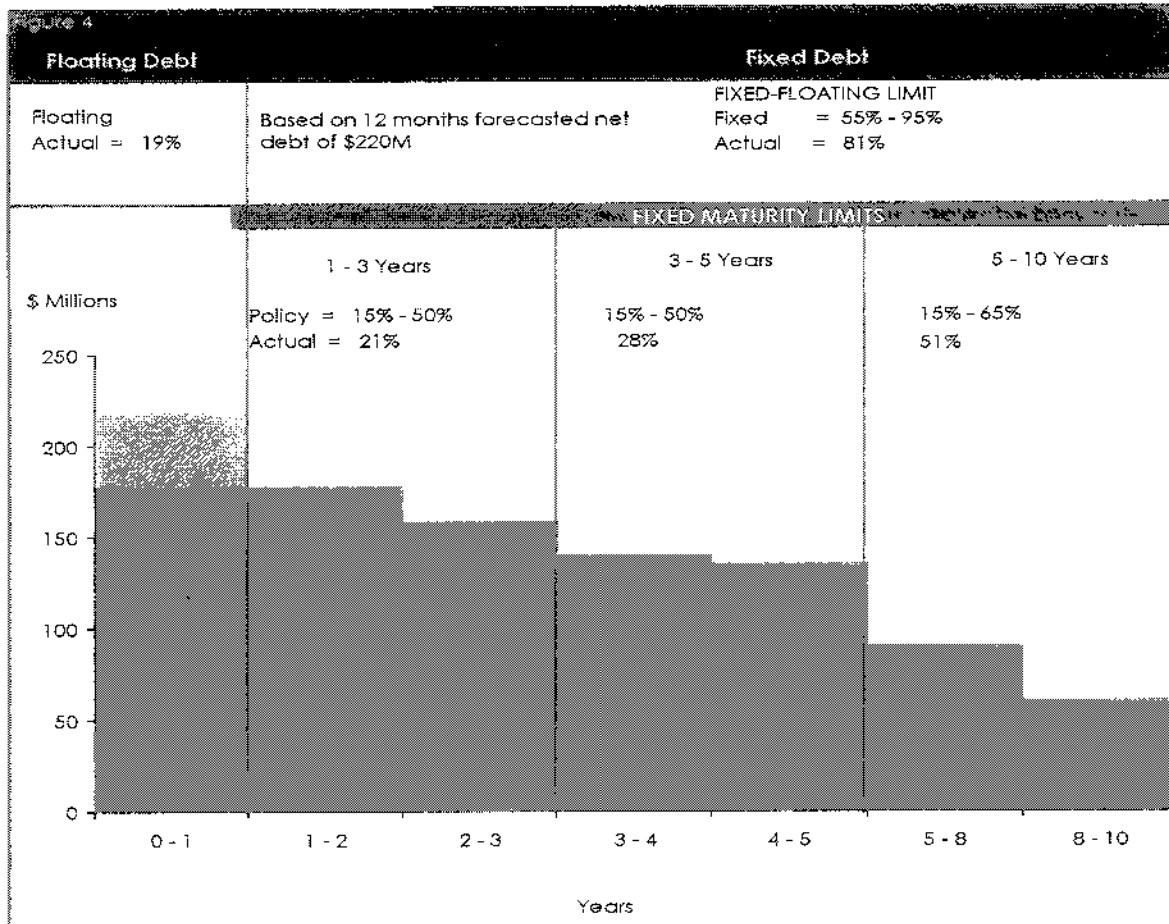
**Debt Forecast**

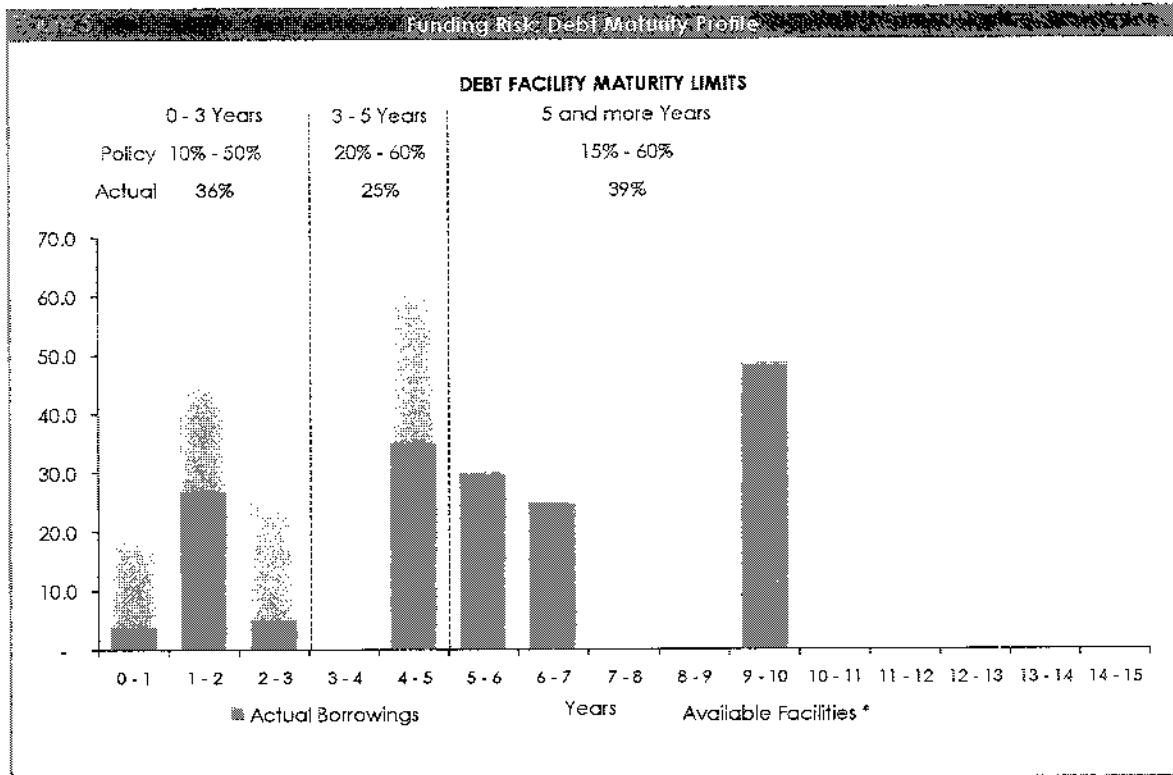


### Fixed-Floating Debt Mix



### Net Interest Rate Repricing Risk Profile





(1) Council is in the unique position of having \$85 million committed funding facilities. The nature of these facilities may, depending on the utilisation, result in a breach of the funding maturity limits. As this facility is very much in Council's favour this is an acceptable breach of policy.

**Summary of Debt Sources**

Council Approved Debt Sources	Total		
	Committed Funding Sources	Usage	Available
Bank Loans			
Short Term (uncommitted)	\$0.0	-\$3.2	\$3.2
Long Term (committed)	\$100.0	\$15.0	\$88.2
Commercial Paper			
Bank Overdraft	\$1.0	\$0.0	\$1.0
Senior Bonds			
Retail	\$8.5	\$8.5	\$0.0
Wholesale	\$154.5	\$154.5	\$0.0
Other	\$0.0	\$0.1	\$0.0
<b>TOTAL</b>	<b>\$264.0</b>	<b>\$174.9</b>	<b>\$92.4</b>

The Liability Management and Investment Policy gives guideline parameters for the mix of fixed/floating interest rate management and maturity profiling. From time to time the actual position may marginally be outside the recommended guideline as a result of volatility of market interest rates or the Councils actual cash position.

