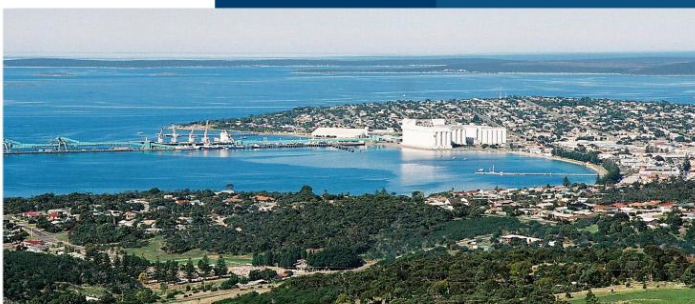
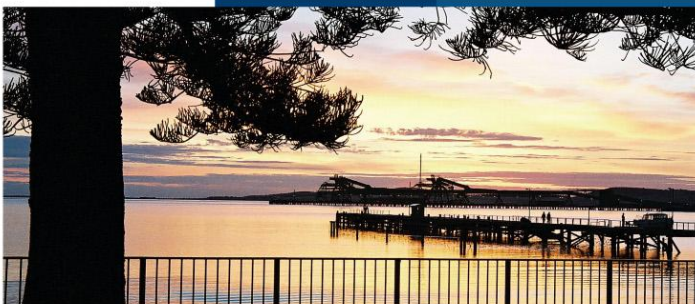
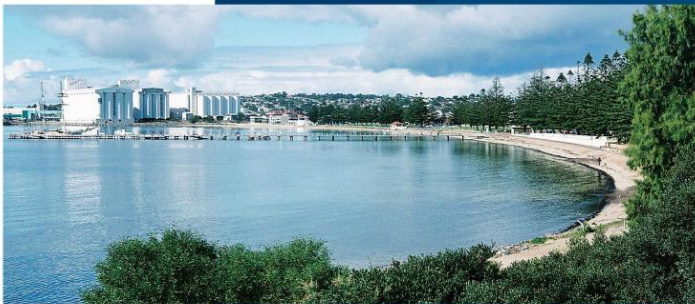




City of Port Lincoln

Annual Business Plan 2012-2013



N20121609

Adopted 18 June 2012
CO 12/131



Introduction

The Annual Business Plan sets out the City of Port Lincoln's proposed services, programs and projects for 2012/13. It aims to maintain efficient services for the community and continue progress towards the longer term objectives for the City of Port Lincoln as set out in Council's Strategic Plan and Asset Management Plans, all of which are currently under review. Specific objectives for the year are proposed consistent with Council's Strategic Plan and draft long term financial plan, to ensure the long term sustainability of the Council's financial performance and position.

Context Statement

The City of Port Lincoln is a Regional City which is experiencing substantial growth and economic activity. The City is located at the base of Eyre Peninsula, on one of the world's largest protected natural harbours, and the most picturesque areas of South Australia. The lifestyle opportunities of the area are without parallel.

The jewel in Port Lincoln's crown is sparkling blue Boston Bay, which stretches from the Port Lincoln National Park to Point Boston. The bay covers an area more than three and a half times the size of Sydney Harbour and is home to the biggest tuna fishing fleet in the southern hemisphere.

Port Lincoln continues to experience growth in both commercial and residential development, and demand is expected to be boosted by both tourism and industry, (including exploration and development of the region's mineral deposits,) in coming years.

Port Lincoln's population exceeds 14,500 and has over 8,000 rateable assessments covering 3,800 hectares with a site value of almost \$1.1 billion.

The City of Port Lincoln was proclaimed a City on the 30th January 1971 and Council currently employs 50 employees in administration, library, and outside work crews.

The production of lambs, wool and beef – coupled with 50% of South Australia's total production of wheat, barley and oil seeds – and having the deepest natural harbour and largest commercial fishing fleet in Australia makes Port Lincoln perhaps the nation's biggest combined agricultural and fishing centre. With these existing operations and extensive mining exploration on the Eyre Peninsula, it is anticipated that there will be a requirement to upgrade the facilities and infrastructure that support both the industries and their employees.

