



Rate Rebate Policy

Reference Number:	3.17
Type:	Council
Category:	Finance
Relevant Community Plan Outcome:	<ul style="list-style-type: none">• Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City• The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations• Open and accountable governance
Responsible Officer(s):	Manager Financial Services
First Issued/Approved:	August 2001
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Applicable Legislation:	Local Government Act 1999 Local Government (Financial Management) Regulations 2011
Related Policies:	Rating Policy
Related Procedures:	

1. Purpose

It is the Policy of the City of Charles Sturt that a rebate of rates in respect of any rateable land in the Council area will be available only when the applicant satisfies the requirements under the Local Government Act 1999 and, where appropriate, the requirements of this Policy. The Local Government Act 1999 ("the Act") sets out at Chapter 10, Division 5 (Sections 159 to 166) those provisions applicable to the Council granting a rebate of rates to persons or bodies.

2. Scope

This Policy is intended to provide guidance to the community as to the grounds upon which a person or body is, or may be, entitled to receive a rebate of rates and the matters that the Council will take into account in deciding an application for a rebate.

3. Policy Statement

The Council has decided to adopt a policy to assist it in its decision-making functions relative to the operation of the rate rebate provisions contained in the Act.

In accordance with the rebate provisions contained in the Act, this Policy sets out the type of use in respect of land which the Council must grant a rebate of rates and the amount that rebate must be, and those types of land use where the Council has discretion to grant a rebate of rates.

3.1 Local Government Act 1999

- 3.1.1 Section 159 (3) of the Act provides that the Council may grant a rebate of rates under the Act if it is satisfied that it is appropriate to do so.
- 3.1.2 The Act provides for a mandatory rebate of rates in specified cases and the amount of that mandatory rebate (see clause 3 below).
- 3.1.3 The Act also provides that where the Council must grant a rebate of rates under the Act, and the amount of that rebate is fixed by the Act at less than 100%, the Council **may** increase the amount of the rebate.
- 3.1.4 The Act provides, at Section 166, for the Council to provide a discretionary rebate of rates in the cases set out in that Section.

3.2 Mandatory Rebates

- 3.2.1 The Council must grant a rebate in the amount specified in respect of those land uses which the Act provides will be granted a rebate.
- 3.2.2 Rates on the following land will be rebated at **100%**:
 - (a) ***Health Services***
Land being predominantly used for service delivery or administration by a hospital or health centre incorporated under the South Australia Health Commission Act 1976;
 - (b) ***Religious Purposes***
Land containing a church or other building used for public worship (and any grounds), or land solely used for religious purposes;
 - (c) ***Public Cemeteries***
Land being used for the purposes of a public cemetery;
 - (d) ***Royal Zoological Society of SA***
Land (other than land used as domestic premises) owned by, or under the care, control and management of, the Royal Zoological Society of South Australia Incorporated.

3.2.3 Rates on the following land will be rebated at **75%**:

(a) **Community Services**

Land being predominantly used for service delivery or administration (or both) by a community services organisation. A “community services organisation” is defined in the Act as a body that:

- is incorporated on a not for profit basis for the benefit of the public; and
- provides community services without charge or for a charge that is below the cost to the body of providing the services; and
- does not restrict its services to persons who are members of the body.

It is necessary for a community services organisation to satisfy all of the above criteria to be entitled to the mandatory 75% rebate.

The Act further provides that eligibility for a rebate by a community services organisation is subject to it providing one or more of the following community services –

- emergency accommodation;
- food or clothing for disadvantaged persons (i.e., persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability);
- supported accommodation (i.e., residential care facilities in receipt of Commonwealth funding or accommodation for persons with mental health, intellectual, physical or other difficulties who require support in order to live an independent life);
- essential services, or employment support, for persons with mental health disabilities, or with intellectual or physical disabilities;
- legal services for disadvantaged persons;
- drug or alcohol rehabilitation services; or
- the conduct of research into, or the provision of community education about, diseases or illnesses, or the provision of palliative care to persons who suffer from diseases or illnesses.

3.2.4 **Educational Purposes**

- Land occupied by a government school under a lease or licence and being used for educational purposes; or
- Land occupied by a non-government school registered under Part 5 of the Education Act 1972 and being used for educational purposes; or
- Land being used by a University or University College to provide accommodation and other forms of support for students on a not for profit basis.

3.2.5 Where the Council is satisfied from its own records or from other sources that a person or body meets the necessary criteria for a mandatory 100% or 75% rebate, the Council will grant the rebate of its own initiative. Where the Council is not so

satisfied it will require the person or body to apply for the rebate in accordance with clause 3.4.2 of this policy.

3.2.6 Where a person or body is entitled to a rebate of 75% the Council may, pursuant to Section 159 (4) of the Act, increase the rebate up to a further 25%. The Council may grant the further 25% rebate upon application or on its own initiative. In either case the Council **will** take into account those matters set out at clause 3.3 of this Policy.

3.2.7 Where an application is made to the Council for a rebate of up to a further 25% the application will be made in accordance with clause 3.4.2 of this policy and the Council will provide written notice to the applicant of its determination of that application.

