Corporate Governance Committee

2026/27 Business Plans

7 April 2026

Purpose

- Rating Framework recap
- 2026/27 Annual Business Plan – Budget
- Sustainable Finance and Rate Rise

Rating Framework Recap

Rating Framework

Rating Policy and Rate Rebate Policy were endorsed by Council on 24 March 2026

Rating Policy

Policy Author	General Manager Corporate Services
Date of next review	June 2027

1. Statement of Intent

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Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- Rates constitute a system of taxation, and 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.
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Council may apply rate remissions, postponements, and rebates in accordance with the Act and the Rate Rebate Policy. In addition, if a ratepayer is experiencing hardship with paying their rates, they may make an application for rate relief by way of a remission or postponement in accordance with the Act and Council's Hardship Policy. Fines and interest apply to overdue rates and if an amount payable by way of rates is in arrears for three years or more, Council may sell the land for non-payment of rates.

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Rate Rebate Policy

Policy Author	General Manager Corporate Services
Date of next review	June 2027

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This Policy is intended to provide guidance as to the grounds upon which relief of rates payable is available to a person, body, or organisation, in the form of rebates. Council will consider each application to ensure the requirements under the Act have been met.

When assessing requests for rebates, Council may take into account, but is not limited to, the following:

- the availability of rebates under the Act
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- whether, and to what extent, the applicant provides a benefit or service to the local community
- whether the applicant is a public sector, not-for-profit or commercial entity
- whether the rebate will assist in securing new development in the City of Playford
- if the applicant has been subject to a substantial change in rating or valuation
- the impact of adverse environmental impacts on existing business
- the extent of other financial assistance, if any, available to the applicant from other sources (e.g., Commonwealth or State government)
- whether there are any historical considerations that may be relevant
- the level of rates that would be applied by neighbouring councils
- the financial consequences of the rebate for the Council
- any other matters, and policies of the Council, which the Council considers relevant

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Hardship Policy

Policy Author	General Manager Corporate Services
Date of next review	April 2028

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This Policy reinforces the commitment of the Council to assist ratepayers and debtors experiencing financial hardship, with the aim of recovering council rates and charges in a fair and financially responsible manner.

Ratepayers should:

- Be treated in a fair, equitable and respectful manner;
- Be offered mutually negotiated and agreed payment plans, or an extension of time to pay that addresses arrears and ongoing rates charges;
- Have their capacity to pay considered;
- Be offered Centrepay and direct debit payment options;
- Have debts to be paid within fair and reasonable timeframes;
- Receive empathetic, confidential and consistent assistance;
- Be offered referral to financial counselling and other services where required; and
- Be protected from legal action and additional costs while meeting their obligations.

2. Scope

This Policy endorses consistent application of assistance for ratepayers seeking relief from rates and charges due to hardship or extenuating circumstances. Relief and assistance may be in the form of postponement or remission of rates, negotiated flexible debt repayment plans, or referring the ratepayer to see an accredited financial counsellor.

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This Policy also endorses appropriate and consistent action that meets delegation requirements in relation to sundry debtors.

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Related documents include:

