NOTICE OF COUNCIL WORKSHOP
Notice is hereby given that the next Council Workshop will be held on Wednesday 3 May 2023
Council Chambers, 43-51 Tanunda Road, Nuriootpa

An Information or Briefing Session is held under Section 90A of the Local Government Act 1999

Martin McCarthy
CHIEF EXECUTIVE OFFICER
COUNCIL WORKSHOP

AGENDA

1. ITEMS FOR DISCUSSION/PRESENTATIONS

	Item	Estimated Time
1.1	Lease, Licence and Hire Permit Reform - Early Engagement Update	15 minutes
1.2	Dog By-Law - Legislative Review Committee Modifications	15 minutes
1.3	Budget Workshop - Review of Rating, Valuations and Operating Budget	60 minutes
1.4	State Swimming Championships - Cost Estimate Update - Verbal Presentation	15 minutes

2. CONFIDENTIAL ITEMS FOR DISCUSSION/PRESENTATIONS

Nil

3. OTHER BUSINESS/LATE ITEMS

Nil

4. NEXT WORKSHOP

Wednesday 7 June 2023 at 5.30pm

5. CLOSURE

Council Workshop

Dogs By-Law 2021 #5 – Legislative Review Committee Modification

Development and
Community Services

Dogs By-Law 2021 #5

- The Acts Interpretation Act 1915, The Local Government Act 1999 and the Dog and Cat Management Act 1995 provide local governments with the framework to make by-laws.
- At the July 2021 meeting of Council, a suite of draft by-laws were endorsed for a period of community consultation from 18 August to 8 September 2021. No amendments were made post consultation.
- The by-laws and associated documentation were presented to the Legislative Review Committee
- The Committee raised concern with the practicality of clause 5 in the Dogs By-Law 2021 #5.

Dogs By-Law 2021 #5

Clause 5

5 Dog Free Areas

A person must not cause, suffer or permit any dog under that person's control, charge or authority to be, or remain:

5.4 within five metres of a children's playground or skate park.

Children's playground defined in the by-law as

"any enclosed area in which there is equipment, apparatus or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area)".

The Committee seeks removal of the words 'within 5 metres of' and to substitute 'in' so that clause 5.4 would read 'in a children's playground or skate park'.

Dogs By-Law 2021 #5

Legislative Review Committee

- Impracticality where a walkway or road, which has been designed for use by pedestrians (including those with a dog), is within 5 metres of a children's playground.
- Provision appears in at least 25 other councils. Council intends to take appropriate and reasonable enforcement strategies.
- Notice of Motion for disallowance of the By-law, and LRC commence a broader process of inquiry beyond clause 5.4 to other provisions within By-law #5.
- CEO advised the LRC to work to address concerns and make modifications, and for the LRC not to pursue disallowance.
- Council report to authorise CEO to undertake a period of Public Consultation.

Dogs By-Law 2021 #5 Modification

Current

5 Dog Free Areas

A person must not cause, suffer or permit any dog under that person's control, charge or authority to be, or remain:

5.1 on any local government land to which this paragraph applies, in accordance with paragraph 9 of this by-law;

5.2 on any enclosed tennis, basketball or netball court;

5.3 on any synthetic sports playing surfaces;

5.4 within five metres of a children's playground or skate park.

Children's playground means any enclosed area in which there is equipment, apparatus or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area).

Proposed

5 Dog Free Areas

A person must not cause, suffer or permit any dog under that person's control, charge or authority to be, or remain:

5.1 on any local government land to which this paragraph applies, in accordance with paragraph 9 of this by-law;

5.2 on any enclosed tennis, basketball or netball court;

5.3 on any synthetic sports playing surfaces;

5.4 in a children's playground or skate park.

Children's playground means any enclosed area in which there is equipment, apparatus or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area).

