

City of Marion Annual Business Plan 2021-2022



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge we are part of Kurna land and recognise the Kurna people as the traditional and continuing custodians of the land.

TABLE OF CONTENTS

PAGE

Welcome.....	3
Your rates at a glance.....	4
Overview.....	5
Our purpose, vision and values.....	7
Strategic management framework	8
Significant influences.....	9
Framework of the Annual Business Plan	11
Continuing and improving service delivery.....	13
Project priorities.....	14
Asset management.....	16
Measuring our success	17
Funding the Annual Business Plan.....	18
Comparative rating data.....	19
Differential rating	20
Budgeted income statement.....	21
Operating revenue.....	21
Operating expenditure.....	22
Capital revenue	23
Budgeted capital expenditure	24
Financing the budget	25
Financial ratios.....	26
Appendix 1 - Capital works program.....	27
Appendix 2 - Budgeted Income Statement.....	32
Appendix 3 - Budgeted Statement of Financial Position.....	33
Appendix 4 - Budgeted Statement of Changes in Equity	34
Appendix 5 - Budgeted Statement of Cash Flows	35
Appendix 6 - Budgeted Funding Statement	36
Appendix 7 - Rating Policy.....	37



WELCOME

Welcome to the City of Marion's Annual Business Plan 2021-2022. This is how Council budgets for the coming year.

Council is proposing a 1 per cent average residential rate increase for the coming year (there will be a fluctuation due to changing property values that are outside of Council's control). We are keeping the rate rise less than the rate of inflation.

Key projects the plan will deliver include:

- Completing the \$16.25m rebuild of Mitchell Park Sports and Community Centre
- Completing the \$13.05m BMX and soccer facility at Majors Road
- Completing the \$2.78m skate park and playground at Capella Reserve, Hallett Cove
- Starting the \$1.5m restoration of the historic Coach house and Pedestrian bridge replacement at Warriparinga
- Investing a further \$688,000 to support tree management initiatives
- Investing \$277,000 in revitalising the Edwardstown business precinct
- Commencing the \$1.6m regional playground and reserve upgrade at Hugh Johnson Reserve, Sheidow Park

Apart from new initiatives we maintain more than \$1 billion of infrastructure.

Yours faithfully,

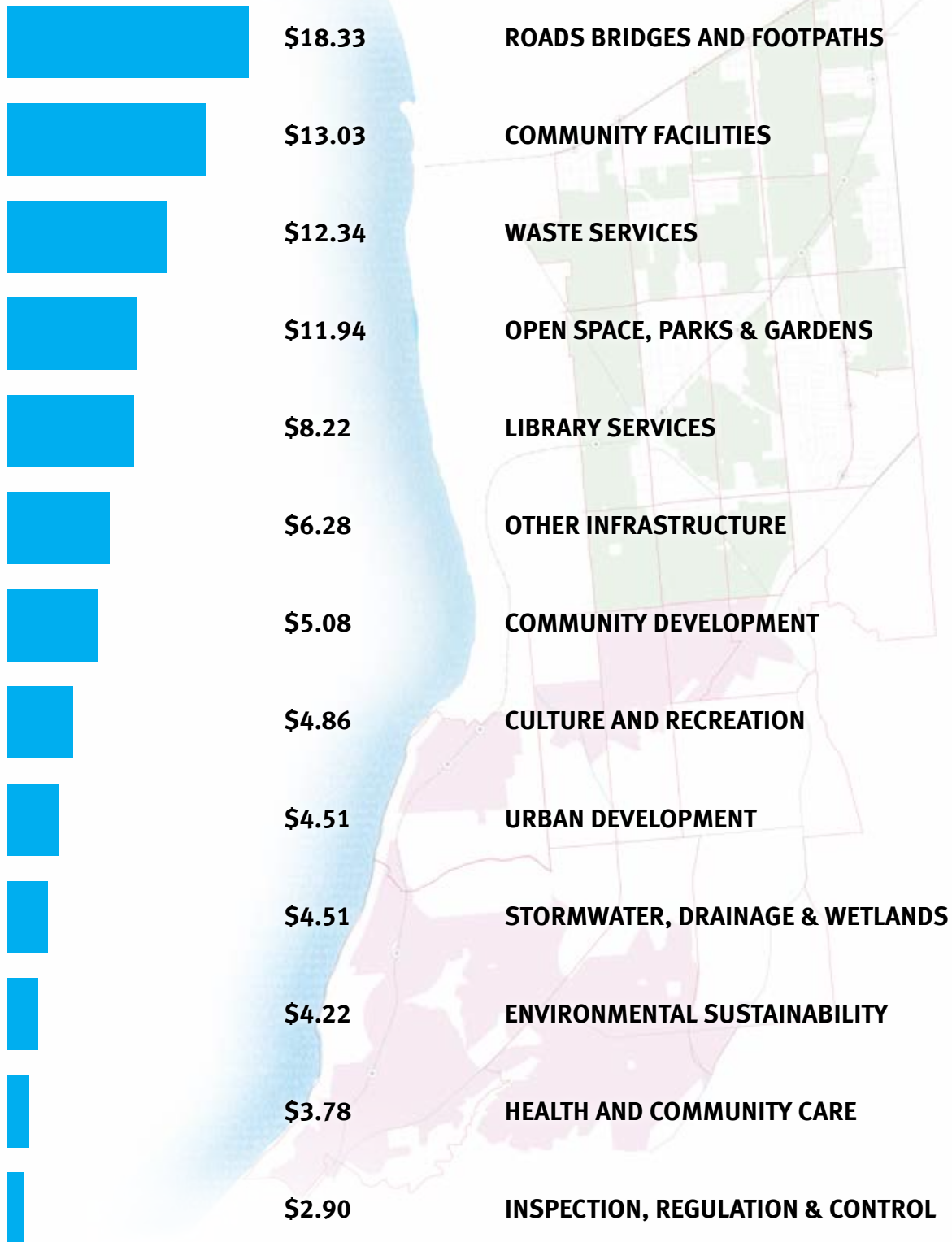
KRIS HANNA

Kris Hanna
Mayor



YOUR RATES AT A GLANCE

AMOUNTS SPENT PER ONE HUNDRED DOLLARS (\$100)



OVERVIEW

The Annual Business Plan 2021-2022 outlines the strategic projects, services and programs that we will aim to deliver in the coming financial year. Council has determined to undertake strategic initiatives outlined in the Four-Year Business Plan 2019-2023 to progress the community's aspirations in the City of Marion Community Vision - 'Towards 2040' and the goals in the 10-Year Strategic Plan 2019-2029.

Council is committed to delivering value to our ratepayers. Through a focus on prudent financial management and decision making, Council will continue to identify on-going savings. Funding secured from both the State and Federal Governments supports the delivery of new infrastructure. A strong efficiency focus has enabled us to support our community with a 1% increase in the average rate for 2021-2022.

During 2021-2022, the City will continue to be improved through investment in the following initiatives:



Commissioned street art at Edwardstown, by Senman Creations.



IMPROVING OUR STREETS

Council will invest \$2.8m to improve the character and functionality of streets, including new initiatives for tree management. Works include extra tree planting, investment in two water trucks and street upgrades.

Additional Federal funding of \$1.5m will also deliver a further two street upgrade projects along Sturt and Morphett roads.



MITCHELL PARK SPORTS & COMMUNITY CENTRE REDEVELOPMENT

The \$16.25m redevelopment of the Mitchell Park Sports and Community Centre, which began in early 2021, is scheduled to be completed and opened in the first half of 2022. This redevelopment is supported with a \$5m grant from the Federal Government and a \$0.25m grant from the State Government.

The new facility will include indoor and outdoor multipurpose sports courts, clubrooms, a neighbourhood centre and dog club.



COASTAL WALKWAY

Council will continue to progress the rebuild of sections of the walkway. Construction of the boardwalk connecting Heron Way Reserve to the Field River mouth is scheduled to start in June 2021.

Council has committed \$2.44m with matched funding by the State Government to rebuild the sections over the next three years.



EDWARDSTOWN EMPLOYMENT PRECINCT

Council is continuing to revitalise the Edwardstown business district to create jobs and attract investment. Work will include planting additional street trees to enhance the amenity, create public artwork and improve access and car parking.

Council has committed \$277,000 to the project.



CAPELLA RESERVE

Construction will continue on the \$2.78m upgrade of Capella Reserve, Hallett Cove. The Federal Government has committed \$1.29m toward the project.

The new precinct will include a youth plaza area, basketball court, new skate park, playground, BBQ and toilet facilities.



NEW SOCCER & BMX FACILITIES

Work is well underway to construct the Sam Willoughby International BMX track and the Southern Soccer Facility in Glenthorne National Park. It is anticipated these will be completed by late 2021.

The Southern Soccer Facility includes three turf pitches, floodlighting, fencing, clubrooms, and car parking for over 200 vehicles. The Sam Willoughby International BMX track includes a UCI standard track, clubrooms, landscaping, entrance lane and car parking.

The combined projects total \$13.05m with the City of Marion contributing \$6.25m and the State Government \$6.05m. The City of Onkaparinga is also contributing \$0.75m towards the BMX track.



REDEVELOP TENNIS & NETBALL COURTS - OPEN SPACE AT TARNHAM ROAD RESERVE

Council will replace four ageing tennis courts with four new courts that can be used for tennis and netball.

A shelter, toilet, and play equipment will also be installed. Work will cost approximately \$2m and is expected to commence in October 2021.



LIVING KAURNA CULTURAL CENTRE COACH HOUSE RESTORATION

Significant restoration work will commence on the state heritage listed Coach House so that it can be used by the community as a venue and hall facility and further compliment the educational opportunities of the area's history. Two key pedestrian bridges within the Warriparinga area will also be replaced and integrate with the Sturt River Linear Park shared use path.

The \$1.5m project is jointly funded by the City of Marion and the State Government.



HUGH JOHNSON RESERVE

Work will commence on a new \$1.603m regional playground and reserve upgrade at Hugh Johnson Reserve, Sheidow Park. Custom equipment will be incorporated including new climbing structures, swings and adventure slides. Natural elements, boulders and log tunnels will encourage imaginative and creative play.

The State Government has committed \$801,184 towards to the project.



LIGHTING UPGRADES

Council secured \$774,000 in Federal Government funding to upgrade lighting at Marion and Glandore ovals along with the Marion RSL bowls and tennis club.

The lighting will feature energy-efficient globes to reduce costs and carbon emissions.

Council will audit its sporting and community facilities to identify opportunities for further improvements.

OUR PURPOSE, VISION AND VALUES

OUR PURPOSE To improve our residents' quality of life; continuously, smartly and efficiently
(Why we exist)

OUR COMMUNITY VISION A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected
(What we want to become)

OUR VALUES With the community and safety at the forefront of everything we do, we value:

Respect - Treating everyone as we want to be treated, where all contributions are valued

Integrity - Fostering trust and honesty in all of our interactions

Achievement - Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another

Innovation - Encouraging new ideas, and learning from our experience to do things better



The six themes of our Community Vision represent the shared values and aspirations guiding how our city develops, towards 2040. These outcomes are important for this community now and into the future:

LIVEABLE

By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.

VALUING NATURE

By 2040 our city will be deeply connected with nature to enhance people's lives, while minimising the impact on the climate, and protecting the natural environment.

ENGAGED

By 2040 our city will be a community where people are engaged, empowered to make decisions, and work together to build strong neighbourhoods.

INNOVATIVE

By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.

PROSPEROUS

By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development.

CONNECTED

By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially, and harnesses technology to enable them to access services and facilities.

