

FOUR YEAR BUSINESS PLAN 2023/24 TO 2026/27 & ANNUAL BUDGET 2023/24



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Acknowledgement of Country

The District Council of Robe acknowledges the traditional lands of the Boandik people and we respect their spiritual relationship with their Country. We also acknowledge the Boandik people's deep feelings of attachment and relationship with this land and that their cultural and heritage beliefs are still as important to the living Boandik people today.

Artwork designed by local Indigenous Artist Amanda Clarke. Coloured by Robe Primary School student Milla Roach in NAIDOC Week 2022.

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CONSULTATION

The public consultation period for the Four Year Business Plan 2023/24 to 2026/27 & Annual Budget 2023/24 was from ???

As part of the consultation, the Four Year Business Plan 2023/24 to 2026/27 and Annual Budget 2023/24 was advertised on Council's Website, Community Newsletter, the Advertiser and Council's Facebook Page.

The document was also made available for download from Council's Website: robe.sa.gov.au and hard copies were available for viewing at the Council Office and the Robe Library & Visitor Information Centre.

SUBMISSIONS

In total ?? written submissions on the Four Year Business Plan 2023/24 to 2026/27 and Annual Budget 2023/24 were received throughout the consultation period.

PUBLIC MEETING

A public meeting was held at the Robe Institute on Thursday 1 June 2023 where verbal submissions were received in relation to the Four Year Business Plan 2023/24 to 2026/27 and Annual Budget 2023/24.

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PUBLIC CONSULTATION AMENDMENTS

The following is a list of significant amendments made to the Four Year Business Plan 2023/24 to 2026/27 & Annual Budget 2023/24 following public consultation.



2023/24 BUDGET HIGHLIGHTS

Major Projects:

Roads Program

Robe Street Upgrade

Toilet Replacement Program

Install Wayfinding Signage Stage 3

Heritage Restoration Program

CWMS Upgrades

Implement Asset Management
Plan Recommendations

Develop a Reconciliation Action
Plan (Operational)

Update the Community Land
Management Plan (Operational)

On behalf of the Elected Members, we are excited to present to you the Four Year Business Plan 2023/24 to 2026/27 and Annual Budget 2023/24. As a newly elected Council we are pleased to have been able to develop and contribute to the strategic direction that we will work to throughout the duration of our Council term.

As Elected council members' our priority is to represent our community and to strive towards our vision of 'Building a Stronger and more Cohesive Community'. We are here to listen and work together to ensure Robe continues to be a great place to live, work and visit. Being an elected member requires commitment, responsibility and accountability for four years.

The District Council of Robe faces many unique challenges not seen in many other local government areas. Throughout the year, the community sees a dramatic fluctuation of the population, from a census population of 1,542 to approximately 15,000 during the peak periods. Many of our assets such as the Community Wastewater Management Scheme are larger than required by our residential population in order to sustain these peak visitor periods. As a small community we have limited rate income to help fund and support our services as well as meet state and national standards. Our council manages assets and services that are unusual to many Councils, such as the marina, the airfield, and the childcare facilities. Our council also oversees the management of the coastline, including understanding the impact of sea-level rise and the impact of nature on the coastline.

These complexities challenge both elected council members and the council administration to make wise and important decisions on behalf of the community. To manage the limited resources well, we need to be meticulous in our planning.

District Council of Robe's Four Year Business Plan 2023/24 to 2026/27 and Annual Budget for 2023/24 provides an overview and projection of the services and projects we aim to deliver on behalf of the community.

Through this planning focus, the following have been identified as initiatives which are a key focus for us in 2023/24:

- Ongoing implementation of the Asset Management Plan actions & recommendations
- Community Land Management Plan Updates
- Heritage Restoration Program
- Unsealed Roads Upgrade Program
- Robe Street Upgrade
- Upgrade Christmas Lights on the Robe Christmas Tree
- Toilet Replacement Program

Councils' intention to fund the proposed projects and services has been detailed more broadly within this plan.

The 2023/24 forecasted rate increase is in line with the current Consumer Price Index (CPI) of 6.7% and 1% growth. It should be noted that inflation continues to cause pressures on the operations of Council with increased pricing having direct impacts on the delivery of services and ratepayer affordability.

For the 2023/24 financial year, Council is seeking to deliver an operational deficit budget of (\$511k) and a capital expenditure budget of \$4,599k. Within this budget, Council will continue to focus on increasing asset renewals in 2023/24. \$4,118k has been allocated for the renewal of a wide range of existing facilities and infrastructure. Council has also committed \$481k for the upgrade and acquisition of new assets.



Lisa Ruffell
Mayor

RATES SNAPSHOT

Total Capital Valuation \$2.4 billion

Rateable Properties 2,561

General rating Increase 7.7%

Waste Management Service Increase 7.7%

CWMS Charge Increase 7.7%

Landscapes Levy Increase 8.4%

2023/24 FINANCIAL SNAPSHOT

Capital Budget:

Renewals \$4,118k

Upgrade \$481k

TOTAL Capital Expenditure \$4,599k

Operating Budget:

Income \$9,183k

Expenditure \$9,694K

Operational Surplus (Deficit) (\$511k)

Financial Indicators:

Operating Surplus Deficit Ratio (5.6%)

Net Financials Liabilities Ratio 41.8%

Asset Renewal Funding Ratio 264.3%

YOUR COUNCIL

The District Council of Robe area is comprised of the township of Robe and the 'hamlets' of Nora Creina, Greenways, Mt Benson, Bray and Boatswains Point. The historic coastal township located 335km south of Adelaide and 520km east of Melbourne has a long history as a Council, having been formed in 1869.

District Council of Robe is home to approximately 1,542 permanent residents and a retreat to a large number of holiday homeowners. During peak holiday periods, Robe accommodates large numbers of visitors estimated to peak at approximately 15,000. This regular influx of visitors has resulted in the township having a large number of accommodation providers, restaurants, cafes, wineries, breweries, boutique retail stores and galleries which cater and service both the community and Robe's visitors.

The Mayor and Elected Members are elected by the local community to represent the interests and needs of the community. They provide leadership & guidance and facilitate communication between the community and the Council.

Our Council comprises of a Mayor and six Elected Members. These Members play an important role, requiring the identification of community needs, setting goals to meet those needs, establishing priorities between competing demands and allocating resources.



MAYOR LISA RUFFELL



DEPUTY MAYOR NICK BROWN



CR MARCIA DENING



CR DAVID LAURIE



CR KYLIE PEEL



CR NED WRIGHT



CR DUNCAN YOUNG

OUR VISION

'Building a stronger and more cohesive community'

To achieve this vision, we need to:

- Design, plan and deliver the society we want to live in
- Protect what we already have, in particular our heritage, the marina, the environment and the village feel of Robe, i.e. protect the character of Robe for our residents and visitors
- Provide and continuously improve Council's services
- Prepare for and seek external funding, e.g. grants to support growth
- Have Councillors represent the views and ideas of all citizens
- Consider business and our economy in all decisions
- Grow our town as a destination with a key focus on the following sectors:
 - Tourism
 - Fishing
 - Farming
 - Seeking new opportunities that leverage our strengths
- Engage widely, participate in debates, challenge each other and understand the reasons for Council's decisions

OUR CORE VALUES

BE A TEAM That is committed to strengthening our community by working cohesively together

BE TRUSTED To act with integrity in all decisions that we make

BE RESPECTFUL And inclusive of all people that we interact with

BE INSPIRED By creating innovative solutions for leading our community into the future

BE PROUD In what we do and how we do it everyday



A SUMMARY OF SERVICES COUNCIL PROVIDES TO OUR COMMUNITY

OUR COMMUNITY

Based on the **2021** Census the District Council of Robe's population was documented as **1,542**. This is an increase of **452** since the 2016 Census.

Of the total **1,542** residents, **411** are under **30** years of age and **439** are over **65** years of age.

15.4% of residents work from home.

The Robe District has over **400km** of road network.

Robe has over **70** Heritage Places listed with many of them being State Heritage listed.

During the peak seasons, Robe's population increases to approximately **15,000**.



Community and Tourism & Events

- Community Events support
- Tourism promotion
- Public Library
- Visitor Information Centre
- Community Programs
- Community Assistance Fund
- Childcare Service



Assets and Infrastructure

- Asset Management
- Roads, Kerbs and Footpaths
- Traffic Management
- Plant & Machinery
- Stormwater
- CWMS
- Open Space Assets
- Coastal Management
- Cemetery



Parks, Playgrounds, Sport & Recreational

- Parks, Reserves & Playgrounds
- Sport & Recreational Facilities
- Boat Ramp & Marina
- Airfield



Waste & Recycling

- Kerbside Waste Collection
- Public Waste Bins
- Waste Transfer Station
- Container Deposit System



Economic Development, Regulatory Services & Environmental Services

- Building Regulation
- Planning & Development
- Public Order & Safety
- Fire Prevention
- Dog & Cat Management
- Parking
- Environmental Health
- Heritage Advisor



Governance, Communications & Administration

- Governance & Legal Compliance
- Administration & Customer Service
- Financial Management
- Records Management
- Information Technology

KEY ACHIEVEMENTS & GAPS IN 2022/23

Listed below is some of our key achievements from 2022/23:

- The addition of the Community Wastewater Management System (CWMS) infrastructure mapping into the Dial Before You Dig database
- Undertook Asset condition assessments for Buildings & Structure, Open Space, Marina, CWMS and Roads, this process identified a number of unrecorded assets acquired in the last decade
- Consulted with the Community on Asset Management Plans for the Marina, CWMS and Buildings & Structures
- Robe 2050 Survey completed
- Procurement of new Council Boundary and Wayfinding Signage
- Rural Road Network upgrade program underway
- Best Practice unsealed Roads Training completed by Depot Staff
- Sinking Fund for the Robe Marina established
- Launched an online booking system for the Marina
- Upgrade the lights at the Robe Jetty
- Footpath and Lighting upgrade (Foreshore, Town & Long Beach)
- Commenced Under-grounding Power Lines on the Esplanade at Long Beach
- Assisted with the addition of a Diesel outlet through leasing land to K&S Fuels
- Launch of the new Childcare Management Software
- Addition of the Kids Nook at the Robe Library
- Facilitated the successful visit of an expedition Cruise Ship to Robe
- Implementation of an Inventory Management System for the Visitor Information Centre
- Supported the addition of 'Robe Run' by Adelaide Trail Runners to Robe's event calendar

Listed below is some of our key gaps from 2022/23:

- Lease negotiations for Community Land
- Delayed completion of a viability study for Childcare due to inadequate data for Robe
- Not all Capital Projects completed
- Affordable Housing and Long-Term Accommodation
- Delay in the completion of the Robe 2050 Plan



LINKS TO COMMUNITY PLAN AND LONG TERM OBJECTIVES

The District Council of Robe's Community Plan 2019-2039 was completed and adopted by Council in January 2020. The Community Plan provides the vision, goals and objectives for the future wellbeing of the community and the Council itself.

The plan is broken down into four key themes and forms the basis of the majority of Council's strategic planning.

COMMUNITY

A vibrant, engaged, inclusive, diverse community providing a healthy quality lifestyle

- 1.1 An active and healthy community where people feel safe
- 1.2 An involved, creative and connected community
- 1.3 All parts of our community are able to access services to meet their

ECONOMIC DEVELOPMENT

A strong, diverse economy that is innovative and adaptable

- 2.1 Our unique features provide a great setting for business and lifestyle
- 2.2 Our fit for purpose infrastructure supports economic success
- 2.3 The Robe District is regarded as a good place to do business.

NATURAL AND BUILT ENVIRONMENT

Our natural and built environments are protected and enhanced

- 3.1 Protection of the natural environment
- 3.2 Growth that respects the built environment
- 3.3 Efficient, effective and sustainable resource management
- 3.4 Increased resilience to a changing climate

GOVERNANCE AND FINANCIAL SUSTAINABILITY

Provide effective and inspired leadership, good governance, and efficient, effective and responsive Council services

- 4.1 Provide effective leadership and good governance
- 4.2 Engage effectively with our community
- 4.3 Be financially sustainable
- 4.4 Maintain effective and transparent business systems
- 4.5 Ensure that our skilled, committed and professional staff operate in a supportive and accountable environment



EXECUTIVE SUMMARY & PURPOSE OF THE PLAN

In accordance with Section 123 of the Local Government Act 1999 (the Act) and Local Government (Financial Management) Regulations 2011, Council is required to develop and adopt an Annual Business Plan and Budget. This Business Plan is a four-year rolling plan and covers the financial years from 2023/24 to 2026/27. The first year of the Four Year Business Plan has been developed to satisfy the requirements for an Annual Business Plan and Budget under the Local Government Act 1999. This document has also been developed to assist in Long Term Financial Planning for the organisation based on the information available to Council at the time.

The purpose of the Four Year Business Plan is to impart an understanding of:

- Key objectives and actions in the context of Council's longer-term objectives
- Overview of the activities and services provided by Council
- Key financial information relating to income and expenditure
- Proposed new initiatives and projects
- Rating context and impact of rates for 2023/24 to 2026/27
- Council's Financial Planning Framework, including Long Term Financial Plan and Asset Management Plans

The Four Year Business Plan has been developed based on a series of assumptions and information available which includes:

- Council's Community Plan 2019-2039
- Council's Asset Management Plans
- Current and future levels of service
- Projected rating strategies
- CPI forecasts

Council have again adopted a zero-based budgeting approach across the organisation to prepare our annual budget which has provided a greater insight and accountability of the budget process.

The Financial Statements (Appendix 1) and Four Year Business Plan Statements (Appendix 2) forecast results ranging from an operating deficit of (\$511k) in 2023/24, decreasing to a deficit of (\$116k) in 2026/27 through building financial sustainability and maintaining capacity over the life of the plan.

The increase in rates and the acknowledgement of a deficit for the four years are driven by CPI, the increased depreciation due to valuation and revaluation of Council's assets, new projects, and the necessary services to the standard expected by the community.

Over the life of the Plan, rates continue to represent approximately 73% of Council's operating income each year. During the forecast period, rate revenue will increase by 7.7% in 2023/24, and rate increases are forecasted to reduce to 3.7% by 2026/27. These forecasts represent CPI increases and an allowance for growth in the assessment book.

Council is in the final stages of reviewing and updating its Asset Management Plans (AMPs) across all program areas. The AMPs will guide the investment into community assets to maintain service levels and appropriate standards.

KEY PRIORITIES & PROJECTS FOR THE PLAN

The Four Year Business Plan 2023/24 to 2026/27 describes the priorities, activities and services that are planned for the coming four years.

