



District Council of Barunga West Annual Business Plan 2013-14



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Introduction

The Annual Business Plan sets out the Council's services, programs and projects for 2013-14. It aims to maintain efficient services for the community and continue progress towards the longer term objectives of the District Council of Barunga West, as set out in the Strategic Management Plan 2007-2017, Long Term Financial Plan and Asset Management Plans. Council allocated resources to review the strategic plan in 2012-13, but it was not completed to Council's satisfaction and a new revision will be available for public consultation early in the 2013-14 financial year.

Council is required under Section 8(k) of the Local Government Act 1999 to ensure the sustainability of the council's long-term financial performance and position. To ensure this, Council is reducing capital expenditure in 2013-14 to base levels, while conducting a complete review of the costs associated with all asset categories.

The major items of annual Council expenditure are the maintenance of infrastructure assets and the capital renewal & upgrade of same. In order to determine the levels of service that Council can provide for its current income levels, Council has set aside funds in 2013-14 to revalue all classes of assets and prepare Asset Management Plans. These plans will form the basis of Council's capital programs in future years, in preference to Council's current ad hoc allocations.

Council's Long Term Financial Plan has been independently reviewed with Council's auditor and a consultant from the Local Government Association. At current levels of service, Council is budgeting to be in an operating surplus by 2019-20. However, preparation of updated Asset Management Plans will allow Council to more accurately determine its future asset funding requirements.

Council maintains large asset holdings, principally road networks and buildings & structures. However Council has a small population and rate revenue base. In the longer term, it is unlikely that the Council can maintain all assets to their current level without significant rate revenue increases.

A balance is required between delivering community outcomes and maintaining financial sustainability. Council has increased general rates for the 2013-14 financial year by 4.75%. Whereas a higher increase was warranted on the basis of long term financial sustainability, Council has taken into account the significant utility cost increases in the past few years, and ratepayers capacity to pay rates.

We welcome any written comments in relation to this this Draft Annual Business Plan, which Council will take into consideration when it finalizes and adopts the Annual Business Plan, 2013-14 annual Budget and 2013-14 Long Term Financial Plan.

Dean Dolling
Mayor

Peter Ward
Acting Chief Executive Officer

Council profile

The District Council of Barunga West is located in the mid north of South Australia with its southern-most boundary some 120 kilometres north of Adelaide. The major townships are Port Broughton, Bute & Fisherman's Bay.

The main industries in the district are agriculture, recreational and commercial fishing, engineering, mining, tourism and renewable energy.

According to the 2011 Census data, the district population is 2,456. The median age of the population of Barunga West is 51 compared to the State average of 39 and national average of 37. People aged 65 years and over make up 25.9% of the population. The increase in the average age of the population is always a consideration by Council in its planning for the future.

Vision

Council's Mission Statement

"Creating a sustainable and enjoyable lifestyle through the equitable provision of efficient and effective services."

Council's Objectives

The District Council of Barunga West's objective is to improve the efficiency of its operations in the provisions of works and services area. These efficiencies will allow for improved services and provide staff development opportunities.

Council's Core Values

The District Council of Barunga West is committed to:

- Responsible use and management of community resources
- Ensuring accountability, honesty and integrity
- Ensuring effective communication with the community
- Ensuring good support for all of Council staff
- Maintaining our sound financial management practices
- Ensure effective planning for the future needs of the district
- Developing best practices in all areas of Councils operations
- Quality service to our community
- Supporting local business & promoting tourism growth in the district.

Significant Influences and Priorities

The following significant influences have been considered in the preparation of the 2013-14 Budget and Annual Business Plan:

- The year on year increase in Adelaide CPI was 2.2% for the 12 months ended March 2013. The Local Government Price Index CPI was 2.5% for the same period. Both are inadequate indicators of a rural Council's expenditure increases;
- Enterprise Bargaining agreements provide for a 4.0% increase in wages in 2013-14 for AWU employees (outside workers) – this agreement remains in force until March 31 2015;
- ASU employees (administration) are currently negotiating a new Enterprise Bargaining agreement for implementation on January 1 2014;
- Council has had its coastal assets revalued in 2012-13, including the Port Broughton seawall, for the first time. The revaluations include maintenance and replacement plans that have been incorporated into the annual budgets and Long Term Financial Plans;
- Commonwealth Government Financial Assistance Grants are paid annually to Councils on a quarterly basis. For the past few years, the first quarterly payment has been paid at the end of the previous financial year. In 2013-14 Council has budgeted for a return to the full year allocations. *This has again be prepaid in 2012-13.*
- The requirement for Council to hold a license as a result of the new Water Industry Act 2012, whereby Council's Community Wastewater Management System is deemed a 'water retail service' under the act, and accordingly Council must pay for that license.
- In addition to the above license fee, Council is required to prepare Business Continuity Plan and Asset Management Plan for the CWMS systems, and this will necessitate an increase in the CWMS annual fee;
- Council's will continue its commitment to improve the township infrastructure in line with the changing demographic of the population;
- Increased public consultation for all significant capital or operational initiatives;
- Council will review its road network while preparing a roads Asset Management Plan. Council's annual rate of depreciation on it's road network is significantly higher than other rural Councils in the region;

