



## Yorke Peninsula Council

### NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council's

#### **AUDIT COMMITTEE**

will be held on Tuesday 24<sup>th</sup> June 2014  
in the Minlaton Council Chamber,  
57 Main Street, Minlaton commencing at 3pm

David Harding  
DIRECTOR CORPORATE AND  
COMMUNITY SERVICES

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## A G E N D A

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#### **ITEM 1      YORKE PENINSULA COUNCIL – AUDIT COMMITTEE**

- 1.1    Welcome by Chairperson
- 1.2    Present
- 1.3    Apologies/Leave of Absence
- 1.4    Minutes of previous meeting – for confirmation:  
Audit Committee meeting held on Tuesday 13<sup>th</sup> May 2014.
- 1.5    Questions without Notice

1.6 Conflict of Interest

**CONFLICT OF INTEREST**

Members are reminded of the requirements for disclosure by Members of direct or indirect pecuniary benefit or detriment and non-pecuniary benefit or detriment in accordance with Section 73 of the Local Government Act in items listed for consideration on the Agenda. Section 74 of the Local Government Act 1999 requires that Members declare any interest and provide full and accurate details of the relevant interest to the Council prior to consideration of that item on the Agenda.

Each Member of a Committee has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a conflict of interest.

**ITEM 2      REPORTS**

- |   |            |
|---|------------|
| 1. Annual Business Plan Public Consultation Feedback (D. Harding)   | Page 3-4   |
| 2. 2014/2015 Annual Business Plan Amendments (D. Harding)   | Page 5-37  |
| 3. Proposed General Rates 2014/2015 (D. Harding)  | Page 38-55 |
| 4. Draft Interim Management Letter (D. Harding)   | Page 56-57 |
| 5. Internal Audit Plan 2015-17 (A. Parkes)  | Page 58-62 |
| 6. Asset Management Update (M. McCauley)  | Page 63-95 |
| 7. Update from Independent Project Manager – Road Condition<br>Assessment Project (D. Harding on behalf of Steve Walker – verbal) |            |

**ITEM 3      GENERAL BUSINESS**

**ITEM 4      NEXT MEETING**

**ITEM 5      CLOSURE**

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES**

### **1. ANNUAL BUSINESS PLAN PUBLIC CONSULTATION FEEDBACK** (File Ref: 9.14.1.6)

#### **INTRODUCTION**

The Draft Annual Business Plan public consultation period closed on Wednesday 4<sup>th</sup> June 2014 at 5.00 pm with a total of fifty one (51) written responses received – details are contained in the table below. Four people requested to appear before Council and did so at the meeting held on Wednesday 11<sup>th</sup> June 2014. Councillors were provided with copies of all submissions under separate cover.

#### **RECOMMENDATION**

That the report be received.

#### **COMMENT**

Each year an Annual Business Plan (ABP) is produced. The ABP explains the context in which the budget has been developed, provides information on what Council plans to achieve in the coming financial year and describes how this will be funded.

The 2014/2015 Draft Annual Business Plan was released to public consultation on Thursday 15<sup>th</sup> May 2014 following endorsement of that action by Council at its meeting held on Wednesday 14<sup>th</sup> May 2014. The public consultation period was advertised in the Yorke Peninsula Country Times and on Council's web site with copies available from Council's website or counters at all Council offices. The closing date for comments was Wednesday 4<sup>th</sup> June 2014 at 5.00pm.

Fifty one (51) written responses were received by the closing date. A brief summary of responses is provided below.