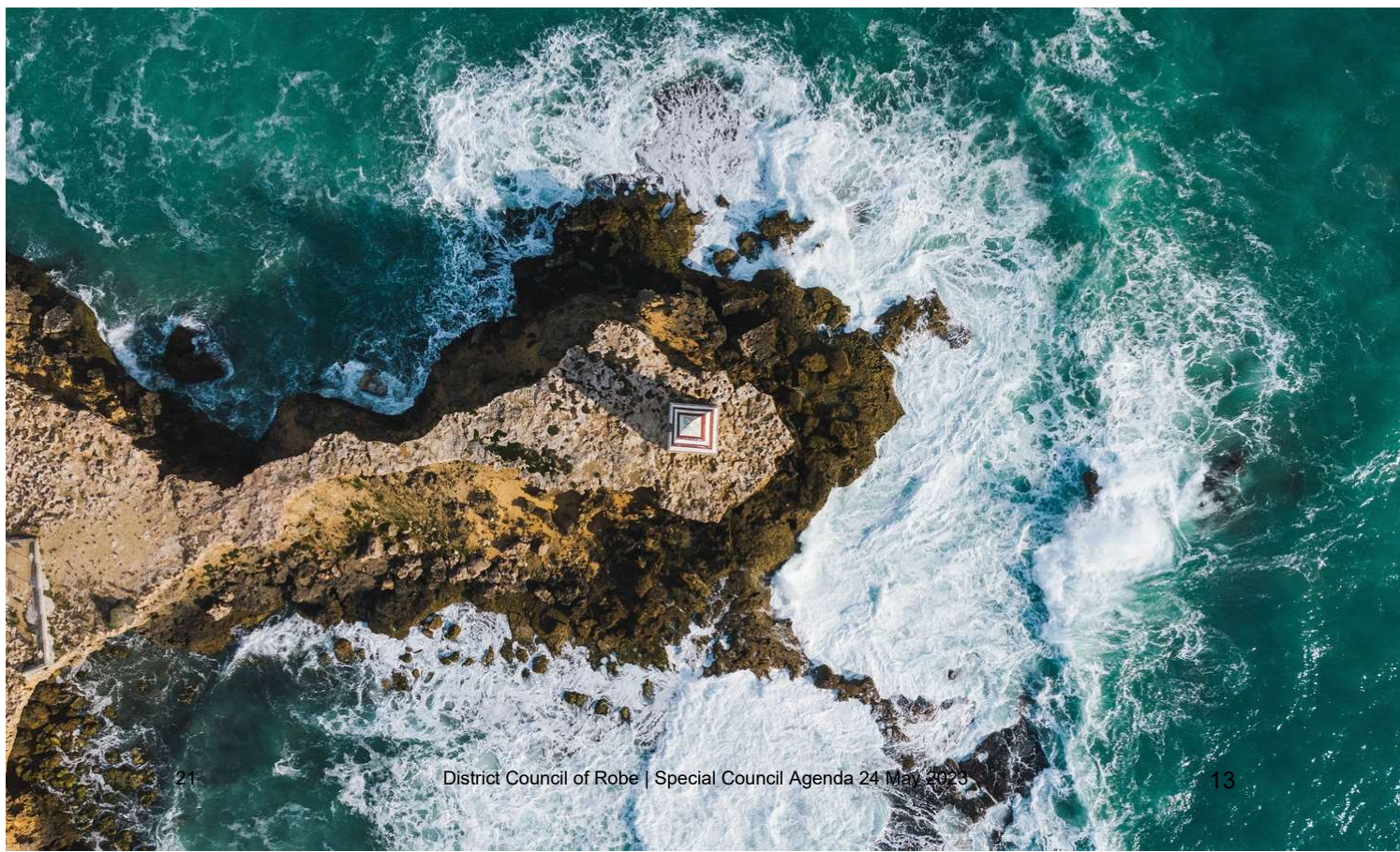
A number of significant projects influenced the preparation of the Council's Four Year Business Plan 2023/24 to 2026/27 and Budget for 2023/24. Other influences which were taken into consideration when setting rates and approving projects include:

- Consumer Price Index (CPI) increases
- Increases in the price of Goods and Services
- Superannuation increases in line with legislation
- Enterprise Bargaining Agreement influences
- Local Government Reform
- Valuation and Revaluation of Council's assets

The Four Year Business Plan projects have been categorised into the relevant Community Plan themes and then into the following tables:

- Capital Asset New & Upgrade (new assets)
- Capital Asset Renewal & Replacement (existing assets)
- Operational Projects (not assets; operation expenditure)

Included in these tables are projects from 2022/23 that have been carried forward to 2023/24 and projects that are subject to grant funding.



CAPITAL ASSET NEW & UPGRADE							
THEME 1 - COMMUNITY							
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26	2026/27
Install CCTV in Robe Township	CCTV installation complete	DI	Subject to 100% Public Safety Grant Funding (carry forward)	\$ 125,000			
Install Nature Play at Esplanade	Scope developed and Nature Playground installed	DI	Subject to 50% Grant Funding		\$ 80,000		
Consultation/Implementation of Food Organics and Garden Organics (FOGO) Bins	Community consulted and Food Organics and Garden Organics (FOGO) Bins implemented	CEO	Council			\$ 10,000	\$ 50,000
Sensory Garden- Disability Action and Inclusion Plan (DAIP) Action	Scope developed and Sensory Garden planted	DI	Council	\$ 6,000			

THEME 2- ECONOMIC DEVELOPMENT							
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26	2026/27
Pump Tracks	Scope developed and Pump Track installed	DI	Subject to 100% External Funding	\$ 100,000			
Implementation of Footpath Strategy	Implementation complete	DI	Council	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000
Nature Based Tourism Experiences	Scope developed and planning commenced	MTE	Subject to 50% Grant Funding			\$ 250,000	

THEME 3- NATURAL AND BUILT ENVIRONMENTS							
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26	2026/27
Off main street carparking (Squires Drive)	Completion of Squires Drive Parking as per design consulted on	DI	50% Council, 50% Department of Education and Children's Services (DECS) (carry forward)		\$ 300,000		
Investigation of 2nd CWMS Requirement	Scope completed for Boatswains Point and decision in place	DI	Council	\$ 15,000	\$ 50,000		
Solar for Administration Building	Solar installed on Administration Building	DI	Council (\$20k carry forward from 22/23)	\$ 35,000			
Solar for Institute Building	Solar installed on Institute Building	DI	Council	\$ 20,000			
Installation of Generator for Emergency Management	Installation of Generator completed	DI	Council (carry forward)	\$ 25,000			

Waste Transfer Station Weigh In/Out Station	Scope developed and project completed	DI	Council	\$ 50,000		
CWMS Upgrades	Upgrades completed as per Asset Management Plans	DI	Council		\$	300,000
Install Wayfinding Signage	Wayfinding Signage installed	MTE	Council	\$ 55,000		

THEME 4- GOVERNANCE AND FINANCIAL SUSTAINABILITY						
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26

TOTAL CAPITAL- NEW & UPGRADE				481,000	530,000	310,000	400,000
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CAPITAL ASSET RENEWAL & REPLACEMENT						
THEME 1 - COMMUNITY						
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26
				2024/25	2025/26	2026/27

THEME 2- ECONOMIC DEVELOPMENT						
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26
				2024/25	2025/26	2026/27

THEME 3- NATURAL AND BUILT ENVIRONMENTS						
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26
				2024/25	2025/26	2026/27
Mainstreet Upgrade	Scope developed and Upgrades Completed	DI	Subject to 50% Grant Funding	\$ 35,000	\$	\$ 200,000
Long Beach Rotunda	Upgrades completed	DI	Council		\$	\$ 100,000
Open Space Project- Lake Fellmongery wash down	Actions implemented as per Asset Management Plan	DI	Council			\$ 1,000
Long Beach Board Walk	Board Walk works as per Asset Management Plan	DI	Council	\$ 15,000		
Roads Program	Best Practice Roads Program continued to be implemented each year	DI	Council and Grant Funding if available (\$500k carry forward from 22/23 spread across 23/24 and 24/25)	\$ 1,405,000	\$ 1,360,000	\$ 790,000
CWMS Projects	Project delivered- 2026/27 as per Asset Management Plan	DI	Council (\$250k carry forward from 22/23)	\$ 400,000		\$ 58,971
CWMS conversion of Ps20 to 3 phase pump and additional second pump	Scope Developed and Project Completed	DI	Council (carry forward)	\$ 285,000		
Upgrades to Marina Infrastructure	Upgrades completed- 2026/27 as per Asset Management Plan	DI	Council (300k carry forward from 22/23)	\$ 400,000		\$ 838,050
Marina Carpark Upgrade	Marina Carpark Upgrades Completed as per Asset Management Plan	DI	Council		\$ 543,000	
Casuarina Lodge Upgrades	Upgrades complete	DI	Council	\$ 40,000		
Foreshore Toilets upgrade	Upgrades complete	DI	Council (carry forward)	\$ 450,000		
Administration Building Upgrades	Upgrades complete	DI	Council	\$ 2,000	\$ 17,500	
Cemetery Works	Upgrades to cemetery wall- subject to fabric condition final report	DI	Council and Grant Funding if available	\$ 200,000		
Custom House Restoration	Restoration program completed of North and South walls	DI	Council and Grant Funding if available	\$ 100,000		

Lannam Park Toilet Block	Additional mainstreet toilets installed on east end	DI	Council	\$ 100,000				
Robe Street Upgrade	Design and Upgrades completed	DI	Council	\$ 250,000	\$ 550,000			
Davenport Street	Scope and complete Davenport Street upgrade	DI						
Plant/Machinery & Vehicle Replacements	Continue to replace Plant/Machinery & Vehicles	DI	Council (carry forward)	\$ 345,500	\$ 355,000	\$ 275,000	\$ 5,000	5,000
Furniture & Fittings	Purchase and Installation of required furniture and fittings each financial year	DI	Council	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	5,000
Library/VIC Upgrades	Completion of Library VIC Upgrades	MTE	Council	\$ 26,000				
Greening Robe	Purchase and planting of greenery in Robe-continual project	DI	Council	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	15,000
Upgrade Christmas Tree Lights	Christmas Tree Lights Upgraded and working	MTE	Council	\$ 25,000				

THEME 4- GOVERNANCE AND FINANCIAL SUSTAINABILITY								
ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	FUNDING	2023/24	2024/25	2025/26	2026/27	
Administration Computer Replacements	Purchase and installation of new computers as required	MCS/MTE	Council	\$ 19,000	\$ 15,000	\$ 15,000	\$ 15,000	15,000
TOTAL CAPITAL- RENEWAL & REPLACEMENT				4,117,500	2,860,500	1,400,000	1,688,021	

OPERATIONAL PROJECTS

ACTION	PERFORMANCE MEASURE	ACCOUNTABILITY	2023/24	2024/25	2025/26	2026/27
Review & Update Community Land Management Plan	Community Land Management Plan Reviewed and Updated	MCS	\$ 5,000			
Replace Records Management System	Content Management System Implemented	MCS	\$ 30,000			
Reconciliation Action Plan	Reconciliation Action Plan adopted and implementation commenced	CEO	\$ 2,000	\$ 30,000	\$ 10,000	
Consult on opportunity to lease Marina Land	Consultation completed	CEO	\$ 15,000			
Robe 2050 Plan (Carry Forward)	Plan developed	CEO	\$ 32,910			
Implement Coastal Adaptation Strategy	Actions implemented as per strategy	CEO	\$ 20,000			
Coastal Dynamics Project	Project Completed and Implementation Commenced	CEO	\$ 30,000			
Lake Butler Marina Review Actions	Review Actions implemented and in process	DI	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Implement IT Strategy	IT Strategy Implemented throughout Organisation	MCS	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500

Assumptions

The table below outlines the CPI and growth assumptions that have been applied to the Four Year Business Plan 2023/24 to 2026/27.

Assumptions	FY24	FY25	FY26	FY27
CPI forecast	6.7%	3.6%	3.0%	3.0%
Growth Rate	1.0%	0.8%	0.7%	0.7%
Additional to reduce deficit	0.0%	0.0%	0.0%	0.0%

During the process of developing the plan, Council worked closely to develop the projects in line with both Council's community plan and long term objectives.

Current and future service levels have also been considered during the development of the budget, along with the draft Asset Management Plans, to ensure sufficient allocations have been made to deliver the recommended actions.



HOW COUNCIL WILL FUND THIS PLAN

The Four Year Business Plan 2023/24 to 2026/27 and Annual Budget 2023/24 have been prepared on the basis of maintaining a sustainable level of both statutory and discretionary services to the community, whilst pursuing the strategic directions in Council's Community Plan 2019-2039.

One of the four themes from the Community Plan is Governance and Financial Sustainability. Council strives to provide effective and inspired leadership, good governance, and efficient, effective and responsive Council services. Council's Business Plan provides a pivotal role in providing guidance to ensure that on average, Council should operate with an annual operating surplus over the life of the plan, whilst at the same time ensuring that Capital Expenditure on the replacement and renewal of existing assets is at least equivalent to the annual depreciation of those assets.

In delivering the services and projects detailed in this Business Plan, Council plans to operate a deficit of (\$511k) in 2023/24. To deliver the necessary services and projects in 2023/24 Council is forecasting to raise a total of \$9,183k through operating income. In order to fund its projects, Council is projecting to borrow \$700k.

Four Year Business Plan Financial Summary

Below is a financial overview of the Four Year Business Plan averages:

Rates

CPI	4.1%
General Rates Growth	0.8%
<u>Additional Increase</u>	<u>0.0%</u>
Total	4.9%

Operating Income	\$9,728k
<u>Operating Expense</u>	<u>\$10,078k</u>
Operating Surplus (Deficit)	(\$ 350k)

Operating Surplus (Deficit) Ratio (3.7)%

Net Financial Liabilities Ratio 39.1%

Asset Renew Funding Ratio 162.0%



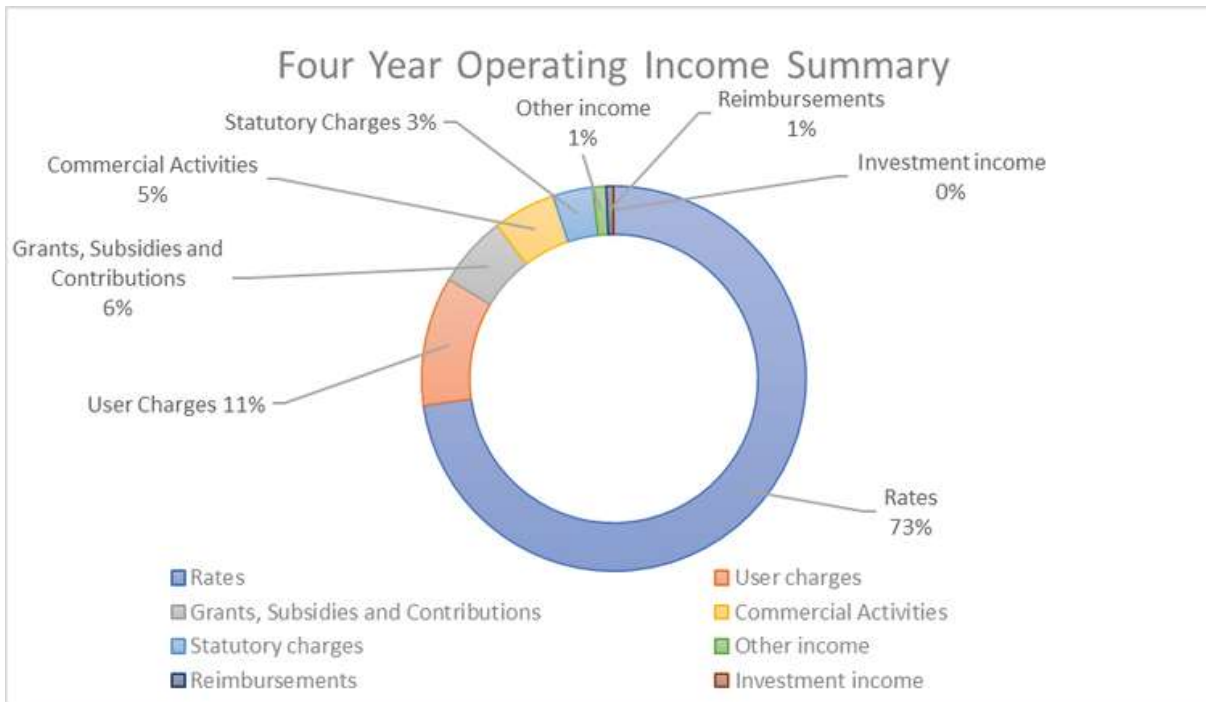
OPERATING INCOME

Council has budgeted to receive Operating Income of \$9,183k in 2023/24, an increase of \$787k from the 2022/23 Original Budget and \$923k compared to the 2021/22 actuals.

