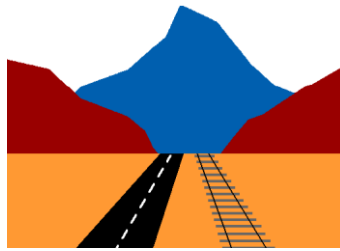


THE FLINDERS RANGES COUNCIL



ANNUAL BUSINESS PLAN

2008 - 2009

ADOPTED 12AUG08

Council Office – 1 Seventh Street, Quorn, S.A. 5433
Postal Address – P.O. Box 43, Quorn, S.A. 5433
Telephone - (08) 8648 6031 Facsimile - (08) 8648 6001
Email - council@flindersrangelscouncil.sa.gov.au



Introduction

The Annual Business Plan sets out the services, programs, projects and capital expenditures for 2008 – 2009. The Council's objective is to maintain efficient services for the community and progress achieving the goals and objectives of the Strategic Plan. The Annual Business Plan, and the resulting budget, focus on ensuring the long term sustainability of Council's financial performance and maintain or replacing infrastructure or operating assets according to approved life cycle statements. Council's policy making decisions are aimed at maintaining public assets for the benefit of the community and managing infrastructure to delivering the services required by the community within a financial framework the community can afford.

The Annual Business Plan also recognises the cost of delivering services or activities imposed on Council by legislation. These services include activities such as waste management, development control and public health regulation.

The cost of providing services, infrastructure and community assets is funded on a Full Cost Attribution basis which allocates overhead and other indirect costs for the service or program that generated those costs and required resources.

Council is in the process of developing a legislative compliant 10 year Long Term Financial Plan and an Infrastructure and Asset Management Plan which will guide operating sustainable decisions into the future.

Activities and programs in the Annual Business Plan may be amended or deleted by Council according to resourcing needs and the rating capacity of the community.



Our Future

The Strategic Plan provides the goals and objectives set by the community and to be achieved by Council. The Annual Business Plan is the year to year operational plan to be used by Council to achieve sustainable longer term strategic goals.

The Annual Business Plan recognises the annualised strategic goals and sets out the resources required to achieve those goals. The Annual Business Plan is the operational document that underpins the adopted budget.

Our Vision

A thriving community with a healthy lifestyle and living environment, and a secure future.

Our Mission

To enhance the well-being of the community by maintaining and improving the quality of life within The Flinders Ranges Council area.

The Council will:

- Lead and represent the community;
- Manage community resources efficiently and effectively;
- Value the participation and contributions of individuals and groups in the community;
- Support and encourage individual enterprise;
- Facilitate infrastructure, services and facilities to meet the reasonable needs and aspirations of the community and contribute to a safe, healthy environment for residents and visitors; and
- Conserve and enhance the natural and built environment.

A number of factors influence the preparation of the Annual Business Plan. These can include:

- requirements to maintain or improve infrastructure including roads, footpaths, open spaces and playground equipment, street trees and lighting to acceptable or imposed standards;
- commitments to continuing projects and partnership agreements with State and Regional organisations, adjoining Councils involved in shared service delivery and the completion works being undertaken under the much appreciated *Roads to Recovery* program funded by the Commonwealth Government;
- new fees / charges / levies imposed by governments, regional state authorities and state agencies on the wider community as an element of rates payable or a user charge.



All these factors influence the revenue raising needs of Council. To minimise the financial impact of external factors beyond Council's control it is intended to:

- maintain our physical infrastructure to current standards and improve infrastructure wherever financially feasible and economically sustainable;
- utilise future *Roads to Recovery* program grant to seal town streets;
- maximise the utilisation of plant and equipment for the reconstruction and maintenance of rural roads;
- implement waste management services that comply with State Government requirements and reduce the financial impact of complying with Environment Protection Authority guidelines;
- pursue external funding opportunities to support the implementation of projects and programs for community improvement;
- total revenue raised through general rates increasing by not more than four percent (4%) above the Local Government Cost Index and revenue from new development;
- total operating expenses to be held within seven percent (7%) of current year levels.

