DISTRICT COUNCIL OF Streaky Bay
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RATING POLICY

Policy No: **DCSB-FM-07.01**	Approved on: **16 June 2026**	Administered by: **General Manager of Business**
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Classification: **Financial Management**		
Strategic Plan link: A Council that is actively responsive to community needs and delivers financial sustainability, governance and leadership.		
References and related Policies, Procedures and Forms: *Local Government Act 1999* Local Government (Financial Management) Regulations 2011		

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1. Introduction

This document sets out the Policy of the District Council of Streaky Bay for the setting and collection of rates from its community.

The policy covers:

- method used to value land
- adoption of valuations
- business impact statement
- differential general rates
- fixed charge
- annual service charge
- Regional Landscape Levy (RL)
- Concessions
- Low income earners
- Self funded retirees
- payment of rates
- rebate of rates
- remission and postponement of rates - seniors
- late payment of rates
- debt recovery
- sale of land for non-payment of rates
- changes to assessment record
- disclaimer

2. Strategic Focus

In setting its rates for the 2026-2027 financial year the Council has considered the following:

- The District Council of Streaky Bay – Strategic Management Plan 2045
- the current economic climate;
- requirements to maintain and improve infrastructure assets to acceptable standards including roads, footpaths, lighting, stormwater drainage, street trees and plantings, open space and Council properties;
- maintaining essential services such as waste and community wastewater management and discretionary services such as community events, youth services, tourism and community development;
- commitments to continuing projects and partnership initiatives over more than one year;
- new fees/charges imposed by other levels of government
- Community aspirations as identified during the development of the Streaky Bay Township Masterplan and the Streaky Bay District Management Plan including improved streetscapes and signage, camping sites and district recreational and open space areas;
- increasing regulatory standards;
- the maintenance, upgrade and replacement of equipment including Information & Communication Technology.

3. Policy Statement

Communication of the Policy

Section 123 of the *Local Government Act 1999 (the Act)* requires Council to prepare an Annual Business Plan and Budget. As per Section 123(2)(d) the annual plan must set out the rates structure and policies

for the financial year. A summary of the Annual Business Plan must be included with the first rates notice.

Method Used to Value Land

As per Section 151 (2) of the *Local Government Act 1999*, the value of land for the purpose of rating is Capital Value, which is the value of the land and all of the improvements on the land.

The Capital Valuation Method is considered to be the fairest method of achieving an equitable distribution of the rates burden across the ratepayers within the Council area for the following reasons:

- The equity principle of taxation requires that taxpayers of similar wealth pays more tax than ratepayers of lessor wealth. Property Value is generally considered a relatively good indicator or wealth.
- Capital value, which trends with the market value of a property, provides the best indicator of overall property value.

Adoption of Valuation

The District Council of Streaky Bay has adopted the most recent valuations made by the Valuer-General. If a ratepayer is dissatisfied with the valuation made by the Valuer-General then a ratepayer may object to the Valuer-General in writing within 60 days of receiving the notice of valuation, explaining the basis for objection;

BUT NOTE:

(a) if you have previously received a notice or notices under the Local Government Act 1999, referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of that first notice;

(b) you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60 day objection period where it be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation,

A written objection to valuation must set out the full and detailed grounds for objection, including any supporting information.

Objections can be submitted to the Office of Valuer-General via:

Email:	OVGObjections@sa.gov.au
Post:	GPO Box 1354, Adelaide 5001
Online:	www.valuergeneral.sa.gov.au
In person:	Land Services SA, Level 9, 101 Grenfell Street, Adelaide

For further information or a hard copy objection pack (including a reply-paid envelope) please call 1300 653 346.

Note: Rates are still due and payable by the due date even if an objection to valuation has been lodged.

Notional Values

Certain properties may be eligible for a notional value, where the property is the principal place of residence for a ratepayer, under the *Valuation of Land Act 1971*. This relates to some primary production land or where there is State heritage recognition.

Any owner that believes that they are entitled to a 'notional value' must apply in writing to the State Valuation Office.

Business Impact Statement

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

- those elements of Council's Strategic Management Plan relating to business development;
- Council's strategies for facilitating local economic development;
- the current and forecasted economic climate;
- operating and capital projects for the coming year that will principally benefit industry, primary production and business development;
- movement in Consumer Price Index;
- movement in Local Government Pricing Index;
- valuation changes in commercial, industrial and primary production properties.

Differential General Rates

All land within a Council Area, except land which is exempt pursuant to Section 147(2) of the Act, is rateable. The Act provides for a Council to raise revenue through a general rate, that is applied to all rateable properties.

At its Meeting of 16 June 2026 the Council decided to raise revenue of $4.5 million by the imposition of differential general rates.