## Notes:

**Working capital borrowing** is necessary due to fluctuations in the timing of operating revenue and expenditure. The working capital borrowing requirement also includes internal deficits relating to prior years. External working capital borrowing is reduced by the use of internal special funds with any surplus requirement funded by way of unsecured bank loans.

**Gross Term debt** is the borrowing relating to long term loan funded capital works projects. External borrowing to fund term debt is reduced by the use of internal special funds with the surplus requirement funded by way of secured or unsecured short term bank loans, fixed or floating medium or long term bonds and finance leases.

**The managed debt portfolio** refers to the portion of Council's total debt portfolio that is managed to reduce interest rate risk, liquidity/funding risk, counterparty risk and operational and legal risk as defined in the Liability Management and Investment Policy. The portfolio is managed on the external net term debt requirement excluding finance leases. i.e. it is net of the special funds that have been used to reduce the external term debt requirement and the sinking fund balance. Working capital is not included in the managed debt portfolio.

**Special Funds** are cash funds either collected through rates or vested to Council that have been 'set aside' for specific future spending. The funds are used in the interim to reduce Council's requirement to borrow externally. The fund is managed via accounting entries and a monthly interest allocation is made to the funds based on the Council's weighted average cost of borrowing for that period.

## Description of Graphs:

### Figure 1

Gross term debt (blue) is the actual gross term debt position of Council as defined in the notes above. The Forecast (orange) is the projected gross term debt level per month in the current financial year, the figures are obtained from capital works timing forecasts (provided by budget managers on a monthly basis) and the current debt maturity profile. The Budget (green) line represents the gross public debt as approved in the 2005/2006 Annual Plan.

### Figure 2

The prior year net term debt figures (dark blue section) are obtained directly from the published Annual Reports . The Annual Plan net term debt figures (light blue section) are obtained from that years published Annual Plan. The orange section is the Long Term Council Community Plan (amended) net term debt as published for 2003/2004 - 2012/2013.

### Figure 3

The fixed (blue) and floating (orange) interest rate mix, both historic and projected, based on the 12 month rolling forecast net debt requirement. The Liability Management and Investment Policy minimum is 55% fixed and maximum 95% fixed. The positioning of the portfolio between policy minimum and policy maximum is dependent on the current and forecast financial market outlook.

### Figure 4

Interest rate risk profile. Figure 4 shows, given the current fixed/floating rate mix and the debt forecast (assuming no changes to current swaps), the percentage of current fixed rate debt that will mature in future years. This enables Council to recognise and reduce significant concentrations of interest rate risk that may arise in future years. As debt forecasts change the amount of fixed cover in place may have to be adjusted to comply with the policy limits.

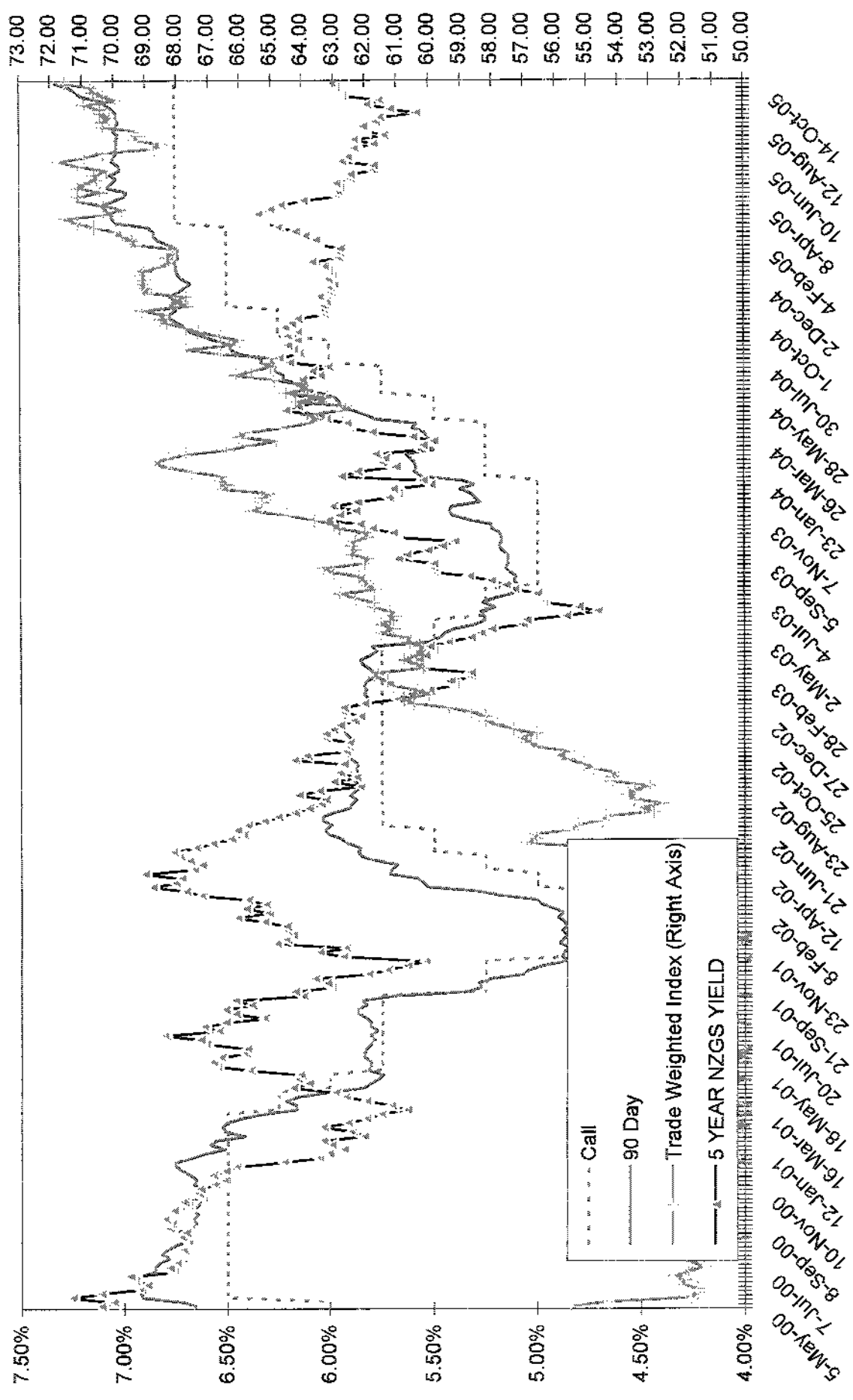
### Figure 5

Funding and liquidity risk. Figure 5 varies from figure 4 in that it shows the actual maturity profile of current debt on issue as opposed to the profile of Councils exposure to interest rate risk arising when debt either reprices (in the case of floating rate debt or hedges) or matures. The debt maturity profile enables Council to identify significant concentrations of maturing debt and debt facilities. Where there are significant concentrations of debt maturing Council is at risk of not being able to re-borrow from the market at favourable rates.

### Figure 6

In order to ensure Council has the ability to borrow from the market when funding is required committed funding facilities are arranged with approved debt sources. Figure 6 shows Council's committed funding sources and the current usage of these funds. In addition to the committed sources Council also uses uncommitted lines of funding as seen in short term bank loans and bonds, uncommitted funding is at times less expensive than committed funding however its availability is not guaranteed.