The Operational Income for any given year is derived from a number of different categories including:

- Rates
- Statutory Charges
- User Charges and Commercial Activities
- Grants, Subsidies and Contributions
- Investment Income
- Reimbursements
- Other Income

The following graph details the Operating Income as a percentage per category:



Rates & Charges

Of the total \$9,183k income Council proposes to raise, \$6,666k will derive from rates.

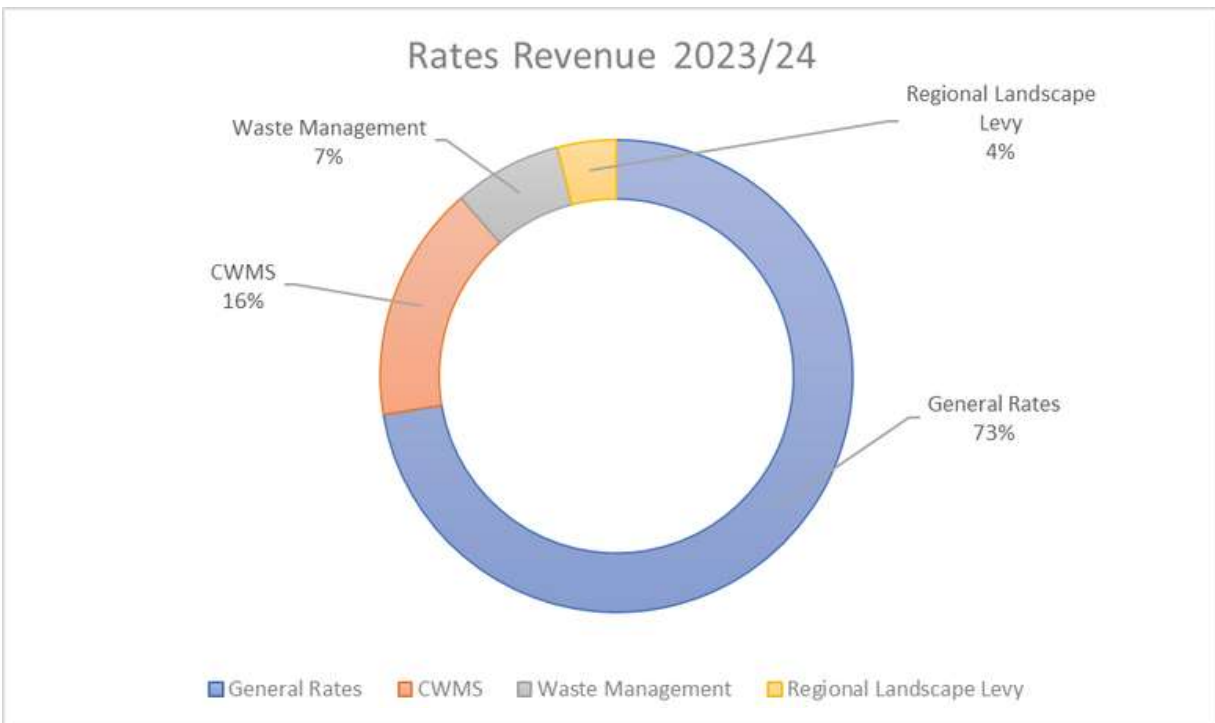
Of this total, \$4,811k is expected to be raised through general rates, which is an increase of \$332k (7.4%) when compared to the 2022/23 Original Budget.

The following factors were considered as part of this decision:

- Consumer Price Index (CPI) increase of 6.7%
- Rise in depreciation expense due to valuation and revaluation of assets
- Overall increase in costs of goods and services
- Renegotiation of Enterprise Bargaining Agreements
- Increase in superannuation guarantee payments by 0.5%
- Funding required to service the community and its assets
- Increase in Rateable Properties 1%

Council also administers a separate rate known as the Underground Power Line Separate Rate. This is applied to properties between 30 Esplanade and the first stobie pole on Newton Terrace to cover the costs incurred by Council to undertake the process of under-grounding the power lines.

The following graph details the revenues received from the different rate funding streams for 2023/24:



Statutory Charges

These charges consist of income derived from dog registration fees and fines, development and building fees, regulatory fees and fines. Council is expecting to generate \$314k from this income stream in 2023/24. The majority of these fees and charges are set and/or approved by the State Government through legislation and Council has limited control over fee increases.

User Charges

User Charges is income generated through Cemetery fees, Childcare fees, Marina Berths and Boat Ramp fees. Various leasing and licensing arrangements between Council and third parties are also included under User Charges. For 2023/24 Council have budgeted to raise a total of \$1,003k from this income stream.

The following factors were considered when setting User Charges for 2023/24:

- CPI Increase
- Competitor pricing
- Operating costs to maintain Council assets
- Balancing cost recovery versus community service
- Contractual arrangements
- Affordability and capacity to pay
- Revaluation of Council assets impacting maintenance costs

Grants Subsidies & Contributions

Council receives operating grants and subsidies for the following:

- Community Childcare Fund Grant (annually allocated)
- Library Grant (annually allocated)
- Roads to Recovery Grant (annually allocated)
- South Australian Road Funding Program

Council has budgeted to receive \$557k in grants, subsidies and contributions in 2023/24. This is a decrease of \$72k from compared to the 2022/23 Original Budget.

Investment Income

Council's interest income from investment is expected to decrease in 2023/24 as it is forecasted that the money in Council's investment account will be spent on Capital Projects.

Other Income

Council can occasionally receive Other Income which consists of income generated from rebates and distributions from Council's insurance schemes and other sundry income from Council activities such as, newsletter fees, augmentation fees and printing.

Capital Income

The Business Plan includes income received specifically for new and upgraded assets for 2023/24 which totals \$225k. Included in this figure is capital income expected to be received through grants and contributions to fund the following projects:

- CCTV in Robe Township
- Pump Tracks

It should be noted that these projects will not occur if funding is not received.



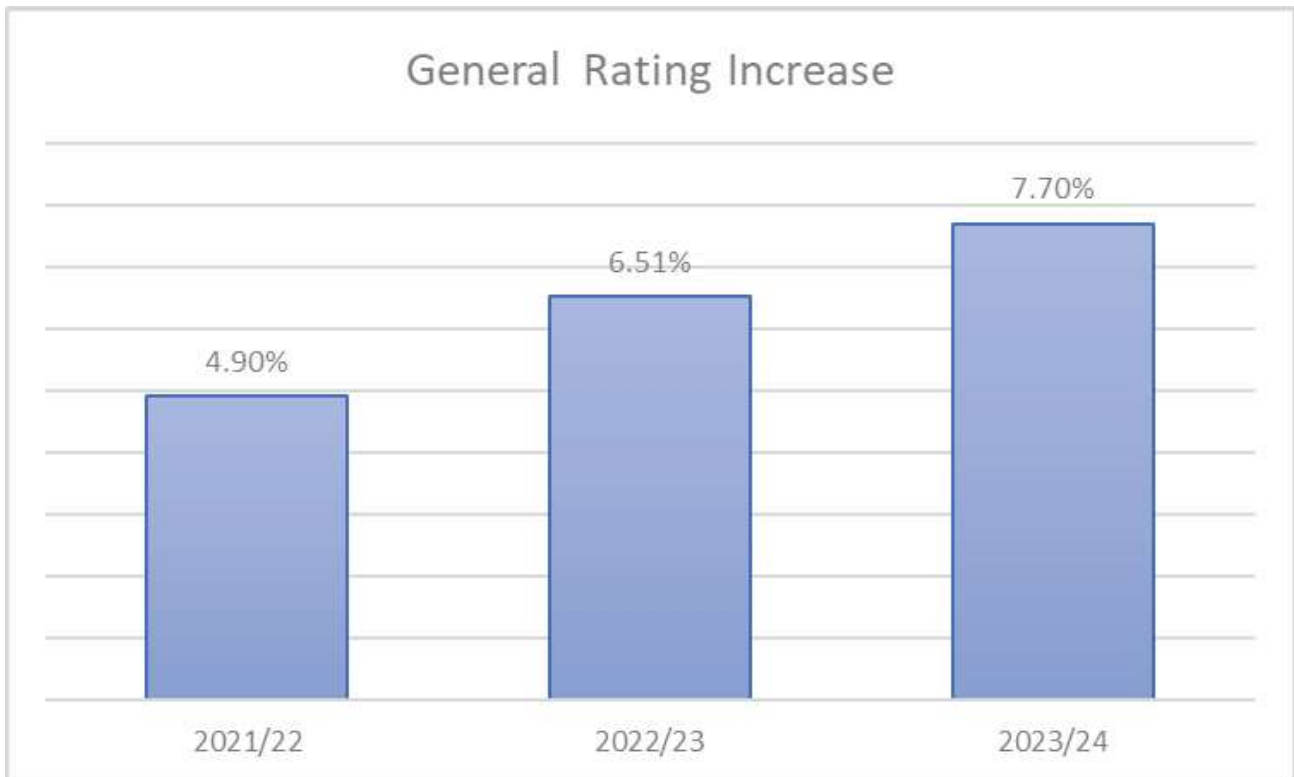
HOW COUNCIL WILL RAISE RATES

General Rates

Rate revenue is an integral part of the Council's financial resource base, the value of which is determined through Council's desire, on behalf of the community, to achieve the strategies articulated in Council's Community Plan and Four Year Business Plan.

In determining the rate revenue increases, consideration is given to the current economic climate, movements in inflation and interest rates, increased legislative responsibilities and the need to manage, maintain and improve the community's infrastructure assets.

Recognising the requirement for Council to align to its strategic goals of community and management plans, the 2023/24 Budget is proposing to increase rates by 7.7%.



General rates growth represents the increase in the number of rateable properties from the previous year in the District Council of Robe. The number of rateable properties has increased by 24 from 2,537 (2022/23) to 2,561 (2023/24). Growth is defined and calculated as per the Local Government (Financial Management) Regulations 2011. Reg 6(2).

The Local Government Act provides for Council to raise revenue through differential general rates which apply to different classes of land use. Differential rates can vary according to the locality of the land, the use of land or both. Differential general rates are calculated using the valuation of the property (capital value) multiplied by the rate in the dollar applicable to the property's land use and/or locality. Council is using this approach to achieve an equitable distribution of the rate responsibility and to balance the community's capacity to pay.

A differential general rate is applied according to land use with the application of a minimum rate and a maximum increase of rates of 15% (rate cap) on rateable land that constitutes the principal place of residence of a principal ratepayer. The "rate cap" is on application only. Council considers this to be a fair and equitable method of rating for the District Council of Robe.

The following table outlines the rating differential percentages proposed for 2023/24 in comparison to 2022/23.

Rating Differential	Residential	Commercial	Industrial	Primary Production	Vacant Land	Marina Berth	Other Land
2022/23	100%	120%	100%	100%	100%	120%	100%
2023/24	100%	120%	100%	100%	100%	120%	100%
% Change	0%	0%	0%	0%	0%	0%	0%

Council for 2023/24 is proposing to maintain the same rating differentials as 2022/23 for all rate classes.

Council will use the following differentiating factors, in accordance with the Local Government (General) Regulations 2013:

- Residential
- Commercial
- Industrial
- Primary Production
- Marina Berth
- Vacant Land
- Other Land

Commercial and Marina Berths will attract a higher rate in the dollar due to high demand for these Council services. The higher rate funds the cost of maintaining the facility and it's surrounds.



When determining the 'rate in the dollar' to be charged to ensure Council raise the correct amount of rates, consideration must be given to the capital valuation of properties across the rate base.

Individual property rates will vary, with some decreases and increases depending on the movement of the property capital value. The table below outlines the percentage increase in valuations as per each differential land use.

Valuation Change	Residential	Commercial	Industrial	Primary Production	Vacant Land	Marina Berth	Other Land
2022/23 (\$)	878M	71M	17M	742M	90M	5M	43M
2023/24 (\$)	1,104M	86M	22M	1,036M	116M	5M	49M
% Change	20.65%	17.44%	22.73%	28.38%	22.41%	0.00%	12.25%

Increased valuations and growth across the entire rate base, the 'rate in the dollar' for each differential rating class is set to decrease by on average 18%, as seen in the table below.

Rates in Dollar Differential	Residential	Commercial	Industrial	Primary Production	Vacant Land	Marina Berth	Other Land
2022/23 (\$)	0.234628	0.281554	0.234628	0.234628	0.234628	0.281554	0.234628
2023/24 (\$)	0.19333	0.231996	0.19333	0.19333	0.19333	0.231996	0.19333
% Change	-17.60%	-17.60%	-17.60%	-17.60%	-17.60%	-17.60%	-17.60%

The average proposed change to each differential land use is specified in the table below.

Average Property Rates <i>(Not including service charges, or regional landscape levy)</i>	Residential	Commercial	Industrial	Primary Production	Vacant Land	Marina Berth	Other Land
2022/23 (\$)	1,433	2,975	814	3,736	902	116	440
2023/24 (\$)	1,483	2,866	865	4,255	929	96	471
% Change	3.40%	-3.80%	5.87%	12.19%	2.91%	-20.76%	6.54%

The final rating applied is subject to amendment, based on the updated property valuations received from the Valuer-General up to the date of the formal rates declaration. The declaration will supersede any outdated data in this report.



Minimum Rate

A minimum rate is applied to the whole of an allotment in accordance with Section 158 of the Local Government Act. The minimum rate determined for 2023/24 is \$810. Should two or more pieces of adjoining land (whether separated by road or not) be owned and occupied by the same owner (known as 'contiguous land'), only one minimum rate will be charged.

The 2023/24 minimum rate of \$810 is an increase of \$58 compared to the minimum rate of \$752 in 2022/23.

The minimum rate will be applied to approximately 24% of all rateable properties. The Local Government Act allows for a maximum of 35% of properties to receive the minimum rate, meaning the District Council of Robe is within this range in accordance with the Act.

Rate Capping

Council have applied a maximum increase on rates (Rate Capping) in accordance with Section 153 (3) of the Local Government Act 1999 on rateable land that constitutes the principal place of residence of a principal ratepayer. A maximum increase of 15% applies to those assessments of residents within the Council area on the general rates raised for the previous year, except in the following circumstances:

- Where the increase is due to a valuation increase that has occurred as a direct result of capital improvement (excluding capital improvements of \$30,000 or less) or development of the land; or
- Where the ownership of the property has changed since 1 July of the preceding financial year and the new owners have purchased the property at the current market value; or
- Where a boundary realignment, subdivision or amalgamation has occurred, therefore the property is a different property to the previous financial year for valuation purposes (with the exception of subdivisions to facilitate land acquired by any government entity e.g., for the purpose of drain construction or alteration and with the exception of rural properties where the boundary realignment, subdivision or amalgamation has not made a material difference).

The "Rate Capping" provision aims to provide relief to resident ratepayers who may be unfairly affected due to change to the basis of rating (implementation of "land use" based rating) and to minimise significant rate increases where volatile valuation movements have occurred.

Rate Capping is on application only and forms are available from Council from our office or on Council's website. The applications will be reviewed on an annual basis and adjusted accordingly, as determined by Council.

Separate Rate

A separate rate will be levied on specific ratepayers to provide funding for activities and services related to those ratepayers. 'The Underground Powerline Separate Rate' is the only separate levy charged in the District Council of Robe, and this will be the second installment over the five year duration.