STRATEGIC MANAGEMENT FRAMEWORK

This Annual Business Plan 2021-2022 is an integral part of Council’s Strategic Management Framework that will enable strategic and operational plans, management systems and processes to work together to effectively deliver the Community Vision.



STRATEGIC MANAGEMENT FRAMEWORK



SIGNIFICANT INFLUENCES

In the development of the Annual Business Plan we undertake a review of our internal environment and broader external environment that includes political, economic, environmental, social and technological influences. This identifies key issues that help provide the context for the development of this plan.

The following broad trends impacting our city include:



LOCAL GOVERNMENT REFORM

The Statutes Amendment (Local Government Review) Bill was introduced to Parliament in June 2020.

The reforms contained in the Bill include a new conduct management framework, an expansion of expert and independent advice to councils on a range of critical financial and governance matters; modern approach to public consultation; and a range of improvements to regulation to reduce councils' costs.



ENVIRONMENT

Council has set a target of becoming Carbon Neutral by 2030 for its own operations. Actions will include making its major events carbon neutral, switching to renewable energy and transitioning towards a zero emissions fleet.

Council will plant more trees in urban heat hot spots to cool the streets and improve the area for locals, visitors and investors.

Educational activities will seek to help residents and businesses build resilience and adapt to impacts of a changing climate. The Resilient South Regional Climate Partnership will continue.



HEALTH, WELLBEING & SOCIAL ISOLATION

Reported public health data for the City of Marion highlights key lifestyle challenges including increased sedentary lifestyles, and insufficient levels of physical activity and participation. Almost one third of our city residents live alone, indicating the potential for social isolation (ABS data).

Council's focus on facilities and services that promote healthy lifestyles, community participation and well-being will positively impact our community.



POPULATION CHANGES

The City of Marion population is forecast to grow by 10% over the next 10 years. Currently our population includes a higher number of residents aged over 60 compared to Greater Adelaide. To facilitate growth and changes in our community it is important to invest in our infrastructure to meet the needs of our community. A significant part of Council's annual spend is devoted to the repair, maintenance and upgrade of community assets.

Our endorsed Asset Management Plans ensure we continue to deliver agreed levels of service to our community.



ELECTIONS

State and Federal elections will occur in the 2021-2022 financial year. Council takes a proactive approach in lobbying and advocating support for projects that align with the vision for our community.

Council has a number of strategic objectives in the 4 Year Business Plan 2019-2023 that will be a focus for discussion with Government's as the election campaign commences.



PLANNING SYSTEM REFORMS

The State Government has introduced the biggest changes to development laws in the past 25 years.

The change impacts how applications are lodged and assessed, and how development policy is formed and amended.

Council provided extensive feedback to the State Planning Commission during public consultations. Council acknowledged many positive elements.

Twice Council fought- unsuccessfully- for the plan to take account of resident's concerns. Council sought to protect the north of the city from the worst impacts of urban infill, to allow appropriate development in the hilly and coastal areas, and improve design standards generally.



NORTH-SOUTH CORRIDOR

The Torrens to Darlington (T2D) section is the final piece of the North-South Corridor that will complete a 78km continuous traffic- light free connection between Gawler and Old Noarlunga, with links to the greater north freeways, Port Adelaide and airport precincts.

The T2D comprises of 10.5km of motorway from the River Torrens through to Darlington. A combination of tunnels, lowered and ground- level motorways, bridges and underpasses at key intersections will be built.

The State Government is leading key stakeholder engagement with community, business and technical design groups. Council will remain active in conversations with the State Government.



COVID-19 RECOVERY

Council remains responsive to the latest guidance by SA Health and any restrictions imposed in order to help manage public health risk posed by COVID-19.

Additionally, it will support the roll out of vaccinations as required. Council has plans in place to continue delivering services should COVID-19 restrictions change.



PROJECT DELIVERY IMPACTS

Economic stimulus grants offered by the Federal and State Government has resulted in significant demand in the construction sector. The sector is currently facing a shortage of trades to deliver on work, increased pricing and shortages of materials through the supply chain that is resulting in delayed time frames.

Council is not immune to these impacts and will be proactive in engaging with suppliers and contractors, however it is expected that there may be impacts to the projected costs of projects and delivery schedules.

FRAMEWORK OF THE ANNUAL BUSINESS PLAN

The Annual Business Plan 2021-2022 has been prepared on the basis of a framework that aims to inform the community and hold the City of Marion accountable to its stakeholders. The key items in this framework are as follows:

- **SUPPORT THE ACHIEVEMENT OF THE CITY OF MARION'S STRATEGIC DIRECTIONS**



This Annual Business Plan has been reviewed against the Community Vision – Towards 2040 to ensure that Council's activities over the next 12 months make the best possible progress towards achieving the community's vision for the future City of Marion.

- **ADDRESS ISSUES ARISING AND OPPORTUNITIES IDENTIFIED FROM INTERNAL AUDIT REVIEWS, AND BUSINESS EXCELLENCE ASSESSMENTS**



Every year the Council undertakes a number of internal audits. These reviews and assessments have identified a number of key opportunities or requirements for the Council to improve its operations. This document includes the necessary resources to continue Council's independent review process and implement recommendations accordingly.

- **MAINTAIN, ON AVERAGE, A BREAK-EVEN OR POSITIVE FUNDING (CASH) POSITION OVER THE LONG TERM FINANCIAL PLAN**



With a primary focus on cash flow and ensuring the Council's asset renewal and upgrades are fully funded, this target is currently being met. To ensure ongoing financial sustainability, the Council monitors and reviews all its financial indicators together.

- **CONTINUE TO IMPROVE THE MAINTENANCE OF ASSETS IN ACCORDANCE WITH COUNCIL'S ASSET MANAGEMENT PLANS, WITH A PRIORITY ON MAINTENANCE BEFORE RENEWAL, AND RENEWAL BEFORE NEW WHEN IT IS COST EFFECTIVE TO DO SO**



The Annual Business Plan has been prepared taking into consideration individual Asset Management Plan requirements and outcomes of recent infrastructure audits. The City of Marion has a target of 90-110% for the annual Asset Renewal Ratio.

• REVIEW EXISTING SERVICES AND ASSETS TO ENSURE THEY MEET PRIORITISED COMMUNITY NEEDS



The Council continues its rolling process of service reviews, aimed at maximising community value through continuously improving its operating efficiency and service performance to the community. This Annual Business Plan has been prepared based on continuing existing services, noting that a rolling program of review is being implemented.

Collaboration with other councils will continue to assist capacity building for shared strategic opportunities, innovation and cost efficiencies and enables the ability to align processes and reduce duplication.

• COUNCIL ONLY APPROVE NEW MAJOR PROJECTS WHERE IT HAS THE IDENTIFIED FUNDING CAPACITY TO DO SO



Council debt is forecast to increase from \$4.6m to \$14.7m between 30 June 2021 and 30 June 2022. With consideration given to key financial indicators, Council has retained the funding capacity to consider additional strategic Major Projects and is currently investigating partnerships to aid the development of several initiatives.

These additional forecast borrowings in 2021-2022 relate to Council's contribution towards the Mitchell Park Sports & Community Centre and are anticipated to reach its maximum of \$14.7m just prior to 30 June 2022 following the completion of this project. Any changes to the timing and scope of the capital projects may impact the funding required, and in turn the total requirement for borrowings currently factored into the 2021-2022 Annual Business Plan.

• MAINTAIN COUNCIL'S POSITION FOR AN AVERAGE RESIDENTIAL RATE WHICH REMAINS AMONG THE LOWER RATING METROPOLITAN COUNCILS



Comparative 2020-2021 data shows that Council's average residential rate continues to remain among the lower rating metropolitan councils, with its current position ranking being the 5th lowest of 18 metropolitan councils.



CONTINUING AND IMPROVING SERVICE DELIVERY

All councils have responsibilities under the *Local Government Act 1999* and other relevant legislation to deliver services for the community. Council is committed to maintaining all services including, but not limited to:

ONGOING SERVICES	
Land use and development planning	Arts and cultural promotion and support
Development and building assessments	Library services
Facilitation of urban developments	Sports and recreation promotion and support
Local Government searches	Community capacity building and development
Business support services	Inspection, regulation and control
Environmental planning and leadership	Emergency planning and response
Biodiversity management	Community care
Waste services	Immunisation services
Water management	Public health planning
Infrastructure management	Urban activation & renewal
Community facilities management	Customer Experience
Reserves, parks and gardens management	Increased levels of tree planting annually
Community Transport	

ENABLING SERVICES	
Strategic management	Communications and marketing
Organisational excellence and innovation	Human resources and workforce planning
Strategic asset management	ICT & knowledge management
Financial management	Operational support
Governance support	Strategic Procurement



PROJECT PRIORITIES

In 2021-2022 the Council plans to commence or continue working on the following strategic initiatives, as outlined in our 4 Year 2019-2023 Business Plan, or through Council resolutions:

CONTINUING INITIATIVES

CONTINUING INITIATIVES FROM PRIOR YEARS	KEY STRATEGIC THEME
Deliver the Southern Soccer Facility	Liveable
Redevelopment of four multi-purpose courts and open space at Tarnham Road Reserve	Liveable
Continue to expand the streetscape program to include arterial roads	Liveable
Deliver a UCI standard BMX facility in partnership with State Government and the City of Onkaparinga	Liveable
Continue to develop the City Property Strategic Asset Management Plan to meet community, sport and recreation needs	Liveable
Deliver the Mitchell Park Sport and Community facility	Liveable
Deliver Capella Reserve playground	Liveable
Review options for the Cove Sports and Community Club facilities	Liveable
Continue to identify options for recreational facilities at 262 Sturt Road	Liveable
Continue to progress the Marion Cultural Centre Plaza upgrade	Liveable
Implement the Coastal Climate Change Adaptation Plan	Valuing Nature
Implement the Energy Efficiency and Renewable Energy Plan	Valuing Nature
Continue the Coastal Walkway	Valuing Nature
Continue the roll out of the transformation of our business enterprise systems	Innovative
Implement the Social Media Strategy 2019-2023	Innovative
Continue to develop an on-line one-stop-shop for customers to enable easy access to information and transactions for council services, rates, registrations and events	Innovative
Continue to deliver the Disability Access and Inclusion Plan	Engaged
Continue to implement the 2019-2023 Reconciliation Action Plan	Engaged
Continue work to activate the Edwardstown Employment Precinct	Prosperous
Replace Marino Hall and surrounds	Connected

NEW PROJECTS COMMENCING IN 2021-2022

2021-2022 INITIATIVES	KEY STRATEGIC THEME
Restoration of the Living Kurna Cultural Centre Coach House and Bridges	Liveable
Lighting upgrades at Marion & Glandore Ovals, Marion RSL Bowling Club & Marion Tennis Club	Liveable
Marion Golf Park (subject to Grant Funding)	Liveable
Hugh Johnson Reserve regional playground and reserve upgrade	Liveable
Tree Management Initiatives	Valuing Nature
Marion Central Streetscapes Project- Diagonal and Sturt Roads	Connected
Developing and costing a plan for an animal pound for use by the City of Marion, preferably in collaboration with nearby Councils (noting that the RSPCA facility at Lonsdale may not be available to Council in the long term)	Excellence
Initiating and completing a Planning and Design Code Amendment for the Marion Road Corridor to substantially implement the changes proposed to Marion Road zoning which were included in Council's previous Housing Diversity Development Plan Amendment, noting that community consultation and Ministerial approval will be required	Prosperous
Initiating and completing a Planning and Design Code Amendment for the stables zoning area within Morphetville, noting community consultation and Ministerial approval will be required	Prosperous

ASSET MANAGEMENT

The City of Marion's Asset Management vision is:

'To maintain the City of Marion's assets to agreed levels of service which maximise community value throughout an asset's life.'