The fishing industry is divided into five major fisheries – tuna, prawns, lobster, shellfish and scale fish. Lincoln-based tuna boats ply the rough Southern Ocean waters west of Eyre Peninsula and may steam nearly to Esperance, chasing the bluefin tuna.

Port Lincoln is host to various festivals and events throughout the year which keeps a national focus on our town. They include Tunarama which celebrates the City's association with the sea and the tuna fishing industry, the Adelaide to Port Lincoln Yacht Race, the Lincoln Cup horse racing week, Eyre Peninsula Farmers & Fishermans Market and the Mortlock Shield Football Carnival.

Our Future

Council is currently undertaking a comprehensive review of its Strategic Plan, in accordance with the Local Government Act 1999, Section 122(4)(b), following Council elections in November 2010. The Strategic Plan was last reviewed in 2009, and to assist in providing direction for the current review, a Community Survey was undertaken in 2011. Public consultation will be undertaken, as per the legislative requirements, following preparation of a revised draft and prior to adoption of the final plan. This Annual Business Plan has been prepared using the existing Strategic Plan together with feedback from the Community Survey to best accommodate the needs of the community.

To meet Council’s core functions, service levels and community expectations, Council endeavours to set annual budgets that are responsible, achievable and underpinned by long term asset and financial planning.

As a part of the Strategic Plan review, Council’s long term financial plan is being updated. Council has budgeted an operating surplus for each year of its long term financial plan however may need to undertake borrowings in the future to accommodate strategic capital acquisitions. There is no need to borrow funds for the projects proposed within this Annual Business Plan.

To meet the community’s expectations, whilst recognizing the community’s capacity to fund improved levels of service, Council will strive to meet its strategic performance targets through continuous review of program efficiency, core asset consolidation and improvement programs and maximizing supporting grants from the State and Federal Governments.

Council’s Strategic Plan focuses on seven key areas, being:

Recreation and Open Space	<ul style="list-style-type: none"> •Build a healthy community through the provision of both structured and non structured recreation and sporting activities, quality facilities & open spaces.
City Image	<ul style="list-style-type: none"> •Enhance the image and encourage community pride and investment in the City of Port Lincoln by providing a clean, green and attractive environment.
Infrastructure	<ul style="list-style-type: none"> •Provide quality public infrastructure and amenities that are safe, functional, welcoming and appealing to the local community, visitors, tourists, industry and commerce.
Transport Network	<ul style="list-style-type: none"> •Raise the capacity and efficiency of the City's transport network.
Environment	<ul style="list-style-type: none"> •Effective management and protection of the City's natural and built environs to ensure ecological sustainability.
Community Projects	<ul style="list-style-type: none"> •Provide facilities, activities and services that support our community.
Economic Development	<ul style="list-style-type: none"> •Encourage and support economic development initiatives for the City.

SIGNIFICANT INFLUENCES AND PRIORITIES

A number of significant factors have influenced the preparation of the City of Port Lincoln Annual Business Plan 2012/13. These include:

Cost increases

The increase in the Consumer Price Index (CPI) for Adelaide was **3.6%** for the year ended 31 December 2011 however councils typically face higher cost increases due to the capital intensive nature of the goods and services purchased. The Local Government Price Index, which measures the increase in costs to Local Government, was **4.4%** for the year ended 31 December 2011.

Carbon Tax

The Carbon Tax will take effect from 1 July 2012 and is expected to impact on Council's **fuel, travel, electricity, waste transport and construction costs**. Although it is difficult to quantify the impact of the Carbon Tax, estimates range from 0.7%¹ increase to CPI (approx 1% of rates), up to 3.3%² of rates.