Council has taken the following steps to minimize the impact on ratepayers:

- After a very long and detailed discussion, Council has set a 4.75% increase in rates in 2013-14, slightly lower than the 5.50% which was initially allowed for in the Long Term Financial Plan;
- Council is well aware of the effect of recent large increases in utility expenditure and sought to minimize the increase in rates, balanced against Council's requirement to ensure long term financial sustainability;
- Allocated matching grant funds to enable funds for existing programs, services, tourism and infrastructure;
- Shared service opportunities with neighboring local government authorities, including the sharing of staff to provide expert statutory services to Council;
- Partnering with government agencies to provide Council input for local projects;
- Working with community groups to maintain public facilities at an acceptable standard;

Continuing Services

Councils have basic responsibilities under the Local Government Act (1999) and other relevant legislation. These include:

- Supporting the Elected Members;
- Setting rates, preparing an annual budget, annual business plan, long term financial plan, asset management plans and determining strategic management plans for the Council;
- Assessing NRM levy on all ratepayers, collecting said levy and forwarding it to NRM,
- Street cleaning
- Rubbish collection and waste management;
- Management of basic infrastructure including roads, footpaths, parks, public open space, street lighting and stormwater drainage
- Development planning and control, including building safety assessment
- Various environmental health services
- Dog & Cat Management
- Pest control
- Community wastewater management systems
- Cemeteries
- Safety of food premises
- Native Vegetation and Roadside Vegetation Management
- Natural resources management
- Regulatory activities eg maintaining the voters roll and supporting the elected Council;

Council also provides the following discretionary services and programs:

- Transport services for the elderly through the Yorke Peninsula Community Transport Scheme
- Library services through the Port Broughton Area school
- Assistance for progress associations and community groups, including cash contributions, grant application support and in-kind support,
- Assistance with maintenance of town ovals and other sporting facilities
- Support for the Visitor Information Centre
- Rural Transaction Centre and ANZ branch in Port Broughton
- Rural Transaction Centre, Licensed Post Office and limited ANZ EFTPOS facility in Bute
- Foreshore control and protection

Council bears the cost for the above services, and is constantly reviewing the cost-benefit analysis of providing these services. The services are currently provided on a subsidized fee basis, and Council considers that the overall benefits to all ratepayers outweighs the deficit funding of providing these services.

In all services Council seeks to be responsive to changing needs. Regular community surveys are undertaken to check levels of satisfaction and areas for improvement. An extensive and comprehensive community survey was undertaken in late 2011, which continues to provide a strong foundation for the future strategic direction of Council.

Project Priorities for the Year

Following consultation in relation to Council's long term financial planning, Council is prioritising the receipt and adoption of updated Asset Management Plans for all asset categories.

Details	Objective
Matching Funds Allocation	Council has elected to set aside \$50,000 to be used as matching grant funds for any grants that not budgeted for at the time of budget adoption.
Purchase of land at Port Broughton dump	Council is still awaiting approval from the Minister to purchase this land.
Toilet Facilities	Necessary remedial work for Tickera and Fishermans Bay public conveniences
Port Broughton Town Hall	Install disabled toilets at the hall
Port Broughton Seawall	Continued the staged reconstruction of the northern end of the Port Broughton seawall
Foreshore Redevelopment	Council is investigating the possibility of redeveloping the southern foreshore at Port Broughton to divert stormwater and reduce erosion of the beach.
Town Entrances	Liaise with NRM and allocate funds and encourage communities to improve town entrances in a consistent and eco-friendly manner. Ongoing.
Council Information Processes	Ensure quality up-to-date information is available for all ratepayers via Council's website and newsletters. Ongoing.
Employ an administration trainee	Employ an administrative trainee for a 12 month term.
Asset Management Plans	Allocate funds for software and training to allow Asset Management Plans to be integrated with existing financial software.
Driver Education Training	Continued sponsorship of the Barunga West Community Road Safety Group, following cessation of state government funding
Rural Road Naming	Finalize the rural road naming project.
Strategic Management Plan	A revised Strategic Management Plan is due to be ready for public consultation in early 2013-14.
Asset Management Plans and Revaluations	Council will obtain Asset Management Plans and revaluations for roads, stormwater, buildings, community wastewater management schemes.