Continuing Services

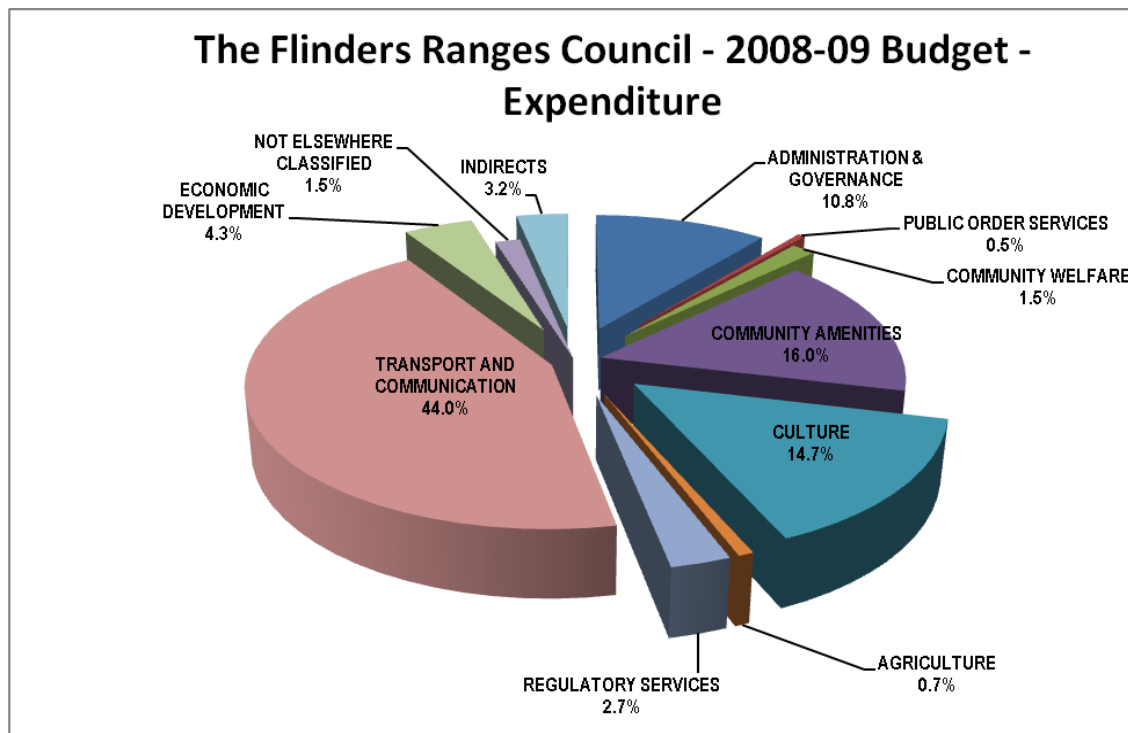
Councils have responsibilities and legal obligations imposed by the Local Government Act, 1999, Development Act, 1993 and other applicable legislation enacted by Commonwealth and State Governments. The responsibilities include:

- governance activities such as supporting the elected Council;
- preparing a Strategic Plan, a Long Term Financial Plan, an Infrastructure and Asset Management Plan, an Annual Business Plan, an Annual Budget, setting rates and service charges, collecting levies for external agencies;
- management of roads, footpaths, public open spaces, waste management services, waste water systems;
- development control including building assessment;
- environmental health services and the safety of food premises, occupational health, safety and welfare standards and guidelines;
- dog registration and animal control;
- the library services at Quorn and Hawker;
- agreements and contracts with external bodies such as the Northern Regional Development Board;
- membership of the Local Government Association of South Australia and the Central Local Government Region of south Australia Incorporated.

The Council will continue to provide community halls and facilities such as the swimming pools at Hawker and Quorn on a user pay basis with the deficits funded from rate revenues.



Council Services Annual and Business Activities for 2008 – 2009



Transport -

Council maintains a road network with a total length of 1,747 kilometres. Council undertakes road maintenance works to ensure traffic and user safety, and to sustain the serviceability of the road and association signs and facilities. In addition to providing safe pedestrian footpaths Council maintains the aerodromes at Hawker and Quorn.

Projected Revenue: \$ 812,000

Projected Operational Expenditure: \$1,798,300

Culture -

This activity includes public conveniences, playgrounds and recreational facilities, cemeteries, youth support, library co-funding, television retransmission, emergency management, camping area for residents and visitors.

Projected Revenue: \$ 78,900

Projected Operational Expenditure: \$ 602,000

Community Welfare & Amenities -

Provision and management of waste collection and disposal services, street litter bins, weed control in public places, maintaining community waste water management systems.

Projected Revenue: \$ 400,700

Projected Operational Expenditure: \$ 713,800



Governance -

Achieving the goals and objectives of the Strategic Plan is driven by good governance using open and transparent processes and accountability to the community. Governance includes monitoring performance of the organisation, compliance with legislation, ensuring appropriate risk management procedures and processes are implemented and actioned, providing a safe work place compliant with occupational health, safety and welfare obligations and responsibilities, and supporting the role of the elected council in representing and informing its community.