<b>Number of submissions</b>	<b>Township</b>	<b>Submission subject</b>
3	Point Souttar/Point Turton/ Beaumont	Request to seal North Coast Road
1	Ardrossan	Request to seal Pepper Road Ardrossan
4	Stansbury	Request to seal Dalrymple Terrace, Stansbury
1	Minlaton District Business Group	Request for public meeting
26	Minlaton (incl Parsons	Opposition to upgrade of

	Beach, Koolyhill)	Principal Office
2	Stansbury	Opposition to upgrade of Principal Office
6	Warooka	Opposition to upgrade of Principal Office
1	Pine Point	Opposition to upgrade of Principal Office
2	Brentwood	Opposition to upgrade of Principal Office
1	Port Vincent	Opposition to upgrade of Principal Office
3	Yorke town	Opposition to upgrade of Principal Office
1	Marion Bay	Opposition to upgrade of Principal Office

All correspondence has been registered in Council's record management system and copies of all submission were supplied to Councillors.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999

Local Government (Financial Management) Regulations 2011

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The 2014/2015 budget is consistent with the revised Long Term Financial Plan and Councils key financial direction of reducing the operating deficit and dedicating funds to the renewal of assets, consistent with Council's Infrastructure and Asset Management Plan.

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES**

### **2. ANNUAL BUSINESS PLAN AMENDMENTS** (File Ref: 9.14.1.6)

#### **INTRODUCTION**

To advise the Audit Committee of amendments to the 2014/2015 Draft Annual Business Plan endorsed by Council at its meeting on 11<sup>th</sup> June 2014 to compensate for cuts to Financial Assistance Grants (FAG's) announced in the Federal Budget.

#### **RECOMMENDATION**

That the report be received.

#### **COMMENT**

Each year an Annual Business Plan (ABP) is produced. The ABP explains the context in which the budget has been developed, provides information on what Council plans to achieve in the coming financial year and describes how this will be funded.

The 2014/2015 Draft ABP was endorsed for public consultation by Council at its meeting held on Wednesday 14<sup>th</sup> May 2014.

The 2014/2015 Draft ABP anticipated the continuation of the Supplementary Road Funding enjoyed by local government in South Australia since 2004/2005.

On Tuesday 13<sup>th</sup> May 2014 the Federal Budget was announced and was analysed by Council staff and the Local Government Association in the following days.

Of particular note for local government in South Australia and the Yorke Peninsula Council is the decision by the Federal Government to cease Financial Assistance Grants (FAG's) Supplementary Road Funding for South Australia from 1 July 2014 and to freeze all FAG's General Purpose Grant Funding at 2013/14 levels for the next 3 financial years – 2014/15, 2015/16 and 2016/17.

As a consequence, the net result for Yorke Peninsula Council is a reduction of \$447,557 in anticipated revenue contained in the 2014/15 Draft Annual Business Plan. (\$365,273 Supplementary Road Funding and \$82,284 General Purpose Grant Funding).

Supplementary Road Funding cuts are permanent – funds have been included in long term forecasts at 2013/14 levels plus CPI and will need to be removed from Council's Long Term Financial Plan at the next review.

Cuts in South Australia for Supplementary Road Funding total \$18 Million for the 2014/2015 financial year – as such it is anticipated that alternative actions will be debated by all Councils in South Australia in the near future.

A press announcement by LGA President, Mayor David O'Loughlin immediately following the announced cuts stated "South Australia in the future receives only 5.5% of Local Roads

Funding under the Federal Assistance Grants Program (FAGs) whereas we have 11% of local road length and more than 7% of the nation's population".

Increases for General Purpose Grant Funding were also included in long term forecasts at 2013/2014 levels plus CPI. Adjustments will be required to the Long Term Financial Plan to reflect the loss of CPI increases for the next 3 years and the compounding impact for years after 2016/2017.

Due to the short period available to Council until it adopts the Annual Business Plan, discussions were held with key Council staff and Elected Members to consider amendments to the 2014/15 Draft Annual Business Plan to ensure as close as possible to a balanced budget for the 2014/2015 financial year is adopted.