The Underground Powerline Separate Rate is applied to properties between 30 Esplanade and the first stobie pole on Newton Terrace to cover the costs incurred by the Council to undertake the undergrounding of the powerlines on the Esplanade. Revenue from this separate rate is expected to raise \$26k in 2023/24, which is unchanged from last year.

HOW COUNCIL WILL RAISE SERVICE CHARGES

Waste Collection

For the purpose of meeting the costs associated with the collection and disposal of domestic and other garbage, Council has a Waste Management Service Levy on all serviced properties. Where the service is provided to non-rateable properties, a service charge is to be levied against the land.

Charges for Waste Management for 2023/24 will be:

- For residents of Robe: \$357 (\$331 in 2022/23)
- For residents of Boatswain Point: \$192 (\$178 in 2022/23)

Council charges separately for this service as it is specific to particular properties and it's unreasonable to expect the total rate base to provide for this service.

Community Wastewater Management System

Council provides a Community Wastewater Management System (CWMS) to all land within the township of Robe.

All Council CWMS schemes in South Australia have the same basic design, and in order for the schemes to be financially self-sufficient on a long term basis, Councils need to model charges to those whom the schemes are provided or made available on charges used by SA Water.

A differential in the annual service charges of \$120 between occupied and unoccupied land to which the CWMS is provided or made available will be maintained to reflect the difference between infrastructure establishment and effluent disposal costs for occupied and unoccupied land.

Further to this, Council will impose its annual service charges against assessments in accordance with the Code for establishing and applying property units as a factor for the imposition of annual service charges for Community Wastewater Management Systems as permitted by Section 155 of the Local Government Act 1999 and Regulation 12 of the Local Government (General) Regulations 1999.

Charges for the Community Wastewater Management Scheme for 2023/24 will be:

Occupied: \$616 (\$572 in 2022/23)

Unoccupied: \$496 (\$461 in 2022/23)

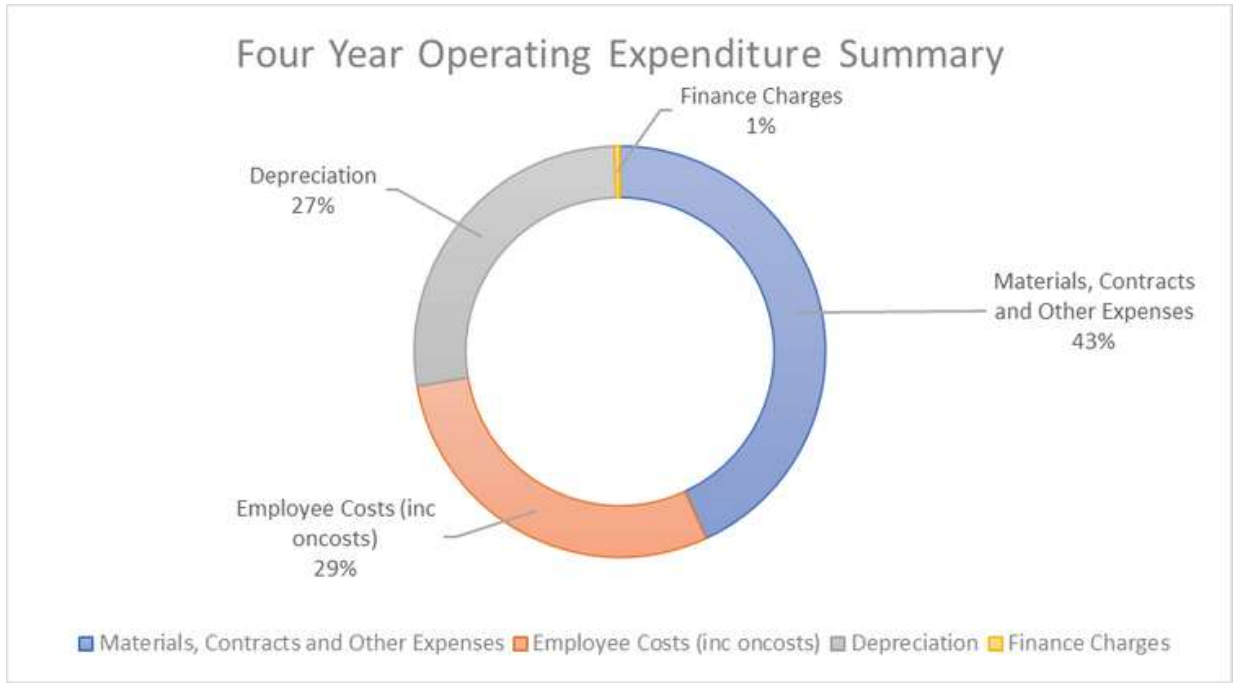
The increase in the service charge for CWMS is due to the asset revaluation performed and the identification of previously unrecorded assets.

All septic tanks are desludged by Council's contractors on a four year rolling cycle.



OPERATING EXPENDITURE

For 2023/24 Council has budgeted \$9,694k in operating expenditure. Below is a graph which breaks down the expenses into categories as a percentage.



Employee Costs

This expenditure budget consists of operating costs associated with:

- Wages and Salaries
- Superannuation (legislated requirement)
- Annual Leave increments (as per Act)
- Long Service leave liability (as per Act)
- Sick Leave (legislated requirement)
- Public Holiday overtime (as per Award)
- Workers' Compensation insurance (legislated requirement)

Employee costs for 2023/24 are \$2,779k which represents a \$171k increase compared to the 2022/23 Original Budget. The increase can be attributed to a combination of the following factors:

- Increase in superannuation guarantee contribution from 10.5% to 11%
- Wages and Salaries increased to align with CPI through the EBA
- Annual Increments for staff as dictated by EBA and terms of employment
- Vacancies filled after shortages



Materials, Contracts & Other Expenses

Contributing to 43% of the operational expenditure; Materials, Contracts and Other Expenses is the largest portion of outgoings in the operational expenditure budget.

Included within this area are items such as:

- Contracts for service such as waste management, auditor, IT and cleaning
- Event contributions, community grants and sponsorship
- Asset repairs and maintenance
- Operational overhead costs such as insurance, water, fuel and electricity
- Administration costs such as printing, stationery, postage, software licensing

The budget for Materials, Contracts and Other Expenses is \$4,185k which is an increase of \$565k compared to the 2022/23 Original Budget.

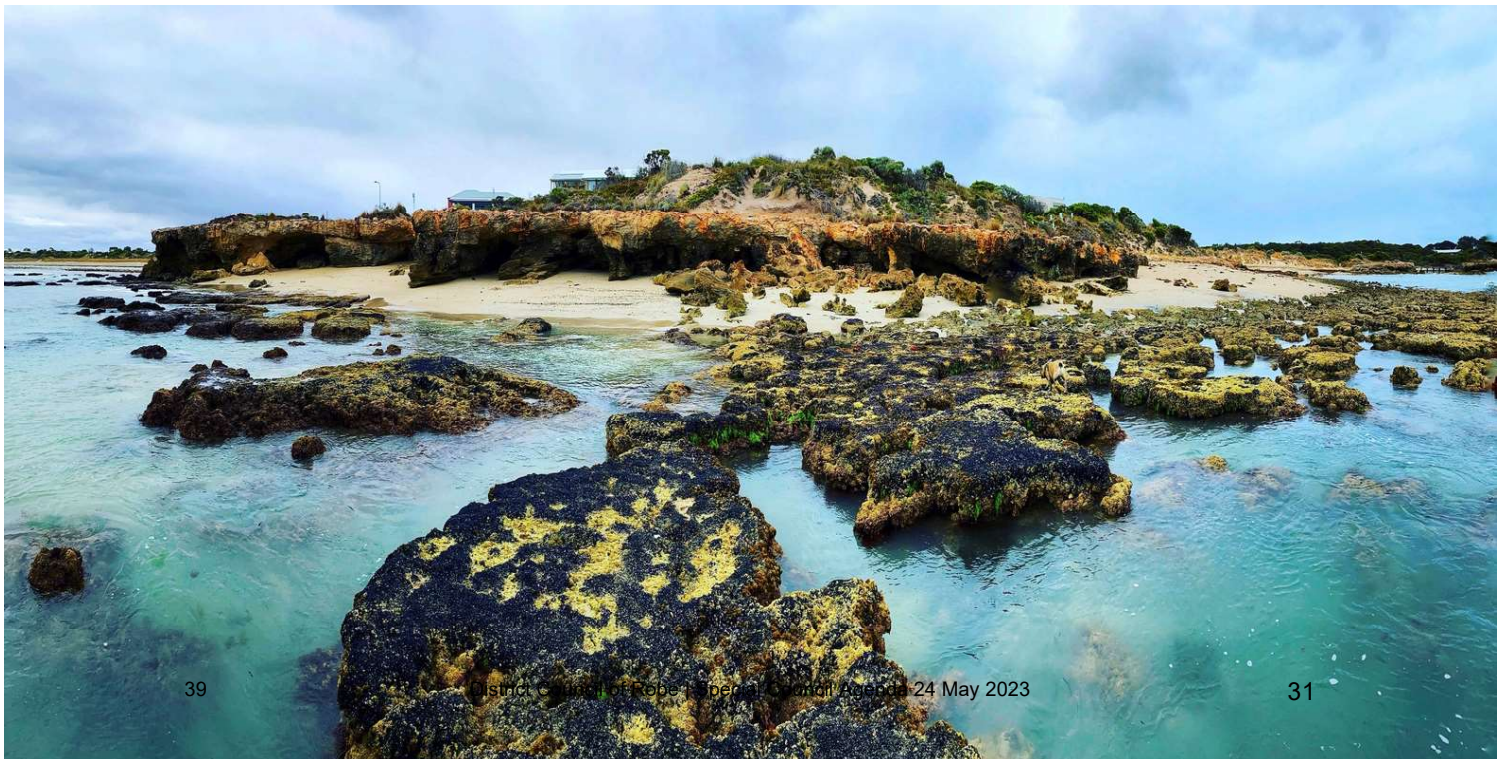
Finance Costs

Council has budgeted for a total amount of \$42k in interest payments, compared to \$13k in the 2022/23 Original Budget this increase is due to financing Capital Asset projects.

Depreciation

Council's budget for depreciation is \$2,688k. Depreciation has increased significantly by \$405k from 2022/23 Original Budget, following the completion of valuations and revaluations for Buildings and Structures, CWMS, Marina and Open Space.

Council continues to review all asset classes when they are due. Our data collection and revaluation methodology continues to improve, with advice from third party specialists. This information is now providing Council with more accurate data, which is informing both decision-making in respect to assets and asset management processes.



IMPACT ON COUNCIL'S FINANCIAL POSITION

Local Government in South Australia has adopted a set of Key Financial Indicators which provide both an indication of the current Financial Sustainability of Council and can also demonstrate the improving (or declining) trend in Council's Financial Position over time. These indicators are required to be presented consistent with the industry recognised Model Financial Statements.

Council has reviewed its Key Financial Targets after considering the Four Year Business Plan and the following table displays the targets for each Financial Indicator:

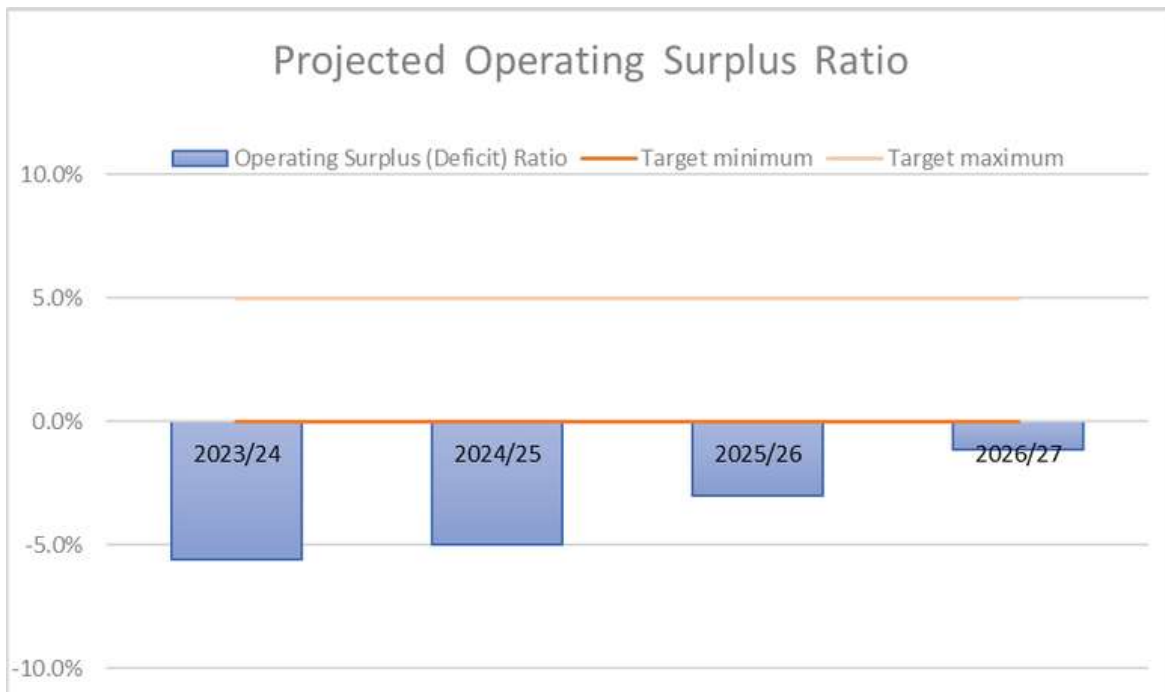
Financial Indicator	Strategic Target
Operating Surplus (Deficit) Ratio	0% - 5%
Net Financial Liabilities Ratio	<100%
Asset Renewal Funding Ratio	90% - 110%

Operating Surplus/(Deficit) Ratio

The Operating Surplus Ratio expresses the Operating Surplus (or Deficit) as a percentage of Total Operating Income to measure the extent to which income covers the operational expenses and if any funds are available to fund the capital works.

Calculation:
$$\frac{\text{Operating Surplus/(deficit)}}{\text{Total Operating Income}}$$

Commencing with a forecasted deficit result for 2023/24, Council's position is forecasted to gradually improve over the 4 year period (see Appendix 2). The following graph shows the forecasted annual operating results over the life of the plan.