Draft Valuations & Rating 2023/24

Workshop 3 May 2023

Service Charges - CWMS & Waste, Valuations

Revaluation Initiative (RI) – not proposed 23-24 & General Rate Capping (GRC)

General Rate Revenue – Principles

Adopted indexation and Councils consideration scenarios rating application for 23-24

Valuation and Rating Analysis

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Rating - Waste

Waste Service - Domestic Refuse, Recycling and Green Organic:

The final costs are to be provided by the waste contractor using the March CPI, fuel and their wages costs, so estimated operational costs have been used for service charges. Updates for service provision will be included in the draft and final budget. The following service charges show adopted LTFP charges and a revised charge based on current information to recover the service costs for the service numbers.
The 3 standard services revised* budget increase is $35 or 14% due to cost increases mainly for contractors - fuel, wages, operations and maintenance.

Year:	*Last year*	*Inc/(Dec)*	*23/24 LTFP*	*23/24 Revised**
Recycling	*$ 64*	*3%*	*$66*	*$72*
Refuse 140L	*$121*	*3%*	*$125*	*$137*
Green Organic	*$ 62*	*3%*	*$64*	*$73*
Total 3 services	*$247*	*Nil*	*$255*	*$282*
Refuse 240L	*$150*	*3%*	*$155*	*$170*

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Rating - CWMS

Community WasteWater Management Systems (CWMS)

Service Charge & Rate - proposal:

Service charge has been increased by 9% to meet the increase in cost of service, including electricity, maintenance. The number of services including vacant land has increased by 0.54% (LTFP 0.5% plus Growth of 0.75%).
The Springton Capital Contribution was completed in 2022/23 final amount was $44k.

The service charge for residential areas has been increased from $362 to $396 per year

The service charge for vacant land where a connection to the CWMS service is available has been held at $110 per year and Springton increased from $85 to $95

The Non-Residential Service Rate last year was $0.0011 and based on preliminary calculations with property valuations increasing the rate will decrease for 2023/24 current calculations are $0.001009

Valuation 23/24

Rate – Valuation, extract from TEST database update 15 April 2023

The annual revaluation for rateable properties has increased the valuation from last year adopted valuation by 13.44%

The Valuation update report 2023, includes a 0.34% increase in assessment numbers, (the budgeted growth was 0.75%), this is a shortfall in general rate revenue for all Scenarios. It is anticipated the growth % will increase slightly up to the rate declaration date.

Note: Residential properties have a valuation increase of 14.69% the highest movement

> *Note: to ensure comparable data is used slides have had the following properties removed -*
> *new assessments for 2023/24; and*
> *historic assessments from 2022/23*

The LGPI as at 31 March 2023 was ?% and Adelaide CPI at 7.6% so the fixed charge has been increased from $400 to $420

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Rating Valuations

Rateable Valuations Report - 15/4/23

Local Government Categories	Land Use Code	No. of assessments	22/23 Total Valuations	22/23 Average Valuation	No. of assessments	23/24 Total Valuations	22/23 Average Valuation	% Movement Total Valuations
Residential	1	9,651	3,930,088,994	407,221	9,648	4,507,359,898	467,181	**14.69%**
Commercial	2-4	655	411,905,348	628,863	674	478,992,250	710,671	**16.29%**
Industry - Light	5	45	19,249,221	427,760	45	22,083,448	490,743	**14.72%**
Industry - Other	6	93	262,611,827	2,823,783	90	275,623,425	3,062,483	**4.95%**
Primary Production	7	2,184	1,595,871,981	730,711	2,176	1,759,104,315	808,412	**10.23%**
Vacant Land	8	465	94,935,737	204,163	498	119,885,724	240,734	**26.28%**
Other	9	142	64,109,864	451,478	149	73,126,907	490,785	**14.06%**
		13,235	**6,378,772,972**	**481,962**	**13,280**	**7,236,175,967**	**544,893**	**13.44%**
Difference from last year to current year					**45**	***857,402,995***	***62,930***	**0.34%**

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Revaluation Initiative - General Rates Cap

Revaluation Initiative (RI) – General Rate Cap (GRC).

The RI GRC is not included in rate modelling 23-24, considering Council provided 2 years of rate relief to assessments impacted by the RI GRC and rating can now be universally applied

The actual loss of general rate revenue for the 2022-23 year was $120,000 which was recovered by increasing the rate in the dollar (RID) on the relevant Local Government Codes (LUC).