Council engaged a consultant to provide reports for future maintenance for all three boat ramps in the Council district.

The Port Broughton boat ramp required no capital expenditure (capex). The Fishermans Bay ramp required some expenditure, but Council has decided against capex until a decision is reached in the Fishermans Bay Freeholding and Seawall development applications.

The Tickera boat ramp required further consultant expenditure of \$25,000 to prepare full construction costs of facility improvements. Facility improvements are expected to be in the order of \$300,000 – 500,000, with the best possibility being that Council obtains 50% co-funding. Given that only 50 boats use the facility, Council has decided not to proceed at this stage with any reconstruction of the facility. Council will consider remedial maintenance work in 2013-14.

Council's Capital Priorities in 2013-14

Plant & Machinery		
Plant & Machinery	Deputy CEO Vehicle	\$30,000
Proceeds from Sale of Plant	Existing Deputy CEO Vehicle	-\$10,000
Office Equipment		
Office Equipment	Various items	\$15,000
Land		
Port Broughton Dump	Purchase of Land (2012-13)	\$10,000
Buildings & Structures		
Council Toilets	Council allocation to improve the facilities at Fishermans Bay	\$10,000
Port Broughton Coastal Seawall	Continued staged reconstruction of Port Broughton seawall	\$100,000
Port Broughton Town Hall	New disabled toilet	\$30,000
Port Broughton Skate Park	Fence	\$10,000
Council Offices	Increase shelving for records management	\$5,000
Bute Depot	Security Fence	\$15,000
Roadwork Infrastructure		
Roadwork Infrastructure	Detailed below in Capital Works	\$841,850
Stormwater		
Harvey St Port Broughton	New stormwater entry pit	\$70,000
TOTAL		\$1,136,850

Capital Works – Infrastructure

Council has a road network totaling 942 kilometres. Of this, 72 kilometres are sealed, 762 kilometres are formed unsealed roads, and 108 kilometres are unsealed and unformed. Council sub-contracts the grading operations to three sub-contractors. In 2012-13, Council fitted those patrol graders with GPS systems to enable an accurate record of road lengths graded, and an historical record of such grading.

Council generally averages between 8 – 15 kilometres of road reconstruction each year, the variance due to a shifting timetable, principally damage as a result of extreme weather. depending on. Council purchased a side-tipper in 2012-13, and expects to increase the length of re-sheeted roads to 18.5 kilometres.

Council is not sealing any new roads until such time as it has received new valuations and Asset Management Plans, and can incorporate the expected cost into its long term financial plan.

Road	Category	Type of Works	Overall length of road to be repaired	Estimated Cost
Alford - Tickera		Resheeting/Patching	2.0 km	\$65,000
Mundoora – Wokurna		Resheeting/Patching	2.0 km	\$65,000
Garfield Road		Resheeting/Patching	2.0 km	\$65,000
Church Road		Resheeting/Patching	2.5 km	\$81,250
Thomas Plains – Kadina Road		Resheeting/Patching	2.0 km	\$65,000
Haldanes Road		Resheeting/Patching	1.5km	\$48,750
Sandy Garfield Road		Resheeting/Patching	1.0km	\$32,500
Bews Road		Resheeting/Patching	2.0 km	\$65,600
Hewetts Road		Resheeting/Patching	2.0 km	\$65,000
Linton Road		Resheeting/Patching	1.5 km	\$48,750
Rural Road Naming				\$60,000
Contingency/Other 2012-13				\$180,000

Performance Measurement - Objectives for the year

Performance - both physical and financial - will be measured through the quarterly budget review process and End of Year financial statement preparation, as well as reporting to both the Audit and Works Committees.

Those areas that are assessed by an outside party will be judged on the results of those reports and assessments.

