Your Rates

The 2025/26 Business Plan and Budget maintains the rating structure and principles from 2024/25 including the continuation of the 10% cap on an annual increase in general rates, to protect ratepayers from large movements in property valuations.

In 2025/26 there will be an **average of 5.6% increase to rates.**

Residential Example

Annual Value $20,000 x Rate in the dollar of $0.115205 (excluding any levies) = $2,304.10 rates for 25/26

Commercial Example

Annual Value $30,000 x Rate in the dollar of $0.141126 (excluding any levies) = $4,233.78 rates for 25/26

Rate type for 2025/2026	Rate in the dollar
Residential rate	0.115205
Non-residential rate	0.141126
Vacant Land	0.230409
Regional Landscape Levy	0.001678
Rundle Mall Separate Rate	0.031792



The City of Adelaide uses the 'Annual Value' method of valuing which is based on the potential annual rental that a property might reasonably be expected to realise (regardless of whether it is owner-occupied or not).

We base our rating structure around land use (residential, non-residential and vacant land) with a separate rate for the purposes of managing and marketing the Rundle Mall precinct. There is also a separate rate received on behalf of the South Australian Government under the *Landscape South Australia Act 2019* (known as the Regional Landscape Levy).

Changes occurring in 2025/26

Minimum Rate

To ensure that all rateable properties make a base level contribution to the costs of maintaining our assets and delivering services to our community, a minimum rate has been introduced – for 2025/26, the minimum rate is $400.

The minimum rate affects any rateable property which would otherwise pay less than $400 in rates per year.

Residential Rebates

To support more housing in the city, residential developments will be rated as a residential property, rather than non-residential. This represents an approximate 18% reduction in the amount of rates payable.

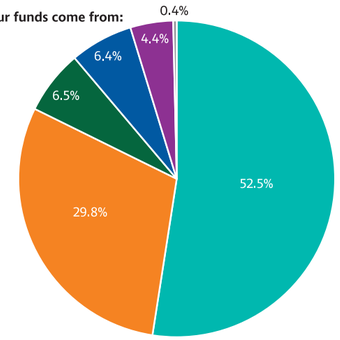
More Information

Please visit **cityofadelaide.com.au/rates** or call **(08) 8203 7203** for more information on:

- Payment information including any assistance you may require in paying rates
- Accessing the pensioner rebate
- Council's rating policy
- Short Stay Accommodation Rating, including criteria
- Minimum rate
- Residential rebates

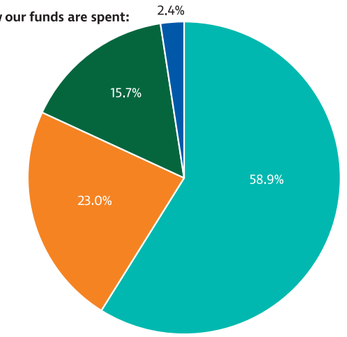
Please note that support measures are subject to application and eligibility criteria as outlined in the *Local Government Act 1999* and City of Adelaide policies and guidelines.

Where our funds come from:



Rates	$154.908m (52.5%)
Fees and Charges (Statutory and User Charges)	$88.118m (29.8%)
Borrowings	$19.335m (6.5%)
Proceeds from the Sale of Assets	$19.000m (6.4%)
External Funding	$12.914m (4.4%)
Other	$1.047m (0.4%)
TOTAL	**$295.322m**

How our funds are spent:



Service Delivery	$173.878m (58.9%)
Renewal/Replacement of Assets	$67.937m (23.0%)
New and Upgraded Assets	$46.361m (15.7%)
Strategic Projects	$7.146m (2.4%)
TOTAL	**$295.322m**



CITY OF ADELAIDE

Our Adelaide.
Bold.
Aspirational.
Innovative.

City of Adelaide
25 Pirie Street, Adelaide
GPO Box 2252, Adelaide, SA 5001

2025/26
Business Plan & Budget
Summary

Lord Mayor Introduction



The 2025/26 Business Plan & Budget not only invests in roads, parks, and main streets but importantly it restores confidence in how we fund and manage our city's future.

Despite some recent claims, the City of Adelaide is not in financial crisis, a statement underlined by an independent review. This was also acknowledged by the Essential Services Commission SA (ESCOSA).

ESCOSA noted that Council's finances are back on track after a challenging few years and has given us a clear endorsement for our path forward. While ESCOSA identified risks, it has also confirmed that our disciplined planning and sheer hard work has strengthened Council's financial position.

The Council takes seriously its role as custodian of the state's capital city and levelling the playing field for all ratepayers is crucial for a fair and equitable system. That's why this Budget creates a new minimum rate of $400 to ensure that fairness and equity.

In 2025/26 we will deliver the services and infrastructure our residents, businesses and visitors rely on, and invest in more.

The 2025/26 Business Plan & Budget includes a $114 million Capital Works Program that focuses on shaping the future of our city. It includes major upgrades to James Place, continued work on the Central Market Arcade redevelopment, and transforming land adjacent the former Aquatic Centre into a new community playing field.

We're investing $8 million in renewing two community buildings in Golden Wattle Park/Mirnu Wirra (Park 21 West) and Mary Lee Park/Tulya Wardli (Park 27B), with consideration for a third.

Over $5 million is committed to the revitalisation of our iconic main streets including Gouger, Hindley, Hutt and Melbourne.