Projected Revenue: \$ 133,600

Projected Operational Expenditure: \$ 786,700

Administration -

Includes customer service, treasury management, monitoring organisational functionality, achieving occupational health, safety and welfare objectives and risk management minimisation programs, asset and infrastructure management, continuing strategic alliances with external bodies, seeking grant revenues.

Projected Revenue: \$ 895,100

Projected Operational Expenditure: \$ 307,700

Regulatory Services -

The activities associated with building control, development plan compliance, food and food premises hygiene, building safety and dog management and control.

Projected Revenue: \$ 31,800

Projected Operational Expenditure: \$ 110,900

Economic Development and Tourism -

Tourism activities such as the Visitor Information Centre, contribution toward a regional Tourism Adviser and Economic Development Officer based with the Northern Regional Development Board.

Projected Revenue: \$ 49,200

Projected Operational Expenditure: \$ 181,900



The significant undertakings for the 2008 – 2009 financial year and budgeted cost of those undertakings are (not in order of priority):

Infrastructure Projects

Unsealed Roads:

Deakin Road (0.2 to 0.6)	\$ 9,300
Foster Street (500m)	\$ 12,300
Joyce Street (150m)	\$ 4,100
McConville Road (0.8 to 2.1/2.3 to 2.7)	\$ 37,900
Noll Road (Durnford to Freebairn 1.5)	\$ 34,100
Pool Street (Joyce to Oval)	\$ 12,300
Richman Valley Road (2.2km)	\$ 51,300
Short Street (Pinkerton Creek)	\$ 12,500
Yarrah Vale Road (North to 2.2)	\$ 51,700

Footpath:

Zulu Street (north side Shepstone to Wolseley)	\$ 4,200
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Drainage:

Third Street (Sixth to Eighth)	\$ 49,800
Durnford Road (Richman Valley Rd)	\$ 54,000

Flood Mitigation:

Cradock survey and design	\$ 10,000
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Roads to Recovery:

Second Street (Sixth to West)	\$259,700
McHugh Street (Park to North)	\$100,000
Herbert Street (McHugh to Arden Vale)	\$ 92,900

Town Sealing Program:

Arden Vale Road (Silo to North)	\$ 42,900
First Street (Tenth to Railway)	\$ 24,100
Park Terrace (Arden Vale to Oval)	\$ 35,600

Plant & Equipment

Grader (Change 2 for 1)	\$220,000
Dual Cab Ute	\$ 20,000
Forks for Loader	\$ 2,500

Land & Buildings

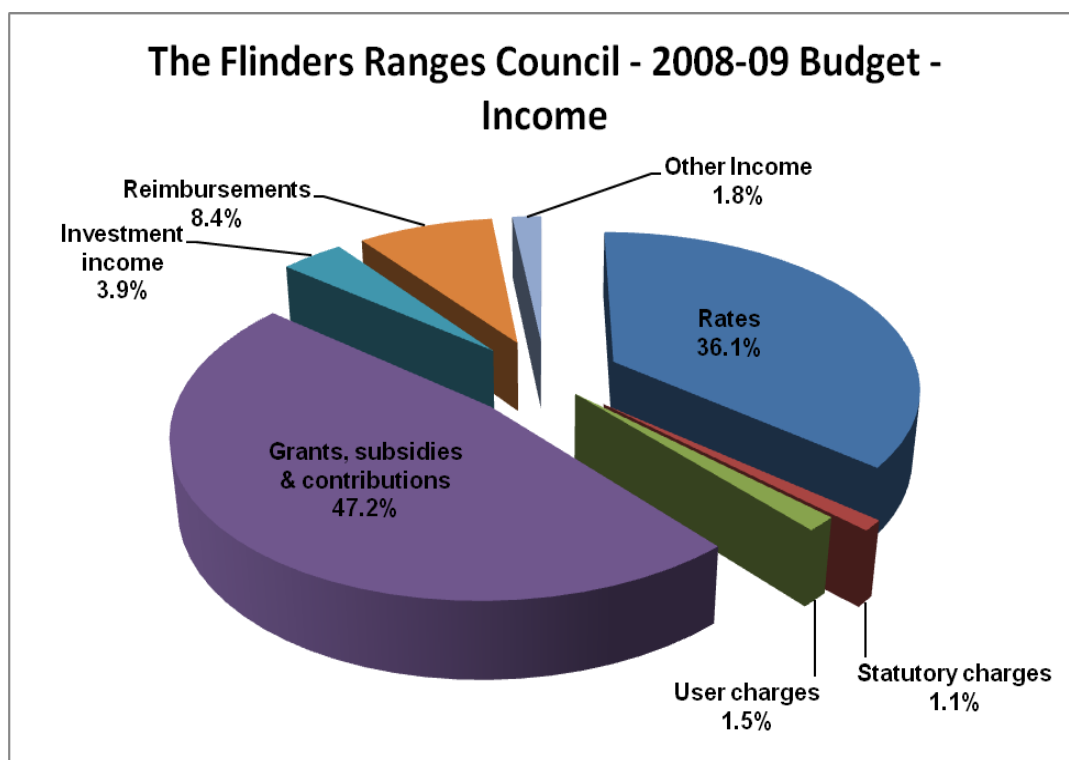
Quorn Civic Centre – CWMS connection	\$ 10,000
Hawker Dam – Plastic Tanks / liner inside header tank	\$ 12,000
Hawker & Quorn Entrance Walls	\$ 20,000
Warren Gorge – Toilet and signage	\$ 20,000
Quorn Works Depot – Electric motors for Roller Doors	\$ 5,000

