

# How your rates are calculated

## Council rates are legislated

The way council sets rates is governed by state legislation. We start by working out how much money is needed to deliver services and infrastructure across the region. We then divide the rates into a fixed charge and a variable charge. Council will decide on both at a special Council meeting in June 2024.

## Variable charge

All councils use property valuations to calculate each property owner’s contribution to general rates each year. To do this (in simple terms), we calculate a rate in the dollar.

To decide the rate in the dollar, we divide the required rate revenue in our draft budget (minus the amounts for the fixed charge) by the total value of all properties in the entire council area. A different rate in the dollar is set depending on the type of land use (e.g. residential, industrial, commercial or primary production). The rate in the dollar for your type of land use is then multiplied by the value of your property to establish the amount you pay toward general rates.

## Fixed charge

Council then applies a fixed charge that is the same for every ratepayer. The fixed charge ensures that all property owners contribute an equal base amount to the cost of services and infrastructure required across the entire council area.

## Growth

Growth refers to the additional rates that council gets from new properties. These rates are included in the budget that Council set. The additional rates are required to provide services for the new properties.

## Other charges

Also included in your council rates bill is the South Australian Government’s regional landscape levy. Fees for this levy go directly to the state government, not the council.

The variable charge, fixed charge and landscape levy (plus community wastewater management systems charges for properties without mains sewer access) are then added together to determine your total council rates each year.

## Calculation example based on the draft rate in the dollar

House valuation		\$500,000
Residential rate in the dollar (draft 2024–25)	x 0.00188785	
	=	\$943.93
Fixed charge (draft 2024–25)	+	\$770
State government regional landscape levy (Green Adelaide)	+	\$35.10
Total rates	=	\$1749.03

The calculation above is an example only, based on the draft rate in the dollar and fixed charge for 2024–25, and a house valued at \$500,000 in the Green Adelaide zone for the state government’s regional landscape levy.

The new rate in the dollar for the 2024–25 financial year will be decided at a Council meeting in June 2024.

# How your rates are spent

**Our draft Annual Business Plan and Budget 2024–25 sets out what we will deliver in the next financial year, and how it will be funded.**

It focuses on delivering the key activities our community expect and upgrading and maintaining existing infrastructure.

In the most recent community survey, 4003 residents told us what was important to them and the aspects of the city they value most, which were:

- open space, parks and natural resources and trails
- roads
- waste and recycling
- environment and coastal management
- community services, programs and grants.

This kind of community consultation helps us develop our Community Plan and supporting strategies, which determine the services and projects we deliver.

We invest your rates in the fundamental services such as waste collection and recycling, roads, footpaths, parks, playgrounds and libraries.

We also provide more than 200 services across 88 categories, helping to improve the lives of people of all ages, including vulnerable and disadvantaged groups. In some cases, no other organisations exist to provide these much-needed and valued services.

**For every \$100 spent, we provide the following services**

Roads, footpaths, lights, bridges and carparks	\$23.81
Council buildings – maintenance and upgrades	\$9.25
Libraries and community services	\$6.40
Parks, open space and the coast	\$16.09
Waste and recycling services	\$12.98
Community safety and property development services	\$7.92
Stormwater and community wastewater management systems (CWMS)*	\$6.54
Recreation centres and tourist parks	\$3.86
Strategy, sustainability, tourism and placemaking	\$3.14
Communications and engagement	\$1.65
Council vehicles and equipment	\$1.89
Community capacity	\$6.47

\*Stormwater services are city-wide. CWMS services Clarendon, Morphett Vale, McLaren Flat, McLaren Vale, Willunga, Maslin Beach and Sellicks Beach.