The RI GRC was Budgeted in 22-23 for Residential at $20k and Primary Production at $120k.

As the rate revenue was increased in 22-23 for Primary Production, this amount has been deducted from the increase required for that LGC for the 23-24 rate modelling

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General Rates Cap

General rates- General Rate Cap:

We have an existing rate Cap criteria:
General rate cap (GRC) for residential property owners is currently 15% and for pensioners at 7.5% for the previous years general rate charge <u>*on application*</u> *and meeting criteria –*

> *the property has been the principal place of residence of the principal ratepayer since at least 1 July previous year; and*
> *the property has not been subject to improvements with a value of more than $20,000*

The RI GRC as it is automatedly applied to the rate notice where relevant and will override the above Residential General Rate Cap

General Rate Revenue Principles and Equalisation

Councils rating policy requires application of rating based on:

- Principles of taxation - Benefits received, Capacity to pay, Administrative simplicity, Economic Efficiency, Policy consistency
- Valuation for rating purposes - Capital valuation for capacity to pay and property valuations as an indicator of circumstances and means, Council adopts valuations provided by the Valuer General
- Differential rating for the nine Local Government Codes/Category (LGC)
- Fixed Charge (FC) to all rateable properties
- Services charges

Council has typically applied the rate revenue to each of the LGC proportionately considering the policy positions as noted by adjusting the rate in dollar (RID) and fixed charge (FC)

There are annual movements in each of these LGC from growth for development, number of properties, general valuation movements, cancellations and new subdivisions, revisits and other factors

The RID per LGC has been adjusted to factor in the revenue increase required at the same time considering the growth % for each LGC and equalize the net revenue appropriately

General Rate Revenue 23/24

General Rate Revenue:

The General Rate Revenue (GRR) adopted LTFP for 23/24 was an increase of 3% plus 0.75% growth a total of 3.75% total GRR of $31,203,883

The General Rate Revenue (GRR) now proposed for 23/24 is an increase of 3.5% plus 0.75% growth a total of 4.25% total GRR calculates at $31,354,263, as used in the draft operating budget 23/24

Up until adoption additional assessments will be added from the valuer General (VG) revisits and subdivisions created, it is unknown if the growth currently at 0.34% will achieve 0.75%

Any additional GRR can be used to offset by RID decreases or improve the operating result or a combination of both

Scenario 2 is the recommended rating for 23/24 and has been used in the rate modelling and the templates, modelling uses both the RID and FC to distribute the total budget general rate revenue increase of 3.393% and growth currently at 0.34% a total of 3.733% achieving GRR of $31,202,331

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Rating - General

General Rates Scenarios	Fixed Charge (FC)	Total General Rate and Fixed Charge Revenue Increase	General Rate Revenue (GRR) Operating Result	Differential Rate Application The General Rate Revenue (GRR) adopted LTFP for 23/24 was an increase of 3% plus 0.75% growth a total of 3.75% Currently Growth is 0.34% the basis for the three scenarios
2022/23	$400	-	GRR $30m	Last year rates
Scenario 1	$400	10.6%	GRR $33.3m Surplus $2.5m	Last years rate in $ (RID), GRR total increase of 10.6% inc Growth of 0.34% No change to Fixed Charge (FC) GRR over LTFP by $2m
Scenario 2	$420	3.73%	GRR $31.20m Surplus $0.5m	RID decreased variably considering valuation and rating impact FC increased $20 per assessment A total GRR and FC increase of 3.733% inc. Growth of 0.34%, GRR less than LTFP $0.03m
Scenario 3	$420	3.83%	GRR $31.23m Surplus $0.5m	RID all decreased 8% on all LUC to meet target GRR, FC increased $20 per assessment A total GRR and FC increase of 3.83% inc. Growth of 0.34%, GRR matching LTFP

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Scenario 2 - Rate In dollar - General Rate Revenue