Infrastructure

Council conducted a **community survey** in 2011, with the majority of respondents highlighting **public toilets** as being below expectation, together with **road and footpath maintenance**.

Council also needs to **maintain and improve other infrastructure assets** to acceptable standards including street lighting, storm water drainage, streetscaping, halls, sporting facilities and the city's open space areas.

Service and infrastructure needs for an increasing population, (such as improved **CBD car parking**), are a priority for Council to be able to provide for longer term growth of the City.

Waste Management

New waste disposal arrangements commenced during the 2011/12 financial year, utilising a privately operated facility with District Councils of Tumby Bay and Lower Eyre Peninsula.

Council continues to deal with the **increasing cost of waste disposal**, driven by legislation requiring the community to increase the diversion of waste from landfill and increase the proportion of recycled material to household waste.

Stringent Environmental Protection Policy on waste disposal and Zero Waste requirements have required significant capital investment in the Hassell Road Resource Recovery Centre (RRC). Future capital investment in the Hassell Road RRC will diminish as the site is rehabilitated and converted to a transfer station, but operational costs for the processing and transport of waste to the new Regional Waste Facility will be ongoing.

¹ Source: www.carbontax.net.au

² Source: Municipal Association of Victoria *Financial Implications of Carbon Emissions Trading on Victorian Councils*

Compliance

Increasing **fees and charges imposed by other levels of government**, e.g. EPA and EPNRM.

Adherence to **financial sustainability** principles and amended financial management provisions of the Local Government Act.

Compliance with more **rigorous regulatory and reporting requirements**.

Implementation of an **organisation wide risk management framework**.

Response

In response to these factors, and to minimise the burden on rate-payers, the Annual Business Plan has been prepared within the following guidelines:

- The Annual Business Plan will result in the total revenue raised through general rates increasing by no more than 7.5% above the 2011/12 rate revenue on existing assessments plus the rate revenue generated from new assessments.
- Total operating expenses to be held where possible, within levels of the previous financial years and adjusted by the Local Government Price Index.

Priorities for 2012/13

The City of Port Lincoln's priorities for 2012/13 include:

- Continuation of the proposed programs for road constructions and reseals, footpaths, walking trails and playgrounds within the city;
- Construction of new public toilets in Bligh Street (CBD);
- Major repairs to the Civic Hall complex (Nautilus Theatre);
- Improvement of car parking within the CBD;
- Continued review of the City's Development Plan;
- Continued work on fire prevention activities;
- Maintenance and renewal of storm water infrastructure;
- Town jetty swim enclosure upgrade/replacement;
- Construction of new floating pontoons at Billy Lights Boat Ramp; and
- Increasing resources allocated to Parks and Gardens and Civic Infrastructure maintenance.

CONTINUING SERVICES

Local Governments have basic responsibilities under the Local Government Act 1999 and other legislation. These include:

- Regulatory activities, such as maintaining the voters roll and supporting the elected members of Council;
- Setting rates, preparing an annual budget and determining longer-term strategic management plans for the area;
- Management of basic infrastructure including roads, footpaths, parks, public open space, street lighting and storm water drainage;
- Street cleaning and rubbish collection;
- Development planning and control, including building safety assessment;
- Various environmental health services, and
- Animal management.

In response to the community’s needs, the City of Port Lincoln also provides or makes significant contributions to further services and programs including:



The City of Port Lincoln is a progressive organisation which strives for Best Practice Customer Service and Satisfaction and to be responsive to the community’s changing needs. Feedback from the community is sought through Council’s website or Customer Service Feedback Form, (which is available at Council’s office and the Library,) and is used to identify opportunities for improvement.