# Wholesale Market Interest Rates and the Trade Weighted Index



PAYMENTS FOR APPROVAL 2 SEPTEMBER 2005 TO 6 OCTOBER 2005

The following payments are reported for the period 2 September 2005 to 6 October 2005

a) Wages and Salaries (net of tax)		3,928,750
b) Payments to ARC		157,754
c) Watercare Services Limited		2,055,571
d) Inland Revenue Department		979,125
e) Loan Maturities and Interest		12,799,786
f) Investments		7,297,551
g) Contract payments over \$50,000:		
Aaenvironmental	Various Contracts	54,221
Air New Zealand Limited	Travel	60,088
Architectus Auckland	Civic Centre/Library Unitec Contracts	215,072
Asplundh Tree Expert (NZ) Ltd	Tree Maintenance Contract	64,086
ATL Systems (NZ) Limited	Microsoft Licensing/Systems	417,983
Canam Construction Ltd	Civic Centre Contract	2,898,555
Civic Contractors/Onyx Group P/Ship	City Cleaning Road Sweeping Contract	85,080
Civil Construction Group Ltd	Various Ecowater Contracts	141,650
Cleaning Plus Ltd	Cleaning Community Centres & Aquatic Contract	68,678
D J Wood Building Contractor Ltd	Sturges West Community House Contract	116,323
Drake Personnel NZ Limited	Temporary Staff	72,007
Edgecity Builders	Building Repairing Maintenance Contract	76,372
Field Drainage Specialists	Various Parks Contracts	240,205
Fletcher Construction Co Ltd	Unitec/Library Contract	2,714,896
Fulton Hogan Auckland Ltd	Paremuka Bridge Contract	71,411
Fulton Hogan North Harbour Ltd	Various Transport Asset Contracts	780,882
Genesis Energy	Power Accounts/Street Lighting	210,918
Haines Recruitment	Advertising	88,225
HEB Contractors	Clark Street Widening Contract	344,176
Keep Waitakere Beautiful Trust	Parks Contracts	106,583
Lineset Design & Print Ltd	Printing	57,925
Liquid Waste Disposal Ltd	Onsite Waste Water Management Contract	54,264
M Keogh Contractors Limited	Various Stormwater Contracts	143,553
Murray & Buckley	Various Ecowater Contracts	166,766
ONYX Group Ltd	Waste Collection Contract	211,679
Oyster Property Group Ltd	Rent 131 Lincoln Rd.	71,076
P & M Paving & Construction Ltd	Various Ecowater Contracts	155,119
Parks & Maintenance Services Ltd	Various Contracts	433,211
Permapave NZ Ltd	Various Parks Contracts	59,570
Quotable Value N Z Ltd	Valuation & Database Management Fees	55,913
Rentworks Limited	Computer Lease (PC Rental)	241,572
Smith & Davies Ltd	Waste Removal	246,979
Synergine Operations Ltd	Various Ecowater Contracts	207,928
Te Ngahere Limited	Various Contracts	56,564
Techscape Limited	Various Contracts	1,246,200
Telecom New Zealand Ltd	Calls & Charges	75,308
Transit New Zealand	Traffic Signal & CCTV Maintenance Contracts	280,547
Treescape Ltd	Citywide Arboricultural Maintenance Contract	57,400
URS New Zealand Ltd	Various Ecowater Contracts	103,114
Waitakere Tag Out Trust	Graffiti Contract	101,447
Walter J Pratt (NZ) Ltd	West Wave Disinfection System Contract	82,471
Waste Management NZ Ltd	Waste Removal	345,207
Watts & Hughes Construction Ltd	New Lynn Library Contract	559,370
		13,840,594
h) Other payments over \$50,000:		
Kensington Swan	Legal Fees	136,729
Ministry Of Justice	Share of Infringement Notice	61,860
Simpson Grierson (Auckland)	Legal Fees	58,916
Waitakere Arts & Cultural Development Trust	Operating Grant	50,622
Waitakere Regional Sports Trust	Reimburse Physical Works	146,539
		454,666
i) Other payments under \$50,000		7,648,384
TOTAL PAYMENTS		49,162,181

Supplier	Amount	Description
Aaenvironmental	28,644.84	Eco Water Contracts
Aaenvironmental	11,895.13	Various Contracts
Aaenvironmental	13,681.32	Eco Water Contract / West Coast Toilet Maintenance
Abn Amro New Zealand Ltd	20,000.00	Borrowing Placement Fees
Advanced Training Limited	11,450.07	Asset Group Performance Contracts Eco Water
Air New Zealand Limited	14,102.76	Travel
Air New Zealand Limited	60,088.06	Travel
Alex & Rosalie White Family Trust	8,629.05	Rent GPT Building
Alex & Rosalie White Family Trust	8,629.05	Rent GPT Building
Alida Robey	12,237.75	Professional Services
All Shine Cleaners	7,759.83	Cleaning Civic Centre
All Shine Cleaners	7,608.13	Civic Centre Cleaning
AMP Asset Management NZ Ltd - Property	16,706.77	Rent & Power New Lynn Library Service Centre CAB
AMP Asset Management NZ Ltd - Property	16,706.77	Rent New Lynn Library Service Centre
Anderson & Associates Ltd	7,051.22	Subdivision Supervision Contract
Andrews Scott Cotton Architects	5,000.00	Bond Refund
Apex Consultants Ltd	22,968.00	Various Eco Water Contracts
APN Holdings NZ Ltd	14,471.34	Advertising NZ Herald
Aqualab (NZ) Ltd	11,958.63	Various Eco Water Contract Water Quality
Arborsolutions Ltd	6,131.53	Tree Applications Contracts
Architectus Auckland	63,450.49	Civic Centre Architect Contract
Architectus Auckland	62,119.69	Waitakere Central Transport Design Contract
Architectus Auckland	89,502.19	Waitakere Central Transport / Civic Future Contract
Arthur D Riley & Co Ltd	17,212.50	Water Meters Contract
Askews Library Services Ltd	6,540.76	Books
Asplundh Tree Expert (NZ) Ltd	64,085.54	Tree Maintenance Park Contracts
Asset Construction Ltd	22,269.94	Mountain Road Culvert Contract
ATL Systems (NZ) Limited	263,812.10	Microsoft Licensing 3rd Year Contract
ATL Systems (NZ) Limited	154,170.89	Computer Systems
Auckland Civil Ltd	26,745.85	Cemetery Roding Anzac Avenue Contract
Auckland Regional Physical Activity & Sport	25,578.00	Contribution Auckland Regional Physical Activity & Sport
Auckland Regional Council	131,795.59	Rates
Auckland Regional Council	25,958.58	ARC Rates
Audit New Zealand	16,875.00	Audit Fees
Audit New Zealand	33,750.00	Audit Fees
Automatic Door & Building Maintenance	6,452.68	Door Maintenance Contract
AWT Pty Ltd	11,761.02	Various Eco Water Contracts
AWT Pty Ltd	14,320.72	Waste Water Flow Measurement
Bailey & Associates	10,770.47	Project Management Group Management Contract
Baker & Taylor International Ltd	5,033.11	Books
Baker & Taylor International Ltd	9,452.31	Books
Barnabas Professional Services Ltd	10,354.79	Engineering Service Contract
Baseplus Ltd	6,607.28	Paranics Software
Baseplus Ltd	6,457.50	Traffic Simulator Contract
Boffa Miskell Ltd	12,527.18	Professional Services
Boffa Miskell Ltd	6,910.88	Professional Services
Bookworks	13,409.96	Books
BP Fuelcard	33,720.49	Fuel August 2005
Bristow & Partners	15,187.50	Property Insurance Valuations
Building Research Association NZ	22,359.47	Levy BRANZ August 2005
Burnard International Ltd	40,825.75	Cemetery Plant
Camdek	7,860.83	Water Project Support
Camdek	6,716.70	Water Project Support
Canam Construction Ltd	2,898,454.87	Civic Centre Contract
Care Park New Zealand Ltd	7,905.00	Parking Service Feb / July 2005
Carson Group (Akl) Ltd	5,906.25	Professional Services
Cato Bolam Consultants Ltd	10,074.55	Professional Services
Cato Bolam Consultants Ltd	5,850.00	Professional Services
Civic Contractors Ltd	42,610.98	Loose Litter Contract
Civic Contractors/Onyx Group P/Ship	65,079.76	City Cleaning Road Sweeping Contract
Civil Construction Group Ltd	52,299.73	S/W Attachments Pit Contract
Civil Construction Group Ltd	77,074.03	Storm Water Filter Rata St Contracts
Civil Construction Group Ltd	12,276.56	Storm Water Wetland Curara St Contract
Cleaning Plus Ltd	36,899.25	Cleaning Community Centres Contract
Cleaning Plus Ltd	31,778.75	Cleaning Community Centres & Aquatic Contract
Climatech Pacific Limited	6,289.59	Air Conditioning Contract Civic Centre
Coastline Excavators	7,140.56	8-14 Aotea Rd Wastewater Contract
Community Asset Management Ltd	23,867.13	Bus Shelter Guava Rail Maintenance Contract
Compass Group New Zealand Limited	27,450.85	Eurest Catering Contract
Corporate Consumables Ltd	8,115.32	Office Supplies
Covekinloch Consulting Ltd	11,490.52	Council Building WOF Contract
Craig Craig Moller Architects	13,674.99	New Lynn Library Contract
Craig Craig Moller Architects	9,624.99	New Lynn Library Contract
CSL Traffic Ltd	39,227.09	Street Light Maintenance Contract