**To compensate for this reduction in funding in the short term, the following amendments to the Draft Budget for 2014/2015 are recommended:**

1. Budgeted revenue for CWMS/Water Rates be increased by \$51,635 (This increase was identified as an omission from the 2014/2015 Draft Budget following scheduled reviews of service charge and assessments and does not involve increases in rates charged or the number of assessments to be charged).
2. Revenue is increased for anticipated CWMS augmentation fees of approximately \$50,000. Historically the Adopted Budget assumes a zero base for this item and adjustments are made at 3<sup>rd</sup> Quarter Budget Review when actual figures are known. This revenue has averaged in excess of \$50,000 per annum in recent times with 2013/14 year to date income currently at \$88,000.
3. No change to Operating Expenses as detailed in the Draft Budget.
4. Capital allocations for resealing of roads contained in the Draft Budget are reduced by \$150,000 to \$175,453 for the year.
5. Funding proposed for the acquisition of rubble for the year is reduced by \$85,000 to \$200,000.
6. The purchase of the TRIM Electronic Data Records Management System scheduled for June 2015 at a cost of \$57,815 is delayed until the 2015/16 financial year.
7. Allocations of \$22,000 included for the provision of 2 dump points for RV vehicles be delayed until the 2015/2016 financial year.
8. Funds of \$40,000 for the establishment of a new CWMS shed at Maitland be deferred for consideration until the 2015/2016 financial year.
9. In response to public consultation responses to the Draft Annual Business Plan, the capital project to seal Grainstack Road, Stansbury at a cost of \$140,802 be withdrawn and a project for the sealing of Dalrymple Terrace, Stansbury be substituted at the same cost.

In summary, anticipated 2014/2015 income is to be increased by \$101,635 and 2014/2015 capital expenditure reduced by \$354,815 providing an overall adjustment of \$456,450 to offset the loss of 2014/2015 FAG's funding of \$447,273.

Given the long term impacts of these changes to FAG's funding, Council will need to amend its Long Term Financial Plan after consideration of more "long term" remedial adjustments to balance future budgets.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999

Local Government (Financial Management) Regulations 2011

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The 2014/2015 budget is consistent with the revised Long Term Financial Plan and Councils key financial direction of reducing the operating deficit and dedicating funds to the renewal of assets, consistent with Council's Infrastructure and Asset Management Plan.





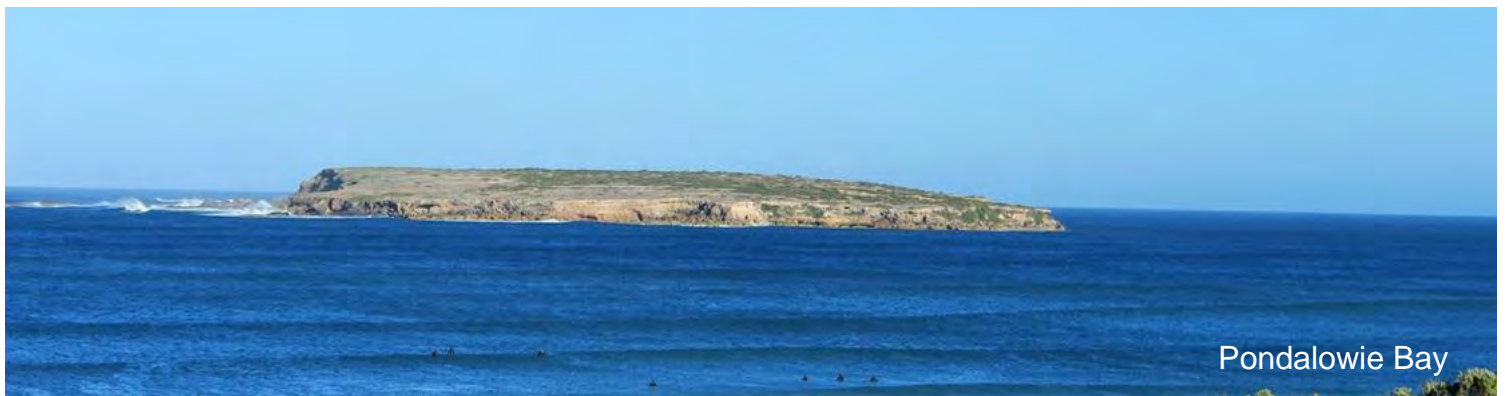
Port Victoria Sunset

# **DRAFT** 2014–2015 ANNUAL BUSINESS PLAN



Minlaton

*Integrity, Innovation, Sustainable, Engaged*



Pondalowie Bay

## **Our Vision**

To be a thriving peninsula, proud of our heritage,  
lifestyle and diverse, vibrant communities.