Further information on Council’s facilities and services can be found on Council’s website

www.portlincoln.sa.gov.au

MEASURING PERFORMANCE & PROJECT PRIORITIES

Objectives for the Year 2012/13

The major projects and capital works which will be given consideration in Council's 2012/13 financial year budget and achieve the objectives for the year as identified in the Strategic Plan include:

Recreation & Open Space

Parnkalla Trail Extension - seal trail between foreshore and wharf \$60,000

Measure: Increased number of multi-use trails

Centenary Oval facilities - upgrade seating \$19,000

Measure: Sporting ground brought up to standard

Wellington Square Reserve playground \$100,000

Measure: playground upgraded to meet current standards

Tennyson Terrace Tennis clubroom upgrade \$50,000 and tennis court fencing \$40,000

Measure: Sporting facilities brought up to standard

Fish cleaning facilities at Axel Stenross and Billy Lights Point boat ramps

Measure: Recreational boating facilities improved

Construct new floating pontoons at Billy Lights Point boat ramp \$100,000

Measure: Recreational boating facilities improved

Town jetty - swim enclosure design \$20,000

Measure: Swimming environment rated as satisfactory

City Image

CBD Program

PLEC - Napoleon Street - Porter Street to Mortlock Terrace \$260,000

Measure: City of Port Lincoln CBD Upgrade completed and arterial road network amenity improved

Redevelopment of Bligh Street public toilets \$200,000

Measure: Public amenities improved to a high standard

Infrastructure

Stormwater Management Plan update \$60,000

Stormwater Upgrade - Verran Terrace and Luke Street \$244,250

Stormwater Design - Flinders Highway/Hallett Place \$15,400

Measure: Stormwater management plan implemented & Stormwater infrastructure meets growing needs

Operational Works Programs

Footpath - residential \$200,000

Road reseals & road construction \$615,786

Measure: footpaths constructed on residential streets to meet service levels

Measure: road reconstruction and reseal program implemented

Measure: residential roads sealed to meet service levels

Transport Network

Investigate opportunities for CBD car parking

Measure: Increased number of CBD parking spaces

The Environment

Resource Recovery Centre - transfer station shed \$400,000

Measure: limited landfill within the City for the future

Community Projects

Develop plans for joint use Community Civic centre \$30,000

Measure: Multi function Community Civic Centre which may incorporate services such as Tourist Information Centre, Library, Community Centre and Interpretive Centre

Ongoing development of Civic Hall- upstairs and balcony structural repairs \$60,000

Measure: Expanded and improved facilities of Nautilus Theatre and Galleries

Upgrade pound facilities at Hassell Road site \$70,000

Measure: Adequate shelter and kennel facility established

Economic Development

Ongoing sponsorship and promotion of events to attract tourists and visitors to the City - Tunarama, Yacht Week, Port Lincoln Show, Race Week & Cruise Ships \$131,500 plus in-kind

Measure: Increased number of visitors to Port Lincoln

Contribute to Visitor Information Centre \$110,000

Measure: increased number of visitors to Port Lincoln

ACHIEVEMENTS FOR 2011-2012

Recreation & Open Space

Parnkalla Trail Extension – seal Oasis to Axel Stenross – budgeted cost \$95,000

Measure: increased number of multi-use trails

- **Expected outcome 30 June 2012: 100% complete**

Centenary Oval – upgrade change rooms and Port Lincoln Football League administration office - budgeted cost \$344,624

Measure: all sporting grounds assessed and brought up to standard

- **Expected outcome 30 June 2012: 100% complete**

Wellington Square – reserve fencing and car park – budgeted cost \$98,839

Measure: reserve upgraded to meet current standards

- **Expected outcome 30 June 2012: 100% complete**

Stevenson Street Tennis Facility Upgrades – budgeted cost \$203,976

Measure: sporting facilities brought up to standard

- **Expected outcome 30 June 2012: 100% complete**

Shelley Beach – public facilities upgrade – budgeted cost \$45,000

Measure: public amenities improved to a high standard

- **Expected outcome 30 June 2012: 100% complete**

Shelley Beach – landscaping and public shelter – budgeted cost \$50,500

Measure: Continuous improvement of City's parks & gardens

- **Expected outcome 30 June 2012: 100% complete**

City Image

CBD Upgrade – Washington Street from Bligh Street to Eyre Street - budgeted cost \$255,000