A significant portion of Council's annual spend is devoted to the operation, maintenance and renewal of public assets which deliver safe and sustainable services to the community. Council will continue to optimise our spending on these through better asset management to deliver current service levels in the most affordable and efficient way.

Council recognises that climate change is likely to affect asset life and functionality. We are exploring what we can do to build asset resilience in response to climate impacts.

WE OWN AND MANAGE OVER \$1 BILLION OF ASSETS



Buildings and Structures



Transport



Stormwater



Water Treatment and Resources



Open Space



Coastal Walkway



Fleet, Plant and Equipment



Artworks, Culture and Heritage

Our assets enable the provision of services to the community and businesses for current and future generations. Assets play a vital role in the local economy and on residents' quality of life.

MEASURING OUR SUCCESS

Monitoring performance is a critical element of strategic management. It is the mechanism for critically ensuring that the Council is contributing to the achievement of its objectives in both the Strategic Plan and the 4-Year Business Plan 2019-2023. Our Key Performance Indicator (KPI) dashboard for 2021-2022 (provided in the table below) takes account of these objectives.

KEY PERFORMANCE INDICATOR	CORE TARGET	STRETCH TARGET
Financial Sustainability	Council maintains, on average, a break-even or better funding (cash) position over the Long Term Financial Plan	Council maintains a break-even or positive cash funding position in delivering its Annual Budget
Delivery of agreed projects identified in the Annual Business Plan and the third year targets in the 4 year Plan	Greater than or equal to 95%	No stretch target
Total employee costs (including agency staff)	Less than or equal to 3% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements	Less than or equal to 2% increase in actual employee costs (including agency staff) against prior year's actual costs – adjusted for Council endorsed changes to meet resourcing requirements
Overall satisfaction with Council's performance	Greater than or equal to 75% rated as satisfied or above	Greater than or equal to 85% rated as satisfied or above
Asset Renewal Funding Ratio (A measure to assess that we are renewing or replacing non-financial assets in accordance with our future Asset Management renewal requirements)	Asset Renewal Funding Ratio between 90 and 110%	Asset Renewal Funding Ratio greater than or equal to 100%
Delivery of Council's capital works program	Greater than or equal to 85% delivery of Council's planned capital works program (adjusted for extraordinary items)	Greater than or equal to 90% delivery of Council's planned capital works program (adjusted for extraordinary items)
Staff engagement	Achievement of an overall employee pulse survey result of 75% based on 9 metrics (including Community, Values, Safety, Expectations, Valued, Empowerment, Development, Recognition, Happiness) with at least 50% employee participation per senior leadership team department	Achievement of an overall employee pulse survey result of 80% with at least 50% participation per senior leadership team department
Community engagement/communications	Project specific communications to the public should be timely and accurate	100%
Carbon Neutrality - carbon emissions footprint, measured against Council's endorsed Carbon Neutral Plan (applicable 2021/22 onwards)	Actual annual emissions less than the plan's annual target emissions	Actual annual emissions 5% less than the plan's annual target emissions
Asset utilisation of Sports and Community venues	70-80% utilisation across venues (through the booking system)	Greater than 80% across venues (through the booking system)

We will report on our progress against our 2021-2022 KPI's quarterly at Council meetings and in our 2021-2022 Annual Report.

FUNDING THE ANNUAL BUSINESS PLAN

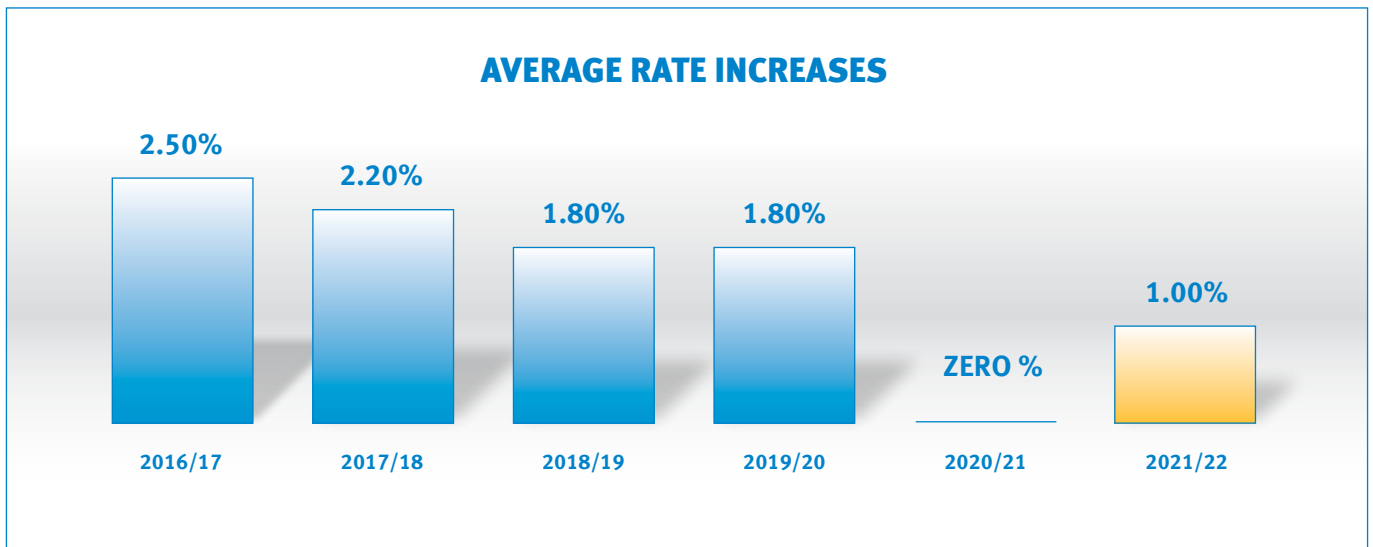
YOUR RATES IN 2021-2022

The Annual Business Plan is based on a one percent increase in the average rate for the coming year. In setting rates for 2021-2022, Council has forecast the revenue required to meet the costs of delivering the services and projects that will be provided to the community in 2021-2022.

Rates account for 83% percent of Council's operating revenue with other sources including fees, charges and grants. These revenues contribute to the necessary funding for planned capital renewal programs in 2021-2022.

While the average rate increase is one percent, it is to be noted that actual rates payable by a rate payer will vary according to individual property valuations, the attributed land use, and whether there has been any new development or capital improvement at the land.

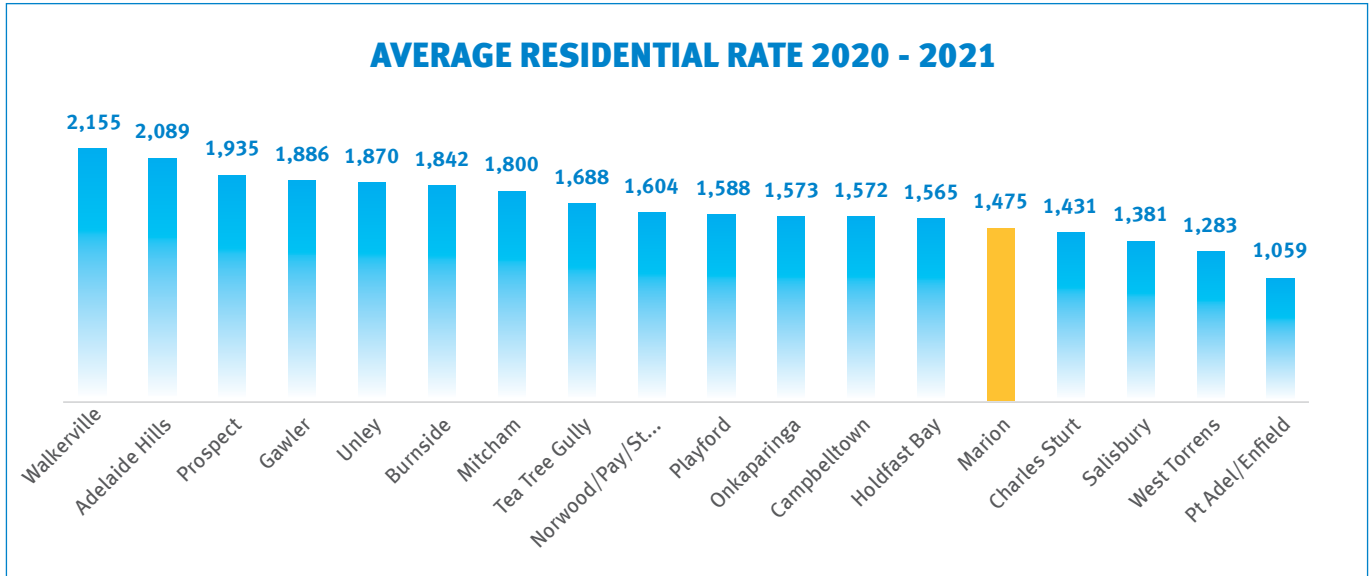
Your feedback is valued, and Council is aware of the impact rate increases have on the community. We are continually looking for opportunities that allow this cost to be minimised, support our community during uncertain times and maintain the fiscal responsibility required of Council. On the back of a zero rate increase in 2020-2021 in consideration of COVID-19, Council has set a one per cent increase in the average rate for 2021-2022 as the most equitable position to achieve these requirements.



With changing community needs and other external influences impacting on the community, there is a need for Council to consider how to plan more effectively, both for the longer term and for an immediate community benefit. The rate increase is set at a level that provides confidence that services will be maintained and that a sufficient capital expenditure program is planned to maintain Council's assets.

The outcomes of the community consultation, as well as a balance between achieving the strategic directions, maintaining services and assets, ensuring financial and environmental sustainability, supporting intergenerational equity and making provision for those in the community who are experiencing hardship, have been considered in setting the rate increase for the Annual Business Plan.

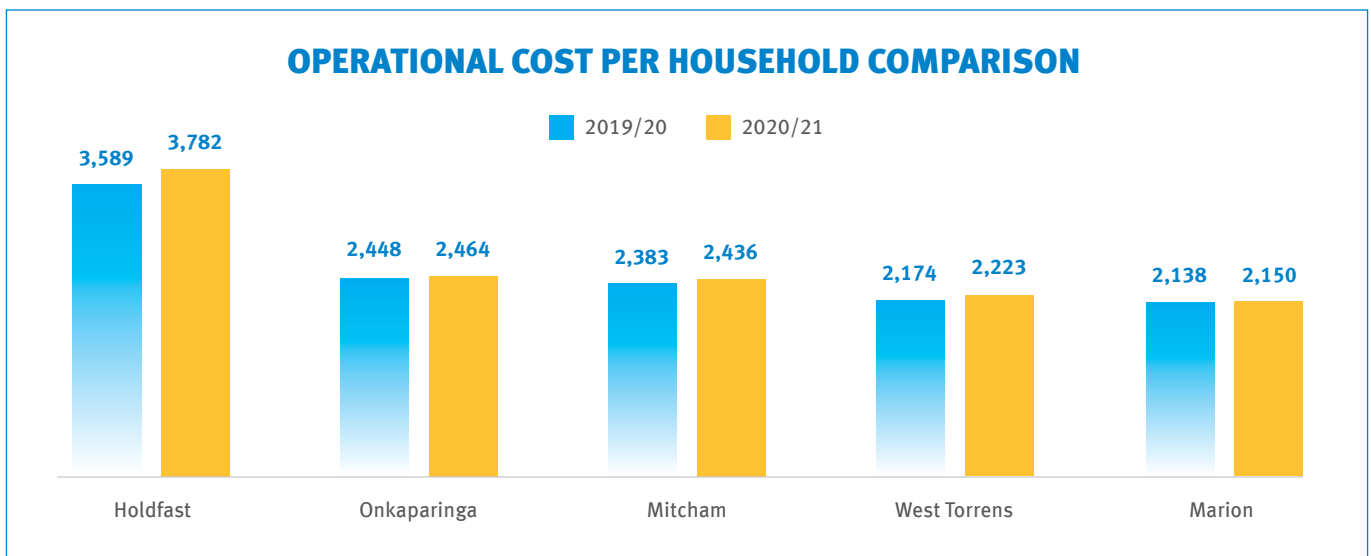
COMPARATIVE RATING DATA



With a one percent increase, the City of Marion’s average residential rate is in line with Council’s ABP framework and set to remain among the lower rating metropolitan councils. In 2020-21 Council had the 5th lowest average metropolitan residential rate.