In order to raise the amount as indicated above, that is required to be raised from rates, the Council declares differential rates varying on the basis of land use and locality as follows:

Declares differential rates on the basis of locality and land use as follows:

- Rateable land in the Council's area excluding any such land with land-use of Commercial-Shop, Commercial-Office, Commercial-Other, Industry-Light and Industry -Other:and land within Employment (Bulk Handling) zone under the Planning and Design Code (the code): (.2317) cents in the dollar of the capital value of rateable land
- All rateable land with a land-use code of of Commercial-Shop, Commercial-Office, Commercial-Other, Industry-Light and Industry -Other: (.2548) cents in the dollar of the capital value of land.
- All rateable land within Employment (Bulk Handing) zone under the Planning and Design Code (the code): (1.9110) cents in the dollar of the capital value of land

Differential General Rates imposed by the Council are based on various land use categories (as above). Should you have any reason to believe that the land use category applied to your assessment is incorrect, you may lodge a written objection to Council outlining the grounds upon which your objection is based, and should be addressed as follows:

Chief Executive Officer
District Council of Streaky Bay
PO Box 179
Streaky Bay SA 5680

Objections must be submitted to Council within 60 days of receiving your Rates Notice.

Note: *Rates are still due and payable by the due date even if an objection has been lodged*.

Fixed Charge

The Council has imposed a fixed charge of $814.00 The fixed charge is levied against the whole of an allotment *(including land under a separate lease or licence)* and only one fixed charge is levied against two or more pieces of adjoining land *(whether intercepted by a road or not)* if they are owned by the same owner and occupied by the same occupier. The reasons for imposing a fixed charge are:

- the Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;

- 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.

Annual Service Charge

Pursuant to Section 155 of the *Local Government Act 1999* and in accordance with Regulation 12(4)(b) of the *Local Government (General) Regulations 2013*, the Council imposes annual service charges as set out below:

$627.00 on all applicable land; to which it provides or makes available the Community Wastewater Management Systems.

$293.00 on all applicable land; to all properties within the Waste Management Collection service area that have an occupiable dwelling, outbuilding or other class of structure and those en-route that are outside of collection areas that have access to a Waste Management Collection service.

Requests for new waste services will be calculated on a pro-rata basis

Eyre Peninsula Landscape Levy

The Eyre Peninsula Landscape levy is a State tax. 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 is not retained by Council. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources. These responsibilities include regional landscape planning, water allocation planning, community capacity building, education and compliance activities.

For further information regarding the Landscape levy, or the work the levy supports please visit www.landscape.sa.gov.au or phone (08) 8626 1108.

To recoup the amount of $215,523 being Council's contribution to the Board for the period ending 30 June 2026. The rates are as below:-

Residential and Other	$ 96.75
Commercial and Industrial	$145.15
Primary Producers	$193.55

State Government Concessions

Ratepayers may be eligible for a State Government funded Cost of Living Payment or a low income concession that is provided directly to those ratepayer.

To check eligibility for State Government Concessions contact Concessions SA Hotline on 1800 307 758 or at www.sa.gov.au/concessions

You must also be responsible for the payment of rates on the property for which you are claiming a concession.

Applications are administered by the State Government. Payment of rates should not be withheld pending assessment of your application by the State Government as penalties will apply to unpaid rates.

Payment of Rates

Pursuant to Section 181 of the Act rates will be payable in four equal or approximately equal instalments and that the due date for those instalments will be 9 September 2026, 9 December 2026, 10 March 2027 and 9 June 2027.

Payment of rates can be made in full by 9 September 2026.

Rates may be paid by using the options listed on the rate notices and listed below:

- by post *(PO Box 179, Streaky Bay, SA, 5680)*;
- at Council's office *(29 Alfred Terrace, Streaky Bay, SA 5680)*;
- *by telephone on (08) 8626 1001 (Visa/Mastercard); or*
- *BPay*
- *Direct Debit*

Rebate of Rates

Rebates will be considered in accordance with Council's Rate Rebate Policy (DCSB-FM-7.02).

Remission and Postponement of Rates

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.

Council's policy DCSB-FM-07-16 provides assistance to ratepayers who are experiencing financial hardship in regards to Council's provision of water services (CWMS) and Council Policy DCSB-FM-07-19 provides assistance to ratepayers who are experiencing financial hardship in regards to rates.

Where a ratepayer is suffering hardship in paying rates, he/she is invited to contact the Council's Rates Officer on (08) 8626 1001to discuss the matter. All enquiries are treated confidentially.

Postponement of Rates - Seniors

Under Section 182A of the Act a postponement of rates may be granted to persons meeting the requirements of Section 182A (1). 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 imposed on their principle place of residence. Postponed rates remain as a charge on the land and are not required to be repaid until title to the relevant land is transferred, or in the event of a failure to comply with a condition imposed on the postponement.