Measure: City of Port Lincoln CBD upgrade completed and arterial road network amenity improved

- **Expected outcome 30 June 2012: 100% complete**

CBD Upgrade – Liverpool Street from Porter Street to Bligh Street - budgeted cost \$156,581

Measure: City of Port Lincoln CBD upgrade completed and arterial road network amenity improved

- **Expected outcome 30 June 2012: 100% complete**

Infrastructure

Stormwater upgrades – New West Road - Margaret Avenue to Stuart Terrace – budgeted cost \$460,000

Measure: stormwater management plans implemented & stormwater infrastructure meets growing needs

- **Expected outcome 30 June 2012: 100% complete**

Stormwater management study and design work for Verran Terrace, Mallee Park, Luke Street – budgeted cost \$10,000

Measure: stormwater management plans implemented & stormwater infrastructure meets growing needs

- ***Expected outcome 30 June 2012: partially complete - requires additional work in 2012/13 to meet Department of Planning, Transport & Infrastructure requirements***

Sapphire Waters development stormwater management contribution – budgeted income \$120,000

Measure: stormwater infrastructure meets growing needs

- ***Expected outcome 30 June 2012: 100% received***

Transport Network**Operational Works Programs – residential footpaths, road reseals and construction and reseal of North Quay Blvd and Washington Street car parks**

Measure: footpaths constructed on residential streets to meet service levels

Measure: road reconstruction and reseal program implemented

Measure: residential roads sealed to meet service levels

Measure: Improved car parking in city

- ***Expected outcome 30 June 2012: 100% complete***

The Environment**Resource Recovery Centre- transfer station, gas extraction and liquid waste remediation – budgeted cost \$894,735**

Measure: limited landfill within the City for the future

- ***Expected outcome 30 June 2012: 100% complete***

Water Reuse Scheme – continuation of water reuse to foreshore, Centenary Oval, Flinders Park, Eyre Park and Old Mill – budgeted cost \$263,799

Measure: water reuse opportunities identified

- ***Expected outcome 30 June 2012: 90 - 100% complete, pending upgrade or repairs to major supply pumps, (work seasonally dependant)***

Community Projects**Civic Hall – remediation of salt damp, installation of roof safety system, repave courtyard and renovate bandroom – budgeted cost \$90,733**

Measure: expanded and improved facilities of Nautilus Theatre & Galleries

- ***Expected outcome 30 June 2012: 100% complete, balcony repairs already deferred to 2012/13***

Economic Development**Contribute to Visitor Information Centre & promote events to attract tourists & visitors to the City**

Measure: Increased number of visitors to Port Lincoln

- ***Expected outcome 30 June 2012: 100% complete***

Other activities undertaken in 2011-2012 that support the objectives of Council's Strategic Plan are:

- *Rail corridor fencing and pedestrian crossings*
- *Purchase of mobile grandstand*
- *Sponsorship of Port Lincoln Art Prize*
- *Sponsorship of Community Night Bus*
- *Establishment of Memoranda of Understanding with key volunteer groups*
- *Community Funding Assistance*
- *Rainwater Tank Rebates*
- *Review of Asset Management Plans*
- *Sponsorship of Community House and Operation Flinders Youth Program*
- *Contribution to Regional Tourism Officer role*
- *Support of Cruise Ships visits*
- *Ongoing partnerships with Regional Development Australia, Eyre Peninsula Local Government Association and Provincial Cities Association*
- *Upgrade of Axel Stenross and Tasman Terrace public conveniences*
- *Construct new cremation beds at North Shields Cemetery*

Further information about these, or other objectives identified in Council's Strategic Plan, can be viewed on Council's website, which is www.portlincoln.sa.gov.au

FUNDING THE BUSINESS PLAN

Consistent with the review of the City of Port Lincoln’s draft 10 year financial plan, an operating deficit is budgeted in 2012/13. This follows a significant operating surplus in 2011/12, of which \$647,500 is attributable to the early payment of Financial Assistance Grant in 2011/12 by the federal government. The City of Port Lincoln’s long-term financial sustainability is dependent on ensuring that, on average over time, its expenses are less than or equal to its revenue, and this is the position taken in the long term financial planning process.