Fixtures & Fittings

Quorn Town Hall – Tables and Chairs	\$ 10,000
Hawker Institute – Chairs	\$ 4,000
Portable PA system	\$ 1,500
Quorn Admin Office – Colour Photocopier	\$ 8,500
Quorn Swimming Pool – Diving Board	\$ 7,500
Art & Craft Shop – Air Conditioner	\$ 3,000



Funding the Business Plan



Council's long term financial sustainability is dependent on ensuring that, on average and over time, its expenses are less than its revenue and own revenue raising is increased to reduce the reliance on grants and external funding sources.

Council's revenue is sourced from:

- Rates – applied on a per property basis calculated on capital value
- Annual Service Charges (included under rates in the above chart) – annual service charges for Community Wastewater Management Systems (CWMS) and solid waste management for properties serviced
- User Charges – hire of facilities and equipment, waste dumping fees, photocopying
- Statutory Charges and Fees – charges and fees set by legislation and collected by Council for regulatory services such as development and building assessments, dog licensing and control
- Grants – Council receives financial assistance from the Commonwealth Government under the provisions of the Local Government (Financial Assistance) Act, 1995 for general purpose and road activities, funds under the *Roads to Recovery* program for specific road works, and other grant opportunities accessible by Local Government.
- Investment Income – Council receives interest on funds deposited in Council's reserves which are mainly held by the Local Government Finance Authority. Council also receives interest from operating accounts held with both the National Australia Bank and ANZ bank.
- Other Income – Council may receive contributions from community groups to co-fund certain Council projects or activities
- Reimbursements – Council expenditure on a project, service or activity is fully or partially reimbursed by another organisation.

Capital items such as plant purchases / replacements are funded from reserves created by budget allocations or funded depreciation expense.



2008 – 2009 Rating Policy and What it Means for Ratepayers

Strategic Focus

In setting its rates for the 2008/2009 financial year the Council considers the impact of the rates to be charged on the well being of the community. Council takes into account during the rate setting process:

- The Current Strategic Plan adopted by Council on 10 January 2006. The Strategic Plan was developed following a series of public meetings and community consultation.
- The movement in the Construction Industry Cost Indices and the Local Government Cost Index, and movement in the Consumer Price Index as an indicator of community economic activity
- The Current Long Term Financial Plan developed in conjunction with the Strategic Plan and adopted by Council on 10 January 2006, and the Annual Business Plan and budget for 2008/2009.
- The current economic climate, as reported by various public bodies, in which major factors are moderate inflation, low commodity prices and limited local employment opportunities.
- The need to ensure that appropriate provisions are made to reserves for long service leave, annual leave and similar mandated employment costs.
- That reserves are created for the future replacement of infrastructure and the charges for use of the infrastructure reflect inter generation use of the infrastructure.
- The impact of rates on the community, including but not limited to;
 - The need to distribute the rate burden equitably between ratepayers
 - The need to provide rate relief to disadvantaged ratepayers through rate capping
 - The distribution of the benefits received from the services that are provided by Council
 - The minimising of the general rates by levying annual service charges for the provision of Community Wastewater Management Systems (CWMS) and solid waste management services on a user pays basis where it possible to recover the full cost of operating the service, with provision for pensioner concession on CWMS to those members of the community who meet the criteria.
- Recommendations from the Rate Review which included public meetings and a three week public consultation period in April - May 2006.
- The specific issues of the community including the need to deliver an ever increasing range of services across economic, environmental and social functions.

Method Used to Value Land

Council may adopt one of three valuation methodologies to value the properties in its area. They are:

Capital Value

The value of land and all of the improvements on the land

Site Value

The value of land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of the buildings and other improvements

Annual Value

A valuation of the rental potential of the property.

Council has decided 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 rates across all ratepayers on the following basis:

- ❖ The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers 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.