A great place to live, work and play.



*Agriculturally rich~Naturally beautiful*



# Message from the Mayor



The Annual Business Plan has been prepared to provide the community with a picture of the proposed projects the Yorke Peninsula Council aims to achieve in 2014/2015. This planning process provides an opportunity for community involvement in identifying priorities for Council projects and services for the forthcoming financial year.

The Annual Business Plan for 2014/2015 has been prepared using the adopted Long Term Financial Plan (LTFP) as a guide and a key focus is to inject an additional \$3 million over the next two financial years to accelerate renewal of road infrastructure along with an additional \$3 million on the proposed renovation and expansion of the Maitland Principal Office, via low interest loan borrowings of \$6 million. The Council's current debt levels are very low and with interest rates at the current level it is timely to take this action.

Some key projects that have been included in the Annual Business Plan for 2014/2015 are:

- Capital expenditure on renewal of unsealed (open surface) Council roads estimated at \$3.507 million;
- Capital expenditure in sealing of current unsealed (open surface) roads \$620,000, including \$327,000 for the Clinton Road development project;
- Continuation of the "Walk the Yorke" Project - \$1.1 million with 50% grant funding from Australian Government ;
- Continued upgrade and development of Community Wastewater Management Systems (CWMS) \$270,000;
- Caravan Parks upgrade and renewal of facilities \$159,000;
- Capital expenditure on Halls \$92,000;
- Stormwater Management \$195,000;
- Development of cemeteries, including funds to evaluate options in Port Vincent which has no further burial vacancies \$80,000.

Council has finalised the Elector Representation Review in accordance with the requirements of Section 12 of the Local Government Act 1999 and as a result there will be a slight alteration to the southern boundary of Kalkabury Ward and the locality of Hardwicke Bay to more evenly distribute electors.

2014 also is a year where Council Elections will be held with nominations closing in early September for the new Council term from November 2014 to November 2018.

Council is always mindful of the balance required to deliver community expectations whilst ensuring financial sustainability.

Council encourages community engagement in the Annual Business Planning Process and looks forward to receiving your feedback.

I commend the Annual Business Plan 2014/2015 to you.

Ray Agnew OAM  
MAYOR

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# Introduction

The development of Council's Annual Business Plan is an important part of our planning process. It links the Strategic Plan 2012 - 2015 with the budget planning process. This assists Council to achieve its goals whilst ensuring the best possible mix of services, infrastructure and facilities for its communities.

This year's budget development has been measured against the adopted Long Term Financial Plan (LTFP) whilst recognising the requirement for increased road infrastructure renewals and the expansion and renewal of the Principal office at Maitland.

The decision by the Federal Government to cease Financial Assistance Grants (FAG's) Supplementary Road Funding for South Australia from 1 July 2014 has cut \$18m in funding from local government in SA. The Federal Government also announced its intention to freeze all FAG's General Purpose Grant Funding at 2013/14 levels for the next 3 financial years – 2014/15, 2015/16 and 2016/17. These decisions have impacted significantly on Council's 2014/2015 budget.

The net result for Yorke Peninsula Council is a reduction of \$447,557 in anticipated revenue for the 2014/15 financial year. (\$365,273 Supplementary Road Funding and \$82,284 General Purpose Grant Funding).

The 2014/2015 budget however still looks to ensure Council's spend on renewal of existing assets is the primary focus in provision of service levels to the community.