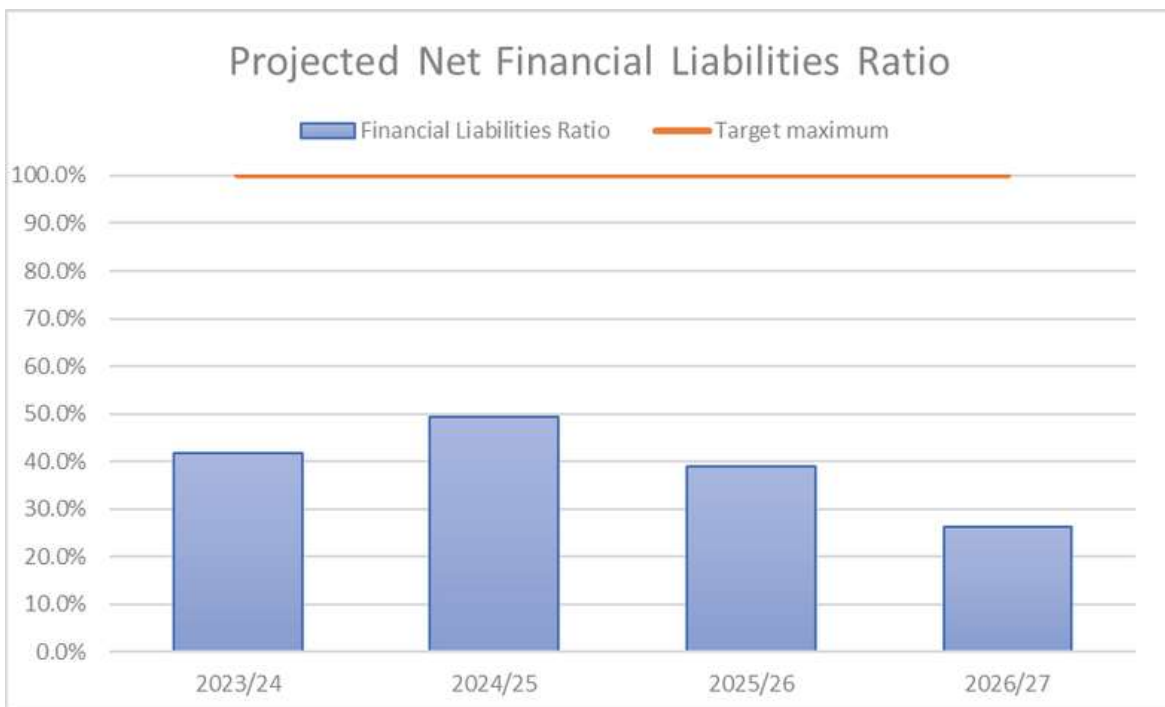
Net Financial Liabilities Ratio

The Net Financial Liabilities are calculated as the difference between amounts owed and amounts held. The Net Financial Liabilities Ratio measures the net financial liability amount against total operating income. A ratio trend that is reducing indicates the improving capacity to meet financial obligations.

Calculation:
$$\frac{\text{Net Financial Liabilities}}{\text{Total Operating Income}}$$

For 2023/24 the Financial Liabilities Ratio is forecast to be 41.8%.

The ratio is within the target Long Term Financial Plan range of <100%.

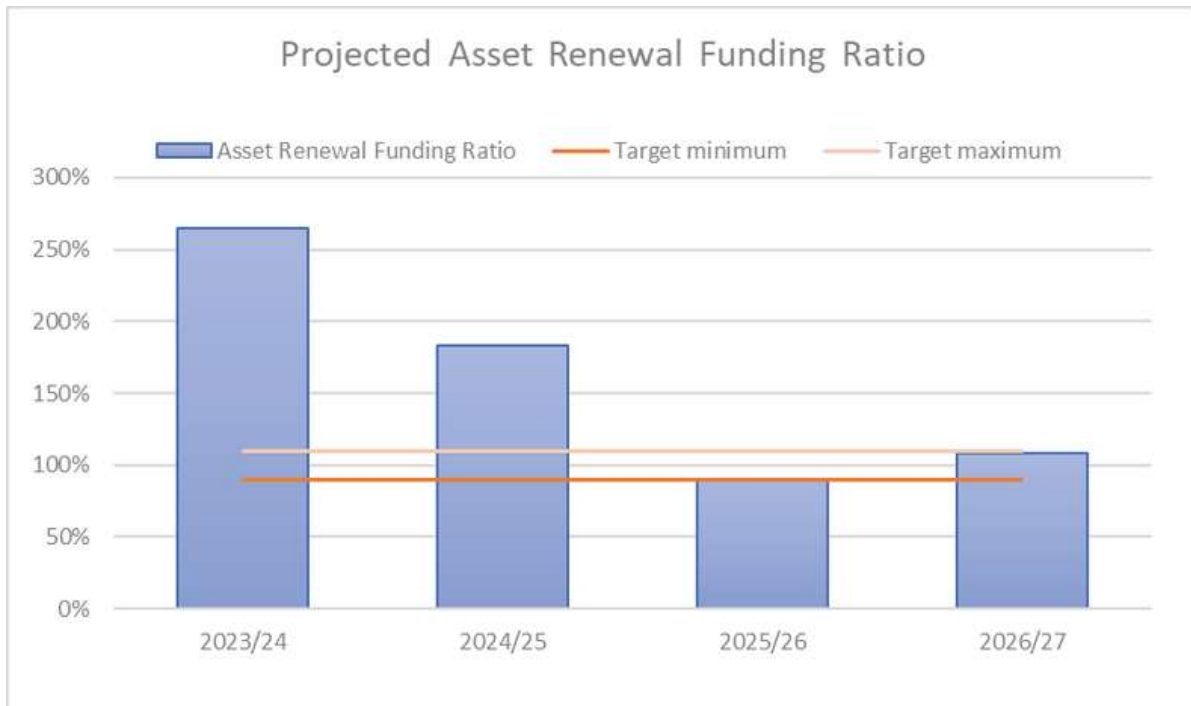


Asset Renewal Funding Ratio

The Asset Renewal Ratio measures the extent to which existing assets are being renewed or replaced, compared to the planned capital works in the Asset Management Plan/s. If the capital expenditure budget for the renewal or replacement of existing assets matches that projected in the Asset Management Plan/s then the ratio will be 100%. If the ratio is less than 100% for an extended period, this will lead to a deterioration of asset condition over time, leaving future generations of ratepayers to fund higher asset maintenance replacement costs to restore the asset service level.

Calculation:
$$\frac{\text{Net Asset Renewal/Replacement}}{\text{Total planned Renewal/Replacement (IAMP)}}$$

The capital works program for 2023/24 has included projects to achieve a ratio of 264% which is well above the target range for this indicator. The review of the Asset Management Strategy and the Asset Management Plans will continue to improve the forward planning and smooth the projected forecast in future years.



Statement on Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of going out to consultation on the DRAFT Annual Business Plan and Budget (ABP&B). This information is updated regularly and therefore these figures may be subject to confirmation at the time of actual adoption of the ABP&B.

Expected Rates Revenue				
	2022/23 (as adopted)	2023/24 (estimated)	Change	Comments
General Rates Revenue				
General Rates (existing properties)	\$4,397,863	\$4,766,215 (a)		For 2023/24, General Rate increase of 6.7 per cent is projected plus estimated growth of 1 per cent from new properties that have been created over the last year.
General Rates (new properties)	\$80,722	\$44,864 (b)		
General Rates (GROSS)	\$4,478,585	\$4,811,078 (c)		
Less: Mandatory Rebates	(\$18,803)	(\$19,860) (d)		
General Rates (NET)	\$4,459,782	\$4,791,218 (e)	7.4%	
	<i>(e)=(c)+(d)</i>			
Other Rates (inc. service charges)				
Regional Landscape Levy	\$238,813	\$268,380 (f)		The Regional Landscape Levy is a State tax, it is not retained by council.
Waste collection	\$450,170	\$490,590 (g)		\$357 for residents of Robe and \$192 for residents of Boatwains Point
Water supply				(h)
CWMS	\$996,974	\$1,077,821 (i)		\$616 for occupied and \$496 for unoccupied/vacant land
Separate and Special Rates	\$25,581	\$25,581 (j)		Esplanade Underground Powerline
Electricity Supply				(k)
	\$6,171,320	\$6,653,590		
Less: Discretionary Rebates	(\$13,648)	(\$3,000) (l)		
Expected Total Rates Revenue	\$5,918,859	\$6,382,210 (m)	7.8%	Excluding the Regional Landscape Levy and minus Mandatory & Discretionary Rebates.
	<i>(m)=(e)+(g)+(h)+(i)+(j)+(k)+(l)</i>			

Estimated growth in number of rateable properties

Number of rateable properties	2,537	2,561	(n)	0.9%
	<i>Actual</i>	<i>Estimate</i>		
'Growth' is defined in the regulations as where new properties have been created which has added rateable properties to council's ratepayer base. Growth can also increase the need and expenditure related to infrastructure, services and programs which support these properties and residents.				
				Growth' is expected to account for around 1 per cent of the estimated increase in General Rates to be collected.

Estimated average General Rates per rateable property

Average per rateable property	\$1,765	\$1,879	(o)	6.4%
	<i>(o)=(c)/(n)</i>			
Councils use property valuations to calculate each rateable property's contribution to the required rate revenue total. Councils do not automatically receive more money because property values increase but this may alter how rates are apportioned (or divided) across each ratepayer (ie. some people may pay more or less rates, this is dependent on the change in value of their property relative to the overall valuation changes across the council area). The total General Rates paid by all rateable properties will equal the amount adopted in the budget.				
				These 'averages' are based on the total of all rateable properties and are therefore not necessarily indicative of either the rate or change in rates that all ratepayers will experience.

Notes

(d) Councils are required under the Local Government Act to provide a rebate to qualifying properties under a number of categories: <div style="display: flex; justify-content: space-between; font-size: small;"> Health Services - 100 per cent Religious purposes - 100 per cent Royal Zoological Society of SA - 100 per cent </div> <div style="display: flex; justify-content: space-between; font-size: small;"> Community Services - 75 per cent Public Cemeteries - 100 per cent Educational purposes - 75 per cent </div> The rates which are foregone via Mandatory Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).
(e) Presented as required by the <i>Local Government (Financial Management) Regulations 2011</i> reg 6(1)(ea) Please Note: The percentage figure in (e) relates to the change in the total amount of General Rates revenue to be collected from <u>all</u> rateable properties, not from <u>individual</u> rateable properties (ie. individual rates will not necessarily change by this figure).
(f) Councils are required under the <i>Landscape South Australia Act 2019</i> to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources.
(i) Community Wastewater Management Systems
(l) A council may grant a rebate of rates or service charges in a number of circumstances. The rates which are foregone via Discretionary Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).
(m) Expected Total Rates Revenue excludes other charges such as penalties for late payment and legal and other costs recovered.
(n) 'Growth' as defined in the <i>Local Government (Financial Management) Regulations 2011</i> reg 6(2)

Statement on Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of going out to consultation on the DRAFT Annual Business Plan and Budget (ABP&B). This information is updated regularly and therefore these figures may be subject to confirmation at the time of actual adoption of the ABP&B.

Expected Rates Revenue

	Total expected revenue			No. of rateable properties		Average per rateable property			Cents in the \$	
	2022/23	2023/24	Change	2022/23	2023/24	2022/23	2023/24	Change	2023/24	
Land Use (General Rates - GROSS)										
Residential	\$2,068,627	\$2,146,495	4%	1444	1447	\$1,433	\$1,483	(p)	\$51	0.193330
Commercial	\$205,248	\$197,781	-4%	69	69	\$2,975	\$2,866	(p)	-\$108	0.231996
Industry	\$50,464	\$57,099	13%	62	66	\$814	\$865	(p)	\$51	0.193330
Primary Production	\$1,756,126	\$2,003,909	14%	470	471	\$3,736	\$4,255	(p)	\$518	0.193330
Vacant Land	\$360,885	\$388,531	8%	400	418	\$902	\$929	(p)	\$27	0.193330
Marina Berth	\$7,881	\$6,436	-18%	68	67	\$116	\$96		-\$20	0.231996
Other	\$10,551	\$10,829	3%	24	23	\$440	\$471	(p)	\$31	0.193330
Total Land Use	\$4,459,782	\$4,811,078	7.9%	2,537	2,561	\$1,758	\$1,879	(p)	\$121	

Council uses a differential rating system, using Land Use Codes as the factor to apply such differential rates. In applying differential general rates, Council has considered and is satisfied that the rating system addresses the issue of consistency and comparability across all Council areas, particularly as it relates to the various sectors of the wider community.

Minimum Rate

Minimum Rate	No. of properties to which rate will apply		Rate		
	2023/24	% of total rateable properties	2022/23	2023/24	Change
		18.5%	\$752	\$810	(r) \$58

The Minimum Rate provides a mechanism where lower valued properties do not pay less than a minimum amount as determined by the Council. The Local Government Act stipulates that no more than 35% of rateable properties pay a minimum amount. Council proposes to set a minimum rate of \$810 which shall be applied to all rateable properties. This will affect approximately 18.5% of rateable properties.

Adopted valuation method

Capital Value/Site Value/Annual Value

Council has the option of adopting one of three valuation methodologies to assess the properties in its area for rating purposes:

Capital Value – the value of the land and all improvements on the land;

Site Value – the value of the land and any improvements which predominantly affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements (Note: Site Value will cease to be an option from 1 Sept 2023); or

Annual Value – a valuation of the rental potential of the property.

Council continues to use Capital Value as the basis for valuing land within the Council area. Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that taxpayers of greater wealth pay more tax than those of lesser wealth.
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property and provides the best indicator of overall property value.

Notes

(p) Average per rateable property calculated as General Rates for category, including any fixed charge or minimum rate (if applicable) but excluding any separate rates, *divided* by number of rateable properties within that category in the relevant financial year.

(r) Where two or more adjoining properties have the same owner and are occupied by the same occupier, only one minimum rate is payable by the ratepayer.

APPENDIX 1 - BUDGETED FINANCIAL STATEMENTS 2023/24

DISTRICT COUNCIL OF ROBE STATEMENT OF COMPREHENSIVE INCOME For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY23OB vs FY24OB
	\$'000	\$'000	\$'000	\$'000	\$'000
INCOME					
Rates	5,802	6,148	6,208	6,666	518
Statutory charges	251	233	184	314	81
User charges	810	801	864	1,003	202
Grants, subsidies and contributions	689	629	640	557	(72)
Investment income	10	2	78	-	(2)
Reimbursements	38	40	84	55	15
Commercial Activities	388	407	453	486	79
Other income	272	136	152	102	(34)
Total Income	8,260	8,396	8,663	9,183	787
DIRECT EXPENSES					
Wages and Salaries	2,295	2,608	2,508	2,779	171
Materials, Contracts and Other Expenses	3,354	3,620	3,845	4,185	565
Finance Costs	1	13	-	42	29
Depreciation, amortisation & impairment	2,234	2,283	2,998	2,688	405
Total Direct Expenses	7,884	8,524	9,351	9,694	1,170
OPERATING SURPLUS / (DEFICIT)	376	(128)	(688)	(511)	(383)
Net gain (loss) on disposal or revaluation of assets	105	5	7	-	(5)
Amounts specifically for new or upgraded assets	362	295	20	225	(70)
Physical resources received free of charge	-	-	-	-	-
NET SURPLUS / (DEFICIT)	843	172	(661)	(286)	(458)
Net Gain (loss) in Revaluation Surplus - I,PP&E	-	625	13,453	2,926	2,301
TOTAL COMPREHENSIVE INCOME	843	797	12,792	2,640	1,843

DISTRICT COUNCIL OF ROBE BALANCE SHEET As at 30 June	2021/22	2022/23	2022/23	2023/24	FY23OB vs FY24OB \$'000
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	
	\$'000	\$'000	\$'000	\$'000	
ASSETS					
Current Assets					
Cash and cash equivalents	2,445	50	1,745	251	201
Trade & other receivables	483	304	483	483	179
Inventories	29	127	29	29	(98)
Total Current Assets	2,957	481	2,257	763	282
Non-Current Assets					
Cash and cash equivalents	6	6	6	3	(3)
Capital Work in Progress	118	118	118	118	-
Infrastructure, Property, Plant & Equipment	90,414	94,513	103,906	108,742	14,229
Total Non-Current Assets	90,538	94,637	104,030	108,863	14,226
TOTAL ASSETS	93,495	95,118	106,287	109,626	14,508
LIABILITIES					
Current Liabilities					
Trade & other payables	1,054	653	1,054	1,054	401
Short-term provisions	357	548	357	357	(191)
Total Current Liabilities	1,411	1,201	1,411	1,411	210
Non-Current Liabilities					
Trade & other payables	2,419	2,376	2,419	2,419	43
Long-term provisions	41	51	41	41	(10)
Cash Advance Debenture	-	1,572	-	700	(872)
Total Non-Current Liabilities	2,460	3,999	2,460	3,160	(839)
TOTAL LIABILITIES	3,871	5,200	3,871	4,571	(629)
NET ASSETS	89,624	89,918	102,416	105,055	15,137
EQUITY					
Accumulated Surplus	14,794	15,352	14,133	13,847	(1,505)
Asset Revaluation Reserve	72,837	73,464	86,290	89,216	15,752
Other Reserves	1,993	1,102	1,993	1,993	891
TOTAL EQUITY	89,624	89,918	102,416	105,055	15,138

