



## The Corporation of the City of Whyalla

### Annual Business Plan & Budget 2013/14 Summary

Why do we pay Council rates?

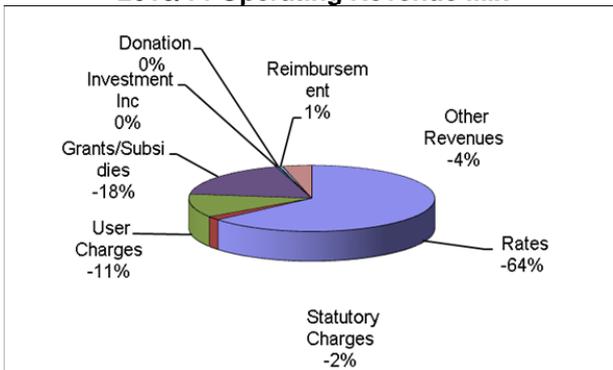
The City of Whyalla is responsible for maintaining approximately \$300 million worth of community assets which includes local roads, bridges and footpaths, stormwater drainage, land and buildings. In addition, we provide services for the benefit of our residents such as waste management, street lighting, marinas, libraries, an airport and child care centre.

There are also certain services that Councils are required to provide under various Acts of Parliament such as planning and development and dog management. The reality is that these services cost a lot of money and Council rates are the main source of funds to maintain these services and facilities.

At the City of Whyalla we produce a Strategic Plan and 10 Year Forward Financial Estimates that outline the long term priorities and objectives, including infrastructure needs for the community, and the costs to deliver them. This provides the framework for determining the level of rates, debt and service provision for the community.

In 2013/14 the City of Whyalla needs funds of \$40.9m, \$27.5m is operating revenue which includes \$13.7m in general rates and \$3m in Waste Service Charges. This means the average residential ratepayer will pay an increase of 6% or \$57 for general rates and an \$84 increase in Waste charge.

**2013/14 Operating Revenue Mix**



For \$3.57 per day, the average residential ratepayer will receive the benefits of the following services which are proposed to be set down as part of the 2013/14 budget: Library, Community Parks and Recreation Facilities, Animal Management, Waste Management, Child Care Centre, Visitor Information Centre and Maritime Museum, Airport, Marinas & Jetty as well as City Administration.

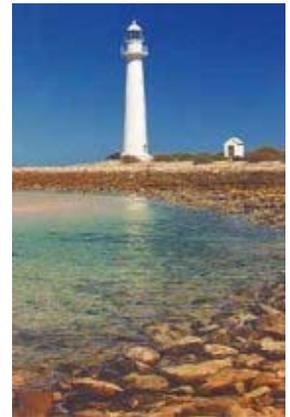
### CAPITAL PROGRAM INCLUDES:

Infrastructure Renewal  
 Concrete Footpath \$150,000  
 Carpark Upgrades \$300,000  
 Sealed Roads \$4,350,000  
 Road to Recovery \$200,000  
 Stormwater Projects \$750,000

Land and Improvements  
 Landfill Cell Lining \$1,300,000  
 Landscape Master Plan \$750,000

Building and Facilities  
 Leisure Centre Renewal Program \$250,000  
 Airport Renewal \$1,450,000  
 Energy Efficiency Programs \$955,000  
 Bennet Oval Fence \$100,000

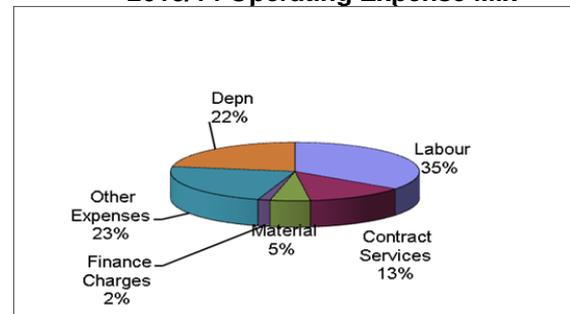
Other  
 Vehicle & Plant Replacement \$450,000  
 Information Technology & Furniture Improvements \$338,874



Council's 2013/14 operating expense budget totals \$27.5 and covers the following major service areas.

Service Program	Expenditure
Environmental Services	\$ 3,982,320
Planning & Development Services	\$ 1,465,285
Regulatory Services	\$ 568,478
Community Services	\$ 4,312,182
Community Recreation & Leisure	\$ 3,092,379
Assets & Engineering Services	\$ 8,366,846
Governance	\$ 947,755
Corporate Support Services	\$ 4,786,654
<b>TOTAL</b>	<b>\$ 27,521,899</b>

**2013/14 Operating Expense Mix**



Further detail of projects and services can be found in Council's Annual Business Plan and Budget 2013/14 which can be obtained from the Council office or libraries or at [www.whyalla.sa.gov.au](http://www.whyalla.sa.gov.au)

Where do my rates go?

For every \$100 paid in general rates, as a guide only, the breakdown in Council expenses net of grant funds and income generating activities is as follows.