Funding the Business Plan

Consistent with the Council's long term financial plan, an operating deficit of \$580,438 is being targeted in 2013/2014. The operating deficit measures the difference between operating revenue and expenses for the period. The Council's long term financial sustainability is dependent upon ensuring that, on average over time, its expenses are less than its revenue.

General Rates will increase by 4.75% and rates income for 2013-14 is budgeted at \$3,220,630. General Rates will provide 75% of Council's total income in 2013-14, and this is expected to increase to 80% in 2022-23.

Other sources of revenue for the Council are:

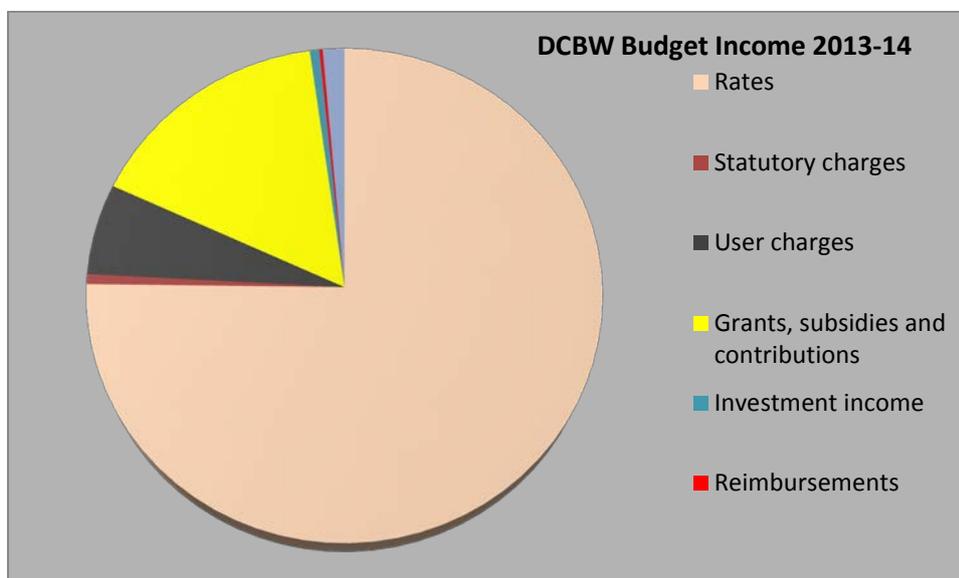
Annual service charges for Community Wastewater Management Systems (CWMS). The current annual rate of \$290 is insufficient to fund long term maintenance and capital replacement, and accordingly Council will increase the rate by \$30 per annum for the next 4 years.

User Pay charges set by Council. These comprise charges for the Council's fee based facilities such as hall hire, oval rentals, boat ramps, additional garbage collection and various administration services.

Statutory Charges set by State Government. These are fees and charges set by regulation and collected by the Council for regulatory functions such as assessment of building & development applications, and dog licensing & control.

Grants Council receives Financial Assistance grants from the Commonwealth Government, funds under the Roads to Recovery program, and the opportunity to apply for other grant funding as it is made available.

Investment Income on excess funds deposited with financial institutions.



The above chart details Council's reliance on **Rates & Grants** as the principal source of revenue, accounting for over 90% of Council's total budgeted income. Council's inability to source income from other avenues limits the range of services that Council is able to provide, and also results in ratepayers being financially responsible for increases in operating expenditure. Council has set aside \$50,000 in the 2013-14 budget for the purpose of matching any grants that become available in 2013-14.

Council does not have scope to raise significant amounts of income from sources other than rates.

Impact on Council's Financial Position

After taking account of planned net outlays on existing and new assets in 2013-2014, the Council's net lending (net borrowing) in 2013-2014 is expected to be in the order of \$250,000. Accordingly, the level of the Council's net financial liabilities is expected to increase by approximately that amount to be \$2,151,000 at 30th June 2014. The net financial liabilities ratio is a key indicator of the Council's financial position. It measures total liabilities less financial assets (ie what the Council owes to others, less money the Council has or is owed). The expected level of net financial liabilities at 30th June 2014 represents 45% of estimated operating revenue in 2013-2014. This is the high point of Council's net financial liabilities percentage, which is budgeted to improve from 2015-16 onwards.

What it means for Rates

Method Used To Value Land

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.