Local Government Categories	% change to rate in $	22/23 Rate in $/charge	22/23 Revenue	% of Total Rate Revenue (excl Fixed Chg)	23/24 Rate in $/charge	23/24 Revenue	% of Total Rate Revenue (excl Fixed Chg)	% Increase in revenue
Residential	-9.65%	0.003265	12,831,741	51.29%	0.002950	13,296,712	51.43%	3.6%
Commercial	-9.65%	0.005025	2,069,824	8.27%	0.004540	2,174,625	8.41%	5.1%
Industry - Light	-10.89%	0.005050	97,209	0.39%	0.004500	99,376	0.38%	2.2%
Industry - Other	-2.82%	0.014920	3,918,168	15.66%	0.014500	3,996,540	15.46%	2.0%
Primary Production	-7.88%	0.003235	5,162,646	20.64%	0.002980	5,242,131	20.28%	1.5%
Vacant Land	-8.43%	0.006170	585,753	2.34%	0.005650	677,354	2.62%	15.6%
Other	-8.78%	0.005481	351,386	1.40%	0.005000	365,635	1.41%	4.1%
Fixed Charge		400	5,062,800		420	5,349,960		5.7%
TOTAL			**30,079,527**	**100.0%**		**31,202,331**	**100.0%**	**3.733%**

Scenario 3 - Rate In dollar - General Rate Revenue

	% change to rate in $	22/23 Rate in $/charge	22/23 Revenue	% of Total Rate Revenue (excl Fixed Chg)	23/24 Rate in $/charge	23/24 Revenue	% of Total Rate Revenue (excl Fixed Chg)	% Increase in revenue
Residential	-8.12%	0.003265	12,831,741	51.29%	0.003000	13,522,080	52.24%	5.4%
Commercial	-8.10%	0.005025	2,069,824	8.27%	0.004618	2,211,986	8.55%	6.9%
Industry - Light	-8.12%	0.005050	97,209	0.39%	0.004640	102,467	0.40%	5.4%
Industry - Other	-8.26%	0.014920	3,918,168	15.66%	0.013688	3,772,733	14.58%	-3.7%
Primary Productior	-8.19%	0.003235	5,162,646	20.64%	0.002970	5,224,540	20.19%	1.2%
Vacant Land	-7.99%	0.006170	585,753	2.34%	0.005677	680,591	2.63%	16.2%
Other	-8.14%	0.005481	351,386	1.40%	0.005035	368,194	1.42%	4.8%
Fixed Charge		400	5,062,800		420	5,349,960		5.7%
TOTAL			**30,079,527**	**100.0%**		**31,232,552**	**100.0%**	**3.83%**

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Expected Rate Revenue

Statement on Expected Rate Revenue

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

Expected Rates Revenue

	2022/23 (as adopted)	2023/24 (estimated)		Change	Comments
General Rates Revenue					
General Rates (existing properties)		$31,100,164	*(a)*		Rates calculation is based on valuations as at 15 April 2023, Scenario 2, includes the fixed charge
General Rates (new properties)		$102,167	*(b)*	0.34%	
General Rates (GROSS)	**$30,079,527**	**$31,202,331**	*(c)*	3.73%	
Less: Mandatory Rebates	($531,303)	($551,000)	*(d)*		
General Rates (NET)	**$29,548,224**	**$30,651,331**	*(e)*	**3.73%**	
	(e)=(c)+(d)				
Other Rates **(inc. service charges)**					
Regional Landscape Levy	$560,146	$821,926	*(f)*		The Regional Landscape Levy is a State tax, it is **not retained** by council.
Waste collection	$2,728,898	$3,139,860	*(g)*		Green organic bin expense $; new services
CWMS	$3,141,596	$3,368,965	*(h)*		Service cost increase - depreciation and resources added; new services
	$35,978,864	$37,982,082			
Less: Discretionary Rebates	($266,033)	($153,000)	*(i)*		In 22/23 a Revaluation Initiative General Rates Cap (RI GRC) w as $120k, in 23/24 it has not been provided
Expected Total Rates Revenue	**$35,418,718**	**$37,160,156**	*(m)*	**4.9%**	Excluding the Regional Landscape Levy and discretionary rebate
	(m)=(e)+(g)+(h)				

Estimated growth in number of rateable properties

Number of rateable properties	**13,235**	**13,280**	*(n)*	**0.34%**	Council rates are issued for Assessments not individual Properties
	Actual	*Estimate*			

'Grow th' is defined in the regulations as w here new properties have been created w hich has added rateable properties to council's ratepayer base. Grow th can also increase the need and expenditure related to infrastructure, services and programs w hich support these properties and residents.