OPERATIONAL COST PER HOUSEHOLD

Council’s primary benchmark is to compare its average residential rate against other metropolitan councils as shown in the ‘Average Residential Rate 2020-2021’ table above. The table below illustrates that Council’s operational costs per household compare favourably against those of our neighbouring councils. It should be noted that this does not take into account different councils’ service levels, infrastructure renewal requirements not reflected in operational costs, different sources of revenue including grants and user charges which may vary from council to council.



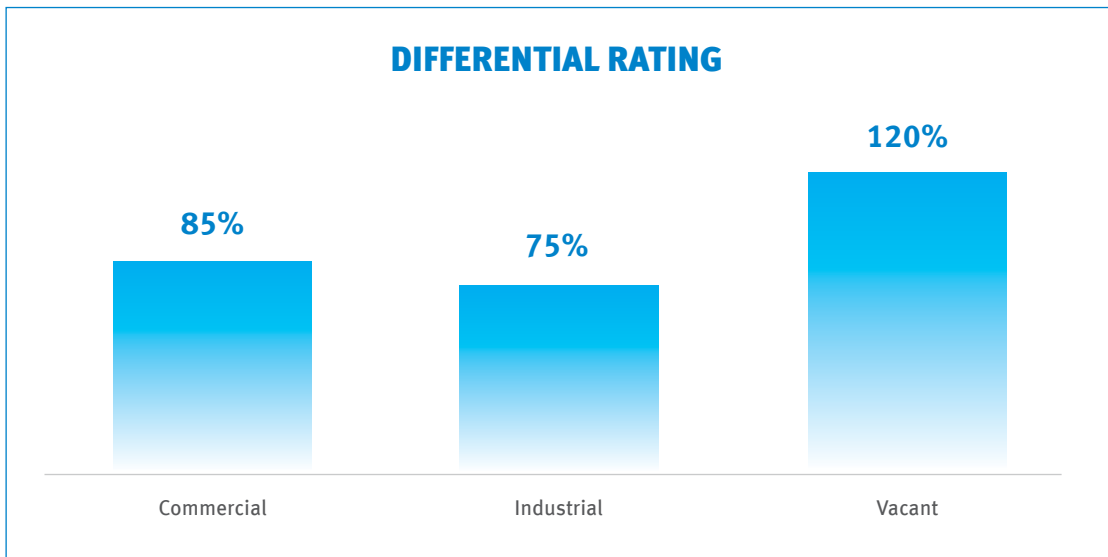
DIFFERENTIAL RATING

Council currently derives 17% (2020-21: 18%) of its rate revenue from the Commercial (16%) and Industrial (1%) sectors. Commercial and Industrial users consume a greater proportion of Council resources than residential properties, particularly in regard to the use of roads, footpaths, traffic, parking, storm water drainage, public health and environment.

Council uses a differential rating system to raise revenue based on its Land Use to ensure a fair and equitable distribution of rates within the City of Marion.

The differential rate is charged in addition to the normal rate. In applying this approach, Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

Differential rates to apply to land use are as follows:



BUDGETED INCOME STATEMENT

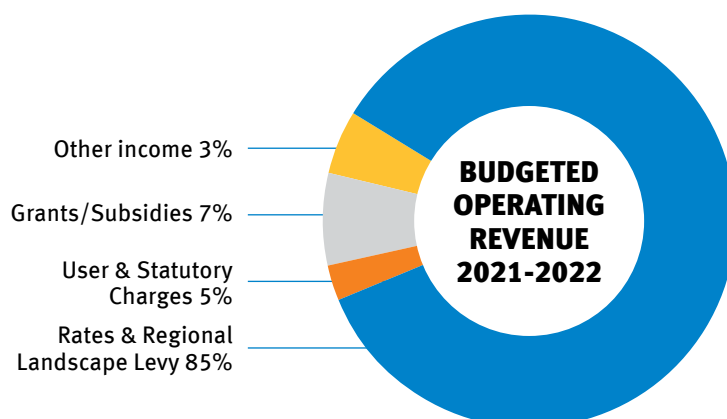
An operating surplus of \$4.203m before capital revenues is forecast for 2021-2022. The operating surplus is required to fund the renewal of existing infrastructure in accordance with Council's asset management plans and to fund construction of new assets to deliver services.

Budgeted Income Statement	3rd Review	Budget	Variance
	2020 – 2021 \$'000	2021 – 2022 \$'000	
Operating Revenue			
Rates - General	78,120	79,673	1,553
Rates - Regional Landscape Levy *	1,996	2,020	24
Statutory Charges	2,110	2,106	(4)
User Charges	2,685	2,827	142
Grants/Subsidies	8,097	6,726	(1,371)
Investment Income	499	347	(152)
Reimbursements	1,441	1,222	(219)
Other Revenue	1,064	538	(526)
Share of Profit/(Loss) Regional Subsidiaries	365	365	-
Total Operating Revenue	96,377	95,824	(553)
Operating Expenditure			
Employee Costs	37,973	39,912	1,939
Contractor Services	26,590	21,659	(4,931)
Materials	5,056	5,186	130
Finance Charges	322	254	(68)
Depreciation	15,840	16,000	160
Other Expenses	10,532	8,610	(1,922)
Total Operating Expenditure	96,313	91,621	(4,692)
Operating Surplus/(Deficit) before Capital Revenues	64	4,203	4,139
Capital Grants and Contributions	7,584	4,577	(3,007)
Net Surplus/(Deficit)	7,648	8,780	1,132

* Note: The Regional Landscape Levy is collected by Council on behalf of the Green Adelaide Board.

OPERATING REVENUE

The main source of income for Council is rate revenue; making up just over 83% (85% including Regional Landscape Levy) of total revenue in 2021-2022, with other sources being government regulated fees for statutory services, diminishing levels of untied federal grant monies, as well as other grants from the State and Federal government.



GENERAL RATES

Council's revenue in 2021-2022 includes \$79.673m to be raised in general rates. The budget has been developed on the basis of a one percent average rate increase (excluding new developments and capital improvements). In setting rates for 2021-2022, Council has forecast the revenue required to meet the costs of delivering the services and projects to be provided to the community in 2021-2022.

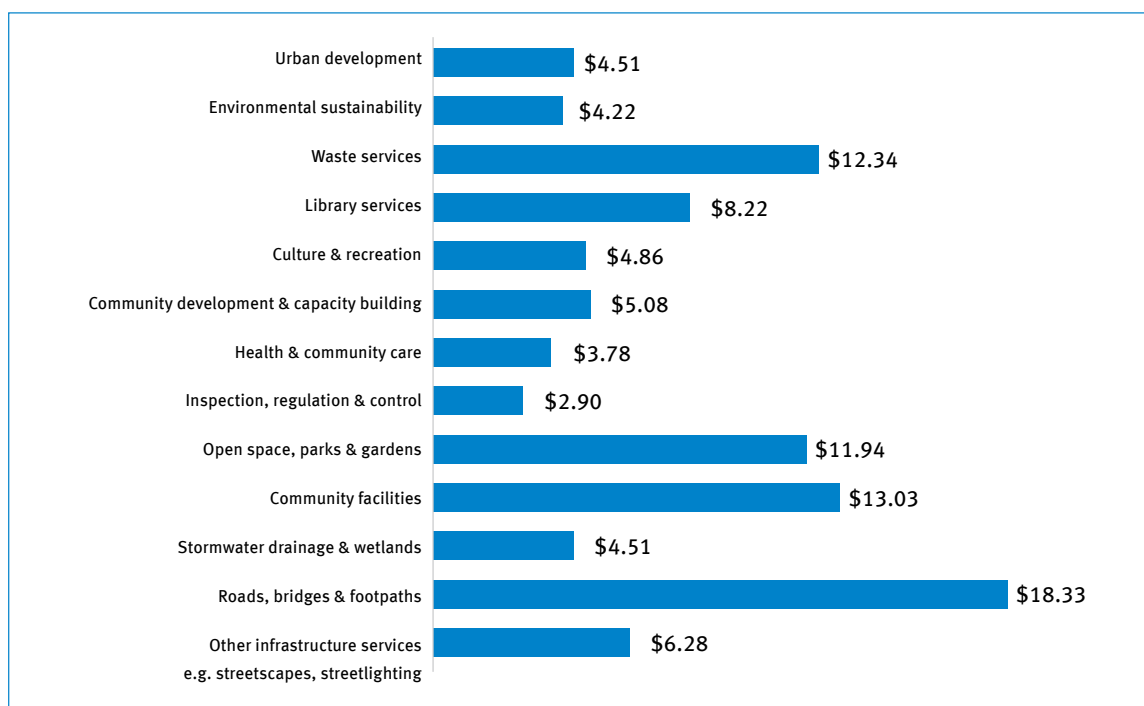
Growth for new developments and capital improvements is forecast at 1% for 2021-2022. This predominantly is the result of new housing in Marion and property improvements, as reported by the Valuer General. The revenue created by this growth will cover the increased costs of servicing a growing community, which includes the requirement to maintain and provide for the replacement of infrastructure such as stormwater drainage and transport networks.

OTHER SOURCES OF REVENUE

- User Charges set by Council – Relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include charges for the use of Council's community facilities, swimming pool admission and the like.
- Statutory Charges set by State Government – Relate mainly to fees and fines levied in accordance with legislation and include development application fees, health act registrations and parking fines.
- Grants and Subsidies – Grants include all monies received from State and Federal sources for the purpose of funding the delivery of Council's services to ratepayers and for the funding of the capital works program.

OPERATING EXPENDITURE

Council's operating expenses are forecast to decrease to \$91.621m in 2021-2022. The following graph shows a breakdown of operating expenditure across Council services for every \$100 spent:



EMPLOYEE COSTS

Employees are responsible for the provision of Council's key services, including the ongoing maintenance of open space areas, libraries, neighbourhood centres, the Marion Outdoor Pool, urban development, health and community care. Employees are either directly employed by Council, or indirectly through an employment agency (i.e. agency staff) where temporary workforce requirements have arisen through seasonal demand or short-term vacancies of existing positions.

Employee costs are forecast to increase by \$1.939m primarily because of increases stemming from existing Enterprise Agreements provisions, increases to the Superannuation Guarantee Contribution, additional staffing resources for Councils endorsed initiatives including Digital Transformation, Urban Renewal, Edwardstown Activation and Tree Management initiatives.

A reduction of \$0.5m has been incorporated into the budget to allow for positions that may be temporarily vacant during the year.

CONTRACTOR SERVICES

Contractor services relate mainly to the provision of Council services by external providers. Council uses contractors to assist in the provision of major services such as waste collection, and also where specialist services or advice is required, where it is not warranted for Council to have permanent in-house resources. A decrease of \$4.93m (18.5%) is forecast in the 2021-2022 budget which relates to project expenditure in 2020-2021 including 'Digital Transformation', 'Footpath Blitz' and multiple grant funded projects.