DISTRICT COUNCIL OF ROBE CASH FLOW STATEMENT For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	FY23OB vs FY24OB \$'000
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	
	\$'000	\$'000	\$'000	\$'000	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts					
Operating receipts	8,598	8,397	8,584	9,186	789
Investment receipts	10	2	78	-	(2)
Payments					
Operating payments to suppliers & employees	(2,547)	(6,233)	(6,363)	(6,967)	(734)
Finance payments	(3,293)	(13)	-	(42)	(29)
Net Cash provided by (or used in) Operating Activities	2,768	2,153	2,299	2,177	24
CASH FLOWS FROM INVESTING ACTIVITIES					
Receipts					
Grants specifically for new or upgraded assets	362	295	20	225	(70)
Repayments from Community Groups	15	10	10	3	(7)
Sale of Assets	224	29	25	-	(29)
Payments					
Capital Expenditure on renewal/replacement of assets	(1,068)	(4,232)	(2,633)	(4,118)	114
Capital Expenditure on new/upgraded assets	(739)	(982)	(422)	(481)	501
Net Cash provided by (or used in) Investing Activities	(1,206)	(4,880)	(3,000)	(4,371)	509
CASH FLOWS FROM FINANCING ACTIVITIES					
Receipts					
Proceeds from Borrowings	1	1,572	-	700	(872)
Payments					
Repayment of Borrowings	(12)	(45)	-	-	45
Net Cash used in Financing Activities	(11)	1,527	-	700	(827)
NET INCREASE (DECREASE) IN CASH HELD	1,551	(1,200)	(701)	(1,494)	(294)
CASH AT BEGINNING OF YEAR	894	1,250	2,446	1,745	495
CASH AT END OF PERIOD	2,445	50	1,745	251	201

DISTRICT COUNCIL OF ROBE STATEMENT OF CHANGES IN EQUITY For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	FY23OB vs FY24OB \$'000
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	
	\$'000	\$'000	\$'000	\$'000	
ACCUMULATED SURPLUS					
Opening balance at beginning of financial year	14,841	15,805	14,793	14,141	(1,664)
Total comprehensive income for the year	843	797	12,792	2,638	1,841
Transfer to reserves	(935)	(624)	(13,453)	(2,926)	(2,302)
Transfer from reserves	44	-	9	-	-
Closing balance at end of period	14,793	15,978	14,141	13,853	
ASSET REVALUATION RESERVE					
Opening balance at beginning of financial year	72,838	72,839	72,838	86,291	13,452
Gain/(loss) on revaluation of infrastructure, property, plant & equipment	-	-	13,453	2,926	2,926
Closing balance at end of period	72,838	72,839	86,291	89,217	
CWMS MAINTENANCE RESERVE					
Opening balance at beginning of financial year	830	830	1,681	1,681	851
Transfer from accumulated surplus	851	-	-	-	-
Closing balance at end of period	1,681	830	1,681	1,681	851
CHILDCARE RESERVE					
Opening balance at beginning of financial year	237	237	202	193	(44)
Transfer to accumulated surplus	(44)	-	(9)	-	-
Transfer from accumulated surplus	9	-	-	-	-
Closing balance at end of period	202	237	193	193	(44)
OPEN SPACES RESERVE					
Opening balance at beginning of financial year	-	-	75	75	75
Transfer from accumulated surplus	75	-	-	-	-
Closing balance at end of period	75	-	75	75	75
INTEREST ON AMOUNTS HELD IN TRUST					
Opening balance at beginning of financial year	34	34	34	34	-
Transfer from accumulated surplus	-	-	-	-	-
Closing balance at end of period	34	34	34	34	-
RAA SAFETY GROUP RESERVE					
Opening balance at beginning of financial year	1	1	1	1	-
Transfer from accumulated surplus	-	-	-	-	-
Closing balance at end of period	1	1	1	1	-
TOTAL EQUITY AT END OF REPORTING PERIOD	89,624	89,918	102,416	105,055	882

DISTRICT COUNCIL OF ROBE UNIFORM PRESENTATION OF FINANCES For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	FY23OB vs FY24OB \$'000
	Audited Actual	Original Budget	BR3 DRAFT	FY24 BUDGET	
	\$'000	\$'000	\$'000	\$'000	
Operating Revenues	8,334	8,396	8,663	9,183	787
less Operating Expenses	(7,884)	(8,524)	(9,351)	(9,694)	(1,170)
OPERATING SURPLUS (DEFICIT) BEFORE CAPITAL AMOUNTS	450	(128)	(688)	(511)	(383)
NET OUTLAYS ON EXISTING ASSETS					
Capital Expenditure on Renewal and Replacement of Existing Assets	(1,068)	(4,232)	(2,633)	(4,118)	114
add back Depreciation, Amortisation and Impairment	2,234	2,283	2,998	2,688	405
add back Proceeds from Sale of Replaced Assets	224	29	25	-	(29)
	1,390	(1,920)	390	(1,430)	490
NET OUTLAYS ON NEW AND UPGRADED ASSETS					
Capital Expenditure on New and Upgraded Assets	(739)	(982)	(422)	(481)	501
add back Amounts Received Specifically for New and Upgraded Assets	288	295	20	225	(70)
	(451)	(687)	(402)	(256)	431
NET LENDING (BORROWING) FOR FINANCIAL PERIOD	1,389	(2,735)	(700)	(2,197)	538

DISTRICT COUNCIL OF ROBE FINANCIAL INDICATORS For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT
Operating Surplus Ratio <i>being operating surplus (deficit) divided by operating revenue</i>	4.6%	-1.5%	-7.9%	-5.6%
Net Financial Liabilities Ratio <i>being total liabilities less financial assets (excluding equity accounted investments in Council business), divided by total operating revenue</i>	11.3%	57.7%	19.0%	41.8%
Asset Renewal Funding Ratio <i>Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets. The optimal level planned refers to the Council's Asset Management Plan (AMP) which forecasts the activities/projects that need to be undertaken in order to maintain the Council's assets.</i>	32.4%	207.5%	129.1%	264.3%
The ideal ratio is 100%, where Council is spending the amount required each year to renew and replace				

DISTRICT COUNCIL OF ROBE CAPITAL EXPENDITURE SUMMARY For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	FY23OB vs FY24OB \$'000
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	
	\$'000	\$'000	\$'000	\$'000	
Capital Expenditure on Renewal and Replacement of Existing Assets	1,150	4,244	2,615	4,118	(126)
Capital Expenditure on New Assets	291	925	422	481	(444)
TOTAL CAPITAL EXPENDITURE	1,441	5,169	3,037	4,599	(570)

APPENDIX 2 - FOUR YEAR FINANCIAL PLAN STATEMENTS

The Four Year Business Plan Statements have been provided below to give a clear overview of councils direction and financial sustainability over the life of the plan.

	2021/22	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY25 FORECAST	FY26 FORECAST	FY27 FORECAST
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
DISTRICT COUNCIL OF ROBE							
STATEMENT OF COMPREHENSIVE INCOME							
For the financial year ending 30 June							
INCOME							
Rates	5,802	6,148	6,208	6,666	6,960	7,216	7,483
Statutory charges	251	233	184	314	325	335	345
User charges	810	801	864	1,003	1,040	1,071	1,103
Grants, subsidies and contributions	689	629	640	557	577	594	612
Investment income	10	2	78	-	-	-	11
Reimbursements	38	40	84	55	57	59	60
Commercial Activities	388	407	453	486	503	518	534
Other income	272	136	152	102	105	109	112
Total Income	8,260	8,396	8,663	9,183	9,567	9,902	10,260
DIRECT EXPENSES							
Wages and Salaries	2,295	2,608	2,508	2,779	2,899	3,002	3,092
Materials, Contracts and Other Expenses	3,354	3,620	3,845	4,185	4,274	4,402	4,534
Finance Costs	1	13	-	42	89	38	-
Depreciation, amortisation & impairment	2,234	2,283	2,998	2,688	2,780	2,758	2,750
Total Direct Expenses	7,884	8,524	9,351	9,694	10,042	10,200	10,376
OPERATING SURPLUS / (DEFICIT)	376	(128)	(688)	(511)	(475)	(298)	(116)
Net gain (loss) on disposal or revaluation of assets	105	5	7	-	-	-	-
Amounts specifically for new or upgraded assets	362	295	20	225	190	125	600
Physical resources received free of charge	-	-	-	-	-	-	-
NET SURPLUS / (DEFICIT)	843	172	(661)	(286)	(285)	(173)	484
Net Gain (loss) in Revaluation Surplus - I,PP&E	-	625	13,453	2,926	-	-	-
TOTAL COMPREHENSIVE INCOME	843	797	12,792	2,640	(285)	(173)	484

	2021/22	2022/23	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
DISTRICT COUNCIL OF ROBE BALANCE SHEET As at 30 June	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY25 FORECAST	FY26 FORECAST	FY27 FORECAST	FY27 FORECAST
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
ASSETS								
Current Assets								
Cash and cash equivalents	2,445	50	1,745	251	257	281	678	
Trade & other receivables	483	304	483	483	483	483	483	
Inventories	29	127	29	29	29	29	29	
Total Current Assets	2,957	481	2,257	763	769	793	1,190	
Non-Current Assets								
Cash and cash equivalents	6	6	6	3	-	-	-	
Capital Work in Progress	118	118	118	118	118	118	118	
Infrastructure, Property, Plant & Equipment	90,414	94,513	103,906	108,742	109,353	108,304	107,643	
Total Non-Current Assets	90,538	94,637	104,030	108,863	109,471	108,422	107,761	
TOTAL ASSETS	93,495	95,118	106,287	109,626	110,240	109,215	108,951	
LIABILITIES								
Current Liabilities								
Trade & other payables	1,054	653	1,054	1,054	1,054	1,054	1,054	
Short-term provisions	357	548	357	357	357	357	357	
Total Current Liabilities	1,411	1,201	1,411	1,411	1,411	1,411	1,411	
Non-Current Liabilities								
Trade & other payables	2,419	2,376	2,419	2,419	2,419	2,419	2,419	
Long-term provisions	41	51	41	41	41	41	41	
Cash Advance Debenture	-	1,572	-	700	1,600	750	-	
Total Non-Current Liabilities	2,460	3,999	2,460	3,160	4,060	3,210	2,460	
TOTAL LIABILITIES	3,871	5,200	3,871	4,571	5,471	4,621	3,871	
NET ASSETS	89,624	89,918	102,416	105,055	104,769	104,594	105,080	
EQUITY								
Accumulated Surplus	14,794	15,352	14,133	13,846	13,560	13,385	13,871	
Asset Revaluation Reserve	72,837	73,464	86,290	89,216	89,216	89,216	89,216	
Other Reserves	1,993	1,102	1,993	1,993	1,993	1,993	1,993	
TOTAL EQUITY	89,624	89,918	102,416	105,055	104,769	104,594	105,080	

	2021/22	2022/23	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited	Original	BR3 DRAFT	FY24 DRAFT	FY25	FY26	FY27	
	Actual	Budget	\$'000	\$'000	FORECAST	FORECAST	FORECAST	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
DISTRICT COUNCIL OF ROBE								
CASH FLOW STATEMENT								
For the financial year ending 30 June								
CASH FLOWS FROM OPERATING ACTIVITIES								
Receipts								
Operating receipts	8,598	8,397	8,584	9,186	9,569	9,901	10,249	
Investment receipts	10	2	78	-	-	-	11	
Payments								
Operating payments to suppliers & employees	(2,547)	(6,233)	(6,363)	(6,967)	(7,176)	(7,404)	(7,626)	
Finance payments	(3,293)	(13)	-	(42)	(89)	(38)	-	
Net Cash provided by (or used in) Operating Activities	2,768	2,153	2,299	2,177	2,304	2,459	2,634	
CASH FLOWS FROM INVESTING ACTIVITIES								
Receipts								
Grants specifically for new or upgraded assets	362	295	20	225	190	125	600	
Repayments from Community Groups	15	10	10	3	3	-	-	
Sale of Assets	224	29	25	-	-	-	-	
Payments								
Capital Expenditure on renewal/replacement of asse	(1,068)	(4,232)	(2,633)	(4,118)	(2,861)	(1,400)	(1,688)	
Capital Expenditure on new/upgraded assets	(739)	(982)	(422)	(481)	(530)	(310)	(400)	
Net Cash provided by (or used in) Investing Activities	(1,206)	(4,880)	(3,000)	(4,371)	(3,198)	(1,585)	(1,488)	
CASH FLOWS FROM FINANCING ACTIVITIES								
Receipts								
Proceeds from Borrowings	1	1,572	-	700	900	-	-	
Payments								
Repayment of Borrowings	(12)	(45)	-	-	-	(850)	(750)	
Net Cash used in Financing Activities	(11)	1,527	-	700	900	(850)	(750)	
NET INCREASE (DECREASE) IN CASH HELD	1,551	(1,200)	(701)	(1,494)	6	24	396	
CASH AT BEGINNING OF YEAR	894	1,250	2,446	1,745	251	257	282	
CASH AT END OF PERIOD	2,445	50	1,745	251	257	281	678	

	2021/22	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited	Original	BR3 DRAFT	FY24 DRAFT	FY25	FY26	FY27
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
DISTRICT COUNCIL OF ROBE STATEMENT OF CHANGES IN EQUITY For the financial year ending 30 June	Actual	Budget			FORECAST	FORECAST	FORECAST
ACCUMULATED SURPLUS							
Opening balance at beginning of financial year	14,841	15,805	14,793	14,141	13,854	13,568	13,393
Total comprehensive income for the year	843	797	12,792	2,639	(286)	(175)	486
Transfer to reserves	(935)	(624)	(13,453)	(2,926)	-	-	-
Transfer from reserves	44	-	9	-	-	-	-
Closing balance at end of period	14,793	15,978	14,141	13,854	13,568	13,393	13,879
ASSET REVALUATION RESERVE							
Opening balance at beginning of financial year	72,838	72,839	72,838	86,291	89,217	89,217	89,217
Gain/(loss) on revaluation of infrastructure, property, plant & equipment			13,453	2,926	-	-	-
Closing balance at end of period	72,838	72,839	86,291	89,217	89,217	89,217	89,217
CWMS MAINTENANCE RESERVE							
Opening balance at beginning of financial year	830	830	1,681	1,681	1,681	1,681	1,681
Transfer from accumulated surplus	851	-	-	-	-	-	-
Closing balance at end of period	1,681	830	1,681	1,681	1,681	1,681	1,681
CHILDCARE RESERVE							
Opening balance at beginning of financial year	237	237	202	193	193	193	193
Transfer to accumulated surplus	(44)	-	(9)	-	-	-	-
Transfer from accumulated surplus	9	-	-	-	-	-	-
Closing balance at end of period	202	237	193	193	193	193	193
OPEN SPACES RESERVE							
Opening balance at beginning of financial year	-	-	75	75	75	75	75
Transfer from accumulated surplus	75	-	-	-	-	-	-
Closing balance at end of period	75	-	75	75	75	75	75
INTEREST ON AMOUNTS HELD IN TRUST							
Opening balance at beginning of financial year	34	34	34	34	34	34	34
Transfer from accumulated surplus	-	-	-	-	-	-	-
Closing balance at end of period	34	34	34	34	34	34	34
RAA SAFETY GROUP RESERVE							
Opening balance at beginning of financial year	1	1	1	1	1	1	1
Transfer from accumulated surplus	-	-	-	-	-	-	-
Closing balance at end of period	1	1	1	1	1	1	1
TOTAL EQUITY AT END OF REPORTING PERIOD	89,624	89,918	102,416	105,055	104,769	104,594	105,080