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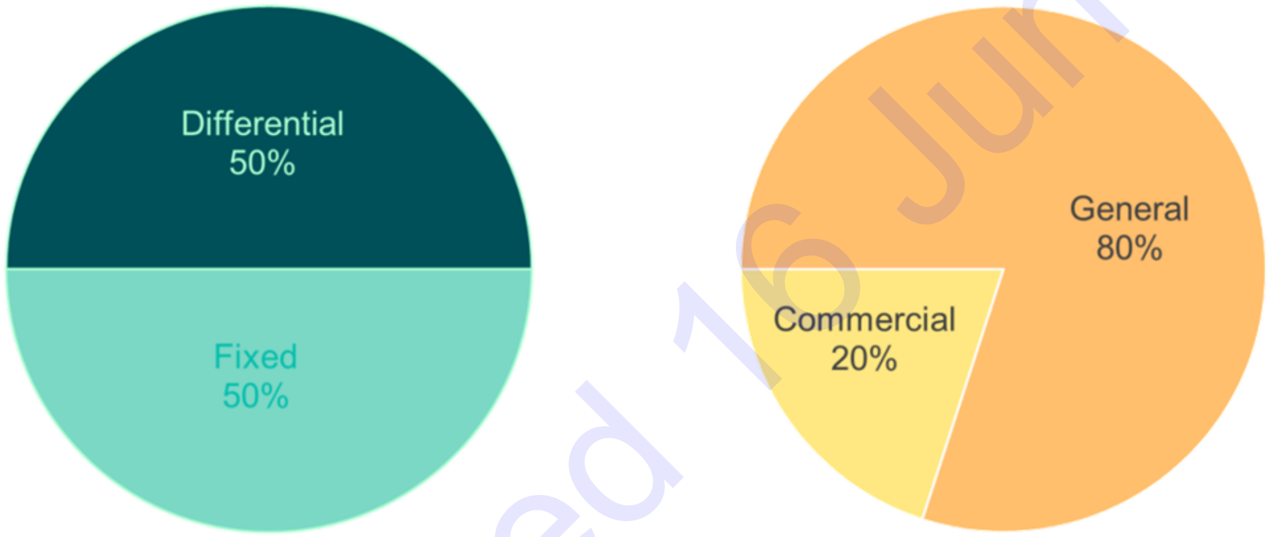
Rates distribution



GENERAL VALUATION 2026-2027 DASHBOARD | PLAYFORD

Office of the Valuer-General

Overview of overall General Valuation value movement and counts collated by Local Government Code as of 20 March 2026.

$35,984,066,900
Total Rating Value FYTD
↑ 11.79% FYTD

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Total Proposed Valuation Records FYTD
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Median Residential Capital Value
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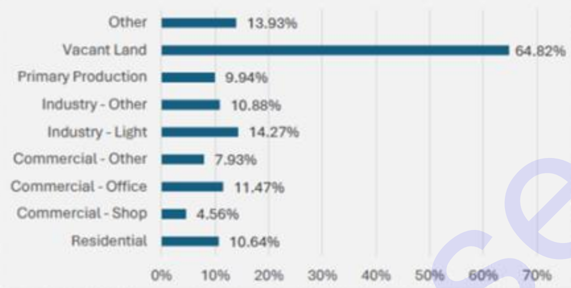
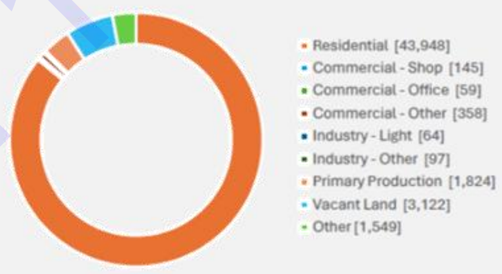
Value Movement by Local Government Code



Valuation Records by Local Government Code



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Residential

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Proposed Valuation Records 43,948 ↑ 0.64%

- The market has demonstrated consistent and sustained growth throughout 2025. Growth continues to be underpinned by affordability and constrained supply.
- Many properties have experienced 2 to 15% change in value.

Commercial

Proposed Rating Value $2,364,003,000 ↑ 6.80%

Proposed Valuation Records 562 ↑ 6.64%

- Value growth across this sector have stabilised on the back of softening yields and moderate increases in rentals.
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Industry

Proposed Rating Value $340,196,000 ↑ 11.48%

Proposed Valuation Records 161

- Many properties have experienced 5 to 20% change in value with some specific properties experiencing adjustments outside of this range due to the impact of growth in underlying land values.

Vacant Land

Proposed Rating Value $1,308,962,520 ↑ 64.82%

Proposed Valuation Records 3,122 ↑ 41.52%

- Percentage growth has been influenced by increases to Site Values and the number of Vacant Land Valuation Records.
- Adjustments vary based on zone and location and typically range between 10 to 70%.

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The Playford Revisit Program remains ongoing and is scheduled for completion 29 May 2025.

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Ratepayers who have the intention, but not the financial capacity to make required payments.