Adoption of Values

Council adopts the valuations made by the Valuer-General. If a ratepayer is dissatisfied with the valuation made by the Valuer-General then the ratepayer may object to the Valuer-General in writing within 60 days of receiving the notice of the valuation, explaining the basis for the objection, provided they have not; (a) previously received a notice of this valuation under the Local Government Act, 1999, in which case the objection period is 60 days from the receipt of the first notice; or (b) previously had an objection to the valuation considered by the Valuer-General. The address of the Valuer-General is:

State Valuation Office
GPO Box 1354
ADELAIDE SA 5001

Phone: 1300 653 345
Email: lsg.objections@saugov.sa.gov.au

Council has no role in this process. *It is important to note that the lodgement of an objection does not change the due date for payment of rates.*

Business Impact Study

Council has considered the impact of rates on all businesses in the Council area including primary production. In considering the impact, Council assessed the following matters.

- During 2005/2006 Council consulted with the community through the Rating Review Process and as a result of comments made at public meetings and in written submissions Council decided to impose differential rates in its area according to land use codes
- Those elements of Council's Strategic Plan relating to business development
- Changes in valuations of business and primary production properties from the previous financial year
- The equity of the distribution of the rate burden
- Specific Council projects for the coming year reflected in the Strategic Plan
- Current local, state and national economic conditions and expected changes during the next financial year.

Differential General Rates

The Council has decided to impose differential rates in its area according to the following land use categories –

1. Residential – comprising the use of land for a detached dwelling, group dwelling, multiple dwelling, residential flat building, row dwelling or semi-detached dwelling within the meaning of the Development Regulations
2. Commercial Shop – comprising the use of land for a shop within the meaning of the Development Regulations
3. Commercial Office – comprising of the use of land for an office within the meaning of the Development Regulations
4. Commercial Other - comprising any other commercial use of land not referred to in categories 2 or 3
5. Industry Light – comprising the use of land for a light industry within the meaning of the Development Regulations
6. Industry Other – comprising any other industrial use of land not referred to in category 5
7. Primary Production – comprising
 - a) Farming within the meaning of the Development Regulations; and
 - b) Horticulture within the meaning of the Development Regulations; and
 - c) The use of land for horse keeping or intensive animal keeping within the meaning of the Development Regulations; and
 - d) In respect of a dairy situated on the farm – the use of land for a dairy within the meaning of the Development Regulations; and
 - e) Commercial forestry
8. Vacant Land – Comprising the non-use of vacant land
9. Other – not included previously in the categories above



At its Meeting on 12 August 2008 Council resolved to raise \$1,175,100 general rate revenue in a total revenue budget of \$3,257,900. As a result of this decision Council has set the following differential rate in the dollar -

- 0.4500 cents in the dollar of the Capital Value of Rateable land in category 1.
- 0.5900 cents in the dollar of the Capital Value of Rateable land in category 2.
- 0.6000 cents in the dollar of the Capital Value of Rateable land in category 3.
- 0.5825 cents in the dollar of the Capital Value of Rateable land in category 4.
- 0.6375 cents in the dollar of the Capital Value of Rateable land in category 5.
- 0.6125 cents in the dollar of the Capital Value of Rateable land in category 6.
- 0.5075 cents in the dollar of the Capital Value of Rateable land in category 7.
- 0.4500 cents in the dollar of the Capital Value of Rateable land in category 8.
- 0.4375 cents in the dollar of the Capital Value of Rateable land in category 9.

Minimum Rate

A Council may impose a minimum rate payable by way of rates, provided that it has not imposed a fixed charge. 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. Where a Council imposes a minimum rate it must not apply that rate to more than 35% of the properties in the Council area.

The Council has decided to impose a minimum rate of \$400 on all rateable properties with the exception of land in category 7.

Annual Service Charges

The Council provides a Community Wastewater Management System (CWMS) to all properties in the township of Hawker. The full cost of operating, maintaining and improving this service for this financial year is budgeted to be \$39,200. This includes setting aside funds for the future replacement of the assets employed in providing the service. The Council will recover this cost through the imposition of an annual service charge of \$220 per occupied unit and \$190 per unoccupied unit.

The Council provides a Community Wastewater Management System to all properties in the township Quorn (south of the railway line). The full cost of servicing the construction loan, operating, maintaining and improving this service for this financial year is budgeted to be \$166,600. This includes setting aside funds for the future replacement of the assets employed in providing the service. The Council will recover this cost through the imposition of an annual service charge of \$390 per occupied unit and \$360 per unoccupied unit.

The Council also provides a refuse collection service within the townships of Quorn and Hawker. The full cost of operating and maintaining this service for this financial year is budgeted to be \$229,600. Council will recover a portion of this cost through the impost of an annual service charge of \$105 per residential property and \$145 per commercial property within the townships of Quorn and Hawker.