A10

D J Wood Building Contractor Ltd	116,323.26	Sturges West Community House Contract
Dainty Alderton & Associates	5,985.00	Stormwater Quality Contract
Datacom Systems Ltd	20,742.88	Standard Computer Charges Libraries August
David Young Consulting	6,744.38	Northern Strategic Growth Area Contract
Department Of Building & Housing	43,729.71	Levy B/A August 2005
Department Of Labour	7,233.62	Remuneration Authority Levies
Design & Development Consultants Ltd	10,740.94	Park Design Works Contracts
Destin Consulting Limited	23,771.25	Professional Services
Detection Services	7,395.20	Various Eco Water Contracts
Dhi Water & Environment	9,573.75	Mouse Hd 200 Module
Direct Communications NZ Ltd	13,839.19	Communications Systems
Directions Ltd	30,334.05	Signal Maintenance Contracts
Drake Personnel NZ Limited	12,446.63	Temporary Staff
Drake Personnel NZ Limited	18,824.37	Temporary Staff
Drake Personnel NZ Limited	7,269.07	Temporary Staff
Drake Personnel NZ Limited	12,704.38	Temporary Staff
Drake Personnel NZ Limited	20,762.23	Temporary Staff
DTZ New Zealand Limited	5,906.25	Plant & Machinery Valuation - Insurance
Eagle Technology Group Ltd	5,405.63	Software Agreement
Ebsco NZ Ltd	18,563.67	Books
Ecomatters Trust	33,750.00	Ecowise West 2005/6
Edgecity Builders	15,975.37	Building Repairs Maintenance Contract
Edgecity Builders	20,164.51	Building Repairs Maintenance Contract
Edgecity Builders	16,069.37	Building Contracts
Edgecity Builders	24,162.92	Building Contracts
Eland Limited	7,804.69	Professional Services
Eloise Greta De Biasio	9,248.39	Olympic Park Trust Contract
Enviro Waste Services	5,923.13	Kay Rd Bale Fill Contract
Envirotech Maintenance Ltd	8,349.75	Ground Maintenance Contract
Envirotech Maintenance Ltd	11,194.88	Ground Maintenance Contract
Envision New Zealand Ltd	8,588.03	Professional Advice
Fairfax Auckland Group	5,782.57	Advertising
Field Drainage Specialists Ltd	240,204.74	Park Civil Works Contract
Fitisemanu Enterprises	11,250.00	Catering Literary Contract
Fitisemanu Enterprises	7,279.32	Catering Going West
Fletcher Construction Co Ltd	2,714,896.03	Unitec Library Contract
Friends Of The Whau Inc	5,122.49	Operating / Premises Expenses July 2005
Friends Of The Whau Inc	7,079.09	Operating / Premises Expenses August 2005
Fuji Xerox Finance Limited	23,364.01	Photocopier Leases
Fuji Xerox New Zealand Ltd	11,013.74	Copier Paper
Fuji Xerox New Zealand Ltd	20,317.07	Photocopier Contract
Fulton Hogan Auckland Ltd	66,241.94	Paremuku Bridge Contract
Fulton Hogan Auckland Ltd	5,169.31	Refund Retention
Fulton Hogan North Harbour Ltd	293,073.66	Sealed Rd Maintenance Contract
Fulton Hogan North Harbour Ltd	38,190.94	Various Contracts Ecowater & Transport Assets
Fulton Hogan North Harbour Ltd	34,049.13	Woodford/Lincoln Rd Widening Contract
Fulton Hogan North Harbour Ltd	415,568.64	Various Transport Assets Contract
G & A Developments Ltd	5,737.50	Eco Water Bond Refund
Gallax Holdings Limited	15,356.55	Rent Vats & Cove Lanes
Gallax Holdings Limited	15,356.55	Rent VTS + COF
Genesis Energy	8,195.27	Power Accounts
Genesis Energy	67,701.46	Power Accounts
Genesis Energy	10,029.55	Power Accounts
Genesis Energy	124,991.23	Power Accounts & Gas Accounts for West Wave
Gen-I	5,621.22	Trim Training 18Th / 19Th July 2005
Gen-I	13,162.50	Annual Maintenance
Gibbons Contractors Ltd	16,832.31	Kelling Road Retaining Wall Contract
Gretchen Winifred Albrecht	6,765.00	Lithographs & Frames
H & H Contractors	40,290.41	Paewai Withers Raid Waste Water Contract
Habitus Landscape Architecture	5,067.00	PTS Training Module Contract
Haines Recruitment	88,254.79	Advertising
Hansen International Australasia	9,655.46	Hansen Support Aregis Interface Tool / Park Road
Harrison Grierson Consultants Ltd	14,749.26	Professional Services Prepare Rmps Contract
Haslam Mediation & Advisory Services	8,775.00	Eco Water Contract Consultations Etc.
HEB Contractors	323,363.94	Clark Street Widening Contract
HEB Contractors	7,500.00	Tender Deposit Refunds
HEB Contractors	7,812.35	Retentions
HEB Contractors	5,500.00	Refund Tender Deposit
Hepburn Construction Limited	21,680.00	Bond Refunds
Hill Young Cooper Ltd	6,968.03	Report Of Community of Interest In WCC
Hirequip Ltd	5,512.64	Excavator Hire Cemetery
Horizontal Earth Drilling Ltd	13,110.75	Birdwood Road Stormwater Contracts
Hudson Global Resources (NZ) Ltd	8,348.91	Property Temporary Staff
Hudson Global Resources (NZ) Ltd	6,288.75	Property Temporary Staff
Hudson Global Resources (NZ) Ltd	5,992.59	Executive Staff Property
Hudson Global Resources (NZ) Ltd	12,491.39	Temporary Staff