Operating Surplus Ratio (Target 0% ≤ 15%)

2006 - 2007	8%	2009 - 2010	7%		
2007 - 2008	-13%	2010 – 2011	2%	2012-2013	-4%
2008 - 2009	5%	2011 – 2012	16%		

Council’s 2012/13 revenue is budgeted to be \$13,534,935, of which approximately \$8,625,860 will be raised from general rates, (excluding the Recycling and Waste Service Charges and NRM Levy.) This is an increase of 7.5% above general rates generated in 2011/12 plus the revenue generated by new assessments created during 2011/12.

Other sources of revenue for the City of Port Lincoln are:

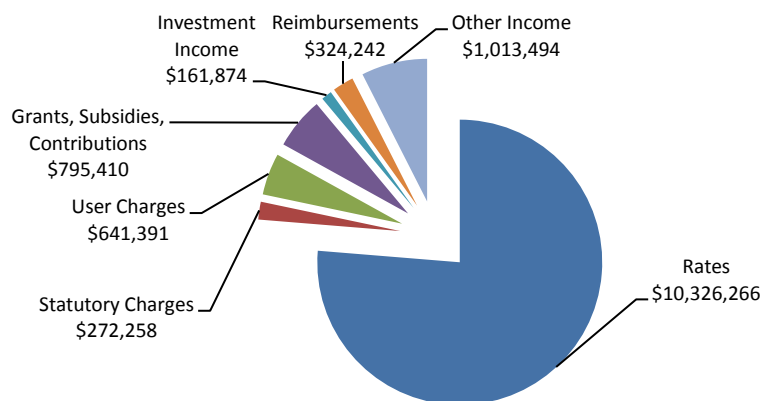
User Pays Charges set by Council – these charges are mainly for Council’s Resource Recovery Centre, but also include private works and other use of Council’s facilities.

Statutory Charges set by State Government – these are fees and charges set by regulation and collected by the Council for regulatory functions such as assessment of development applications and dog registrations. Revenues generally off-set the cost of the service.

Grants, Subsidies and Contributions – The Council normally seeks to attract as much grant funding as possible from other levels of government, and major projects of wider State benefit are usually jointly funded in partnership with the State Government and other relevant parties.

Investment Income – Council invests funds for future maintenance and capital projects in interest bearing accounts.

Revenues for the 2012/13 financial year are budgeted to be sourced as follows:



IMPACT ON COUNCIL'S FINANCIAL POSITION

It has been identified that the planned capital expenditure for 2012/13 can be met from committed reserve funds and operational revenue, without undertaking any borrowings. Accordingly the level of Council's net financial liabilities ratio is expected to be -12% for the 2012/13 financial year.

(Net financial liabilities ratio is a key indicator of the City of Port Lincoln's financial position. It measures Total Liabilities less Financial Assets, i.e. what the Council owes to others less money the Council has or is owed.)

WHAT IT MEANS FOR RATES

The City of Port Lincoln has decided to continue to use **site value** as the basis for valuing land within the council area for the 2012/13 financial year. The 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 fairness principle of taxation which suggests that individuals should make similar contributions to the cost of providing local government services as they in turn receive similar benefits, in terms of those services provided;
- The efficiency principle, which generally assumes large swings in the value of property, is less likely under the site valuation method.

Within the budget a total general rate income is anticipated to amount to \$8,625,860, which includes revenue from new assessments created in 2011/12.