Rate Concessions

The State Government, in providing equity across South Australia in this area, funds a range of concessions on Council rates. The concessions are administered by various State Agencies who determine the eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on the principal place of residence. Ratepayers who believe they are entitled to a concession should not withhold payment of rates pending assessment of an application by the State Government as penalties apply to overdue rates. A refund will be paid to an eligible person if Council is advised that a concession applies and rates have already been paid.



Pension Concessions

An eligible pensioner must hold a Pension Card, State Concession Card or a Repatriation Health Card marked TPI, Gold, EDA Gold or War Widow, and may be entitled to a concession on Council rates (and CWMS charges where applicable). Application forms which include information on the concessions, are available from both the Council and SA Water. The pensioner concession is administered by SA Water and further information can be obtained by telephoning SA Water on 1300 650 950

Self Funded Retiree Concession

This concession has been available from 1st July 2001 and is administered by Revenue SA (call centre 1300 366 150). If you are a self funded retiree and currently hold a State Seniors Card, you may be eligible for a concession toward Council rates. In the case of couples, both must qualify, or if only one holds a State Seniors Card, the other must not be in paid employment for more than 20 hours per week.

Other Concessions

Families SA administer rate concessions available to a range of eligible persons receiving State and Commonwealth allowances. This includes, but is not limited to, ratepayers who are in receipt of: Austudy, Newstart, Parenting Payment, Partner Allowances, Sickness Allowance, Special Benefit, Widow Allowance, Youth Allowance, Abstudy, CDEP or New Enterprise Initiative Scheme. It may also apply to ratepayers in receipt of a pension as a war widow under legislation of the United Kingdom or New Zealand and the holders of a State Concession Card issued by the Family Assistance Office. Please contact your nearest Families SA District Centre (local office 8648 5060) for details or phone the Concessions Hotline on 1800 307 758.

Rate Capping

Due to a substantial change in rates payable by a ratepayer due to rapid changes in valuations, Council will grant a rebate of general rates to the Principal Ratepayer of categories 1,2,3,4, 5, 6, 7, and 9 land uses, to cap any increase in general rates payable to that paid in the previous year plus 10% where the increase in valuation is not a result of:

- A change of ownership of the rateable property since 1st July 2007, or
- Any such increase is due in full or in part to the use of the land being different for rating purposes on the date the Council declared its general rates for 2008/2009 financial year than on the date Council declared its general rates for the 2007/2008 year; or
- Properties with capital improvements of greater value than \$20,000 in 2006-2007 and 2007-2008; or
- Properties subdivided in 2007-2008.

Payment of Rates

The payment of rates can be made in full or by four approximately equal instalments, with the instalments falling due on the following dates:

First Instalment – 19 September 2008 (Due date if paying in full)
Second Instalment – 19 December 2008
Third Instalment – 20 March 2009
Fourth Instalment – 19 June 2009

Please note that the Refuse collection charge is payable in full by the first quarter due date (where applicable) and is included in the first quarter total printed on your rates notice



Rates may be paid:

- By posting a cheque to PO Box 43, Quorn SA 5433 with bottom section of rates notice (Council accepts no responsibility for cash sent by post).
- B-pay – Biller ID 45898 and Assessment Number (please allow three banking business days for the B-pay payment to be processed by your bank)
- In person at the Council Office: 1 Seventh Street, Quorn (EFTPOS facilities available) or at the Hawker Service Centre: Hawker Motors, Wilpena Road, Hawker
- By telephone, using a credit card, telephone (08) 8648 6031
- On Council's website www.flindersrangerescouncil.sa.gov.au by credit card – assessment number required.

Hardship

Any Ratepayer who may, or is likely to, experience difficulty with meeting the standard payment arrangements is invited to contact Council's Finance and Administration Manager by telephone on (08) 8648 6031 or email cjd@flindersrangerescouncil.sa.gov.au to discuss alternative payment arrangements. Such inquiries are treated confidentially by the Council and its officers.

Late Payment of Rates

A fine of 2% is payable on rates instalments not paid by the due date.

Interest is charged monthly on all arrears at the prescribed rate which is 0.9375% for 2008/09. Council may refer the outstanding rates to a debt collection agency for collection if the rates remain overdue more than two consecutive quarters. The debt collection agency charges collection fees which are recoverable from the ratepayer.

When Council receives a payment in respect of overdue rates, Council applies the money received in accordance with the requirements of the Local Government Act, 1999, as follows:

- First – to satisfy any costs awarded in connection with court proceedings;
- 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 rate account).