3.3 Discretionary Rebates

3.3.1 The Council may in its absolute discretion grant a rebate of rates or service charges in any of the following cases pursuant to Section 166 of the Act –

- (a) where it is desirable for the purpose of securing the proper development of the area (or a part of the area);
- (b) where it is desirable for the purpose of assisting or supporting a business in its area;
- (c) where it will be conducive to the preservation of buildings or places of historic significance;
- (d) where the land is being used for educational purposes;
- (e) where the land is being used for agricultural, horticultural or floricultural exhibitions;
- (f) where the land is being used for a hospital or health centre;
- (g) where the land is being used to provide facilities or services for children or young persons;
- (h) where the land is being used to provide accommodation for the aged or disabled;
- (i) where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the Aged Care Act 1997 (Commonwealth) or a day therapy centre;
- (j) where the land is being used by an organisation which, in the opinion of the Council, provides a benefit or service to the local community;
- (k) where the rebate relates to common property or land vested in a community corporation under the Community Titles Act 1996 over which the public has a free and unrestricted right of access and enjoyment;

- (l) where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable due to a redistribution of the rates burden within the community arising from a change to the basis or structure of the council rates or a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations;
 - (m) where the rebate is considered by council to be appropriate to provide relief in order to avoid what would otherwise constitute a liability to pay a rate or charge that is inconsistent with the liabilities that were anticipated by the council in its annual business plan or a liability that is unfair or unreasonable;
 - (n) where the rebate is to give effect to a review of a decision of the council under Chapter 13 part 2 (section 270 to 271);
 - (o) where the rebate is contemplated under another provision of the Act.
- 3.3.2 The Council may grant a rebate of rates up to and including 100% of the relevant rates or service charges. However, to ensure all ratepayers contribute an amount towards basic service provision the maximum discretionary rebate will be 50%.
- 3.3.3 The Council has an absolute discretion –
- (a) to grant a rebate of rates or service charges in the above cases; and
 - (b) to determine the amount of any such rebate.
- 3.3.4 Persons who or bodies which seek a discretionary rebate will be required to submit an application form to the Council and provide to the Council such information as stipulated on the application form and any other information that the Council may reasonably require.

3.4 Applications

- 3.4.1 The Council will inform the community of the provisions for rate rebate under the Act by the inclusion of suitable details in the Rating Policy Summary distributed with the annual rate notice, and by publishing a copy of this policy on our website at www.charlessturt.sa.gov.au.
- 3.4.2 Persons or bodies who seek a rebate of rates (and/or service charges) either
- (a) pursuant to Section 159(4) of the Act and clause 3.4 of this Policy; or
 - (b) pursuant to Section 166 of the Act and clause 3.3 of this Policy,
- must make written application to the Council pursuant to Section 159 (1) of the Act in the manner and form determined by the Council and supplying such information as the Council may reasonably require.
- 3.4.3 Application forms may be obtained from the Council office located at 72 Woodville Road, Woodville SA 5011 or on Council's website at www.charlessturt.sa.gov.au.
- 3.4.4 The Council will take into account, in accordance with Section 159 (5) of the Act, the following matters –
- (a) the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area;

- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons.

3.4.5 The Council may take into account other matters considered relevant by the Council including, but not limited to, the following –

- (a) why there is a need for financial assistance through a rebate;
- (b) the level of rebate (percentage and dollar amount) being sought and why It is appropriate;
- (c) the extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- (d) whether the applicant has made/intends to make applications to another Council;
- (e) whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- (f) whether the applicant is a public sector body, a private not for profit body or a private or profit body;
- (g) whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- (h) the desirability of granting a rebate for more than one year in those circumstances;
- (i) consideration of the full financial consequences of the rebate for the Council, having regard to the budget implications;
- (j) the time the application is received;
- (k) the availability of any community grant to the person or body making the application;
- (l) whether the applicant is in receipt of other funding from Council; and
- (m) any other matters, and policies of the Council, which the Council considers relevant.

3.4.6 All persons who or bodies which wish to apply to the Council for a discretionary rebate of rates must do so on or before 30 April prior to the rate year. The Council reserves the right to refuse to consider applications received after that date. However, applicants which satisfy the criteria for a mandatory rebate will be granted the rebate at any time.

3.4.7 The Council may grant a rebate of rates or charges on such conditions as the Council thinks fit.

3.4.8 The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.

Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

3.4.9 It is an offence for a person or body to make a false or misleading statement or representation in an application or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act, Section 159.

The maximum penalty for this offence is \$5,000.

3.4.10 If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The maximum penalty for this offence is \$5,000.

3.4.11 The Council will, in writing, advise an applicant for a rebate of its determination of that application within 30 business days of receiving the application or of receiving all information requested by the Council. The advice will state –

- (a) if the application has been granted, the amount of the rebate; or
- (b) if the application has not been granted, the reasons why.

3.5 Delegation

3.5.1 The Council has delegated its power, pursuant to Section 44 of the Act, to grant applications for mandatory rebates which meet the requirements of the Act to the Chief Executive Officer.

3.5.2 The Council has delegated its power, pursuant to Section 44 of the Act to determine applications and to grant a discretionary rebate of rates under the Act to the Chief Executive Officer.

3.5.3 A summary of all discretionary rate rebates applied for, including whether they have been successful or not and the associated reasons will be reported to Council through its Corporate Services Committee on an annual basis.

3.6 Review

A person who or a body which is aggrieved by a determination of the Council in respect of an application for a rebate may seek a review of that decision in accordance with the Council's Procedure for the Internal Review of Council Decisions within 21 days of the date of the notice of determination.

3.7 Community Grants

If an application for a rebate is unsuccessful, the Council has an absolute discretion to then refer the application and assess it in accordance with other relevant Council policies for potential grant funding.

3.8 Availability of Policy

This Policy is available for inspection at the Council offices and persons may obtain a copy of this Policy upon payment of the fee set by the Council. The Policy is also available on Council's website at www.charlessturt.sa.gov.au.

4. Definitions

N/A