RATING INFORMATION 2024/2025

Financial Year – Rate In $ / Charge	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	**2024/2025**
General Rates:									
Residential	0.0048770	0.0050230	0.0050230	0.0051385	0.0051610	0.0052900	0.0046530	0.0042824	**0.0040435**
Commercial	0.0104210	0.0107330	0.0109906	0.0109906	0.0110575	0.0117140	0.0114600	0.0105473	**0.0105130**
Industry	0.0104210	0.0107330	0.0109906	0.0109906	0.0110575	0.0117140	0.0114600	0.0105473	**0.0105130**
Primary Production	0.0048770	0.0050230	0.0050230	0.0051385	0.0051610	0.0052900	0.0046530	0.0042824	**0.0040435**
Vacant land	0.0073155	0.0075345	0.0075345	0.0077078	0.0077415	0.0079350	0.0074448	0.0068518	**0.0064696**
Other	0.0048770	0.0050230	0.0050230	0.0051385	0.0051610	0.0052900	0.0046530	0.0042824	**0.0040435**
Minimum Rate:	$927.00	$954.00	$977.00	$999.00	$1,023.00	$1,049.00	$1,085.00	$1,139.00	**$1,207.00**
Separate Rates:									
Business Development & Marketing *(Commercial & Industrial properties only)*									
Town Centre	0.00066379	0.00066898	0.00065889	0.00065614	0.00066506	0.00071124	0.00065357	0.00055999	**0.00055028**
Non-Town Centre	0.00036335	0.00036700	0.00036038	0.00035023	0.00035883	0.00037006	0.00031843	0.00027696	**0.00025066**
Regional Landscape Levy	0.00009490	0.00009891	0.00009781	0.00009718	0.00009351	0.00009244	0.00007957	0.00011293	**0.00010242**
Service Charges:									
Waste Management *(kerbside collection & disposal)*	$189.00	$182.00	$186.00	$198.00	$229.00	$232.00	$233.00	$238.00	**$240.00**
Payment Due Dates:									
1st Instalment	02/09/2016	03/09/2017	03/09/2018	09/09/2019	12/10/2020	01/09/2021	01/09/2022	01/09/2023	**01/09/2024**
2nd Instalment	02/12/2016	03/12/2017	03/12/2018	02/12/2019	01/12/2020	01/12/2021	01/12/2022	01/12/2023	**01/12/2024**
3rd Instalment	03/03/2017	02/03/2018	01/03/2019	02/03/2020	01/03/2021	01/03/2022	01/03/2023	01/03/2024	**01/03/2025**
4th Instalment	02/06/2017	01/06/2018	03/06/2019	01/06/2020	01/06/2021	01/06/2022	01/06/2023	01/06/2024	**01/06/2025**

Residential Rate Cap – General Rates *(to cap the maximum increase in general rates for residential ratepayers, where the increase is due to significant valuation movements (eligibility criteria apply)*	
Self-funded retirees or those ratepayers whose primary income source is fixed government benefits	**10%**
Other residential ratepayers	**20%**

Council's Total General Rate Revenue from existing ratepayers will increase by 6% and a further 2% through new growth. This increase (dependent on individual property valuation movements) will result in the average residential property incurring an increase of 6.2% or $112.00 per annum and for commercial, an increase of 6.2% or $543.00 per annum.

IMPORTANT INFORMATION RELATING TO COMMERCIAL AND INDUSTRIAL PROPERTIES

The 2024/2025 financial year continues the 'tiered' rating approach relating to Commercial and Industrial properties.

This approach is achieved by Council initially applying the same rate-in-the-dollar for all Commercial and Industrial properties and then providing an adjustment based on the valuation range the property falls into:

Property $ valuation range	'Gross' General Rate	Adjustment %	'Net' General Rate
0-499,999	0.0105473	45%	**0.0057822**
500,000 – 749,999	0.0105473	40%	**0.0063078**
750,000 – 999,999	0.0105473	35%	**0.0068335**
1,000,000 – 1,499,999	0.0105473	25%	**0.0078848**
1,500,000 – 1,999,999	0.0105473	15%	**0.0089361**
2,000,000 – 4,999,999	0.0105473	7.5%	**0.0097245**
5,000,000 +	0.0105473	N/A	**0.0105130**

IMPORTANT INFORMATION RELATING TO GAWLER EAST SEPARATE RATES

From 1 July 2017 Council introduced Separate Rates across properties within the Gawler East development area. For 2024//2025 there are 35 properties affected. The Separate Rates, are solely intended to act as a financial security mechanism towards securing financial contributions from developers towards the future provision of road/community infrastructure within the Gawler East development area (including the Gawler East Link road). The Separate Rates will be applied, and then automatically postponed, pending future development occurring. The application of the Separate Rates, *and* the postponement, will be reflected in annual rate notices distributed to ratepayers (i.e. there will be a matching DR/CR value on the rate notice). The postponement of the Separate Rates will only be removed (i.e. the Separate Rates then becoming payable) upon development of the property.

Consequently, should a property owner elect to not develop their land then no Separate Rate will be payable.

The above rates/charges were adopted at the Council meeting held on 25th June 2024.

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