Sale of Land for Non – Payment of Rates

The Local Government Act, 1999, provides that a Council may sell any property where the rates have been in arrears for three years or more. The Council is required to notify the owner of the land of 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.

Remission and Postponement of Rates

Section 182 of the Local Government Act, 1999, permits a Council, on the application of the ratepayer, to partially or wholly remit rates or postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship paying rates, they must write to Council to explain their situation. Such enquiries are treated confidentially by Council and its officers. Council will require personal financial information from anyone applying for postponement or remission of rates.



Rebate of Differential General Rates

The Local Government Act, 1999, requires Councils to rebate the differential general rates (rates) payable on some land (this does not include annual service charges). Provisions are made for land used for health services, community services, religious purposes, public cemeteries, the Royal Zoological Society and educational institutions. Discretionary rebates may be applied by the Council under Section 166 of the Local Government Act, 1999.

It is the policy The Flinders Ranges Council that a rebate of rates in respect of any rateable land in the Council area will be available only when the applicant satisfies the requirements under the Local Government Act, 1999, and where appropriate, the requirements of this Policy.

The Local Government Act 1999 ("the Act") sets out at Chapter 10, Division 5 (Sections 159 to 166) those provisions applicable to the Council granting a rebate of rates to persons or bodies. The Council has decided to adopt a Policy to assist it in its decision making functions relative to the operation of the rate rebate provisions contained in the Act. This Policy is intended to provide guidance to the community as to the grounds upon which a person or body is, or may be entitled to receive a rebate of rates and the matters that the Council will take into account in deciding an application for a rebate.

In accordance with the rebate provisions contained in the Act, this Policy sets out the type of use in respect of land which the Council must grant a rebate of rates and the amount that rebate must be, and those types of land use where the Council has a discretion to grant a rebate of rates.

Local Government Act, 1999

Section 159(3) of the Act provides that the Council may grant a rebate of rates under the Act if it is satisfied that it is appropriate to do so. The Act provides for a mandatory rebate of rates in specified cases and the amount of that mandatory rebate (see below). The Act also provides that where the Council must grant a rebate of rates under the Act, and the amount of that rebate is fixed by the Act at less than 100%, the Council may increase the amount of the rebate.

The Act provides, at Section 166 for the Council to provide a discretionary rebate of rates in the cases set out in that Section.

Mandatory Rebates

The Council must grant a rebate in the amount specified in respect of those land uses which the Act provides will be granted a rebate.

Rates on the following land will be rebated at 100%:

Health Services

Land being predominantly used for service delivery or administration by a hospital or health centre incorporated under the South Australia Health Commission Act 1976;

Religious Purposes

Land containing a church or other building used for public worship (and any grounds), or land solely used for religious purposes;

Council will grant a 100% rebate to the Hawker Catholic Church, Hawker Uniting Church, Quorn Catholic Church, Quorn Uniting Church and the Quorn Anglican Church.

Public Cemeteries

Land being used for the purposes of a public cemetery;



Rates on the following land will be rebated at 75%:

Community Services

Land being predominantly used for service delivery and administration by a community services organisation. A “community services organisation” is defined in the Act as a body that:

- is incorporated on a not for profit basis for the benefit of the public; and
- provides community services without charge or for a charge that is below the cost to the body of providing the services; and
- does not restrict its services to persons who are members of the body.

It is necessary for a community services organisation to satisfy all of the above criteria to be entitled to the mandatory 75% rebate.

The Act further provides that eligibility for a rebate by a community services organisation is subject to it providing one or more of the following community services –

- emergency accommodation;
- food or clothing for disadvantaged persons (i.e., persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability);
- supported accommodation (i.e., residential care facilities in receipt of Commonwealth funding or accommodation for persons with mental health, intellectual, physical or other difficulties who require support in order to live an independent life);
- essential services, or employment support, for persons with mental health disabilities, or with intellectual or physical disabilities;
- legal services for disadvantaged persons;
- drug or alcohol rehabilitation services; or
- the conduct of research into, or the provision of community education about, diseases or illnesses, or the provision of palliative care to persons who suffer from diseases or illnesses.

Educational Purposes

- Land occupied by a government school under a lease or licence and being used for educational purposes; or
- Land occupied by a non-government school registered under Part 5 of the Education Act 1972 and being used for educational purposes; or
- Land being used by a University or University College to provide accommodation and other forms of support for students on a not for profit basis.

Where the Council is satisfied from its own records or from other sources that a person or body meets the necessary criteria for a mandatory 100% or 75% rebate, the Council will grant the rebate of its own initiative. Where the Council is not so satisfied it will require the person or body to apply for the rebate in accordance with this Policy.