**All**

Hydraulic Modelling Services	7,638.47	Wastewater Modelling For Catchment Mgmt Plan Contract
IBT International NZ Ltd	9,225.00	Professional Services
ICON Group	15,758.16	Noise Control Contract
ICON Group	24,288.42	Security Contracts
Industrial Services Trading Trust	20,655.92	Cesspit Cleaning Contract
INIZ Consulting Group Ltd	11,477.81	Waitakere Central Interchange Contracts
Inland Revenue Department	506,849.11	PAYE
Inland Revenue Department	472,276.09	PAYE
Isthmus Group	5,142.38	Te Atatu Peninsula Waitakere Contracts
J B Pipeline Services Ltd	9,984.84	Waterman Renewals Contracts
Jackson Solicitors	136,656.71	GST
Jade Direct Ltd	7,381.07	Payroll Processing
Jag Consultants	8,617.16	Various Eco Water Contracts
Jesson Commercial Ltd	11,719.05	Rent 133 Central Park Drive
Jesson Commercial Ltd	11,719.05	Rent 133 Central Park Drive
John W Cargill Plumbing Ltd	18,198.89	Plumbing Contract
John W Cargill Plumbing Ltd	6,682.15	Plumbing Contract
John W Cargill Plumbing Ltd	13,527.28	Plumbing Contract
Julie Landry	5,725.48	Recycling Initiative/Shared Service
Keep Waitakere Beautiful Trust	106,582.50	Parks Contracts
Keith Hall Motors Ltd	37,145.83	Motor Vehicle Contract
Ken Rintoul Contractors Ltd	5,321.18	Bridge Renewal Contracts
Kennedy Furniture Ltd	5,019.76	Office Furniture
Kensington Swan	98,254.33	Legal Fees
Kensington Swan	20,764.46	Legal Fees
Kensington Swan	17,710.26	Legal Fees
Kensington Swan (Auckland)	8,250.00	Legal Services
Kingett Mitchell & Associates Ltd	6,533.98	Swanson Structure Plan Project
Kingett Mitchell & Associates Ltd	7,144.40	Professional Services
Leaders Edge Limited	5,400.00	Professional Services
Lineset Design & Print Ltd	14,982.09	Printing
Lineset Design & Print Ltd	33,387.81	Printing
Lineset Design & Print Ltd	9,554.73	Printing
Liquid Waste Disposal Ltd	54,263.97	Onsite Wastewater Management Contract
M Keoghan Contractors Limited	30,015.13	Oraha Drive Stormwater Contract
M Keoghan Contractors Limited	34,180.20	Twin Steam Water Renewal Contracts
M Keoghan Contractors Limited	85,664.63	Storm Water Titirangi Rd Contract
M Keoghan Contractors Limited	23,708.36	Stormwater Godley Road/ Cedar Hts Contract
Madison Recruitment Ltd	7,536.80	Temporary Staff Consents
Mansell Contractors	7,631.77	Transport Assets Contracts
Manukau City Council	7,503.35	Shared Service Vision Project
Manukau City Council	28,125.00	Contribution Regional TLA Strategic Advisor
Mark Andrew E Allen	8,125.00	Professional Services
Marsa Consultancy Ltd	5,048.92	Telemetry Contracts Eco Water
Marsa Consultancy Ltd	18,026.86	Telemetry Contracts Eco Water
Matthew Casey Barrister	34,511.52	Legal Fees
Matthew Casey Barrister	6,480.00	Legal Fees
Maunsell Limited	17,982.00	Asset Management Contract Activity Plans
McCahon House Trust	33,750.00	Reimbursement Walls By Otitori Rd.
Mckenzie Project Services	9,099.85	Quality Control Contracts Eco Water
Melean Absolum Ltd	8,864.22	Landscape Consultancy Contracts
Mercer Human Resource Consulting	12,993.75	Professional Services
Meredith Connell & Co	6,232.32	Legal Fees
Mini-Fuels & Oils Ltd	6,057.15	Fuel Refuse Transfer Station
Ministry Of Justice	11,670.00	Share of Infringement Notices
Ministry Of Justice	24,090.00	Share of Infringement Notices
Ministry Of Justice	12,570.00	Share of Infringement Notices
Ministry Of Justice	13,530.00	Share of Infringement Notices
Moore Gallagher	18,375.11	Printing
Morrison Low & Associates Ltd	21,165.81	Project Management Waste Bylaw Contract
Murray & Buckley	87,100.65	5 X Eco Water Contracts
Murray & Buckley	59,168.31	Various Eco Water Contracts
Murray & Buckley	20,497.44	Waterman Renewals Contracts
MWH New Zealand Ltd	5,625.00	Pavement Demolition Contract
NIWA	9,000.00	Stormwater Modelling Upper Waitakere
NZ Institute Of Management	10,885.50	Workshop / NZIM Fundamentals
Nasey Contractors Ltd	22,357.94	Tui Glen Heritage Telly
National Provident Fund	23,355.98	Superannuation
New Zealand Post Ltd	15,029.24	Postage
Nikau Contractors Ltd	5,444.85	Corban Estate Building Demolition Contract
Norcross Stationery Ltd	13,525.79	Stationery
North Shore Glass Co Ltd	18,896.03	Glazing Contract
Nzblue Ltd	19,995.75	Aquatic Centre Contract
Oberdries Consulting Limited	8,775.00	GIS Consultancy Contract
Octa Associates Ltd	16,987.50	Henderson Library Unitec Projects Managements Contract
Odin Consulting Ltd	9,543.49	Professional Services