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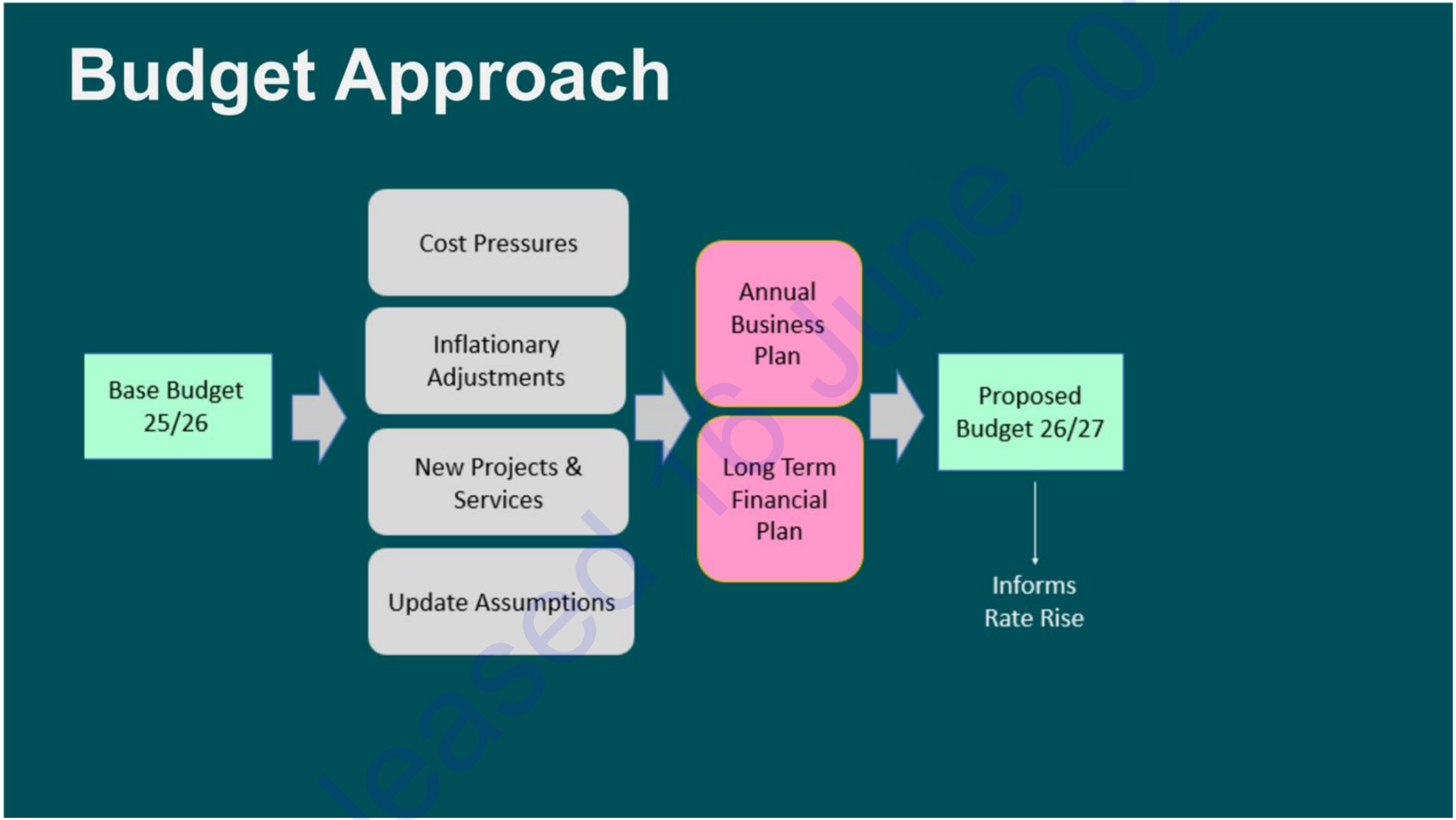
26/27 Budget Breakdown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New Capital Projects & Services

Asset Class	Capital Budget $'000	Operating Budget $'000
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Buildings	40	6
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Total	**11,828**	**1,218**