Council has decided to continue to use capital value as the basis for valuing land within the council area. Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

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

General Rates

Council uses a differential rating basis with a fixed charge:

- Residential Rate
- Rural Rate
- Commercial Rate
- Vacant Land

The rate-in-the-dollar for each class of property is determined during the rates modelling process. Council will endeavour to equalise the rural and residential rates over the next three years. The commercial rate is higher than the rural and residential rates, and Council has determined that is not

conducive to its aim of attracting businesses to the Council region, and will seek to reduce the rate-in-the-dollar for this class of property over the next three years. On the other hand, the rate for vacant land is currently less than the residential rate and this will be increased.

Council anticipates an overall rate increase of approximately 4.75% in 2013-14.

Adoption of Valuations

Council is adopting the valuations made by the Valuer-General as provided to the Council in June 2013. If a ratepayer is dissatisfied with the valuation made by the Valuer-General then the ratepayer may object to the Valuer-General in writing, within 60 days of receiving the notice of the valuation, explaining the basis for the objection, provided they have not:

- (a) previously received a notice of this valuation under the Local Government Act 1999, in which case the objection period is 60 days from the receipt of the first notice; or
- (b) previously had an objection to the valuation considered by the Valuer-General. The address of the Office of the Valuer-General is:

State Valuation Office
GPO Box 1354
ADELAIDE SA 5001
email: lsg.objections@saugov.sa.gov.au
Phone 1300 653 345
Fax 08 8226 1428

A written objection to the valuation must set out the grounds for the objection.

Objections may also be submitted via an online form at
http://www.landservices.sa.gov.au/1Public/Property_Values_and_Sales/0default.asp

Please note that Council has no role in this process. It is also important to note that the lodgement of an objection does not change the due date for the payment of rates.

Fixed Charge

A Council may impose a Fixed Charge payable by way of rates. Where two or more adjoining properties have the same owner and are occupied by the same occupier, only one fixed charge is payable by the ratepayer.

The fixed charge per assessment is \$325.00.

Minimum Charge

Council will not impose a Minimum Charge.

Council already imposes a Fixed Charge pre property, and the two options are mutually exclusive under Sec 158 (2) of the Local Government Act 1999.

Service Charges

Council provides Community Wastewater Management Systems in the townships of Bute and Port Broughton. This service is now known as CWMS - Community Wastewater Management Systems.

The budgeted cost of operating the Port Broughton CWMS system in 2013-14 is \$200,000. The Port Broughton system was partly funded in 2003 with a loan. The annual servicing of that loan is \$135,209.

The budgeted cost of operating the Bute CWMS system in 2013-14 is \$10,000.

Council CWMS charges in 2012-13 were \$290 in Port Broughton and Bute, and the vacant rates were \$205 and \$55, respectively. Council was required to apply for a Water licence to operate these CWMS schemes. As well as having to pay an annual licence fee of \$6,000, Council is required to prepare Asset Management Plans & Business Continuity Plans for the schemes, and provide adequate long term funding for future maintenance, upgrade and replacement of the system.

Council has budgeted to increase the occupied CWMS rate from \$290 to \$320 for 2013-14. Council has budgeted for further annual increases of \$30 for three following years.

Council provides a service to prevent mosquito breeding in the Port Broughton and Fisherman's Bay area. There will be no separate charge for this service in 2013-14.

Single Farm Enterprises

The Local Government Act has been amended to allow for Single Farm Enterprises to be charged only one fixed charge upon all the land farmed as a single farm enterprise. Application must be made, on a form provided by Council, for Council to assess the eligibility of the candidate. The lodging of the form does not alter the due date for payment of the rates. Applications were advertised earlier this year and have now closed.

Rate Concessions

The State Government, in providing equity across SA in this area, funds a range of concessions on Council rates. The concessions are administered by various State Agencies who determine eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on the principal place of residence.

Ratepayers who believe they are entitled to a concession should not withhold payment of rates pending assessment of an application by the State Government as penalties apply to overdue rates. A refund will be paid to an eligible person if Council is advised that a concession applies and the rates have already been paid.

State Seniors Card Ratepayer (Self Funded Retiree)

This is a concession available from 1 July 2001 and is administered by Revenue SA. A self-funded retiree and a holder of a current State Seniors Card may be eligible for a concession toward Council Rates. In the case of couples, both must qualify, or if only one holds a State Seniors Card, the other must not be in paid employment for more than 20 hours per week. To receive a concession on your rates notice or would like further information please contact the Revenue SA Call Centre on 1300 366 150.