Environmental Services	\$ 2.90
Planning & Development Services	\$ 6.20
Regulatory Services	\$ 1.39
Community Services	\$ 13.06
Community Recreation & Leisure	\$ 10.98
Assets & Engineering Services	\$ 23.21
Governance	\$ 4.14
Corporate Support Services	\$ -
Capital	\$ 38.12



How are my rates calculated?

The Strategic Plan, which outlines Council's five year objectives and priorities, provides the basis for the Annual Business Plan and Long Term Financial Plan. The Annual Budget is developed from the strategic documents. This shows the cost to deliver services and provides the framework for determining the level of rates, debt and service provision of Council.

Once this framework is adopted, the parameters for the budget and the level of rates required to balance the budget are determined. The amount of rates payable by a ratepayer is determined by multiplying their property value by the rate in the dollar plus adding the fixed charge.

In the City of Whyalla, we have a differential rating system and therefore a different rate in the dollar is calculated depending upon the location of the property and its use.

If you believe that your property has been wrongly classified as to its land use, then an objection may be made (to the Council) within 60 days of being notified of the land use classification. It is important to note that the lodgement of an objection does not change the due date for payment of rates.

Council has declared the following rates:

- A General Rate on all rateable land within its area based on two components:
  - value of the land subject to the rate; and
  - a fixed charge
- A Service Charge on all rateable land within its area to which it provides a service for the collection, treatment, disposal and management of waste.
- A Separate Rate on all rateable land situated in the area adopted by Council based on the value of the land subject to the rate. This rate applies to the City Plaza area only, for the purpose of:
  - development of the City Plaza and surrounding district;
  - promotional activities throughout the year;
  - beautifying the City Plaza area for the benefit of Whyalla; and
  - servicing loan repayments.
- A Separate Rate for the purpose of a Natural Resource Management levy on all rateable land situated in the area adopted by Council based on a fixed charge.

*Property valuations do not determine the rates income to Council.*

Valuations are only used to determine how much each ratepayer contributes to the total rates required.

This year, residential property site valuations in Whyalla have changed by less than 1% but Council's adopted rate in the dollar will see average residential rates rise by 6%.

What if I don't agree with the valuation of my property?

Your property's site value assessment comes from a State Government valuation adopted by the Council. If you have an objection, query or appeal in relation to this property valuation, please contact the Valuer-General within 60 days of receiving your annual instalment rates notice. Objections should be forwarded to:

State Valuation Office  
 GPO Box 1354  
 ADELAIDE SA 5001  
 Phone: 1300 653 345

If your objection is upheld, the Valuer-General will advise Council and your rates notice will be amended.

What rate relief measures are available?

In total, Council has budgeted to support rate relief options across the City. This money will reduce rates levied for eligible pensioners, those in the community whose rates increase by more than 25% and community organisations who provide subsidised support services to meet community expectations in areas such as aged care, sport and recreation and education.

Council provides a refuse service charge concession for eligible pensioners. The amount of the concession depends upon individual circumstances.

The State Government, in providing equity across South Australia, funds a range of concessions on Council rates. The concessions are administered by the Department for Communities and Social Inclusion which determines eligibility and pays the concession directly to Council on behalf of the ratepayer. Concessions are available only on a 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 who hold a State Seniors Card (or who are eligible to hold a State Seniors Card and have applied for one) are able to apply to Council to postpone payment of rates on their principal place of residence. Postponed rates remain as a charge on the land and are not required to be repaid until the property is sold or disposed of.

Council's Rate Rebate Policy and Application Form are available at the Council Office. The Local Government Act permits a Council, on the application of a ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship.

Approximate rate increases per week  
For a typical residential property, it will be \$1.11 general rates + \$1.61 increase for separate refuse charge.

Payment of rates

Payment of rates for the 2013/14 financial year will be in quarterly payments due by 6 September 2013, 6 December 2013, 7 March 2014 and 6 June 2014. A quarterly rates notice will be sent to ratepayers 30 days prior to each due date. A ratepayer may also pay their rates in a single instalment due by 6 September 2013.

The Local Government Act provides that Councils impose a penalty of a 2% fine on any payment for rates that are received late. A payment that continues to be late is then charged an interest rate, set each year according to a formula in the Act, for each month it continues to be late.

The Council allows a further two working days after the due date for payment as a grace period before applying the late payment penalties in the Local Government Act. Fines and interest levied will be shown on the next quarter's rate notice. Rates which continue to be overdue are referred to a collection agency for collection. The debt collection agency charges collection fees that are recoverable from the ratepayer.

Any ratepayer who may, or is likely to, experience difficulty with meeting the standard payment arrangements is invited to contact Denise Zerna on 8640 3444 to discuss making alternative payment arrangements. All such inquiries are treated confidentially by the Council.

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

Natural Resources Management Levy

The Natural Resources Management Levy is a State Tax which Councils are obliged, under the Natural Resources Management Act to impose and collect with the proceeds paid to one or more of the Natural Resources Management Boards which are State Government entities established on a regional basis under the Act. Any enquiries concerning this tax should be directed to the Eyre Peninsula Natural Resources Management Board. This levy is shown as a separate item on all rate notices. In relation to the 2013/14 year Council must collect a \$62.55 fixed charge on all rateable properties.

For more information contact Council:

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