A12

Office Automation Software Limited	10,125.00	Annual Service Level Agreement
Onyx Group Ltd	206,447.09	Waste Contracts
Onyx Group Ltd	5,231.88	Concourse/Refuse Transfer Station sweeping Contract
Open Systems Specialists Ltd	6,187.50	Unix Database Outsourcing Services
Opus International Consultants	27,477.00	Various Transport Assets Contract
Oratia Native Plant Nursery	8,621.44	Twin Streams Eco Sourced Plant Contract
Oratia Native Plant Nursery	17,682.10	Twin Streams Eco Sourced Plant Contract
Oyster Property Group Ltd	32,652.95	Rent 131 Lincoln Rd
Oyster Property Group Ltd	32,652.95	Rent 131 Lincoln Rd.
Oyster Property Group Ltd	5,770.12	Power August 2005
P & M Paving & Construction Ltd	58,119.25	Swanson Stream Contracts
P & M Paving & Construction Ltd	15,000.00	Pixie Wetland Contract
P & M Paving & Construction Ltd	82,000.00	Eco Water Contract
Page & Murdoch Properties Ltd	7,875.00	Storm Water Drainage Contracts 31 Swanson Rd
Parks & Maintenance Services Ltd	86,895.69	Park Response Maintenance Contract
Parks & Maintenance Services Ltd	91,724.90	Parks Contracts
Parks & Maintenance Services Ltd	31,914.82	Wast Wave Centre Maintenance
Parks & Maintenance Services Ltd	39,375.00	Parks Minor Works Contracts
Parks & Maintenance Services Ltd	80,757.86	Bridge & Broad Walk Contract/Swanson Service Contract
Parks & Maintenance Services Ltd	102,542.76	Various Parks Contracts
Permapave NZ Ltd	19,154.25	PTS Permanent Contract
Permapave NZ Ltd	40,415.63	Eco Water Contract
Perry Environmental Ltd	22,217.07	Composing Contract
Philippa Ann Crane	5,500.00	Art Work New Lynn Library
Pipe Wholesalers 2005 Ltd	49,033.63	Bridge Rail Renewals Contracts
Professional Property & Cleaning Service	15,020.16	Cleaning City Wide Contract
Professional Property & Cleaning Service	15,126.68	Cleaning City Wide Contract
Projectmax Ltd	5,975.08	Water Project Support Contract
Promanco Kenman Ltd	8,289.56	Project Management Property Assets Contract
Qmex Ltd	17,802.92	Various Eco Water Contract
Qmex Ltd	9,761.14	Various Eco Water Contract
Quotable Value N Z Ltd	55,912.50	Valuation & Database Management Fees
R H Jacobsen Ltd	5,157.15	Electrical Contracts
Rachael Trotman	5,715.00	Walkway & Cycle Way Contract
Rahopara Parks & Gardens	12,443.71	Henderson Creek Weed Contract.
Railway Enthusiasts Society (Inc)	17,516.25	Train Hire Going West 2005
Rawlinsons Ltd	19,462.50	Various Strategic Project Contracts
Rentworks Limited	5,964.18	Computer Lease (PC Rental)
Rentworks Limited	7,337.03	Computer Lease (PC Rental)
Rentworks Limited	9,420.67	Computer Lease (PC Rental)
Rentworks Limited	11,966.28	Computer Lease (PC Rental)
Rentworks Limited	206,883.53	Computer Lease (PC Rental)
RF & A Recordon	5,091.22	Rates GPT Building
Ripple Productions Ltd	21,093.75	Waitakere Sounds
Riteprice Construction Ltd	5,359.28	Cemetery Project Management Contract
Riteway Electrical Services	5,318.51	Electrical Contracts
Riteway Electrical Services	15,076.04	Electrical Contracts
Robert Walters New Zealand Ltd	22,443.75	Professional Services Placement Fees Im Department
Rocon Printing Co Ltd	14,112.02	Printing
S Mudge	6,000.00	Street Damage Deposit Refund
Settlers Lodge	5,760.00	Going West Train Trip
Shah Homes Ltd	6,005.00	Correction Refund
Signworks	10,963.13	Various Signs
Simpson Grierson (Auckland)	39,287.03	Legal Fees
Simpson Grierson (Auckland)	19,628.75	Legal Fees
Smith & Davies Ltd	108,386.81	Cartage Contracts
Smith & Davies Ltd	138,591.79	Waste Removal
Snapper Graphics Ltd	9,433.13	Brochures
Soil Engineering Ltd	5,737.50	Soil Testing Corban Estate
Sound & Light Co No	12,937.50	Going West Services
Southern Sky Books Ltd	5,140.21	Books
Spoke Ltd	10,125.00	Twin Streams Project 3 Contracts
Steve Nuich Panel beaters & Sprayptrs Ltd	5,773.30	Car Repairs
Surfing New Zealand (Inc)	11,250.00	Vodafone Surf Sessions Sponsorship
Synergine Operations Ltd	52,441.48	Various Eco Water Contracts
Synergine Operations Ltd	93,538.84	Various Eco Water Contracts
Synergine Operations Ltd	40,072.54	Various Eco Water Contracts
Synergine Operations Ltd	21,875.42	Walkway & Cycle Way Contract
Te Kawerau A Maki Trust	21,656.25	Contracts
Te Ngahere Limited	20,400.00	Waitakere Sport Centre Jetty Contracts
Te Ngahere Limited	8,129.16	Sport Central Jetty Contracts
Te Ngahere Limited	28,034.60	Spinnaker Boardwalk Contract
Techscape Limited	28,585.48	Various Contracts
Techscape Limited	1,166,332.94	9 Contracts
Techscape Limited	51,281.51	Various Contracts X 4
Telecom New Zealand Ltd	75,308.21	Calls & Charges

**A13**

The Auckland Gas Company Ltd	6,353.37	Gas Charges
The Event Team	5,625.00	Management Pacifica Arts Festival
The Library Supply Company Limited	6,467.83	Books
The Property Group Ltd	11,825.93	Twin Streams Property Advice Contract
The Village Community Services Trust Board	9,000.00	Grant Payment
Thebics Consulting Limited	6,840.00	Professional Services
Thomas Civil Consultants Ltd	66,537.42	Various Eco Water Contracts
Timothy Stringfellow	7,500.00	Refund Bonds
Traffic Engineering & Management Ltd	34,384.80	New Lynn Traffic Surveys Contracts
Traffic Systems Ltd	7,327.07	Victory/Cyclarana Parking Bays Contract
Traffic Systems Ltd	45,517.09	New Lynn Rail Safety Contract
Transit New Zealand	72,302.37	Traffic Signal & CCTV Maintenance Contracts
Transit New Zealand	208,244.24	Signal Maintenance & CCTV Maintenance Contracts
Treescape Ltd	57,500.10	Maintenance Contracts
United Networks	35,539.88	Remove Power Poles Golf Rd
URS New Zealand Ltd	6,420.12	Huruhuru Creek Contracts
URS New Zealand Ltd	20,610.84	Various Contracts
URS New Zealand Ltd	17,310.70	Eco Water Contracts
URS New Zealand Ltd	22,680.00	Project Twin Streams
URS New Zealand Ltd	10,909.81	Strategic Coordinator Contract
URS New Zealand Ltd	25,182.50	Cycle Network Study / Cmp General Works Contract
Vidak Davies Ltd	14,956.86	Unilock Screen System
Vodafone	5,738.23	Integrated Talkzones
Vodafone	25,251.79	Calis & Charges
Vos Holdings Ltd	5,625.00	West Wave Contract
Wadcross	33,750.00	1st Instalment Funding 2005/2006
Waitakere Arts & Cultural Development Trust	50,622.49	Operating Grant
Waitakere Central Community Arts Council	33,750.00	Annual Funding Grant 2005/2006
Waitakere City Council	16,548.61	Water Accounts
Waitakere City Racquet Sports Trust	7,171.87	Sport & Recreation Fund Grant
Waitakere Corporate Limited	7,076.31	Legal Fees
Waitakere Ethnic Board	5,625.00	Diwali Project
Waitakere Regional Sports Trust	25,312.50	Funding
Waitakere Regional Sports Trust	13,792.50	Trash To Fashion 2005
Waitakere Regional Sports Trust	107,433.92	Reimburse Physical Works
Waitakere Tag Out Trust	50,723.48	Graffiti Contract
Waitakere Tag Out Trust	50,723.48	Graffiti Contract
Walter J Pratt (NZ) Ltd	82,471.22	West Wave Disinfection System Upgrade
Waste Management NZ Ltd	345,206.69	Waste Removal Contract
Watercare Services Limited	2,047,745.10	Bulk Waste Water August 2005
Watercare Services Limited	7,825.50	Trade Waste Fees
Watkins Plumbing Ltd	11,913.62	Plumbing Contract
Watts & Hughes Construction Ltd	559,370.35	New Lynn Library Contract
Waugh Consultants Ltd	7,827.19	Review Maintenance Septic Talk Contract
Waugh Consultants Ltd	11,320.31	Review Maintenance Contract
Wells Instrument & Electrical Services	14,800.22	Water Meter Reading Contract
West Auckland Dist Council Of Social Services	5,625.00	Reimburse Concept Drive Co. Resource Centre
Whitby Trust	7,749.46	Rent Lincoln Manor
Whitby Trust	7,622.64	Rent Lincoln Manor
Whitcoulls Ltd	10,993.58	Books
Wilson Sylvan Ltd	8,372.85	Professional Services
Wildland Consultants Ltd	7,287.05	Parks Maintenance Contracts
YMCA Massey Leisure Centre	28,125.00	Funding Contract
Zealous Design	9,000.00	Henderson Library Handrail Inset Contract
Total Payments as per Above	20,793,346.20	
Other Payments as per Agenda Item	28,368,834.80	
Total Payments as per Agenda Item	49,162,181.00	