MATERIALS

Council's Materials budget includes utilities, products utilised in the delivery of community services and maintenance of Council's infrastructure, open space, and other assets, as well as fuel for the fleet of vehicles used to deliver services. An increase of \$0.130m (2.6%) in materials is forecast in the 2021-2022 budget.

OTHER EXPENSES

Other Expenses have decreased by \$1.922m (18.3%) stemming from the once off contributions towards the Birch Crescent and Alawoona Avenue streetscapes in 2020-2021.

CAPITAL REVENUE

CAPITAL GRANTS AND CONTRIBUTIONS

Council has incorporated \$4.58m in capital grants and contributions towards new capital works planned in 2021-2022. Funding includes the local roads and community infrastructure grant, grant funding for the Hugh Johnson Reserve and playground upgrade, Mitchell Park Sports and Community Club and funding being sought to assist with the Marion Golf Park upgrade.

BUDGETED CAPITAL EXPENDITURE

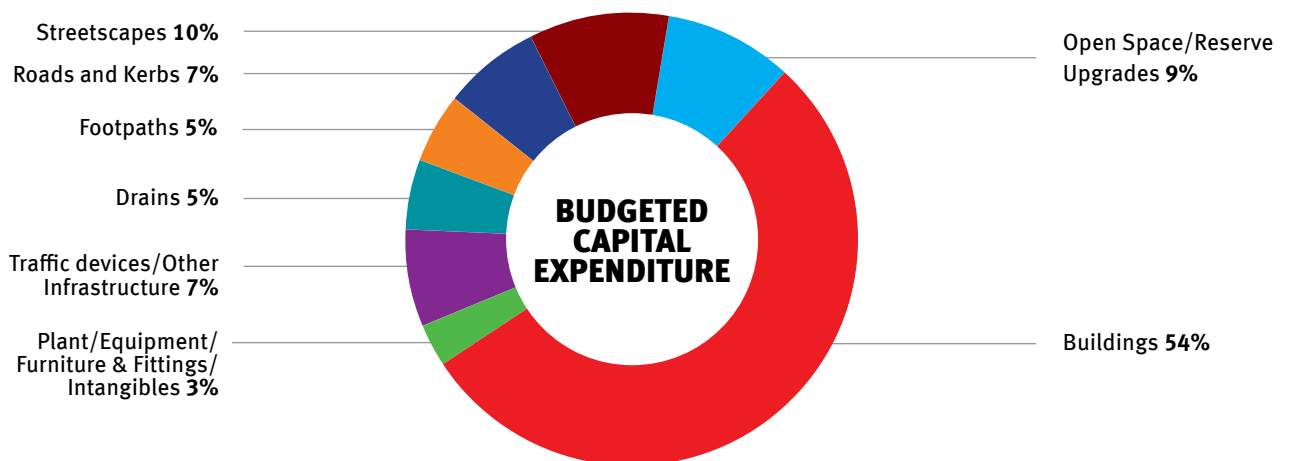
The 2021-22 Budgeted Statement of Capital Expenditure forecasts total capital expenditure of \$54.643m including \$19.783m renewal and \$34.86m new and upgrade.

The following table summarises Council’s planned Capital Works Program for 2021-2022:

Capital Expenditure	3rd Review	Budget
	2020 – 2021 \$'000	2021 – 2022 \$'000
Land	-	-
Buildings	11,884	29,300
Infrastructure:		
Roads, Kerbs	3,178	3,718
Streetscapes	3,502	5,724
Drains	1,192	2,680
Footpaths	1,771	2,590
Traffic Control Devices	502	425
Other Infrastructure	3,648	3,411
Plant and Equipment	1,511	1,621
Furniture and Fittings	138	108
Open Space/Reserve Upgrades	6,787	5,066
Intangibles	46	-
Total Capital expenditure	34,159	54,643
Represented By:		
Capital Expenditure		
Assets - Renewal	11,373	19,783
Assets - New	22,786	34,860
	34,159	54,643

Funding for key capital projects included in the 2021-2022 budget includes Mitchell Park Sport and Community Club (11.0m), Southern Region Soccer Facility (\$5.53m), Sam Willoughby UCI BMX Track (\$3.96m), Hugh Johnson Reserve (\$1.6M), Coastal Walking Trail (\$2.4m), Tarnham Road Sports Courts (\$2m), the State Heritage Coach House and Bridge (\$1.5m) and Capella Reserve (\$1.3m).

The reduction in Other Capital Expenditure relates to the Sam Willoughby UCI BMX Track nearing completion.



FINANCING THE BUDGET

Financing the budget refers to the use of borrowings or available cash balances to meet any shortfall between expenditure (both operating and capital) and revenue

Net Lending/(Borrowing)	3rd Review	Budget
	2020 – 2021 \$'000	2021 – 2022 \$'000
Operating Surplus/Deficit before Capital Amounts	64	4,203
less: Net Outlay on Existing Assets		
Capital expenditure on asset renewal/replacement	10,208	19,783
less Depreciation/Ammortisation	(15,840)	(16,000)
	(5,632)	3,783
less: Net Outlay on New/Upgrade Assets		
Capital expenditure on New & Upgrade Assets	23,952	34,860
less Capital Grants	(7,584)	(4,577)
	16,368	30,283
Adjustments		
(Gain)/loss on disposal of assets	420	-
Share of Equity - Regional Subsidiaries	(365)	(365)
	55	(365)
Net funding increase/(decrease)	(10,617)	(30,228)

The table above identifies the Council's net funding result. Council's budget for 2021-2022 is expected to result in a net decrease in funding of \$30.228m.

Financing transactions associated with accommodating the expected net lending result in 2021-2022 are as follows:

Financing Transactions	3rd Review	Budget
	2020 – 2021 \$'000	2021 – 2022 \$'000
New Borrowings	2,000	10,920
less: Repayment of Principal on Borrowings	(1,245)	(827)
less: Increase/(Decrease) in Cash & Investments		
Transfers from/(to) Reserves	10,579	19,453
Cash Drawdowns/(Investment)	(717)	682
Equals: Financing Transactions	10,617	30,228

Council's Long Term Financial Plan includes an allowance for borrowings of up to \$10.92m for the Mitchell Park Sporting and Community Centre. Council's borrowings are projected to peak at \$14.7 m in 2021-2022, with its Debt Servicing Ratio peaking at 2.5% in 2023-2024 against a maximum target of 5.0% and its Net Financial Liabilities ratio reaching 10.73% in 2021-2022 against a target of up to 50%.

FINANCIAL RATIOS

To assist Council in meeting its objective of financial sustainability a series of financial indicators endorsed by the Local Government Association are provided. Where a Council target has not been adopted, the recommended Local Government Association (LGA) target has been used. The following table details these financial indicators and whether or not the prescribed target has been achieved over the three years up to the end of 2021-2022.

Ratio	Council Target	2021-2022 Budget	3 Year Average
Operating Surplus	0% - 10%	4.39%	3.76%
Asset Sustainability/Renewal	90% - 110%	100%	74.64%
Asset Consumption	80% - 100%	80.77%	81.23%
Net Financial Liabilities	0% - 50%	10.73%	-14.19%
Debt Servicing	0% - 5%	1.13%	1.34%

All key financial ratios are forecast to be within their targeted ranges for the 2021-2022 year.

Operating Surplus - this ratio expresses the operating surplus as a percentage of total operating revenue.

The Asset Renewal Funding Ratio indicates whether Council is renewing or replacing assets at the rate of consumption. Council's long term target of 100% ensures that Council aims to invest adequately in maintaining its asset base.

The Asset Consumption Ratio measures the written down value of the non-current assets of the Council as a percentage of their replacement cost. This ratio remains relatively constant with the level of asset renewal expenditure forecast in 2021-2022.

The Net Financial Liabilities Ratio indicates the extent to which the net financial liabilities of the Council can be met by the Council's total operating revenue. With the consumption of cash on significant capital works and major projects in 2021 and 2022 along with loan funding forecast to increase during 2021-2022, the Net Financial Liabilities Ratio is projected to come within Council's target range in 2021-2022.

The Debt Servicing Ratio measures the total annual loan principal and interest repayments as a percentage of total income for the year. This ratio identifies Council's ability to service its debt obligations from operating revenues. The ratio is anticipated to increase slightly with the new loan repayments in 2021-2022 but remains in the lower end of the targeted bandwidth for this ratio.

APPENDIX 1. CAPITAL WORKS PROGRAM

STREETSCAPE PROGRAM 2021/22		
Road Name	Suburb	Ward
Diagonal Road	Oaklands Park	Warracowie
Sturt Road	Seacombe Gardens	Warracowie
Alawoona Avenue	Mitchell Park	Warriparinga
Messines Avenue	Edwardstown	Woodlands

** Please note capital works programs are subject to change*

OPEN SPACE & RECREATION WORKS PROGRAM 2021/22			
Location	Suburb	Ward	Description
Playground Implementation Program			
McConnell Avenue Reserve (East)	Marino	Coastal	Irrigation works and improvement to recreation facilities
Nimboya Road Reserve	Marino	Coastal	Drink fountain and scooter track
Westcliff Court Reserve	Marino	Coastal	Bench seat
Cowra Crescent Reserve	Parkholme	Mullawirra	Irrigation works
Hendrie Street Reserve	Parkholme	Mullawirra	Irrigation works
Hume Street Reserve	Seaview Downs	Southern Hills	Minor reserve upgrade
Eurelia Road Reserve	Sheidow Park	Southern Hills	Drink fountain
Hallett Close Reserve	Sheidow Park	Southern Hills	Irrigation works
Hugh Johnson Reserve	Sheidow Park	Southern Hills	Playground, reserve and irrigation works
Lander Road Reserve	Sheidow Park	Southern Hills	Minor reserve upgrade including pathway
Barton Drive Reserve	Trott Park	Southern Hills	Drink fountain
Wistow Crescent Reserve	Trott Park	Southern Hills	Playground, reserve and irrigation works
Oaklands Recreation Plaza	Oaklands Park	Warracowie	Minor works
Ramsay Avenue Reserve	Seacombe Gardens	Warracowie	Reserve and Irrigation works
Oakleigh Road Reserve	Marion	Warriparinga	Minor reserve upgrade including nature play elements
Mitchell Park Oval/Reserve	Mitchell Park	Warriparinga	Irrigation works
Peterson Avenue Reserve	Mitchell Park	Warriparinga	Playground, reserve and irrigation
Brolga Place Reserve	Sturt	Warriparinga	Minor reserve works including court upgrade and barbeque
Yapinga Street Reserve	South Plympton	Woodlands	Minor playground works