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Rates – Average increases

Estimated average General Rates per rateable property					Individual assessments w ill vary from this average
Average per rateable property	$2,273	$2,350	*(o)*	3.38%	Includes the Fixed Charge
	(o)=(c)/(n)				
Estimated average Total Rates per rateable property					
Average per rateable property	$2,676	$2,798	*(o2)*	4.56%	Includes the: Fixed Charge, Regional Landscape Levy, Service Charges and Rebates
	(o2)=(m)/(n)				

Councils use property valuations to calculate each rateable property's contribution to the required rate revenue total. Councils do not automatically receive more money because property values increase but this may alter how rates are apportioned (or divided) across each ratepayer (ie. some people may pay more or less rates, this is dependent on the change in value of their property relative to the overall valuation changes across the council area).

The average General Rates paid by all rateable properties w ill equal the amount adopted in the budget. Total Rates includes: Landscape Levy, Service charge and Rebates.

Notes

(d) Councils are **required** under the Local Government Act to provide a rebate to qualifying properties under a number of categories:

Health Services - 100 per cent	Religious purposes - 100 per cent	Royal Zoological Society of SA - 100 per cent
Community Services - 75 per cent	Public Cemeteries - 100 per cent	Educational purposes - 75 per cent

The rates w hich are foregone via Mandatory Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties w ho receive the rebate).

(e) Presented as required by the *Local Government (Financial Management) Regulations 2011* reg 6(1)(ea)

Please Note: The percentage figure in *(e)* relates to the change in the total amount of General Rates revenue to be collected from all rateable properties, not from individual rateable properties (ie. individual rates w ill not necessarily change by this figure).

(f) Councils are required under the *Landscape South Australia Act 2019* to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards w ho have responsibility for the management of the State's natural resources.

(i) Community Wastew ater Management Systems

(l) A council **may** grant a rebate of rates or service charges in a number of circumstances. The rates w hich are foregone via Discretionary Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties w ho

(m) Expected Total Rates Revenue excludes other charges such as penalties for late payment and legal and other costs recovered.

(n) 'Grow th' as defined in the *Local Government (Financial Management) Regulations 2011* reg 6(2)

Land Use – General Rates Average

Statement on Expected General Rate Revenue

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

Expected General Rates Revenue

	Total expected revenue			No. of rateable properties		Average per rateable property				Cents in the $
	2022/23	**2023/24**	**Change**	2022/23	**2023/24**	2022/23	**2023/24**		**Change**	**2023/24**
Land Use (General Rates - GROSS)										
Residential	$12,831,741	**$13,296,712**	**3.6%**	9651	**9648**	$1,330	$1,378	*(p)*	**$49**	**0.002950**
Commercial	$2,069,824	**$2,174,625**	**5.1%**	655	**674**	$3,160	$3,226	*(p)*	**$66**	**0.004540**
Industry - Light	$97,209	**$99,376**	**2.2%**	45	**45**	$2,160	$2,208	*(p)*	**$48**	**0.004500**
Industry - Other	$3,918,168	**$3,996,540**	**2.0%**	93	**90**	$42,131	$44,406	*(p)*	**$2,275**	**0.014500**
Primary Production	$5,162,646	**$5,242,131**	**1.5%**	2184	**2176**	$2,364	$2,409	*(p)*	**$45**	**0.002980**
Vacant Land	$585,753	**$677,354**	**15.6%**	465	**498**	$1,260	$1,360	*(p)*	**$100**	**0.005650**
Other	$351,386	**$365,635**	**4.1%**	142	**149**	$2,475	$2,454	*(p)*	**-$21**	**0.005000**
Total Land Use	**$25,016,727**	**$25,852,371**	**3.3%**	**13,235**	**13,280**	**$1,890**	**$1,947**	*(p)*	**$57**	
GRAND TOTAL (GROSS)	**$25,016,727**	**$25,852,371**	**3.34%**	**13,235**	**13,280**	**$1,890**	**$1,947**	*(p)*	**$57**	

The above information is general rates only for each Land Use. Note: a rate notice also includes the fixed charge, Landscape Levy and w here relevant service charges. Service charges include Waste Services for Refuse, Recycling and Green Organice and Commuunity Wasterw ater Management Systems (CWMS).

