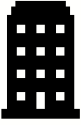


Draft 2026/27 Business Plan and Budget



Your Rates

Our Draft 2026/27 BP&B maintains the process of valuing properties that was in place for 2025/26. An example of how we calculate rates, based on average properties values, is shown below:

	Residential Annual value \$20,250 x rate in the dollar of \$0.111646* (excluding any levies) = \$2,261 rates for 26/27		Commercial (non-residential) Annual value \$95,550 x rate in the dollar of \$0.136813* (excluding any levies) = \$13,072 rates for 26/27
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** The rate in the dollar will be adjusted in the adopted BP&B following the finalisation of property valuations.*

Rate increase:

We are proposing a 5.6% increase to our rates revenue:

- This equates to an increase of \$127 (\$2.44 per week) for an **average residential property**
- This equates to an increase of \$606 (\$11.65 per week) for an **average commercial property**

The **minimum rate** has been increased by \$15 (\$415 for 2026/27).

We are making no other changes to our rating structure and rating principles, compared to last year, including the continuation of the 10% cap on an annual increase in general rates.

Valuations:

Informing the rate income for the Draft 2026/27 BP&B, Council has continued to use the 'Annual Value' method of valuing properties, which is the rental (leased) potential of a property. We use this method because:

- The majority of residential and non-residential properties in the City are leased or rented (i.e. are not owner occupied), therefore it is a suitable valuation measure considering the ability to pay principle, according to the income earning potential of the property
- Reflects the predominant non-residential land use for the city
- Has been used for many years and is understood by the majority of ratepayers
- There is a significant amount of annual market rental information which makes the annual value method more efficient to administer

The 'Annual Value' method has been used for many years by the City of Adelaide and is consistent with the principles in our Rating Policy of equity, ability to pay, efficiency and simplicity principles of taxation. The *Local Government Act 1999* (SA) and *The Valuation of Land Act 1971*, provide Council the ability to undertake our valuations in this way.

Refer to pages 73-75 and 77 of the Draft 2026/27 Business Plan and Budget for information on proposed Rates, available online at ouradelaide.sa.gov.au

For further information on Council's process of applying rates, visit www.cityofadelaide.com.au/rates