** Please note capital works programs are subject to change*

PROPERTY/BUILDING WORKS PROGRAM 2021/22

Location	Suburb	Ward	Description
Capella Oval	Hallett Cove	Coastal	Cricket Matting
Hallett Cove Beach Tennis Club	Hallett Cove	Coastal	Replace pergola
Perry Barr Farm Shearing Shed	Hallett Cove	Coastal	Replace roof & flooring
Koorana Gym	Morphettville	Mullawirra	External toilet and air conditioning to gym
Marion Leisure & Fitness	Morphettville	Mullawirra	Upgrade kitchen and storage, redesign entrance and toilet
Morphettville Park Football Club	Morphettville	Mullawirra	Netting & fencing along boundary
Morphettville Park Tennis Club	Morphettville	Mullawirra	Redevelop courts
Marion Outdoor Pool	Park Holme	Mullawirra	Switchboard upgrade, rubber softfall around fitness equipment
Park Holme Library	Park Holme	Mullawirra	Render external walls
Plympton Sports Club	Plympton Park	Mullawirra	Stormwater, car parking and fencing
Cove Netball Club	Hallett Cove	Southern Hills	Toilet refurbishment, external painting, bridge between courts
Cove Soccer	O'Halloran Hill	Southern Hills	Storage Shed
Trott Park Neighbourhood Centre	Trott Park	Southern Hills	Upgrade entrance and reception
Marion Community House	Warradale	Warracowie	Toilet and kitchen upgrade
Cooinda	Sturt	Warriparinga	Upgrade entrance and reception
Cosgrove Hall	Clovelly Park	Warriparinga	Resurface court
Council Administration Building	Sturt	Warriparinga	Accommodation refit
Marion Bowling Club	Marion	Warriparinga	Roof and wall repairs, toilet upgrade designs
Marion RSL	Marion	Warriparinga	Carpet & ceiling renewal
Glandore Oval	Glandore	Woodlands	Memorial gardens relocation and netting
Glandore Neighbourhood Centre	Glandore	Woodlands	Community gardens kitchen and disability toilet upgrade
Glandore Neighbourhood Centre Naldera Building	Glandore	Woodlands	Air conditioning
Various	Various	Various	CCTV renewal of cameras across Council building

* Please note capital works programs are subject to change

TRAFFIC DEVICES PROGRAM 2021/22

Location	Suburb	Ward	Description
River Parade	Hallett Cove	Coastal	Indented parking bay
29 The Esplanade	Hallett Cove	Coastal	Entrance and path
Mitchell Street	Glengowrie	Mullawirra	Paved parking bays
Park Terrace	Plympton Park	Mullawirra	Parking bay
Lander Road & Young Street	Sheidow Park	Southern Hills	Junction upgrade
Railway Terrace	Warradale	Warracowie	Audit treatments
Seacombe Road	Seacombe Heights	Warriparinga	Indented bus bay
Marion Road	Sturt	Warriparinga	Pedestrian walk
Collins Avenue	Ascot Park	Woodlands	Indented parking bay

* Please note capital works programs are subject to change

ROAD RESEAL PROGRAM 2021/22

Road Name	Suburb	Ward	From	To
Columbia Crescent	Hallett Cove	Coastal	Grand Central Avenue	Mayflower Crescent
The Cove Road	Hallett Cove	Coastal	Barossa Crescent Nth	South Ave
The Cove Road	Hallett Cove	Coastal	Kurnabinna Terrace	Pindee Street
The Cove Road	Marino	Coastal	Allen St	Jervois Terrace
High Street	Seacliff Park	Coastal	Arthur Street	Hill Street
Cliff Street	Glengowrie	Mullawirra	Gillespie Street	City Boundary Hb
Agars Avenue	Morphettville	Mullawirra	Bray Street	Austral Terrace
Quinn Street	Morphettville	Mullawirra	Regan Avenue	Cobham Avenue
Regan Avenue	Morphettville	Mullawirra	Dpti Split	Quinn Street
Rosedale Avenue	Morphettville	Mullawirra	Oaklands Road	Radstock Street
Bowaka Street	Park Holme	Mullawirra	Cungena Avenue	Condada Avenue
Hill Street	Plympton Park	Mullawirra	Bray Street	Aldridge Avenue
Ralli Street	Plympton Park	Mullawirra	Bray Street	Aldridge Avenue
Tarranna Avenue	Plympton Park	Mullawirra	Ross Street	Mulcra Avenue
Basten Avenue	Seaview Downs	Southern Hills	Penong Street	Davenport Terrace
Eyre Street	Seaview Downs	Southern Hills	Seacombe Road	Gawler Street
Wangary Terrace	Seaview Downs	Southern Hills	Seacombe Road	Cadell Street
Warunda Avenue	Seaview Downs	Southern Hills	Seacombe Road	Cadell Street
Hutt Close	Sheidow Park	Southern Hills	Lonsdale Road	End
Railway Court	Sheidow Park	Southern Hills	William Webb Drive	End
Scullin Crescent	Sheidow Park	Southern Hills	Barton Drive	Cul-De-Sac
William Webb Drive	Sheidow Park	Southern Hills	Railway Court	Steamranger Drive
Adams Road	Trott Park	Southern Hills	Whiteley Drive West	Dickerson Crescent
Adams Road	Trott Park	Southern Hills	Scarvel Avenue	Cassab Court
Chifley Crescent	Trott Park	Southern Hills	Barton Drive	End
Hele Court	Trott Park	Southern Hills	Heysen Drive	Strutt Court
Bassi Street	Marion	Warracowie	Pethick Terrace	Minchinbury Terrace
The Parade	Marion	Warracowie	Tait Avenue	Dead End
Albany Crescent	Oaklands Park	Warracowie	Johnstone Road	Crew Street
Boyle Street	Oaklands Park	Warracowie	Finniss Street	George Street
Johnstone Road	Oaklands Park	Warracowie	Masters Avenue	Perrin Street
Gerogeri Street	Seacombe Gardens	Warracowie	Seacombe Road	White Crescent
Russell Avenue	Seacombe Gardens	Warracowie	Ramsay Avenue	Wilga Street
Russell Court	Seacombe Gardens	Warracowie	Russell Avenue	End
Buckingham Avenue	Warradale	Warracowie	Oaklands Road	Cedar Avenue
Lindley Avenue	Warradale	Warracowie	Balmoral Avenue	Bowker Street
Pine Avenue	Warradale	Warracowie	Diagonal Road	Morphett Road
Celtic Avenue	Clovelly Park	Warriparinga	Walker Avenue	Winsor Avenue
Finniss Street	Marion	Warriparinga	Richman Street	Sturt Road
Moreland Avenue	Mitchell Park	Warriparinga	Quick Road	Waterman Terrace
Waterman Terrace	Mitchell Park	Warriparinga	Lodge Street	Geraldine Avenue
Woodland Road	Mitchell Park	Warriparinga	Bradley Grove Southern End	Handley Avenue
Braeside Avenue	Seacombe Heights	Warriparinga	Seacombe Road	Truscott Avenue
Glen Street	Seacombe Heights	Warriparinga	Braeside Avenue	Crystal Street
Miller Street	Sturt	Warriparinga	Seacombe Road	Vardon Street
Birch Crescent	Tonsley	Warriparinga	Sturt Road	Ash Avenue
Mimosa Terrace	Tonsley	Warriparinga	Dit South Road	Ash Avenue
De Laine Avenue	Edwardstown	Woodlands	Railway Terrace	Macklin Street
Messines Avenue	Edwardstown	Woodlands	South Road	Castle Street
Towers Terrace	Edwardstown	Woodlands	Wheaton Street	Castle Street
Woodlands Terrace	Edwardstown	Woodlands	Kenilworth Avenue	Adelaide Terrace
Walter Avenue	Mitchell Park	Woodlands	Daws Road	Thirza Avenue
Chitral Terrace	South Plympton	Woodlands	Cross Road	Castle Street
Pleasant Avenue	South Plympton	Woodlands	Winifred Avenue	Brinkworth Street

* Please note capital works programs are subject to change

KERB & WATER TABLE PROGRAM 2021/22

Road Name	Suburb	Ward	From	To
Antonia Circuit	Hallett Cove	Coastal	Aroona Road	End
California Avenue	Hallett Cove	Coastal	Falcon Street	Medway Street
Camille Street	Hallett Cove	Coastal	Gingko Street	Apollo Drive
Columbia Crecent	Hallett Cove	Coastal	Mayflower Crescent	End
Koomooloo Crescent	Hallett Cove	Coastal	Caprice Street North	Caprice Street South
Lorita Crescent	Hallett Cove	Coastal	Apollo Drive	Gingko Street
Marie Close	Hallett Cove	Coastal	Lorita Crescent	End
Medway Street	Hallett Cove	Coastal	Pavana Avenue	Serica Street
Third Street	Hallett Cove	Coastal	South Avenue	Central Avenue
Tornado Avenue	Hallett Cove	Coastal	Dutchman Drive	Cul-de-sac
Vim Street	Hallett Cove	Coastal	Columbia Crescent	Mayflower Crescent
Newland Avenue	Marino	Coastal	Bakewell Crescent	Frank Street
Elder Terrace	Glengowrie	Mullawirra	Maxwell Terrace	Fisk Avenue
Dennis Avenue	Morphettville	Mullawirra	Dennis Avenue	Cobham Avenue
Don Terrace	Morphettville	Mullawirra	Bray Street	Austral Terrace
Wallage Avenue	Morphettville	Mullawirra	Clifton Avenue	Dennis Terrace
Weroona Avenue	Park Holme	Mullawirra	Marion Road	Mulcra Avenue
Hawker Avenue	Plympton Park	Mullawirra	Blackler Avenue	Park Terrace
Swinburne Avenue	Plympton Park	Mullawirra	Milton Avenue	Shakespeare Avenue
Kiah Crescent	Sheidow Park	Southern Hills	Westall Way	Amaroo Road
Grieve Court	Trott Park	Southern Hills	Hele Court	Cul-de-sac
Strutt Court	Trott Park	Southern Hills	Hele Court	Cul-de-sac
Bessie Street	Dover Gardens	Warracowie	Laurence Street	Vinall Street
Hope Street	Dover Gardens	Warracowie	Scarborough Terrace	Branksome Terrace
Abbeville Terrace	Marion	Warracowie	Beauford Avenue	Tait Avenue
Abbeville Terrace	Marion	Warracowie	Bassi Street	Fiscom Street
Doreen Street	Oaklands Park	Warracowie	Milton Street	End
Jewell Street	Oaklands Park	Warracowie	Milton Street	Barry Road
Cedar Avenue	Warradale	Warracowie	Diagonal Road	Soho Street
Gardiner Avenue	Warradale	Warracowie	Lincoln Avenue	Struan Avenue
Railway Terrace	Warradale	Warracowie	Diagonal Road	First Avenue
Railway Terrace	Warradale	Warracowie	Third Avenue	Sixth Avenue
Bassi Street	Marion	Warriraringa	Pethick Terrace	Abbeville Terrace
Moreland Avenue	Mitchell Park	Warriraringa	Quick Road	Waterman Terrace
Waterman Terrace	Mitchell Park	Warriraringa	Lodge Street	Geraldine Avenue
Alpine Road	Seacombe Heights	Warriraringa	Cul-de-sac North	Denton Street
Dorian Avenue	Seacombe Heights	Warriraringa	Seacombe Crescent	End
Darlington Street	Sturt	Warriraringa	Diagonal Road	Moss Street
Duncan Street	Sturt	Warriraringa	Tay Road	Carlow Street
Myer Road	Sturt	Warriraringa	Tay Road	Cul-de-sac
Miller Street	Sturt	Warriraringa	Vardon Street	Diagonal Road
Albert Street	Ascot Park	Woodlands	Charles Street	West Street
Fifth Avenue	Ascot Park	Woodlands	Aroona Road	End
Coongie Avenue	Edwardstown	Woodlands	Conmurra Avenue	Konando Street
Furness Avenue	Edwardstown	Woodlands	South Road	Russell Terrace
Hyman Avenue	Edwardstown	Woodlands	Towers Terrace	Railway Terrace
Waverley Avenue	Edwardstown	Woodlands	Dunorlan Road	Woodland Avenue
Victoria Street	Glandore	Woodlands	Churchill Avenue	Malwa Street
John Street	South Plympton	Woodlands	Vincent Street	Fourth Avenue
William Street	South Plympton	Woodlands	Marion Road	Laurence Street