The Seniors Postponement Scheme is designed for, and is intended to assist those who are of modest income yet living in higher value homes. Any person who has an entitlement to a concession under the

Rates and Land Tax Remission Act 1986 is entitled to apply that concession towards the proportion of rates that cannot be postponed.

Interest accruing on postponed balances is to be calculated with a premium of 1% over the cash advance debenture rate. Council may reject an application from an eligible person to postpone rates, if it appears to Council that the eligible ratepayer has a registered mortgage that secures an amount greater than 50% of the capital value of the land.

Persons who have postponed rates in the past, and are no longer eligible to do so *(e.g. no longer use the land as principal place of residence, or no longer own the land*) must notify the Council within six months after eligibility ceases. Failing to notify the council is an offence.

Persons who have previously postponed rates will be notified, with each quarterly rates notice, about:

- the amount of rates outstanding under the postponement;
- the amount of interest that has accrued under the postponement, as at the end of the immediately preceding quarter;
- their entitlement to postpone a proportion of rates, again, without the need to make a further application;
- that if any amount *(other than the minimum required amount)* is not paid, it will be treated as postponed under this scheme, and will therefore attract interest; and
- the duty to notify the Council, within six months, if the entitlement to participate in the scheme ceases to exist.

Late Payment of Rates

If an instalment of rates is not paid on or before the date on which it falls due, the instalment will be regarded as being in arrears, and a fine of 2% of the amount of the instalment is payable.

At the end of each month thereafter, interest (at the rate prescribed in the Local Government Act 1999) will be added on any balance not then paid.

Debt Reminder

Three days prior to the due date, a SMS reminder of the rates payment due date will be sent to ratepayers that have a mobile phone number listed on the Council database, encouraging the ratepayer to pay by the due date.

Debt Recovery

Council acknowledges that personal circumstances can change, and in its dealings for recovery of rates owed to Council, it must be flexible, fair, reasonable and considerate, but if such circumstances occur, the debtor should initiate discussions with Council to make alternative payment arrangements.

Should the ratepayer incurring the debt fail to meet the payment terms Council, the following process shall occur:

- Fines will be added on the morning of the second day after due date (this is to allow for BPay Payments paid on the due date, to be reflected in the Council System);
- An outstanding email or letter, advising that there is an amount outstanding noting various payment options, payment plan options and further debt collection actions, on the day the fines are raised.
- Annually, after the completion of the financial year, a letter will to be sent to ratepayers that have arrears greater than one (1) full year, with specific legislation relating to Section 184 (Sale of Land for nonpayment of rates) and ratepayer actions required.

When Council receives a payment in respect of overdue rates the Council applies the money received as set out in Section 183 of the Act. These funds will be applied as follows:-

- Costs awarded to or recoverable by Council in any court proceedings undertaken to recover rates;
- Interest Costs;
- Fines;
- Rates, in the order the liability arose.

Sale of Land for Non-Payment of Rates

Section 184 of the *Act* provides that a Council may sell land where the rates have been in arrears for three years or more. The Council is required to notify the owner of the land of its intention to sell the land, provide the owner with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within two months.

Change to Assessment Record

All changes to postal address of the ratepayer/owner and changes of ownership of a property must be notified promptly to Council in writing.

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 it should raise the matter with the Council. In the first instance contact the General Manager of Business, on 8626 1001 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to the Chief Executive Officer, District Council of Streaky Bay, PO Box 179, Streaky Bay, SA, 5680 (email: dcstreaky@streakybay.sa.au explaining the nature of their concern.

A summary version of the Rating Policy will be included with the 1st Quarter Rates Notice.

4. Records Management

All records shall be kept and disposed of in accordance with Councils Records Management Policy & procedure and the current General Disposal Schedule.

5. Further Information and Policy Availability

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.streakybay.sa.gov.au.

District Council of Streaky Bay
29 Alfred Terrace
Streaky Bay SA 5680

Copies will be provided to interested parties upon request. Email dcstreaky@streakybay.sa.gov.au

6. Document History

Version No:	Issue Date:	Description of Change:	Date Endorsed
1.9	August 2022	Rating Amounts amended	9 August 2022
1.10	June 2023	Method of Rating Amended from Site to Capital. Valuer General Information has been amended and Regional Landscape levy contact details included. Rating Amounts amended and payment dates amended.	20 June 2023
1.11	June 2024	Valuation amounts, rates raising amounts, payment due dates, rates in dollar, regional landscape levy, cwms service levy have been amended	18 June 2024
1.12	June 2025	Valuation amounts, rates raising amounts, payment due dates, rates in dollar, regional landscape levy, cwms service levy have been amended. Customer consultation and debt collection processes amended	17 June 2025
1.13	June 2026	Valuation amounts, rates raising amounts, payment due dates, rates in dollar, regional landscape levy, cwms service levy have been amended	16 June 2026