A14

## Synopsis of Submission Received on Proposal to Change to Capital Value Rating in 1993

Why should I pay more in rates when I am not going to receive any more services (or my roads are not sealed or some other complaint relating to their own situation).

*This ignores the comparative equity question, that some other ratepayers are paying more than is fair for the same services. This argument is regularly received with every increase in rates.*

Capital value rating is a tax on development. Why should I pay more just because I develop my property.

It is a tax on those who choose to spend money on their house rather than say on a boat.

It subsidises those who do not look after their property and let it run down.

It will cause run down housing, and people will not maintain their properties.

If I extend my house the Council does not have to provide any more services than before and I am not drawing on any more services than before.

It will cause a dog problem because people will not build fences!

*There is no evidence to support allegations that capital value rating will have any impact on development. Properties in areas where Councils rate on capital value or annual value, such as in nearby Blockhouse Bay, do not indicate that this is the case.*

*The fairness argument is largely a point of view. Development may increase use of services.*

*An owner who builds on a bedroom or makes other significant improvements does so to improve his/her lifestyle or provide for a growing family. Increased rates would seldom be an issue. An increase in capital value of \$10,000 because of improvements would attract an increase in rates of approximately \$27 per annum – approximately one quarter of one per cent of the increase in the capital value as a result of the improvements.*

*It is highly unlikely that rating on capital value would deter people from building fences to keep in dogs. It would be virtually impossible to link the building of a fence to any movement in rates payable.*

A large number of submissions cite their own personal circumstances as reason for opposing the change.

I can't afford to pay any more in rates.

*This ignores fact that some ratepayers in similar circumstances are already paying more. It is the change that must be managed.*

Many ratepayers stated that one of the criteria in buying their home unit was lower rates.

**A15**

*This does not necessarily tie up with fair charge for services provided.*

Or cite examples to prove their case.

*These are selective arguments and other examples can just as easily disprove their case.*

A pensioner living alone should not pay the same as a family. Services provided for x persons are the same irrespective of capital value. Examples focused on same number of people in properties with varied values.

*The same argument and similar examples can be applied to land value rating.*

Other arguments

It is not a local authority's function to redistribute wealth.

*The Council is not redistributing wealth, merely ensuring a more equitable sharing of the rate requirement. In any case it is not the size of the capital value of a property itself that determines the change in the level of rates payable, rather the relationship of the land value to the capital value.*

Claim that the proposal should be an election issue.

*Providing the public with sufficient information to make an informed decision is a problem. However most will probably react according to the effect on their rates, and may not understand the wider equity issues.*

Timing is wrong — Country in recession and this affects people's ability to pay more.

Challenges to basis of valuation. LV more stable than CV

*QVNZ disagrees.*

A distrust of the motives of Councillors — it is a scheme to increase rates, either now or in the future — the Council is greedy — if my rates are going to increase, then the Council must be bringing in more in rates.

*Basic lack of understanding of the process of setting rates.*

Rates should be based on number of people in household.

*Even if practicable, age of people also affects level of use of services, and which services are used.*

Misunderstanding of rates process — When inflation running at 2% how can you justify increasing my rates by 20%.

If CV increases in a few years, my rates will go up. If benefits and inequities cannot be clearly demonstrated, then why exchange one imperfect system for another.

Business Arguments

**A16**

CV rating will affect business viability, will stifle growth and threaten jobs.

*(No evidence of this) —*

*(It is interesting to note that submissions on the 2005/2006 Annual Plan, the Employers and Manufacturers Assn advocates a change to capital value rating)*

Should not consider a change whilst Manukau and North Shore are on land value as it may encourage business to those areas.

*Unofficial and anecdotal comments from members of the business community indicate that generally rates were not really a big issue. Sure they would lodge objections to an increase in rates, but in the final analysis they were not a significant factor in their decision making.*

*Enquiries of Auckland City Council Economists in 1993 indicated that their rating system was not a factor in businesses moving from say Penrose to Wiri. Need to expand, build new facilities, install new plant, proximity to transport (airport?) and availability of labour were factors considered.*

**A17**

Models of Effect on Rates Based on 2005/2006 Annual Plan						
A	B	C	D	E	F	G
New	2005/06	2005/06	2005/06	2005/06	2005/06	Estimated
Land Value	Rates as Levied					Total
Effective	1 July 2005					Assessments
1 July 2005	3 Steps	No Steps	No Steps	No Steps	No Steps	New Values
	1/.75/.50					
	Bus 20%	Bus 20%	Bus 20%	Bus 20%	Bus 20%	
	UAGC \$540	UAGC \$540	UAGC \$540	No UAGC	UAGC \$270	
	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	
	H'view \$8	H'view \$8	H'view \$8	H'view \$8	H'view \$8	
			Waste UAC	Waste UAC	Waste UAC	
			\$327	\$327	\$327	
Residential Properties - Inner Area						
20,000	686	679	956	489	722	14
30,000	750	740	991	561	776	66
40,000	814	801	1,026	633	830	144
50,000	878	862	1,061	705	883	253
60,000	942	922	1,097	777	937	405
70,000	1,006	983	1,132	849	990	974
80,000	1,070	1,044	1,167	921	1,044	1,860
90,000	1,133	1,105	1,203	993	1,098	3,151
100,000	1,197	1,165	1,238	1,065	1,151	4,429
110,000	1,261	1,226	1,273	1,137	1,205	6,693
120,000	1,325	1,287	1,308	1,209	1,259	7,161
130,000	1,389	1,347	1,344	1,281	1,312	4,770
140,000	1,453	1,408	1,379	1,353	1,366	4,148
150,000	1,517	1,469	1,414	1,425	1,420	5,162
160,000	1,565	1,530	1,449	1,497	1,473	3,311
170,000	1,613	1,590	1,485	1,569	1,527	2,222
180,000	1,661	1,651	1,520	1,641	1,581	1,303
190,000	1,709	1,712	1,555	1,713	1,634	1,411
200,000	1,757	1,773	1,591	1,785	1,688	988
210,000	1,805	1,833	1,626	1,857	1,741	627
220,000	1,853	1,894	1,661	1,929	1,795	713
230,000	1,901	1,955	1,696	2,001	1,849	548
240,000	1,949	2,016	1,732	2,073	1,902	298
250,000	1,997	2,076	1,767	2,145	1,956	396
260,000	2,045	2,137	1,802	2,217	2,010	265
270,000	2,093	2,198	1,838	2,289	2,063	230
280,000	2,141	2,258	1,873	2,361	2,117	244
290,000	2,189	2,319	1,908	2,433	2,171	121
300,000	2,237	2,380	1,943	2,505	2,224	161
310,000	2,284	2,441	1,979	2,577	2,278	104
320,000	2,332	2,501	2,014	2,649	2,331	71
330,000	2,380	2,562	2,049	2,721	2,385	80
340,000	2,428	2,623	2,085	2,793	2,439	79
350,000	2,476	2,684	2,120	2,865	2,492	51
360,000	2,524	2,744	2,155	2,937	2,546	41
370,000	2,572	2,805	2,190	3,009	2,600	56
380,000	2,620	2,866	2,226	3,081	2,653	27
390,000	2,652	2,926	2,261	3,153	2,707	56
400,000	2,684	2,987	2,296	3,225	2,761	28
410,000	2,716	3,048	2,331	3,297	2,814	32
420,000	2,748	3,109	2,367	3,369	2,868	35
430,000	2,780	3,169	2,402	3,441	2,922	24
440,000	2,812	3,230	2,437	3,513	2,975	14
450,000	2,844	3,291	2,473	3,585	3,029	28
460,000	2,876	3,352	2,508	3,657	3,082	18
470,000	2,908	3,412	2,543	3,729	3,136	7
480,000	2,940	3,473	2,578	3,801	3,190	16
490,000	2,972	3,534	2,614	3,873	3,243	3