* Please note capital works programs are subject to change

RESIDENTIAL FOOTPATH PROGRAM 2021/22

Road Name	Suburb	Ward
Proactive footpath works	Various	Various
Fryer Street	Hallett Cove	Coastal
South Avenue	Hallett Cove	Coastal
Pavana Court	Hallett Cove	Coastal
Sheidow Place	Hallett Cove	Coastal
Stern Close	Hallett Cove	Coastal
Second Avenue	Hallett Cove	Coastal
Third Avenue	Hallett Cove	Coastal
Esplanade	Marino	Coastal
Newland Avenue	Marino	Coastal
Kappler Court	Glengowrie	Mullawirra
Oval Road	Hallett Cove	Southern Hills
Majors Road	O'Halloran Hill	Southern Hills
Keen Avenue	Seaview Downs	Southern Hills
Spode Court	Trott Park	Southern Hills
Calauria Crescent	Trott Park	Southern Hills
Walkley Avenue	Warradale	Warracowie
Quick Road	Mitchell Park	Warriparinga
Crystal Street	Seacombe Heights	Warriparinga
The Parkway	Sturt	Warriparinga

* Please note capital works programs are subject to change

STORMWATER DRAINAGE PROGRAM 2021/22

Road Name	Suburb	Ward
Santana Court	Hallett Cove	Coastal
Lucretia Way Dam	Hallett Cove	Coastal
Cadell Street	Seaview Downs	Southern Hills
Berrima Street	Sheidow Park	Southern Hills
Shetland Avenue	Marion	Warriparinga
Coolah Terrace	Marion	Warriparinga
English Avenue	Clovelly Park	Woodlands

* Please note capital works programs are subject to change

OTHER INFRASTRUCTURE PROGRAM 2021/22

Details	Suburb	Ward
Bus Shelters	Various	Various
DDA Kerb Ramp upgrades	Various	Various
Signage	Various	Various
Lighting	Various	Various

APPENDIX 2 - BUDGETED INCOME STATEMENT

Budget 2020/2021 \$'000	3rd Review 2020/2021 \$'000		Budget 2021/2022 \$'000
		Operating Revenue	
78,018	78,120	Rates - General	79,673
2,026	1,996	Rates - Regional Landscape Levy	2,020
2,161	2,110	Statutory Charges	2,106
2,278	2,685	User Charges	2,827
7,824	8,097	Grants/Subsidies	6,726
755	499	Investment Income	347
1,164	1,441	Reimbursements	1,222
1,235	1,064	Other Revenue	538
365	365	Share of Profit/(Loss) SRWRA	365
95,826	96,377	Total Operating Revenue	95,824
		Operating Expenditure	
37,973	37,973	Employee Costs	39,912
20,848	26,590	Contractor Services	21,659
4,808	5,056	Materials	5,186
322	322	Finance Charges	254
15,708	15,840	Depreciation	16,000
9,479	10,532	Other Expenses	8,610
89,137	96,313	Total Operating Expenditure	91,621
6,689	64	Operating Surplus/(Deficit) before Capital Revenues	4,203
8,163	7,584	Capital Grants and Contributions	4,577
14,852	7,648	Net Surplus/(Deficit) resulting from Operations	8,780

APPENDIX 3 - BUDGETED STATEMENT OF FINANCIAL POSITION

Budget 2020/2021 \$'000	3rd Review 2020/2021 \$'000		Budget 2021/2022 \$'000
		Current Assets	
26,152	43,949	Cash	17,415
6,626	6,000	Receivables	4,793
269	331	Inventory	296
33,047	50,280	Total Current Assets	22,504
		Current Liabilities	
9,913	17,231	Creditors	11,169
5,655	6,305	Provisions	6,194
994	1,234	Loans	2,058
16,562	24,770	Total Current Liabilities	19,421
16,485	25,510	Net Current Assets/(Liabilities)	3,083
		Non-Current Assets	
7,671	6,819	Investment in Regional Subsidiaries	7,184
1,198,491	1,172,617	Infrastructure, Property, Plant & Equipment	1,210,839
1,206,162	1,179,436	Total Non-Current Assets	1,218,023
		Non-Current Liabilities	
724	610	Provisions	721
5,396	5,373	Loans	12,642
6,120	5,983	Total Non-Current Liabilities	13,363
1,216,527	1,198,963	Net Assets	1,207,743
		Equity	
442,257	414,831	Accumulated Surplus	443,064
774,270	784,132	Reserves	764,679
1,216,527	1,198,963	Total Equity	1,207,743

APPENDIX 4 - BUDGETED STATEMENT OF CHANGES IN EQUITY

Budget 2020/2021 \$'000	3rd Review 2020/2021 \$'000		Budget 2021/2022 \$'000
		Accumulated Surplus	
413,089	396,604	Balance at beginning of period	414,831
14,852	7,648	Net Surplus/(Deficit)	8,780
14,632	21,980	Transfers from Reserves	19,738
(315)	(11,401)	Transfers to Reserves	(285)
442,258	414,831	Balance at end of period	443,064
		Asset Revaluation Reserve	
762,292	753,528	Balance at beginning of period	753,528
762,292	753,528	Balance at end of period	753,528
		Other Reserves	
26,295	41,183	Balance at beginning of period	30,604
(14,317)	(10,579)	Net change	(19,453)
11,978	30,604	Balance at end of period	11,151
774,270	784,132	Total Reserves	764,679
1,216,527	1,198,963	Total Equity	1,207,743

APPENDIX 5 - BUDGETED STATEMENT OF CASH FLOWS

Budget 2020/2021 \$'000	3rd Review 2020/2021 \$'000		Budget 2021/2022 \$'000
		Cash Flows from Operating Activities	
94,771	96,012	<i>Receipts</i>	91,193
(73,695)	(80,473)	<i>Payments</i>	(77,754)
21,076	15,539	Net Cash Provided by Operating Activities	13,439
		Cash Flows from Financing Activities	
		Receipts	
2,000	2,000	Loans Received	10,920
		Payments	
(1,245)	(1,245)	Principal	(827)
755	755	Net Cash (Used In) Financing Activities	10,093
		Cash Flows from Investing Activities	
		Receipts	
8,163	7,584	Capital Grants/Subsidies & Contributions/Investments	4,577
		Payments	
(45,112)	(34,160)	Purchase of IPP&E	(54,643)
(36,949)	(26,576)	Net Cash (Used In) Investing Activities	(50,066)
(15,118)	(10,282)	Net Increase/(Decrease) in Cash Held	(26,534)
41,270	54,231	Cash at Beginning of Reporting Period	43,949
26,152	43,949	Cash at End of Reporting Period	17,415

APPENDIX 6 - BUDGETED FUNDING STATEMENT

Budget 2020/2021 \$'000	3rd Review 2020/2021 \$'000		Budget 2021/2022 \$'000
		Operating Revenue	
80,044	80,116	Rates	81,693
2,161	2,110	Statutory Charges	2,106
2,278	2,685	User Charges	2,827
7,824	8,097	Operating Grants & Subsidies	6,726
755	499	Investment Income	347
1,164	1,441	Reimbursements	1,222
1,235	1,064	Other	538
365	365	Net gain - SRWRA	365
95,826	96,377		95,824
		Operating Expenses	
37,959	37,973	Employee Costs	39,912
20,862	26,590	Contractual Services	21,659
4,808	5,056	Materials	5,186
322	322	Finance Charges	254
15,708	15,840	Depreciation	16,000
9,478	10,532	Other	8,610
89,137	96,313		91,621
6,689	64	Operating Surplus/(Deficit) before Capital Revenues	4,203
		Capital Revenue	
8,163	7,584	Capital Grants & Subsidies	4,577
14,852	7,648	Net Surplus/(Deficit)	8,780
15,708	15,840	Depreciation	16,000
(365)	(365)	Share of Profit SRWRA	(365)
30,195	23,123	Funding available for Capital Investment	24,415
		Capital	
17,119	10,208	less Capital Expenditure - Renewal	19,783
27,993	23,952	less Capital Expenditure - New	34,860
-	(420)	add Proceeds from Sale of Surplus Land	-
(14,917)	(10,617)	Net funding increase/(decrease)	(30,228)
		Funded by Loans	
2,000	2,000	Loan Principal Receipts (Net)	10,920
1,245	1,245	less Loan Principal Repayments	827
755	755	Loan Funding (Net)	10,093
		Movement in level of cash, investments and accruals	
154	717	Cash Surplus/(Deficit) funding requirements	(682)
(14,317)	(10,579)	Reserves Net transfer to/(transfer from)	(19,453)
(14,163)	(9,862)	Cash/Investments/Accruals Funding	(20,135)
14,917	10,617	Funding Transactions	30,228

APPENDIX 7. RATING POLICY

RATING

(1) VALUATION METHODOLOGY AND ADOPTION

Council uses Capital Value as the basis for valuing land within the Council area. Capital Value is the value of the land and all of the improvements on the land. The Council also continues to adopt the capital valuations distributed by the Valuer-General.

(SEE ANNEXURE 1)

(2) DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt under section 147 (2) of the Act is rateable. The Act provides for a council to raise revenue through a general rate, which applies to all rateable land, or through differential general rates, which differentially apply to classes of rateable land. Council uses a differential rating system to raise revenue based upon Land Use to ensure a fair and equitable distribution of rates within the City of Marion. In applying this approach Council will take into consideration all prevailing economic conditions and changes and adjust its differential rates accordingly, to ensure an appropriate and fair equalisation of rates across all land use categories.

The differential general rate Land Use categories are as follows:

- Category 1 Residential
- Category 2 Commercial – Shop
- Category 3 Commercial – Office
- Category 4 Commercial – Other
- Category 5 Industrial – Light
- Category 6 Industrial – Other
- Category 7 Primary Production
- Category 8 Vacant
- Category 9 Other

These differential rates will be used to determine the rates in the dollar for all properties within the City of Marion area for the financial year. These rates will be specified in Council's rate declaration for each financial year.

(SEE ANNEXURE 1)

(3) MINIMUM RATE

A minimum amount payable by way of general rates is determined to apply to the whole of an allotment (including land under a separate lease or licence) and only one minimum amount is payable in respect of two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

The Minimum Rate to apply to properties within the City of Marion will be detailed in Council's rate declaration for each financial year.

(SEE ANNEXURE 1)

(4) SERVICE CHARGE

The Council has decided not to impose any service charges for this financial year.

(5) REGIONAL LANDSCAPE LEVY (FORMERLY NATURAL RESOURCES MANAGEMENT LEVY)

The Council, under the Landscape South Australia Act 2019, is required to collect this levy. It does so by imposing a separate rate for all rateable properties within the Council area.

For each financial year, the levy for each property will be determined by the total capital valuation within the City of Marion. The calculation is as follows;

- Total Capital Value divided by the Total Amount Required, (set for the financial year by the Green Adelaide Board) determines an appropriate rate in the dollar, this rate in the dollar will then be adopted to each property.

(SEE ANNEXURE 1)

(6) PAYMENT OF RATES

The Council has determined that payment of rates for the 2021-2022 financial year will be by four instalments, due on 1 September 2021, 1 December 2021, 1 March 2022 and 1 June 2022. However, the total amount of rates may be paid in full at any time.

Council has determined that rates may be paid by the following methods;

- Australia Post – Post Office, Telephone or Internet
- Bpay – Telephone or internet payments
- Centrepay – Deductions directly from Centrelink deductions
- Direct Debit – Direct from either a Cheque or Savings account
- Eservices – Direct through the Council's Internet system
- In person - At Council Offices
- By Mail - Locked Bag 1 Oaklands Park SA 5046

(7) LATE PAYMENT OF RATES

Council imposes an initial penalty (a fine) of 2% as prescribed under the Act on any instalment that is received late. A prescribed interest rate (which includes the amount of any previous unpaid fine and interest) will apply on the expiration of each month that a balance remains unpaid.