Fixed Charge

	Total expected revenue			Charge			
	2022/23	**2023/24**	**Change**	2022/23	**2023/24**		**Change**
Fixed Charge	$5,062,800	**$5,349,960**	**5.7%**	$400	**$420**	*(q)*	**$20**

This revenue amount is **included** in the General Rates GROSS figure at *(c)*.

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General Rate Revenue – Valuation method

Adopted valuation method

Capital Value/Site Value/Annual Value

Council has the option of adopting one of three valuation methodologies to assess the properties in its area for rating purposes:
Capital Value – the value of the land and all improvements on the land;
Site Value – the value of the land and any improvements w hich predominantly affect the amenity of use of the land, such as drainage w orks, but excluding the value of buildings and other improvements (Note: Site Value w ill cease to be an option from 1 Sept 2023); or
Annual Value – a valuation of the rental potential of the property.

Council uses the capital value determined by the State Valuation Office as the basis for valuing land and calculating rates.
Council considers that this method provides the fairest method of distributing the rate burden across all ratepayers on the follow ing basis:
• The equity principle of taxation requires that ratepayers of similar w ealth pay similar taxes and ratepayers of greater w ealth pay more taxes than ratepayers of lesser w ealth;
• Property value is a relatively good indicator of market value of a property, providing the fairest method of calculating rates.

Notes

(p) Average per rateable property calculated as General Rates for category, excludes any fixed charge and services charges w here applicable, *divided* by number of rateable properties w ithin that category in the relevant financial year.

(q) A fixed charge can be levied against the w hole of an allotment (including land under a separate lease or licence) and only one fixed charge can be levied against tw o or more pieces of adjoining land (w hether intercepted by a road or not) if they are ow ned by the same ow ner and occupied by the same occupier. Also if tw o or more pieces of rateable land w ithin the area of the council constitute a single farm enterprise, only one fixed charge may be imposed against the w hole of the land.

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Valuation and General Rates Analysis – not inc Fixed Charge