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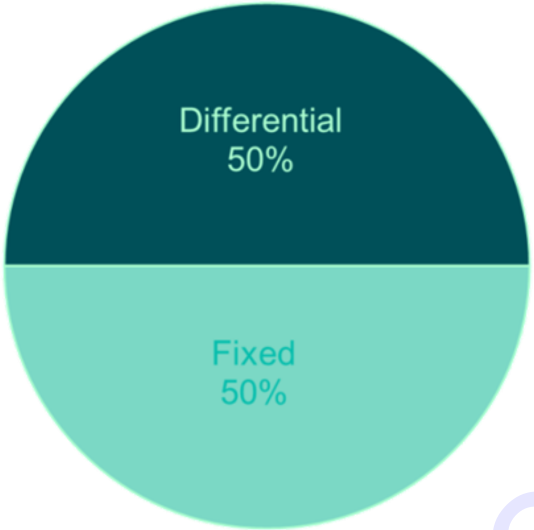

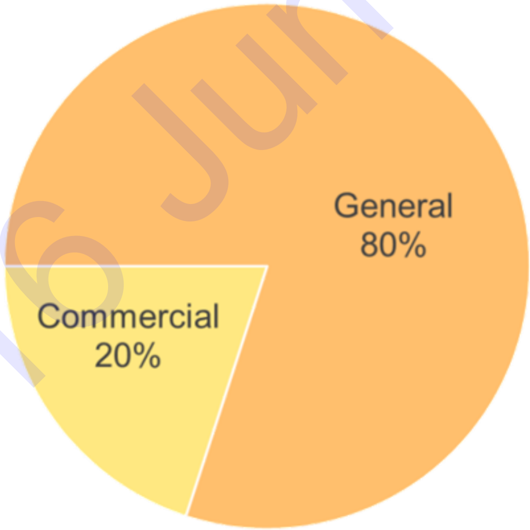

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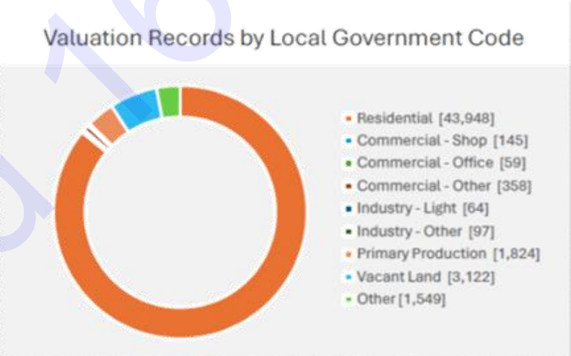