When the Council receives a payment in respect of overdue rates, the money received is applied in the order set out below, in accordance with Section 183 of the Act,

- 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 account first).

(SEE ANNEXURE 1)

(8) REBATES AND POSTPONEMENT OF RATES

(8.1) RATE REBATE POLICY

Refer to the Rate Rebate Policy attached.

(8.2) RATE CAPPING

Section 166 (1) (l) (ii) of the Act provides for the discretionary rebate of rates where, among other things, there has been a rapid change in valuations.

Council will provide relief against a substantial increase in rates payable on residential land due to large increases in capital value by applying a rebate (capping) of general rates to eligible ratepayers.

For the current financial year, the rate cap is set at 12% with a \$20 minimum and a \$200 maximum (excluding new or improved properties) for ratepayers who meet the Qualifying Criteria set out below:

Qualifying Criteria:

- The property is the owner's principal place of residence.
- The property has not had more than \$20,000 of improvements.
- The property value has not increased due to zoning changes.
- The land use for rating purposes has not changed since 1st July of the previous financial year.
- The property has not sold since the 1st January of the previous financial year.

Rate capping will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for rate capping may apply in writing to Council. Applications will be assessed against the eligible criteria. Only applications for the current financial year will be accepted and must be received in the current financial year.

(8.3) RESIDENTIAL CONSTRUCTION ON VACANT LAND

Under Section 166 (1) (a) of the Act, and for the purpose of securing the proper development of the area, a discretionary rebate of general rates for the 2021-2022 financial year will be granted in respect of an assessment classed as vacant land by the Council, where:

- The principal ratepayer of the assessment applies to the Council for the rebate prior to 30 June 2022, and
- The footings have been poured on the property by 30 June 2022

The amount of the rebate will be the difference between the general rate in the dollar applicable to Vacant land, and the general rate in the dollar applicable to Residential land. This is calculated by the number of days remaining between 1 July 2021 and 30 June 2022 from the date footings are poured for a residence on the land. Minimum Rate is still applicable.

(8.4) POSTPONEMENT OF RATES – HARDSHIP

Section 182 of The Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they may submit an application in writing to the Council's Team Leader Rating Services. The Council treats such inquiries confidentially.

COVID-19 PROVISION

Ratepayers experiencing financial difficulties and are unable to meet standard payment arrangements due to COVID-19 can contact Council to discuss alternative payment options.

(8.5) POSTPONEMENT OF RATES – SENIORS

An application may be made to Council by ratepayers who meet the criteria required for qualification for the postponement under Section 182A of The Act. (see Annexure 1 for criteria)

(9) SALE OF LAND FOR NON-PAYMENT OF RATES

The Act provides that a 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 of its intention to sell the land, provide the owners 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. Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates.

(10) CONCESSIONS COST OF LIVING CONCESSION

Pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card can receive up to \$200 per year. Eligibility includes pensioners and low-income earners who are tenants.

For further information contact the Concessions Hotline on 1800 307 758.

RATE REBATES

(1) POLICY STATEMENT

Council has decided to adopt a Rate Rebate Policy for all rateable land within the Council's area which is applied in accordance with Sections 159 to 166 of the Act. This Policy will assist the Council as a decision making function and is intended to provide guidance to the community as to the matters that the Council will take into account in deciding an application for a rebate.

The Policy also sets out the type of land use for which the Council must grant a mandatory rebate of rates and the percentage amount applicable, and those types of land use where the Council has the ability to grant a discretionary rebate of rates. Rebates will only be available when the applicant satisfies the requirements under both the Act and, where appropriate, the requirements of this Policy.

(2) MANDATORY REBATES

Mandatory rate rebates will be granted by Council at the prescribed rate in accordance with Sections 159 to 165 of The Act.

- S160 – Health Services 100% Rebate
- S161 – Community Services (Including Housing Associations) 75% Rebate
- S162 – Religious Purposes 100% Rebate
- S163 – Public Cemeteries 100% Rebate
- S164 – Royal Zoological Society of SA 100% Rebate
- S165 – Educational Purposes 75% Rebate

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 rate rebate, the Council will grant the rebate accordingly. Where the Council is not satisfied based on the information in its possession or otherwise does not hold relevant information, it will require the person or body to lodge an application in accordance with this Policy.

Where a person or body is entitled to mandatory rate rebate of 75% only, the Council may increase the rebate up to a further 25%. The Council may grant this further 25% rebate on application.

Where an application is made to the Council for a rebate of up to a further 25%, the application will be determined and written notice will be provided to the applicant of its determination of that application.

(3) DISCRETIONARY REBATES

A discretionary rate rebate may be granted by the Council, at its absolute discretion, up to and including 100% relief to any cases pursuant to Section 166 of the Act.

Any persons or bodies seeking 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.

(4) APPLICATION

The Council will inform the community of the provisions for rate rebate under the Act by the inclusion of an advert in the local newspaper each year.

Application forms may be obtained from the Council office located at 245 Sturt Road, Sturt.

The Council will advise an applicant for a rebate of its determination of that application in due course, after receiving the application and receiving all information requested by the Council. The advice will state –

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

(5) IN REGARDS TO PRESCRIBED DISCRETIONARY RATE REBATES THE COUNCIL WILL TAKE INTO ACCOUNT, IN ACCORDANCE WITH SECTION 166(1A) 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 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; and
- Such other matters as the Council considers relevant.

(6) 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 for 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;
- 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 or bodies wishing to apply to the Council for a discretionary rebate of rates must do so on or before 1 May in that financial year for which the rebate is sought.

- The Council may grant a rebate of rates 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.

(7) DELEGATION

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer on the condition that the discretionary rebate is not more than \$5,000.

The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates, to the Chief Executive Officer subject to the following condition:

- Where the discretionary rate is not more than \$5,000.

(8) REVIEW OF REBATE

A person or a body aggrieved by a determination of the Council in respect of an application for a rebate may, within 14 days of the date of the notice of determination, seek a review of that decision in accordance with the Council's Internal Review of Council Decisions Policy.

(9) 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 and to determine it in accordance with the Council's Community Grants Policy.

(10) AVAILABILITY OF POLICY DOCUMENTS

Policy documents are available for inspection at the Council offices and on the website at www.marion.sa.gov.au. Persons may obtain a copy of any Policy document upon payment of the fee set by the Council.

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 the Council. In the first instance contact the Council's Team Leader – Rating Services on 8375 6617 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, City of Marion, PO Box 21, Oaklands Park, SA 5046

ANNEXURE 1

1. VALUATION METHODOLOGY AND ADOPTION

Under the Act, the Council may adopt one of three valuation methodologies to value the properties in its area.

They are:

- Capital Value – the value of the land and all of the improvements on the land.
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- Annual Value – a valuation of the rental potential of the property.

The Council considers that the Capital Value 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 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, provides the best indicator of overall property value;
- The distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Any ratepayer dissatisfied with the valuation made by the Valuer General may object in writing to the Valuer General within 60 days of receiving a rate notice, explaining the basis for the objection. This is provided that ratepayer has not:

- (a) previously received a notice of this valuation under the Act, in which case the objection period is 60 days from the receipt of the first notice; or
- (b) previously raised an objection to that valuation.

The 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause to do so.

It is important to note that the lodgement of an objection does not change the payment of rates or the due date.



2. DIFFERENTIAL GENERAL RATES

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed under the Act – refer to Section 147), is rateable. The Act provides for a council to raise revenue for the broad purposes of the Council through the imposition of a single general rate or through differential general rates that apply to all rateable properties within the council area.

Following a review of rating options available under the Act during the 2002/2003 financial year, the Council consulted extensively with the community on this issue and concluded that a differential rating system would improve the equity in rate distribution across the community. The review included a comparison of rating methods and rates by land use within the Adelaide metropolitan area.

Differential general rates are based on Land Use as determined in the Local Government (General) Regulations 2013 under the Act. If a ratepayer believes that a particular property has been wrongly classified by the Council as to its land use, then they may object (to the Council) to that land use within 60 days of being notified. A ratepayer may discuss the matter with a Rates Officer, on 8375 6600 in the first instance. The Council will provide, on request, a copy of Section 156 of the Act which sets out the rights and obligations of ratepayers in respect of objections to a land use.

An objection to the land use:

- Must be in writing
- Must set out-
 - The grounds of the objection; and
 - The land use (being a land use being used by the Council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- Must be made within 60 days after the objector receives notice of the particular land use to which the objection relates.
- This 60 day objection period may be extended where it can be shown there is reasonable cause to do so.

The Council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the Council's decision to the Land and Valuation Court. It is important to note that the lodgement of an objection does not change payment of rates or the due date.

3. MINIMUM RATE

The reasons for imposing a minimum amount payable by way of general rates are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- The Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

No more than 35% of properties will be subject to the minimum amount.

4. REGIONAL LANDSCAPE LEVY (FORMERLY THE NATURAL RESOURCE MANAGEMENT LEVY)

It is important to note that Council is required to collect this levy under the Landscape South Australia Act 2019 and operates as a revenue collector for the Green Adelaide Board in this regard. It does not retain this revenue or determine how the revenue is spent.

For further information visit <https://landscape.sa.gov.au/>

5. LATE PAYMENT OF RATES

Under the Act, the Council applies penalties (fines and interest) to arrears of rates (i.e. rates which are not paid on or before the due date). The Council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. If rates remain unpaid more than 21 days after the issue of the final notice then the Council may refer the debt to a debt collection agency for collection. This may result in legal proceedings with costs on-charged to the ratepayer.

The Council has adopted a policy to assist ratepayers experiencing difficulty in making their rate payment by the due date. The Council will consider approving extended payment provisions or, in circumstances where hardship can be demonstrated, deferring the payment of rates.

The Council may be prepared to remit penalties (fines and interest) for late payment of rates where ratepayers can demonstrate hardship or sufficient other reason for late payment.

All applications for remissions must be in writing, addressed to: Rating Services Section, City of Marion, PO Box 21, Oaklands Park, SA 5046.

6. DISCRETIONARY REBATE

The Act requires the Council to rebate the rates payable on certain land ('mandatory rebates'). The Act, at section 166, also empowers the Council to grant discretionary rebates of rates of up to 100% of the rates and/or charges payable. The Council, in considering discretionary rebates, must balance the benefits of providing rebates, with the impact that such rebates have on its overall income (and hence upon the general ratepayer base). To promote the transparency of this process the Council has adopted a Rate Rebate Policy. A copy of this Policy is available at the Council offices or on Council's website at www.marion.sa.gov.au.

7. POSTPONEMENT OF RATES – SENIORS

The following criteria must be satisfied before the postponement is granted.

- The person is a prescribed ratepayer, or the spouse of a prescribed ratepayer;
- A prescribed ratepayer means the holder of a current State Seniors Card or a person eligible to hold such a card who has applied but is yet to be issued with a card.
- Rates are payable on the principal place of residence.
- The land is owned by the prescribed ratepayer, or the prescribed ratepayer and his or her spouse, and no other person has an interest, as owner, in the land.
- Any current mortgage over the property which was registered prior to 25 January 2007 will be no more than 50% of the Valuer-General's capital value of the property.

An application must be made in the prescribed manner and form and be accompanied by such information as the Council may require. Any rates which are postponed will become due and payable when:

- The title to the land is transferred to another person; or
- There is failure to comply with a condition of postponement. A minimum amount of \$500 of the annual rates must be paid.

An entitlement to a remission will be applied to the proportion of the rates that has not been postponed, unless notice to the contrary is received in writing from the owner.

Interest will accrue on the amount postponed at the prescribed rate per month, under the Act until the amount is paid.

Should the entitlement to a postponement cease to exist, the owner of the land must inform the Council in writing, unless the rates and any interest have been paid in full.