		Valuations					Total General Rate Revenue - 2023/24 - Scenario 2							
Local Govt. Category	Year	Total Valauations	Valuation change from last year %	Valuation of Total %	Valuation Movement %	Total Valuation Movement %	General Rates	% of General Rate Revenue	Revaluation Initiative - General Rates Cap	Net General Rates	Rating change from last year %	General Rate Revenue of Total %	General Rate Revenue movement base yr till now %	Share Ratio % - Rate Revenue % to Valuation %
Residential	2017/18	2,985,542,810		61.3%			10,383,718	42.0%		10,383,718		41.96%		68.44%
	2018/19	3,113,175,527	4.28%	61.4%	0.08%		10,840,077	42.3%		10,840,077	4.39%	42.30%		68.91%
	2019/20	3,180,341,783	2.16%	60.5%	-0.92%		11,174,767	42.1%		11,174,767	3.09%	42.14%		69.70%
	2020/21	3,326,006,326	4.58%	60.5%	0.01%		11,604,436	42.7%		11,604,436	3.84%	42.68%		70.57%
	2021/22	3,441,703,954	3.48%	60.0%	-0.45%		12,149,215	42.4%	- 92,050	12,057,165	3.90%	42.73%		71.17%
	2022/23	3,930,088,994	14.19%	61.6%	1.58%		12,831,741	42.7%	- 20,160	12,811,581	6.26%	42.76%		69.41%
	2023/24	4,507,359,898	14.69%	62.3%	0.68%	0.98%	13,296,712	44.2%		13,296,712	3.79%	42.61%	0.65%	68.41%
Commercial	2017/18	297,379,347		6.1%			1,616,852	6.5%		1,616,852		6.53%		106.99%
	2018/19	309,095,483	3.94%	6.1%	-0.01%		1,691,993	6.6%		1,691,993	4.65%	6.60%		108.33%
	2019/20	330,707,718	6.99%	6.3%	0.19%		1,771,436	6.7%		1,771,436	4.70%	6.68%		106.25%
	2020/21	359,165,774	8.61%	6.5%	0.24%		1,893,163	7.0%		1,893,163	6.87%	6.96%		106.61%
	2021/22	357,021,536	-0.60%	6.2%	-0.30%		1,895,784	6.6%	- 7,880	1,887,904	-0.28%	6.69%		107.43%
	2022/23	411,905,348	15.37%	6.5%	0.23%		2,069,824	6.9%		2,069,824	9.64%	6.91%		106.99%
	2023/24	478,992,250	16.29%	6.6%	0.16%	0.51%	2,174,625	7.2%		2,174,625	5.06%	6.97%	0.44%	105.29%
Industry - Light	2017/18	15,676,769		0.3%			88,464	0.4%		88,464		0.36%		111.04%
	2018/19	16,313,206	4.06%	0.3%	0.00%		92,202	0.4%		92,202	4.23%	0.36%		111.86%
	2019/20	16,992,885	4.17%	0.3%	0.00%		92,883	0.4%		92,883	0.74%	0.35%		108.42%
	2020/21	17,582,069	3.47%	0.3%	0.00%		95,330	0.4%		95,330	2.63%	0.35%		109.67%
	2021/22	17,657,301	0.43%	0.3%	-0.01%		95,967	0.3%		95,967	0.67%	0.34%		110.42%
	2022/23	19,249,221	9.02%	0.3%	-0.01%		97,209	0.3%		97,209	1.29%	0.32%		107.52%
	2023/24	22,083,448	14.72%	0.3%	0.00%	-0.02%	99,376	0.3%		99,376	2.23%	0.32%	-0.04%	104.36%
Industry - Other	2017/18	227,161,302		4.7%			3,612,319	14.6%		3,612,319		14.60%		312.92%
	2018/19	227,863,739	0.31%	4.5%	-0.17%		3,682,271	14.4%		3,682,271	1.94%	14.37%		319.81%
	2019/20	232,961,806	2.24%	4.4%	-0.06%		3,760,004	14.2%		3,760,004	2.11%	14.18%		320.15%
	2020/21	230,177,456	-1.20%	4.2%	-0.24%		3,661,663	13.5%		3,661,663	-2.62%	13.47%		321.76%
	2021/22	239,888,516	4.22%	4.2%	0.00%		3,802,233	13.3%		3,802,233	3.84%	13.47%		322.02%
	2022/23	262,611,827	9.47%	4.1%	-0.07%		3,918,168	13.0%		3,918,168	3.05%	13.08%		317.66%
	2023/24	275,623,425	4.95%	3.8%	-0.31%	-0.86%	3,996,540	13.3%		3,996,540	2.00%	12.81%	-1.56%	336.27%
Primary Production	2017/18	1,185,208,008		24.3%			4,094,894	16.5%		4,094,894		16.55%		67.99%
	2018/19	1,249,465,481	5.42%	24.6%	0.30%		4,220,694	16.5%		4,220,694	3.07%	16.47%		66.85%
	2019/20	1,342,921,435	7.48%	25.5%	0.89%		4,377,924	16.5%		4,377,924	3.73%	16.51%		64.66%
	2020/21	1,412,139,397	5.15%	25.7%	0.15%		4,518,846	16.6%		4,518,846	3.22%	16.62%		64.72%
	2021/22	1,516,749,844	7.41%	26.5%	0.78%		4,937,021	17.2%	- 306,508	4,630,513	2.47%	16.41%		62.03%
	2022/23	1,595,871,981	5.22%	25.0%	-1.44%		5,162,646	17.2%	- 99,689	5,062,957	9.34%	16.90%		67.55%
	2023/24	1,759,104,315	10.23%	24.3%	-0.71%	-0.03%	5,242,131	17.4%		5,242,131	3.54%	16.80%	0.25%	69.11%