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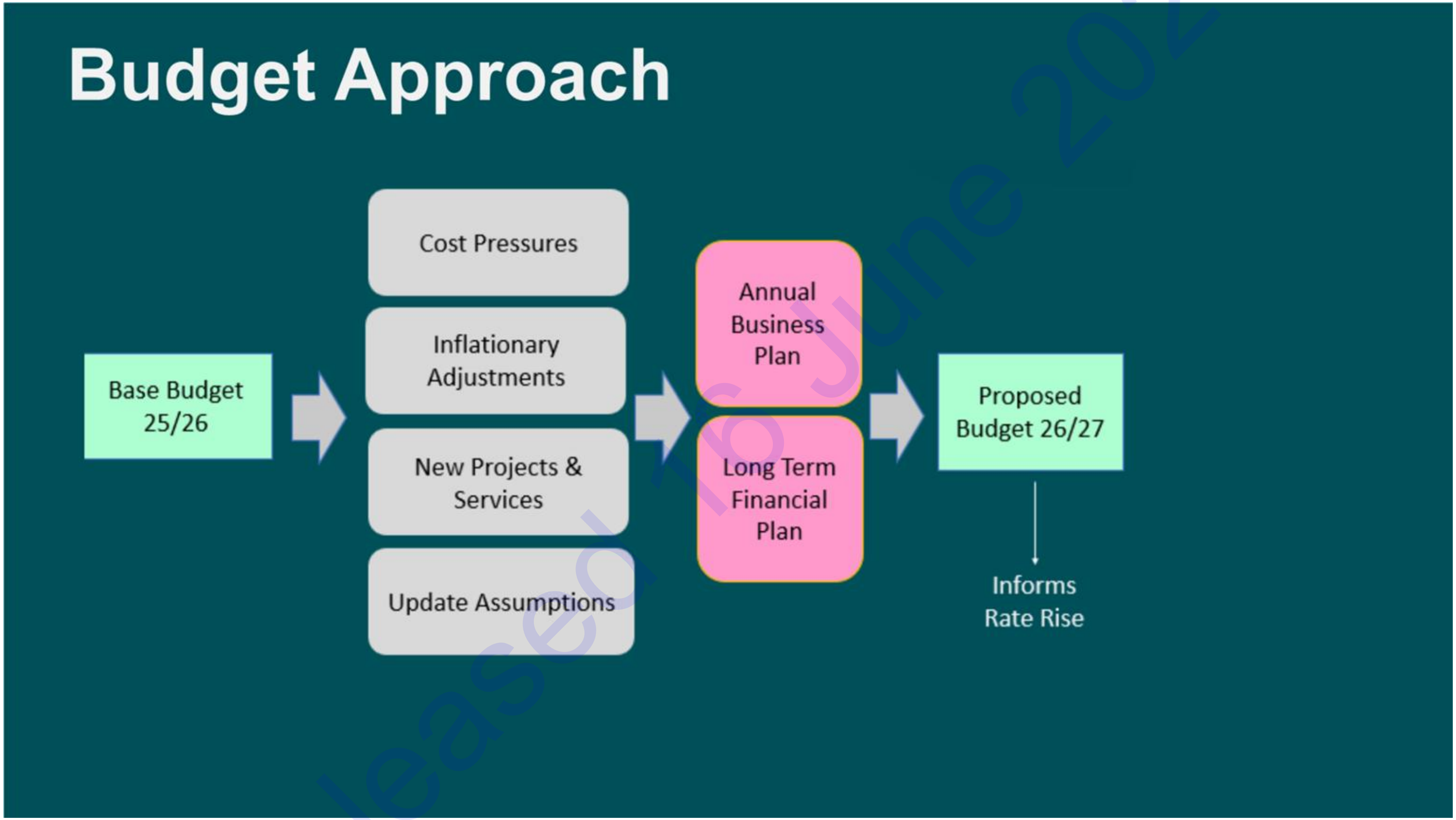
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Existing Assets (AMP)

AMP Asset Category	AMP $M	Supplementary $M	Total Budget $M
Transport (including bridges)	13.9	0.0	13.9
Stormwater	0.4	0.0	0.5
Streetscapes	6.8	0.5	7.3
Water Delivery	1.5	0.0	1.5
Buildings	6.3	0.0	6.3
Parks and Sportsfields	1.8	0.0	1.8
Minor Plant	0.1	0.0	0.1
Fleet	4.0	0.0	4.0
Technology and Office	1.6	0.0	1.6
Grand Total	**36.4**	**0.5**	**36.9**

**Budget figures are subject to change up until the adoption of the LTFP and ABP.*

Financial Assumptions 26/27

Consumer Price Index

- Last year applied 2.5% 2025/26 budget
- Dec 25 Actual 3.3% applied 2026/27 budget

Wage Price Index

- Last year applied 5.5% EA negotiation 2025/26 budget
- Mar 26 based on current EA 4.0% 2026/27 budget

Interest Rates

- Existing fixed debt at existing rates
- Variable debt 5.44% compared to 6.10% this time last year

Cost Pressures - Estimates

Item	Description	$'000
Animal Welfare League	New service agreement	482
GRFMA	Council's contribution	35
Valuation Role Rates	VG valuation fee	42
Waste	Increase due to new contract	500*
TOTAL		**1,059**

**At this stage, $500k has been included in the budget. However, the cost pressure related to waste management has not been finalised and may be as high as $1.5m.*

Funding Challenge

	$'000	Rate Rise % equivalent
Inflationary Costs	3,729	3.07%
FY26 Delayed OPEX	982	0.81%
Cost Pressures	1,059	0.87%
New Services/Assets	413	0.34%
New Services/Assets - Growth	1,024	0.84%
Growth Existing Services	3,321	2.74%
Overall	10,528	8.67%

Sustainable Finance & Rate Rise