A18

Models of Effect on Rates						
Based on 2005/2006 Annual Plan						
A	B	C	D	E	F	G
New	2005/06	2005/06	2005/06	2005/06	2005/06	Estimated
Land Value						Total
Effective	Rates as Levied					Assessments
1 July 2005	3 Steps	No Steps	No Steps	No Steps	No Steps	New Values
	1/.75/.50					
	Bus 20%	Bus 20%	Bus 20%	Bus 20%	Bus 20%	
	UAGC \$540	UAGC \$540	UAGC \$540	No UAGC	UAGC \$270	
	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	
	H'view \$8	H'view \$8	H'view \$8	H'view \$8	H'view \$8	
500,000	3,004	3,595	2,649	3,946	3,297	27
510,000	3,036	3,655	2,684	4,018	3,351	24
520,000	3,068	3,716	2,720	4,090	3,404	9
530,000	3,100	3,777	2,755	4,162	3,458	25
540,000	3,132	3,837	2,790	4,234	3,512	6
550,000	3,164	3,898	2,825	4,306	3,565	14
560,000	3,196	3,959	2,861	4,378	3,619	10
570,000	3,228	4,020	2,896	4,450	3,672	7
580,000	3,260	4,080	2,931	4,522	3,726	6
590,000	3,292	4,141	2,967	4,594	3,780	11
600,000	3,324	4,202	3,002	4,666	3,833	10
650,000	3,483	4,505	3,178	5,026	4,102	26
700,000	3,643	4,809	3,355	5,386	4,370	16
750,000	3,803	5,113	3,531	5,746	4,638	15
800,000	3,963	5,416	3,707	6,106	4,906	8
850,000	4,123	5,720	3,884	6,466	5,174	5
900,000	4,283	6,024	4,060	6,826	5,443	6
950,000	4,442	6,327	4,237	7,186	5,711	3
1,000,000	4,602	6,631	4,413	7,546	5,979	8
1,250,000	5,402	8,149	5,295	9,346	7,320	10
1,500,000	6,201	9,668	6,177	11,147	8,661	8
1,750,000	7,000	11,186	7,059	12,947	10,002	4
2,000,000	7,799	12,704	7,941	14,747	11,343	3
3,000,000	10,996	18,777	11,469	21,948	16,707	10
4,000,000	14,193	24,850	14,997	29,149	22,071	2
5,000,000	17,390	30,923	18,525	36,350	27,435	2
						53,099

Models of Effect on Rates						
Based on 2005/2006 Annual Plan						
A	B	C	D	E	F	G
New	2005/06	2005/06	2005/06	2005/06	2005/06	Estimated
Land Value	Effective Rates as Levied					Total
1 July 2005	3 Steps	No Steps	No Steps	No Steps	No Steps	Assessments
	1/.75/.50					New Values
	Bus 20%	Bus 20%	Bus 20%	Bus 20%	Bus 20%	
	UAGC \$540	UAGC \$540	UAGC \$540	No UAGC	UAGC \$270	
	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	Refuse \$10	
	H'view \$8	H'view \$8	H'view \$8	H'view \$8	H'view \$8	
	Rur Sewer \$154	Rur Sewer \$154				
	Env Monitor \$15	Env Monitor \$15				
Residential Properties - Outer Area						
20,000						
30,000	840	833	833	403	618	3
40,000	877	868	868	475	672	5
50,000	915	903	903	547	725	6
60,000	953	939	939	619	779	9
70,000	990	974	974	691	832	10
80,000	1,028	1,009	1,009	763	886	16
90,000	1,065	1,045	1,045	835	940	95
100,000	1,103	1,080	1,080	907	993	98
110,000	1,141	1,115	1,115	979	1,047	75
120,000	1,178	1,150	1,150	1,051	1,101	133
130,000	1,216	1,186	1,186	1,123	1,154	187
140,000	1,254	1,221	1,221	1,195	1,208	252
150,000	1,291	1,256	1,256	1,267	1,262	228
160,000	1,319	1,291	1,291	1,339	1,315	300
170,000	1,348	1,327	1,327	1,411	1,369	267
180,000	1,376	1,362	1,362	1,483	1,423	302
190,000	1,404	1,397	1,397	1,555	1,476	156
200,000	1,432	1,433	1,433	1,627	1,530	144
210,000	1,460	1,468	1,468	1,699	1,583	203
220,000	1,489	1,503	1,503	1,771	1,637	113
230,000	1,517	1,538	1,538	1,843	1,691	254
240,000	1,545	1,574	1,574	1,915	1,744	119
250,000	1,573	1,609	1,609	1,987	1,798	175
260,000	1,601	1,644	1,644	2,059	1,852	136
270,000	1,630	1,680	1,680	2,131	1,905	95
280,000	1,658	1,715	1,715	2,203	1,959	123
290,000	1,686	1,750	1,750	2,275	2,013	99
300,000	1,714	1,785	1,785	2,347	2,066	136
310,000	1,743	1,821	1,821	2,419	2,120	59
320,000	1,771	1,856	1,856	2,491	2,173	77
330,000	1,799	1,891	1,891	2,563	2,227	93
340,000	1,827	1,927	1,927	2,635	2,281	88
350,000	1,855	1,962	1,962	2,707	2,334	93
360,000	1,884	1,997	1,997	2,779	2,388	84
370,000	1,912	2,032	2,032	2,851	2,442	41
380,000	1,940	2,068	2,068	2,923	2,495	58
390,000	1,959	2,103	2,103	2,995	2,549	45
400,000	1,978	2,138	2,138	3,067	2,603	84
410,000	1,996	2,173	2,173	3,139	2,656	40
420,000	2,015	2,209	2,209	3,211	2,710	52
430,000	2,034	2,244	2,244	3,283	2,764	48
440,000	2,053	2,279	2,279	3,355	2,817	37
450,000	2,072	2,315	2,315	3,427	2,871	36
460,000	2,090	2,350	2,350	3,499	2,924	24
470,000	2,109	2,385	2,385	3,571	2,978	16
480,000	2,128	2,420	2,420	3,643	3,032	42
490,000	2,147	2,456	2,456	3,715	3,085	18