Valuation and General Rates Analysis – not inc Fixed Charge

Local Govt. Cc	Year	Total Valautions	Valuation change from last year %	Valuation of Total %	Valuation Movement %	Total Valuation Movement %	General Rates	% of General Rate Revenue	Revaluation Initiative - General Rates Cap	Net General Rates	Rating change from last year %	General Rate Revenue of Total %	General Rate Revenue movement base yr till now %	Share Ratio % - Rate Revenue % to Valuation %
Vacant Land	2017/18	105,380,876		2.2%			668,431	2.7%		668,431		2.70%		124.82%
	2018/19	101,110,865	-4.05%	2.0%	-0.17%		642,964	2.5%		642,964	-3.81%	2.51%		125.85%
	2019/20	100,358,665	-0.74%	1.9%	-0.09%		639,285	2.4%		639,285	-0.57%	2.41%		126.35%
	2020/21	96,777,139	-3.57%	1.8%	-0.15%		612,115	2.3%		612,115	-4.25%	2.25%		127.93%
	2021/22	101,158,115	4.53%	1.8%	0.00%		647,412	2.3%		647,412	5.77%	2.29%		130.03%
	2022/23	94,935,737	-6.15%	1.5%	-0.28%		585,753	1.9%		585,753	-9.52%	1.96%		131.37%
	2023/24	119,885,724	26.28%	1.7%	0.17%	-0.51%	677,354	2.3%		677,354	15.64%	2.17%	-0.53%	131.03%
Other	2017/18	52,988,030		1.1%			306,059	1.2%		306,059	-54.82%	1.24%		113.66%
	2018/19	54,144,588	2.18%	1.1%	-0.02%		314,745	1.2%		314,745	2.84%	1.23%		115.04%
	2019/20	55,504,162	2.51%	1.1%	-0.01%		324,699	1.2%		324,699	3.16%	1.22%		116.04%
	2020/21	57,725,834	4.00%	1.0%	-0.01%		334,348	1.2%		334,348	2.97%	1.23%		117.15%
	2021/22	58,917,239	2.06%	1.0%	-0.02%		342,250	1.2%	- 1,670	340,580	1.86%	1.21%		117.44%
	2022/23	64,109,864	8.81%	1.0%	-0.02%		351,386	1.2%		351,386	3.17%	1.17%		116.70%
	2023/24	73,126,907	14.06%	1.0%	0.01%	-0.08%	365,635	1.2%		365,635	4.05%	1.17%	-0.07%	115.96%
Fixed charges	2017/18						3,974,040	16.1%		3,974,040		16.06%		
	2018/19						4,139,226	16.2%		4,139,226		16.15%		
	2019/20						4,375,596	16.5%		4,375,596		16.50%		
	2020/21						4,470,480	16.4%		4,470,480		16.44%		
	2021/22						4,756,840	16.6%		4,756,840		16.86%		
	2022/23						5,062,800	16.8%		5,062,800		16.90%	0.84%	
	2023/24						5,349,960	17.8%		5,349,960		17.15%	1.09%	
Total	**2017/18**	4,869,337,142		100%			24,744,776		-	24,744,776				
	2018/19	5,071,168,889	4.14%	100%			25,624,173	3.55%	-	25,624,173	3.55%			
	2019/20	5,259,788,454	3.72%	100%			26,516,593	3.48%	-	26,516,593	3.48%			
	2020/21	5,499,573,995	4.56%	100%			27,190,381	2.54%	-	27,190,381	2.54%			
	2021/22	5,733,096,505	4.25%	100%			28,626,723	5.28%	- 408,108	28,218,615	3.78%			
	2022/23	6,378,772,972	11.26%	100%			30,079,527	5.07%	- 119,849	29,959,678	6.17%			
	2023/24	7,236,175,967	13.44%	100%			31,202,331	3.73%	-	31,202,331	4.15%			

The Barossa Council