Pensioner Concession

An eligible pensioner must hold a Pension Card, State Concession Card or a Repatriation Health Card marked TPI Gold, EDA Gold or War Widow and may be entitled to a concession on Council rates (and water and effluent charges where applicable). Application forms, which include information on the concessions, are available from the Council, SA Water Corporation and its District Offices or the Department for Communities and Social Inclusion. This concession is administered by SA Water on behalf of the Department for Communities and Social Inclusion and further information can be obtained by telephoning Department for Families and Communities on 1800 307 758 or by email on concessions@dcsi.sa.gov.au.

Other Concessions

The Department of Family and Youth Services administers Council rate concessions available to range of eligible persons receiving State and Commonwealth allowances. This includes, but is not limited, to ratepayers who are in receipt of: Austudy, Newstart, Parenting Payment, Partner Allowance, Sickness Allowance, Special Benefit, Widow Allowance, Youth Allowance, Austudy, CDEP or a New Enterprise Initiative Scheme. It may also apply to ratepayers in receipt of a pension as a war widow under legislation of the United Kingdom or New Zealand and the holders of a State Concession Card issued by Family and Youth Services. All enquiries should be directed to your nearest branch office of Family and Youth Services

Unemployed Persons Concessions

The Department for Communities and Social Inclusion may assist with the payment of Council rates for your principal place of residence (remissions are not available on vacant land or rental premises). The Department can be contacted on 1800 307 758.

Payment of Rates

Council has decided that the payment of all rates will be by four instalments, due on the 3rd day of September, December 2013 and March, June 2014.

Rates may be paid:

- In person, at the Council offices located at Bay Street, Port Broughton and Railway Terrace, Bute during the hours of 8:30 am to 5.00pm, Monday to Friday.
- Through the internet using the BPAY system. Please see your bank to arrange this facility.
- Through the Australia Post Bill Payment system, at any Australia Post Licensed Post Office.

Council is conscious of the negative financial impact the 2013/2014 rates may have on some ratepayers due to valuation increases higher than the average within the District, based on the most recent Valuer General's valuation.

Any ratepayer who may, or is likely to, experience difficulty with meeting the standard payment arrangements is invited to contact Peter Ward, Acting CEO on 8635 2107 to discuss alternative payment arrangements. Such inquiries are treated in the strictest confidence by Council.

Late Payment of Rates

The Local Government Act provides that Councils impose a penalty of a fine on any payment for rates, whether instalment or otherwise, that is received late. A payment that continues to be late is then charged at an interest rate, set each year according to a formula in the Act, for each month it continues to be late. The interest rate penalty applies on interest charges previously applied. The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Councils to recover the administrative cost of following up unpaid rates and to cover any interest cost Council may meet because it has not received the rates on time.

Council allows a further three working days after the due date for payment as a grace period. Fines are payable under the Local Government Act but Council will remit this amount if payment is received within the three days grace period. Thereafter fines for late payment are fully imposed.

The Council is prepared to remit penalties for late payment of rates where ratepayers can demonstrate hardship.

Council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. Should rates remain unpaid more than 21 days after the issue of the final notice then Council refers the debt to a debt collection agency for collection. The debt collection agency charges collection fees that are recoverable from the ratepayer.

When Council receives a payment in respect of overdue rates Council applies the money received as follows:

- 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).

Remission and Postponement of Rates

Section 182 of the Local Government Act permits Council, on the application of a 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 he/she is invited to contact Peter Ward, Acting CEO on 8635 2107 to discuss the matter. Such inquiries are treated in the strictest confidence by Council.

POSTPONEMENT OF RATES – SENIORS

Application may be made to Council for a postponement of the payment of any amount of rates in excess of \$500.00, for the current or a future financial year by:

- A ratepayer who holds a current State Seniors Card issued by the State Government, (prescribed ratepayer) or the spouse of a prescribed ratepayer;
- The 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 rates, which are postponed, will become due and payable when the title to the land is transferred to another person or failure to comply with a condition of postponement.

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

Postponement is available as a right and can only be refused when the applicant/s have less than 50% equity in the property.

Rebate of Rates

The Local Government Act requires Councils to rebate the rates payable on some land. Specific provisions are made for land used for health services, community services, religious purposes, public cemeteries, the Royal Zoological Society and educational institutions. Discretionary rebates may be applied by the Council under Section 166 of the Act.

Sale of Land For Non-Payment of Rates

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 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 one month.

Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates and further information is available from Peter Ward, Acting CEO on 8635 2107 or by writing to the Barunga West District Council, PO Box 3, Port Broughton, 5522.