	2021/22	2022/23	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY25 FORECAST	FY26 FORECAST	FY27 FORECAST	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
DISTRICT COUNCIL OF ROBE								
UNIFORM PRESENTATION OF FINANCES								
For the financial year ending 30 June								
Operating Revenues	8,260	8,396	8,663	9,183	9,567	9,902	10,260	
less Operating Expenses	(7,884)	(8,524)	(9,351)	(9,694)	(10,042)	(10,200)	(10,376)	
OPERATING SURPLUS (DEFICIT) BEFORE CAPITAL AMOUNT	376	(128)	(688)	(511)	(475)	(298)	(116)	
NET OUTLAYS ON EXISTING ASSETS								
Capital Expenditure on Renewal and Replacement of Existing Assets	(1,068)	(4,232)	(2,633)	(4,118)	(2,861)	(1,400)	(1,688)	
add back Depreciation, Amortisation and Impairment	2,234	2,283	2,998	2,688	2,780	2,758	2,750	
add back Proceeds from Sale of Replaced Assets	224	29	25	-	-	-	-	
	1,390	(1,920)	390	(1,430)	(81)	1,358	1,062	
NET OUTLAYS ON NEW AND UPGRADED ASSETS								
Capital Expenditure on New and Upgraded Assets	(739)	(982)	(422)	(481)	(530)	(310)	(400)	
add back Amounts Received Specifically for New and Upgraded Assets	362	295	20	225	190	125	600	
	(377)	(687)	(402)	(256)	(340)	(185)	200	
NET LENDING (BORROWING) FOR FINANCIAL PERIOD	1,389	(2,735)	(700)	(2,197)	(896)	875	1,146	

DISTRICT COUNCIL OF ROBE FINANCIAL INDICATORS For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY25 FORECAST	FY26 FORECAST	FY27 FORECAST
Operating Surplus Ratio being operating surplus (deficit) divided by operating revenue	4.4%	-1.5%	-7.9%	-5.6%	-5.0%	-3.0%	-1.1%
Net Financial Liabilities Ratio being total liabilities less financial assets (excluding equity accounted investments in Council business), divided by total operating revenue	11.3%	57.7%	19.0%	41.8%	49.5%	39.0%	26.4%
Asset Renewal Funding Ratio Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets. The optimal level planned refers to the Council's Asset Management Plan (AMP) which forecasts the activities/projects that need to be undertaken in order to maintain the Council's assets.	32%	207%	129%	264%	184%	90%	108%

The ideal ratio is 100%, where Council is spending the amount required each year to renew and replace existing assets so they continue to operate optimally to meet the organisations objectives.

DISTRICT COUNCIL OF ROBE CAPITAL EXPENDITURE SUMMARY For the financial year ending 30 June	2021/22	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27
	Audited Actual	Original Budget	BR3 DRAFT	FY24 DRAFT	FY25 FORECAST	FY26 FORECAST	FY27 FORECAST
Capital Expenditure on Renewal and Replacement of Existing Assets	1,150	4,244	2,615	4,118	2,861	1,400	1,688
Capital Expenditure on New Assets	291	925	422	481	530	310	400
TOTAL CAPITAL EXPENDITURE	1,441	5,169	3,037	4,599	3,391	1,710	2,088

APPENDIX 3 - RATES POLICY



Rating Policy 2023/24

Policy Reference Number:	2.28
Classification:	Legislative
Last Reviewed:	May 2023 (Res ??/2023)
Next Review Date:	May 2024
Responsible Officer:	Chief Executive Officer
Approved By:	Council Resolution
Applicable Legislation:	<i>Local Government Act 1999</i> Chapter 10 <i>Local Government (General) Regulations 2013</i>
Relevant Policies, Procedures and Standards:	Hardship Policy

1. PURPOSE

The purpose of this policy is to outline the Council's approach to rating its communities and to meet the requirements of the *Local Government Act 1999* (SA) (the Act) with particular reference to Section 123. This section requires Council to have a rating policy that must be prepared and adopted (as part of the Annual Business Plan) each financial year in conjunction with the declaration of rates.

Council's powers to raise rates are found in Chapter 10 of the Act which provides the framework within which the Council must operate, but also leaves room for the Council to make a range of policy choices. This document includes reference to compulsory features of the rating system, as well as the policy choices that the Council has made on how it imposes and administers the collection of rates.

2. DEFINITIONS

Act refers to the *Local Government Act 1999* (SA). Also refer to the associated Regulations being the *Local Government (General) Regulation 2013*.

Capital value refers to the valuation methodology used in determining the value of land, as defined in the *Valuation of Land Act 1971*. It is the value of the property including all improvements such as buildings and other land improvements. Council uses the services of the Office of the Valuer-General to determine the capital value of properties within Council's area.

Council refers to the elected Council body.

CWMS refers to the Community Wastewater Management System within the Council area. CWMS is a service charge.

Differential rate refers to a rate that may be applied to a category of land that is different to the rate applied to other land categories (termed differential rates under the Act). A differential rate can be set against the land use and/or locality of a property.

Minimum rate refers to a minimum rate that is set by the Council. Where the calculation of rates falls below the minimum, the minimum rates applies. Contiguous Land provisions contained within the Act provide that only one minimum rate is payable across adjoining land owned and occupied by the same ratepayer (as if they were one property). Single Farm enterprises (see

definition) are also subject to one minimum rate. Marina Berths is not subject to the minimum rate.

Postponed rates refer to any rates postponed under Section 182 or 182A of the Act.

Rates refer to the system of taxation available for Councils to levy against owners of property within their communities. Rates are calculated by the value of the property multiplied by a Rate in the Dollar (RID).

Rebates refer to an amount that a rate or charge may be reduced in accordance with Chapter 10, Division 5 of the Act. There are mandatory rebates that Council must grant and discretionary rebates that Council can choose to grant.

Remissions refer to any reduction in the amount payable granted in accordance with Section 182 of the Act.

Service charge refers to a charge imposed for the provision of a prescribed service under Section 155(1) of the Act.

Separate rate refers to a rate that applies in addition to other rates and charges, which is used to fund specific activities in accordance with Section 154 of the Act.

Single Farm Enterprise refers to two or more pieces of rateable land within the area of the Council that are farmland and farmed as a single enterprise and occupied by the same person or persons.

3. PRINCIPLES AND OBJECTIVES

Rates constitute a system of taxation on the community for Local Government purposes generally based on the value of land which reinforces the equity principle that property value is a relatively good indicator of wealth.

Council's powers to raise rates are contained in Sections 123 and 150 of the Act and Regulation 6 of the Local Government (Financial Management) Regulations 2011.

The objective of this policy is to ensure that the amounts of rates levied are equitably applied and collected across the community while collecting a minimum contribution from ratepayers.

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In setting its annual rate revenue requirements Council considers its Long term Financial Plan, its annual business plan and budget considerations, the current economic climate, the consumer price index (CPI) and the Local Government Price Index (LGPI).

Consideration is given to the effect of the required rate revenue distribution on differing ratepayers including those land assessed as residential, primary production, commercial, industrial, vacant, marina berths and others.

Council's policy directions are guided by the four themes that are central to achieving our vision: *Community; Economic Development; Natural and Built Environments; Governance and Financial Sustainability*, which are detailed in *Community Plan 2019-2039*.

Section 150 of the Act requires Council to take into account the following principles:

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- In making any decisions, the Council should take into account the economic effects of the decision on future generations.

The principles of taxation are generally considered to be:

- **Equity** – taxpayers with the same income pay the same tax, and wealthier taxpayers pay more tax. Council rates are a system of taxation against the value of a property. Owners of higher valued properties pay more rates.
- **Benefit** – taxpayers should benefit from paying tax but not necessarily to the extent of the tax paid. An individual ratepayer may not receive direct benefit from the level of rates paid, however, the community does. The ratepayer may also be able to access several services provided by the Council but not accessing those services does not give rise to a reason to reduce the tax levied.
- **Ability to pay** – in levying taxes, the ability of the taxpayer to pay the tax must be considered. Council has hardship policies and legislation that provides for the postponement of rates for seniors.
- **Efficiency** – if a tax is to change a consumer's behaviour and the behaviour changes, the tax is efficient. If a tax is designed to be neutral in its effect on taxpayers and changes behaviour, then the tax is inefficient.
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The Council adopts the use of **capital value** as the basis for valuing land as per *Section 151 of the Act*. Council considers that this method of valuing land provides the most equitable distribution of the rates burden as it identifies the land and improvements.

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Definition of **capital value** is the value of the land and all of the improvements on the land.

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The minimum rate is levied against the whole of an allotment. Only one minimum rate is levied against two or more pieces of adjoining land (whether separated by a road or not) if they are owned by the same ratepayer and occupied by the same occupier. This is described as contiguous land. Only one minimum rate is levied in the case of a Single Farm Enterprise where two or more pieces of rateable land within the area of the Council are farmland and farmed as a single farm enterprise and occupied by the same person or persons.

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The Regional Landscape Levy is a state tax. Councils are required under the *Landscape South Australia Act 2019* to collect the levy on all rateable properties on behalf of the State Government.

The levy helps to fund the operations of regional landscape boards that have the responsibility for the management of the State's natural resources. The District Council of Robe falls within the Limestone Coast Landscape board region.

The levy is set against Land Use prescribed by Regulation 14(1) of the Local Government (General) Regulations 2013 as follows:

- Categories (a), (h) and (i): Residential, Vacant and Other \$87.56
- Categories (b), (c) and (d): Commercial Shop, Office and Other \$131.34
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Council provides a CWMS to some areas within the Council district. To fund the provisions of this service Council imposes a service charge to recover the cost to the Council of establishing, operating, maintaining, improving, and replacing infrastructure (considering the depreciation of any assets and including future capital works).

The CWMS service charge is set as:

- Occupied \$616.00 per property unit.
- Unoccupied \$496.00 per property unit.

Garbage and Recycling Collection Service

Council provides a Garbage and Recycling Collection Service to Robe residents at a charge of \$357.00

Council provides a Garbage Collection Service to the Boatswains Point area at a charge of \$192.00

All properties able to access the relevant service are charged.

Regulation 13 of the Local Government (General) Regulations 2013 sets out the following provisions where the service is not provided at the land.

- If the service provided is a distance from the access point to the land the following applies.
 - No more than 500 metres – the full-service charge is applied.
 - More than 500 metres but less than 2 kilometres - 75% of the service charge is applied.
 - More than 2 kilometres but less than 5 kilometres – 50% of the service charge is applied.

11. RATES CAPPING – MAXIMUM INCREASE ON RATES

The Council has determined that it will fix a maximum increase of the general rates to be charged on rateable land within its area that constitutes the principal place of residence of a principal ratepayer on application to the Council as set out below.

A ratepayer will qualify for the maximum increase (cap) as follows:

- The amount of any increase in rates in respect of that Assessment between the amount of general rates imposed for the 2023/24 financial year and the amount of general rates imposed for the 2022/23 financial year must be greater than 15 per cent.
- The amount that will be "capped" will be the difference between the amount of general rates that was imposed for the 2023/24 financial year and the amount of general rates imposed for the 2022/23 financial year plus 15 per cent of that amount.

The maximum increase (rate cap) is subject to conditions such that it will not apply where:

- An application for the maximum increase (rate cap) is not received by Council by the 30 September 2023
- The application does not relate to the ratepayers principal place of residence,
- The increase is due to a valuation increase which has occurred as a direct result of capital improvement (excluding capital improvements \$30,000 or less) or development of the land;
- The ownership of the property has changed since 01 July of the preceding financial year and the new owner(s) have purchased the property at the current market value; or

- A boundary realignment, subdivision or amalgamation has occurred, therefore the property is a difference property to the previous financial year for valuation purposes (with the exception of subdivisions to facilitate land acquired by any government entity e.g., for the purpose of drain construction or alteration and with the exception of rural properties where the boundary realignment, subdivision or amalgamation has not made a material difference).

The maximum increase (rate cap) may be applied by the Chief Executive Officer once a ratepayer who considers they could be eligible for the maximum increase (Rate Cap) has:

- 1) lodged an application form, which will be assessed against the eligibility criteria.
- 2) Council rebates or remissions are not included in the capping calculation process.
- 3) The application must be lodged by 30 September 2023.
- 4) 1st quarter rates must be paid by the due date and if deemed eligible the maximum increase (rate cap) will be applied on the remaining three quarters.

This maximum increase in general rates is applied under the provisions of Section 153 (3), (4)(a) and (4)(b) of the Local Government Act 1999.

12. REBATE OF RATES

Mandatory Rebates

Councils are required to rebate (discount) the rates payable on some land. Therefore, the District Council of Robe will act in accordance with the Act in providing mandatory rebates as referenced in Sections 160-165.

A 100 percent rebate must be applied to land used for:

- Health services
- Religious purposes
- Public cemeteries
- The Royal Zoological Society.

A compulsory rebate of at least 75 percent (or more, at the Council's discretion) must be applied to land used by:

- Community service organisations; and
- Schools and Universities.

Discretionary Rebates

In addition, the Council is allowed a wide discretion to rebate any percentage of rates for a number of other purposes, such as:

- securing proper development of an area.
- assisting or supporting a business.
- preservation of historically significant places.
- land used for educational, agricultural/horticultural/floricultural exhibitions, hospital or health centre, residential aged care facility.
- facilities or services for children or young persons.
- accommodation for the aged or persons with disability; or
- other purposes.

13. SINGLE FARMING ENTERPRISE

The Act provides that 'if two or more pieces of rateable land within the area of the Council constitute a single farm enterprise, only one fixed charge may be imposed against the whole of the land'.

Primary Producers can apply to the Council for the 'single farming enterprise' provisions. Thereafter where the grounds of application have ceased to exist (e.g., sale of the property), the person or body who has received the benefit must notify Council immediately.

14. RATE RELIEF

Council applies rate remissions and postponements in accordance with the Act.

Financial Hardship

Council will accept requests for postponement of rates from ratepayers suffering from ongoing or extreme financial hardship in accordance with the Hardship Policy. Ratepayers are advised to submit an application form found on Council's website www.robe.sa.gov.au or by contacting Council (08) 8768 2003.

Remission of Rates

The Council has the discretion to remit partially or wholly (i.e., waive) rates on the basis of hardship. If ratepayers are suffering financial hardship, they may contact the Council's Rates Administrator to discuss the matter. Such inquiries are treated confidentially, and any application will be considered on its merits.

15. PAYMENT OF RATES

Rates are declared annually and may be paid, at the ratepayer's discretion, either in one lump sum, or in quarterly instalments that fall due in early September, December, March, and June. The exact date that rates fall due, and various options for paying rates, are clearly indicated on the rates notice.

If ratepayers have (or are likely to have) difficulty meeting these payments, they should contact the Council's Rates Administrator to discuss alternative payment arrangements. Such inquiries are treated confidentially.

16. LATE PAYMENT OF RATES

The Council will impose a penalty of 2% on any late payment for rates by instalment, which is not paid on or before the due date. A payment that continues to be late is then charged an interest rate for each month it continues to be late.

The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Council to recover the administrative cost of following up unpaid rates and to cover any interest cost Council may meet because it has not received the rates on time.