Council's rating structure is as follows:

Rates

Historically Council has declared differential rates between properties located in the Rural Landscape Protection Zone (formerly referred to as the Fringe area) of the City and the remaining properties. As foreshadowed in previous years, the differential rate (being a 10% discount for fringe properties in 2010/11) would be removed once services and major road sealing were available to all properties within Port Lincoln. Council reduced this discount to 5% in 2011/12 and proposes to abolish the discount completely in 2012/13. As a result, properties in the Rural Landscape Protection Zone may experience a proportionate increase of approximately 12.5% on the rate paid in 2011/12.

From 2012/13, Council will no longer apply differential rates based on the locality in which the rateable property is situated and described within the Port Lincoln Council Development Plan consolidated version dated 15 December 2011.

Council proposes a rate of 0.5740 cents in the dollar on the site valuation of all land within the City of Port Lincoln in the 2012/13 financial year. (Rural Landscape Protection Zone was 0.5222 cents in the dollar on the site valuation in 2011/12, while all other land within the area of the City of Port Lincoln excluding the Rural Landscape Protection Zone was 0.5497 cents in the dollar on the site valuation.)

Fixed Charge

The Council has elected to impose a fixed charge system, rather than a minimum rate, which tends to distort the equity principles of taxation. Council proposes a fixed charge of \$340 in the total of rates generated, (was \$320 in 2011/12).

The fixed charge for 2012/13 will be levied uniformly on all non-contiguous assessments. The fixed charge is levied against the whole of an allotment (including land under a separate lease or licence) and only one fixed charge is levied against two or more pieces of adjoining land (whether intercepted by a road or not) if the same owner occupies and owns them.

The reasons for imposing a fixed charge are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities and maintaining the physical infrastructure that supports each property
- The fixed charge system has a lesser proportionate impact on lower income earners than a minimum rate system
- The fixed charge system is more readily understandable than a minimum rate system

Waste and Recycling Levy

A service charge pursuant to Section 155 of the Local Government Act 1999 will be declared for waste and recycling. The Waste and Recycling Levy is based on the nature of the service in respect of all land within the area of the City of Port Lincoln to which it provides waste and recycling collection service (i.e. excludes vacant land and marina berths) and is proposed to remain at \$175 per eligible assessment in 2012/13.

Natural Resources Management Levy

The City area falls within the Eyre Peninsula Natural Resources Management Board area and as such the City Council is required pursuant to the Natural Resources Management Act 2004, to raise funds by way of a fixed charge levy to assist in funding the operations of the Board. The fixed charge is imposed as a separate rate upon all properties within the area of the Board.

The City Council is required to collect this revenue and pay the amount collected to the Board. It does not retain this revenue or determine how the revenue is spent, nor does it determine the amount of the levy to be collected. The amount of the levy per property is set by the total amount of funds Council are required to raise for the Eyre Peninsula Natural Resource Management Board (EPNRM). Council has been advised that the levy will be increased to \$62.00 in 2012/13 (was \$60.00 in 2011/12).

Any queries regarding the NRM Levy should be raised with the Eyre Peninsula Natural Resource Management Board – telephone 8682 7555 or website www.epnrm.sa.gov.au

PAYMENT OF RATES

Payment of rates for the year ending 30th June 2013 are proposed to be in quarterly payments on the **second** Friday of each quarter being;



A quarterly rates notice will be sent to ratepayers at least 30 days prior to each due date. A ratepayer may also pay their rates in a single instalment due by the 14th September 2012.