With more than 200 trees already been planted across the CBD and North Adelaide in the past year alone, a $3.9 million allocation for 2025/26 will continue our City Greening program, a cornerstone of Council's strategy to cool and beautify our streets.

The result is another responsible, balanced Budget that keeps investing for today and investing in the Adelaide of tomorrow.

Dr Jane Lomax-Smith AM
Lord Mayor, City of Adelaide

Chief Executive Message



Shaping our future requires bold thinking, long-term planning and a strong vision from a capital city council, to elevate Adelaide as South Australia's cultural, civic and economic hub where residents, students, visitors, workers and businesses thrive.

As we enter the new financial year, all nine Annual Priorities from the 2024/25 Business Plan and Budget have been completed or are on track to be completed. Whilst the construction of Hindley Street did not commence in 2024/25, additional feedback is being reviewed and final designs are being fine-tuned, ready to start construction in 2025/26. Our other Mainstreet Revitalisation projects are progressing in line with the adopted program.

This year's Business Plan and Budget continues to deliver on Council's Strategic Plan 2024–2028, and is supported by our Economic Development Strategy, Integrated Climate Strategy and other endorsed strategies. These strategies are driven by the City of Adelaide's long-term vision:

Our Adelaide. Bold. Aspirational. Innovative.

Our combined $295.3 million Operating and Capital Budget prioritises community and civic services, activities that support the city's cultural and economic development, and maintenance and upgrade of city and Adelaide Park Lands infrastructure.

We are investing over $114 million into our Capital Works Program, including $68 million of asset renewal funding to ensure Council's $2 billion of roads, footpaths, parks, and buildings are maintained and cared for.

Council is delivering a balanced budget that focuses on strategy implementation, and combines responsible financial management and investment in our city, its infrastructure and its Park Lands, to maintain the quality of the city expected and enjoyed by our community.

Michael Sedgman
Chief Executive Officer

Highlights: What will we deliver

Our Community
vibrant, connected and inclusive

- Ensuring our libraries meet the needs of the community, now and for future generations, through the Future Libraries review.
- Supporting underutilised commercial spaces to be converted for residential housing through our ARCHI program.
- Progressing concept plans for the Flinders Street Housing project.

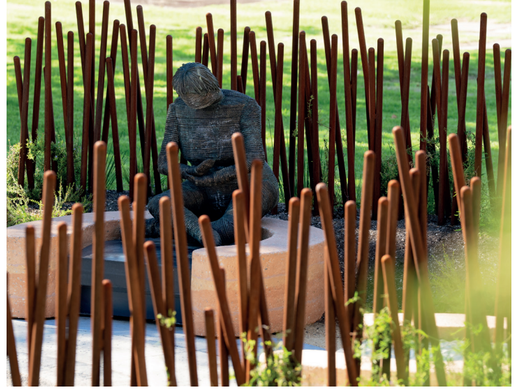
Our Environment
resilient, protected and sustainable

- Delivering $25.6 million to maintain our heritage listed Adelaide Park Lands and open spaces.
- Revitalising North Adelaide Park Lands at Denise Norton Park/Pardipardinyilla (Park 2), with a community playing field.
- Increasing city greening, with an investment of $3.9 million towards street-tree planting.

Our Economy
growing, innovative and responsive

- Stimulating growth in the city's economy through the implementation of the Economic Development Strategy.
- Investing in attracting tourism, business and jobs into the city through the Adelaide Economic Development Agency.
- Final stages of development and preparation for the highly anticipated new Market Square.





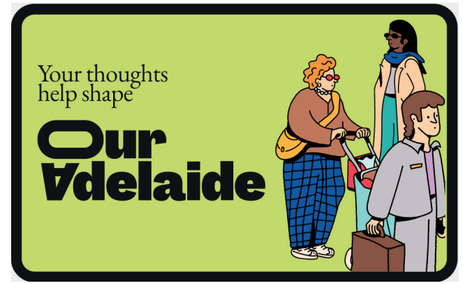
Our Places
interesting, purposeful and safe

- Improving active transport and safety with a pedestrian crossing being installed at Franklin Street and cycling path improvements along Peacock Road and the Adelaide Park Lands Trail.
- Implementing the Mainstreet Revitalisation Program with construction works progressing in Gouger Street, Hindley Street, Hutt Street and Melbourne Street, and finalising the design of O'Connell Street.
- Continuing our commitment to upgrading Park Lands Buildings, with works commencing at the sporting clubs at Golden Wattle Park/Mirnu Wirra (Park 21 West) and Mary Lee Park/Tulya Wardli (Park 27B), and further concept designs.

Our Corporation
high performing, customer-centric and bold

- Reviewing our Long Term Financial Plan to ensure we can continue to fund the community services needed into the future.
- Developing a Workforce Strategy to attract and retain a high-performing workforce.
- Achieving responsible financial sustainability with a modest general rate revenue increase of 5.6%.

For more information on our priorities, what we are delivering and our budget in 2025/26 for the City of Adelaide visit: **cityofadelaide.com.au/budget**



Our Adelaide

Let's help shape **Our Adelaide**

Our engagement platform **Our Adelaide** is a collective space where every member of our community can contribute to the conversation about our city's future.

Our Adelaide – a place where you can find out about all our upcoming projects.

Join the conversation at **ouradelaide.sa.gov.au**

Sign up to stay informed, get involved and have your voice heard.