Council issues a fines notice for payment of rates when rates are overdue i.e., unpaid by the due date. Should rates remain unpaid, debt collection will be commenced. This attracts additional fees that are recoverable from the ratepayer.

When Council receives a partial payment of overdue rates, the Council must apply the money as follows:

- first – to satisfy any costs awarded in connection with court proceedings (if applicable).
- second – to satisfy any interest costs.
- third – in payment of any fines imposed.
- fourth – in payment of rates, in chronological order (starting with the oldest account first).

17. NON-PAYMENT OF RATES

Council's Debt Collection Policy sets out the process for the collection of outstanding rates.

The Council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land with its intention to sell the land, provide the owner with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

18. FURTHER INFORMATION

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.robe.sa.gov.au

Royal Circus, Robe SA 5276

Copies will be provided to interested parties upon request. Email council@robe.sa.gov.au

Any grievances in relation to this policy or its application should be forwarded in writing addressed to the Chief Executive Officer of Council.

19. POLICY REVIEW

This policy may be amended at any time and must be reviewed at least every 12 months prior to the new financial year commencing.

DRAFT

APPENDIX 4 - RATE REBATE APPLICATION FORM

Application for Rate Capping Rebate

A rebate of differential general rates for the 2023/2024 financial year may be granted to the Principal Ratepayer of an assessment under Section 153 (3) of the *Local Government Act 1999*, on application to the Council. **Conditions apply.*

The amount of the rebate will be the positive difference (if any) between:

- a) The amount of differential general rates imposed for the 2023/24 financial year in respect of that assessment: and
- b) The amount of differential general rates imposed for the 2022/23 financial year in respect of that assessment plus 15%.

The following criteria apply:

- The property must be the applicant’s principal place of residence; (single Farm Enterprise are eligible)
- The ownership of the property has not changed since 1 July 2022;
- There has been no development over \$30,000 on the property since 1 July 2022;
- The property must not be newly created, had a subdivision or boundary alignment since 1 July 2022;
- Council receives this completed form from the Principal Ratepayer prior to the 30 September 2023.

A principal place of residence is where the property:

- *is the primary residence of the natural person owner(s);*
- *is occupied on an ongoing basis and occupation is not merely transitory or an intention to occupy.*
- *is the natural person owner(s)’s usual abode; (that is, where they eat and sleep); and*

I wish to apply for a Rate Capping Rebate for the 2023/24 financial year and declare that I meet all the relevant criteria.

Assessment no(s): _____

Name of property owner(s): _____

Property Address: _____

Postal Address: _____

Contact Telephone no: _____

Signature of Ratepayer(s): _____

A copy of your driver’s licence will be required upon application. Additional information may be required on request.

It is important to note that the lodgement of an application for a capping rebate does not change the due date for the payment of rates. Penalties apply to unpaid rates.

Office Use Only

Received: / /

Principal Place of Residence Application Criteria Assessed Application Approved Refused

Rates Officer: Reviewer:

Signature: 66 District Council of Robe | Special Council Agenda 24 May 2023 Date: / / 58

6.1.2 Public Consultation - Draft Rating Policy 2023/24

Author: Robert Moir
 Title: Acting Chief Executive Officer
 Attachment: Draft Rating Policy 2023/24

Purpose

To adopt the draft Rating Policy 2023/24 for public consultation.

Recommendation

That the District Council of Robe having considered Report No. 6.1.2 'Public Consultation – Draft Rating Policy' approve for the draft Rating Policy 2023/24 to go out to public consultation in accordance with Council's public consultation policy for the period Friday 26 May 2023 to 5pm Friday 23 June 2023.

Background & Discussion

Each year, as part of the budgeting process Council is required to update and adopt the revised Rating Policy for the upcoming financial year.

The purpose of this policy is to outline the Council's approach to rating its communities and to meet the requirements of the *Local Government Act 1999* (SA) (the Act) with particular reference to Section 123. This section requires Council to have a rating policy that must be prepared and adopted (as part of the Annual Business Plan) each financial year in conjunction with the declaration of rates.

Council's powers to raise rates are found in Chapter 10 of the *Local Government Act 1999* which provides the framework within which the Council must operate, but also leaves room for the Council to make a range of policy choices. This document includes reference to compulsory features of the rating system, as well as the policy choices that the Council has made on how it imposes and administers the collection of rates.

The draft Rating Policy has been updated to reflect the proposed rate increase of 7.7% which includes CPI of 6.7% and growth of 1%.

Differential Rating

The Council sets differential rates based on land use and sets the rate in the dollar (RID) in relation to the other land uses as follows.

Residential	Base Rate 100%
Commercial – Shop	120% of Residential RID
Commercial – Office	120% of Residential RID
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Other	100% of Residential RID
Marina Berths	120% of Residential RID

Minimum Rate

Council applies a minimum rate as it considers appropriate that ratepayers in respect of all rateable land contribute to the cost of administering the Council's activities and that ratepayers in respect of all rateable land make a contribution to the cost of creating and maintaining the physical infrastructure that supports that land and the basic services provided to all ratepayers. The proposed minimum rate for the 2023/24 financial year is \$810.00.

Separate Rate

The Council sets a separate rate for the Regional Landscape levy and Underground Powerline and will levy a separate rate for the purposes of planning, carry out, making available, supporting, maintaining and improving the Underground Powerline Project activity. This is and/or is intended to be of particular benefit to the land, occupiers of the land and/or visitors to the land (as set out below) a separate rate, based on a fixed charge of \$2,325.50 annually for five years from 2022/23 to 2026/27 on the following rateable land in the area of the Council identified by the following property address:

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It is important to note that only formatting changes and necessary updates have been made to the draft policy.

It is recommended that Council approve the draft policy for public consultation to provide the Community with the opportunity to make comment and submit feedback.

Policy Implications

Nil

Budget Implications

Nil

Community Plan

Governance / Financial Sustainability

Provide leadership, good governance, and efficient, effective and responsive Council services.

Community Consultation

The draft Rating Policy 2023/24 will go out to public consultation in accordance with Section 123 of the Local Government Act 1999 and Councils Public Consultation Policy. The consultation period will be advertised on Councils Website, Community Newsletter and facebook page and an advert will be published in a newspaper circulating the Local area.

Risk Level

Low Risk

Policy Reference Number:	2.28
Classification:	Legislative
Last Reviewed:	May 2023 (Res ??/2023)
Next Review Date:	May 2024
Responsible Officer:	Chief Executive Officer
Approved By:	Council Resolution
Applicable Legislation:	<i>Local Government Act 1999 Chapter 10</i> <i>Local Government (General) Regulations 2013</i>
Relevant Policies, Procedures and Standards:	Hardship Policy

1. PURPOSE

The purpose of this policy is to outline the Council's approach to rating its communities and to meet the requirements of the *Local Government Act 1999 (SA)* (the Act) with particular reference to Section 123. This section requires Council to have a rating policy that must be prepared and adopted (as part of the Annual Business Plan) each financial year in conjunction with the declaration of rates.

Council's powers to raise rates are found in Chapter 10 of the Act which provides the framework within which the Council must operate, but also leaves room for the Council to make a range of policy choices. This document includes reference to compulsory features of the rating system, as well as the policy choices that the Council has made on how it imposes and administers the collection of rates.

2. DEFINITIONS

Act refers to the *Local Government Act 1999 (SA)*. Also refer to the associated Regulations being the *Local Government (General) Regulation 2013*.

Capital value refers to the valuation methodology used in determining the value of land, as defined in the *Valuation of Land Act 1971*. It is the value of the property including all improvements such as buildings and other land improvements. Council uses the services of the Office of the Valuer-General to determine the capital value of properties within Council's area.

Council refers to the elected Council body.

CWMS refers to the Community Wastewater Management System within the Council area. CWMS is a service charge.

Differential rate refers to a rate that may be applied to a category of land that is different to the rate applied to other land categories (termed differential rates under the Act). A differential rate can be set against the land use and/or locality of a property.

Minimum rate refers to a minimum rate that is set by the Council. Where the calculation of rates falls below the minimum, the minimum rates applies. Contiguous Land provisions contained within the Act provide that only one minimum rate is payable across adjoining land owned and occupied by the same ratepayer (as if they were one property). Single Farm enterprises (see

definition) are also subject to one minimum rate. Marina Berths is not subject to the minimum rate.

Postponed rates refer to any rates postponed under Section 182 or 182A of the Act.

Rates refer to the system of taxation available for Councils to levy against owners of property within their communities. Rates are calculated by the value of the property multiplied by a Rate in the Dollar (RID).

Rebates refer to an amount that a rate or charge may be reduced in accordance with Chapter 10, Division 5 of the Act. There are mandatory rebates that Council must grant and discretionary rebates that Council can choose to grant.

Remissions refer to any reduction in the amount payable granted in accordance with Section 182 of the Act.

Service charge refers to a charge imposed for the provision of a prescribed service under Section 155(1) of the Act.

Separate rate refers to a rate that applies in addition to other rates and charges, which is used to fund specific activities in accordance with Section 154 of the Act.

Single Farm Enterprise refers to two or more pieces of rateable land within the area of the Council that are farmland and farmed as a single enterprise and occupied by the same person or persons.

3. PRINCIPLES AND OBJECTIVES

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Garbage and Recycling Collection Service

Council provides a Garbage and Recycling Collection Service to Robe residents at a charge of \$357.00

Council provides a Garbage Collection Service to the Boatswains Point area at a charge of \$192.00

All properties able to access the relevant service are charged.

Regulation 13 of the Local Government (General) Regulations 2013 sets out the following provisions where the service is not provided at the land.

- If the service provided is a distance from the access point to the land the following applies.
 - No more than 500 metres – the full-service charge is applied.
 - More than 500 metres but less than 2 kilometres - 75% of the service charge is applied.
 - More than 2 kilometres but less than 5 kilometres – 50% of the service charge is applied.

11. RATES CAPPING – MAXIMUM INCREASE ON RATES

The Council has determined that it will fix a maximum increase of the general rates to be charged on rateable land within its area that constitutes the principal place of residence of a principal ratepayer on application to the Council as set out below.

A ratepayer will qualify for the maximum increase (cap) as follows:

- The amount of any increase in rates in respect of that Assessment between the amount of general rates imposed for the 2023/24 financial year and the amount of general rates imposed for the 2022/23 financial year must be greater than 15 per cent.
- The amount that will be "capped" will be the difference between the amount of general rates that was imposed for the 2023/24 financial year and the amount of general rates imposed for the 2022/23 financial year plus 15 per cent of that amount.

The maximum increase (rate cap) is subject to conditions such that it will not apply where:

- An application for the maximum increase (rate cap) is not received by Council by the 30 September 2023
- The application does not relate to the ratepayers principal place of residence,
- The increase is due to a valuation increase which has occurred as a direct result of capital improvement (excluding capital improvements \$30,000 or less) or development of the land;
- The ownership of the property has changed since 01 July of the preceding financial year and the new owner(s) have purchased the property at the current market value; or

- A boundary realignment, subdivision or amalgamation has occurred, therefore the property is a difference property to the previous financial year for valuation purposes (with the exception of subdivisions to facilitate land acquired by any government entity e.g., for the purpose of drain construction or alteration and with the exception of rural properties where the boundary realignment, subdivision or amalgamation has not made a material difference).

The maximum increase (rate cap) may be applied by the Chief Executive Officer once a ratepayer who considers they could be eligible for the maximum increase (Rate Cap) has:

- 1) lodged an application form, which will be assessed against the eligibility criteria.
- 2) Council rebates or remissions are not included in the capping calculation process.
- 3) The application must be lodged by 30 September 2023.
- 4) 1st quarter rates must be paid by the due date and if deemed eligible the maximum increase (rate cap) will be applied on the remaining three quarters.

This maximum increase in general rates is applied under the provisions of Section 153 (3), (4)(a) and (4)(b) of the Local Government Act 1999.

12. REBATE OF RATES

Mandatory Rebates

Councils are required to rebate (discount) the rates payable on some land. Therefore, the District Council of Robe will act in accordance with the Act in providing mandatory rebates as referenced in Sections 160-165.

A 100 percent rebate must be applied to land used for:

- Health services
- Religious purposes
- Public cemeteries
- The Royal Zoological Society.

A compulsory rebate of at least 75 percent (or more, at the Council's discretion) must be applied to land used by:

- Community service organisations; and
- Schools and Universities.

Discretionary Rebates

In addition, the Council is allowed a wide discretion to rebate any percentage of rates for a number of other purposes, such as:

- securing proper development of an area.
- assisting or supporting a business.
- preservation of historically significant places.
- land used for educational, agricultural/horticultural/floricultural exhibitions, hospital or health centre, residential aged care facility.
- facilities or services for children or young persons.
- accommodation for the aged or persons with disability; or
- other purposes.

13. SINGLE FARMING ENTERPRISE

The Act provides that 'if two or more pieces of rateable land within the area of the Council constitute a single farm enterprise, only one fixed charge may be imposed against the whole of the land'.

Primary Producers can apply to the Council for the 'single farming enterprise' provisions. Thereafter where the grounds of application have ceased to exist (e.g., sale of the property), the person or body who has received the benefit must notify Council immediately.

14. RATE RELIEF

Council applies rate remissions and postponements in accordance with the Act.

Financial Hardship

Council will accept requests for postponement of rates from ratepayers suffering from ongoing or extreme financial hardship in accordance with the Hardship Policy. Ratepayers are advised to submit an application form found on Council's website www.robe.sa.gov.au or by contacting Council (08) 8768 2003.

Remission of Rates

The Council has the discretion to remit partially or wholly (i.e., waive) rates on the basis of hardship. If ratepayers are suffering financial hardship, they may contact the Council's Rates Administrator to discuss the matter. Such inquiries are treated confidentially, and any application will be considered on its merits.

15. PAYMENT OF RATES

Rates are declared annually and may be paid, at the ratepayer's discretion, either in one lump sum, or in quarterly instalments that fall due in early September, December, March, and June. The exact date that rates fall due, and various options for paying rates, are clearly indicated on the rates notice.

If ratepayers have (or are likely to have) difficulty meeting these payments, they should contact the Council's Rates Administrator to discuss alternative payment arrangements. Such inquiries are treated confidentially.

16. LATE PAYMENT OF RATES

The Council will impose a penalty of 2% on any late payment for rates by instalment, which is not paid on or before the due date. A payment that continues to be late is then charged an interest rate for each month it continues to be late.

The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Council to recover the administrative cost of following up unpaid rates and to cover any interest cost Council may meet because it has not received the rates on time.

Council issues a fines notice for payment of rates when rates are overdue i.e., unpaid by the due date. Should rates remain unpaid, debt collection will be commenced. This attracts additional fees that are recoverable from the ratepayer.

When Council receives a partial payment of overdue rates, the Council must apply the money as follows:

- first – to satisfy any costs awarded in connection with court proceedings (if applicable).
- second – to satisfy any interest costs.
- third – in payment of any fines imposed.
- fourth – in payment of rates, in chronological order (starting with the oldest account first).

17. NON-PAYMENT OF RATES

Council's Debt Collection Policy sets out the process for the collection of outstanding rates.

The Council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land with its intention to sell the land, provide the owner with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

18. FURTHER INFORMATION

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.robe.sa.gov.au

Royal Circus, Robe SA 5276

Copies will be provided to interested parties upon request. Email council@robe.sa.gov.au

Any grievances in relation to this policy or its application should be forwarded in writing addressed to the Chief Executive Officer of Council.

19. POLICY REVIEW

This policy may be amended at any time and must be reviewed at least every 12 months prior to the new financial year commencing.

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