Where a person or body is entitled to a rebate of 75% the Council may, pursuant to Section 159(4) of the Act, increase the rebate up to a further 25%. The Council may grant the further 25% rebate upon application or on its own initiative. In either case the Council will take into account those matters set out in this Policy and may take into account any or all of those matters set out in this Policy.

Where an application is made to the Council for a rebate of up to a further 25% the application will be made in accordance with this Policy and the Council will provide written notice to the applicant of its determination of that application.



Discretionary Rebates

The Council may in its absolute discretion grant a rebate of rates or service charges in any of the following cases pursuant to Section 166 of the Act:

- where it is desirable for the purpose of securing the proper development of the area (or a part of the area);
- where it is desirable for the purpose of assisting or supporting a business in its area;
- where it will be conducive to the preservation of buildings or places of historic significance;
- where the land is being used for educational purposes;
- where the land is being used for agricultural, horticultural or floricultural exhibitions;
- where the land is being used for a hospital or health centre;
- where the land is being used to provide facilities or services for children or young persons;
- where the land is being used to provide accommodation for the aged or disabled;
- where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the Aged Care Act 1987 (Commonwealth) or a day therapy centre;
- where the land is being used by an organisation which, in the opinion of the Council, provides a benefit or service to the local community;
- where the rebate relates to common property or land vested in a community corporation under the Community Titles Act 1996 over which the public has a free and unrestricted right of access and enjoyment; and
- where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable due to a change in the basis of valuation used for the purposes of rating, rapid changes in valuations, or anomalies in valuations.

The Council may grant a rebate of rates up to and including 100% of the relevant rates or service charges. The Council may grant a rebate for a period exceeding one year, but not exceeding 10 years.

The Council has an absolute discretion to grant a rebate of rates or annual service charges in the above cases and to determine the amount of any such rebate.

Council will grant a 100% rebate to the South Australian Scouts Association, Quorn Girl Guides, Hawker Community Sports Centre, Quorn Health Services (Flinders House) and Wirreanda Cottages Incorporated.

Council will grant a 5% rebate to properties situated in the formal rural zones of Hawker and Quorn with a Land Use category 1 (residential)

Council will grant a 70% rebate to properties situated in the township of Cradock with a Land Use category 8 (vacant land) which have the minimum rate applied.

Applications

Persons who or bodies which seek a discretionary rebate will be required to submit an application form to the Council and provide to the Council such information as stipulated on the application form and any other information that the Council may reasonably require.

The Council will inform the community of the provisions for rate rebate on the reverse side of the Rate Notice

Persons or bodies who seek a rebate of rates (and/or service charges) under this policy, either pursuant to Section 159(4) of the Act or pursuant to Section 166 of the Act, must make written application to the Council pursuant to Section 159(1) of the Act in the manner and form determined by the Council and supplying such information as the Council may reasonably require.



Application forms may be obtained from the Council office located at 1 Seventh Street Quorn or from Council's website: www.flindersrangelscouncil.sa.gov.au

The Council will take into account, in accordance with Section 159(5) of the Act, the following matters:

- the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area;
- the community need that is being met by activities carried out on the land for which the rebate is sought; and
- the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons.

The Council may take into account other matters considered relevant by the Council including, but not limited to, the following:

- why there is a need for financial assistance through a rebate;
- the level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- the extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- whether the applicant has made/intends to make applications to another Council;
- whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- whether the applicant is a public sector body, a private not for profit body or a private or profit body;
- whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- the desirability of granting a rebate for more than one year in those circumstances identified in this policy;
- consideration of the full financial consequences of the rebate for the Council;
- the time the application is received;
- the availability of any community grant to the person or body making the application;
- whether the applicant is in receipt of a community grant; and
- any other matters, and policies of the Council, which the Council considers relevant.

All persons who or bodies which wish to apply to the Council for a rebate of rates must do so on or before 1st April of each year prior to the Budget Meeting. The Council reserves the right to refuse to consider applications received after that date. However, applicants which satisfy the criteria for a mandatory 100% rebate will be granted the rebate at any time.

The Act provides that the Council may grant a rebate of rates or charges on such conditions as the Council thinks fit. The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies. Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.



Review

A person who or a body which is aggrieved by a determination of the Council in respect of an application for a rebate may seek a review of that decision in accordance with the Council's Internal Review of Council Decisions Policy within 30 days of the date of the notice of determination which is given pursuant to this Policy.

Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then treat the application as one for a community grant.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions

Where a ratepayer believes that the Council has failed to properly apply this policy they should raise the matter with Council by writing to the Chief Executive Officer, Mr. Lee Connors, PO Box 43 QUORN SA 5433