To make bill paying more convenient for customers, the City of Port Lincoln provides the following services for the payment of the rates notice:

- BPAY service using the telephone or Internet. BPAY is available 24 hours a day, 7 days a week. Contact your Bank or financial institution for further details.
- Payment through the mail by posting a cheque with the 'tear off' remittance advice to the City of Port Lincoln
- Payment in person at Council's Offices, Level 1 Civic Centre, 60 Tasman Terrace, Port Lincoln. Cheque, cash and EFTPOS facilities are available
- Payment in person at the Library, 2 London Street – cheque or cash only. EFTPOS facilities not available
- Payment via Council Website – www.portlincoln.sa.gov.au

Discount for Early Payment of Rates

Council are proposing to offer a 2% discount for payment of rates received in full on or before Friday the 14th September 2012.

Rate Concessions

The State Government, in providing equity across SA in this area, funds a range of concessions on Council rates. The concessions are administered by various State Agencies who determine 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 the rates have already been paid.

Ratepayers can obtain further information about Council Rate concessions by:

- Telephoning the Department for Communities and Social Inclusion Concession Hotline on 1800 307 758
- Phone: 8226 6789 (TTY)
- Email: concessions@dcsi.sa.gov.au
- Visiting the website: <http://www.dcsi.sa.gov.au/pub/Home/Financialsupportandgrants/Concessions/tabid/209/Default.aspx> for information or to apply online.

Remission and Postponement of Rates

Where a ratepayer is suffering hardship in paying rates, they may apply under Section 182 and 182A of the Local Government Act 1999 to partially or wholly remit rates or to postpone rates.

In assessing each confidential application Council will give consideration to the following:

- Previous documented Council decisions
- The ratepayer's ability to pay
- The financial circumstances of the applicant where extreme hardship can be demonstrated.

Should a postponement be granted by Council, interest shall accrue on the amount of rates affected by the postponement, at a rate to be determined by Council.

Rebate of Rates

The Local Government Act 1999 requires Councils to rebate the rates payable on some land. Specific provisions are made pursuant to Section 160 to 165 for land used for health services, community services, religious purposes, public cemeteries, and educational institutions. This rebate is not applicable to rateable properties owned or managed by community groups holding a licence pursuant to the Liquor Licensing Act 1997.

An application for rebate shall only be required upon establishment of a property which meets the criteria as outlined in the Local Government Act 1999 and the rebate will continue to be applied annually unless Council is notified, or becomes aware, of a change in circumstances.

Policy 7.63.8 Rates Concession Scheme

As per Section 166 and policy 7.63.8 Rates Concession Scheme, Council also provides some rebates of rates to developers as incentives to encourage continuing building activity and land development in the City. These are in relation to developments in excess of \$1,000,000 being eligible for concession up to 50% of the rate paid in the year following completion. Also subdivision development including strata and community title developments can be eligible for up to 50% rate rebate on unsold new allotments.

Impact on Ratepayers

The City of Port Lincoln has experienced significant growth in property values in recent years, from \$267 million in June 2002 to almost \$1.1 billion at June 2012.

Council staff undertake Rates Modelling, based on the total amount of rates revenue Council proposes to raise, applied over the number of assessments, and with varied Fixed Charges.

Council consider and adopt as part of the budget process, the model which they believe is fair and equitable to all residents and ratepayers. The City of Port Lincoln does not proportionally raise rates on new developments throughout the financial year.

Property valuations will increase or decrease if the land use of the property has changed or if there has been any development on the property, including significant renovations.

Public Consultation

Before Council adopts an Annual Business Plan, a draft Annual Business Plan must be issued for Public Consultation as per Section 123 (4) of the Local Government Act, and Council policy 2.63.1.

Council must also set aside at least 1 hour at a Council Meeting for members of the public to ask questions and make or speak to their submissions. This time was set aside at the Council Meeting held Monday 7th May 2012 however no questions or deputations were received.

The Act requires that public consultation is undertaken for at least 21 days prior to that meeting. Council policy 2.63.1 requires 28 days consultation however with the April public holidays, the public consultation period was be extended, with written comments received up to 5pm on Friday 18th May 2012.

Council also provided facilities on our website for the asking and answering of questions and for submissions to be made.

www.portlincoln.sa.gov.au