In the 2014/2015 budget, over \$3.5m is allocated to renewal of transportation infrastructure and over \$987k on the renewal of plant and machinery. In addition, \$130k has been allocated for renewal of storm water and CWMS systems.

Expenditure on new assets, other than the planned office expansion, has been kept to a manageable level at \$2.746m.

The exciting Walk the Yorke project expenditure totals \$1.1m (of which \$550k is secured from grant funding) and makes up a significant portion of the budget allocated to new assets.

Council has considered its current Transportation Infrastructure renewal program and has taken the view that acceleration of that program is needed. A total of \$3.507m (\$2.414m in 2013/14) is to be invested in the renewal program with accelerations of \$2.0m above current program forecasts planned for the 2015/16 financial year.

In addition Council has undertaken a review of its current office accommodation and has agreed that improvements are necessary to provide quality, cost-effective, modern and accessible facilities to meet the growing needs of its community and staff.

Based on a number of opportunities and limitations, Council has considered its Principal Office at Maitland as the preferred location for a proposed office expansion to ensure that it can continue to operate efficiently, and effectively serve our community, now and into the future, whilst allowing for future growth of office space for the next 15 years.

Further detail in regard to this project is supplied in the "Principal Office Proposed Expansion Project" brochure as an addendum to the Draft Annual Business Plan.

Should the draft Annual Business Plan be adopted, it is anticipated that loan borrowings of \$6.0m, at a fixed interest rate over 15 years, will be primarily used to fund both the road renewal program acceleration and the office expansion project. Council's very low current debt levels (forecast at \$1.587m at 30 June 2014 excluding community loans) together with very low current fixed interest rates available, facilitates this initiative whilst ensuring risks to the Community are minimised.

The Long Term Financial Plan has been revisited to ensure that Council's long term financial aspirational targets are achieved.

Council as a separate process will also consider, in the future, the sale of vacant land at Maitland, Balgowan and Yorketown, which could realise in excess of \$2million over the coming years. Further information on projects is detailed in later sections of the Plan.

# Introduction

Council has overall committed a total of \$11.243m in capital expenditure, the highlights of which include:

- \$3.507m for renewal of unsealed local roads;
- \$620,000 in sealing of current unsealed roads, including \$327,000 for the Clinton Road development project;
- \$175,453 for resealing of Council roads;
- \$1.1m to establish walking trails and facilities for the Walk The Yorke project (50% grant funded)
- \$1.0m to upgrade current Maitland office facilities;
- \$2.0m to extend the Maitland office to provide suitable accommodation for current Council staff and provide future expansion capabilities;
- \$986,000 (\$874,000 net after trade in allowances) for Plant & Machinery renewals and \$205,000 for the purchase of new plant and equipment;
- \$358,000 (\$191,000 net after trade in allowances) for the replacement of Council vehicles;
- \$270,000 for the continued upgrade and development of CWMS systems;
- \$195,000 for the continued improvement of storm water management;
- \$92,000 for the restoration and development of Town halls throughout the district;
- \$78,000 on essential IT infrastructure;
- \$71,000 on essential system updates including town planning, disaster recovery and GPS software
- \$80,000 on development of cemeteries including funds to evaluate options in Port Vincent which has no further burial vacancies;





# Our Vision and Strategic Goals

## Our Vision

To be a thriving peninsula, proud of our heritage, lifestyle and diverse, vibrant communities. A great place to live, work and play.

## Our Strategic Plan – Key Themes

### Sustainable Communities

**Sustainable Infrastructure**—delivering and facilitating the provision of Infrastructure that is sustainable and supports our growth.

**Progressive and Sustainable Development**—providing a Development Plan that facilitates growth whilst safeguarding our environmental assets and community lifestyle.

**Our Economy**—encouraging and supporting a strong diverse economy that will provide employment opportunities for our community, including our youth.

**Economical Growth through Sustainable Industrial Development**—managing the impact of major industry growth on Council assets and resources while at the same time enabling maximum benefit to our community.

### Corporate Governance and Leadership

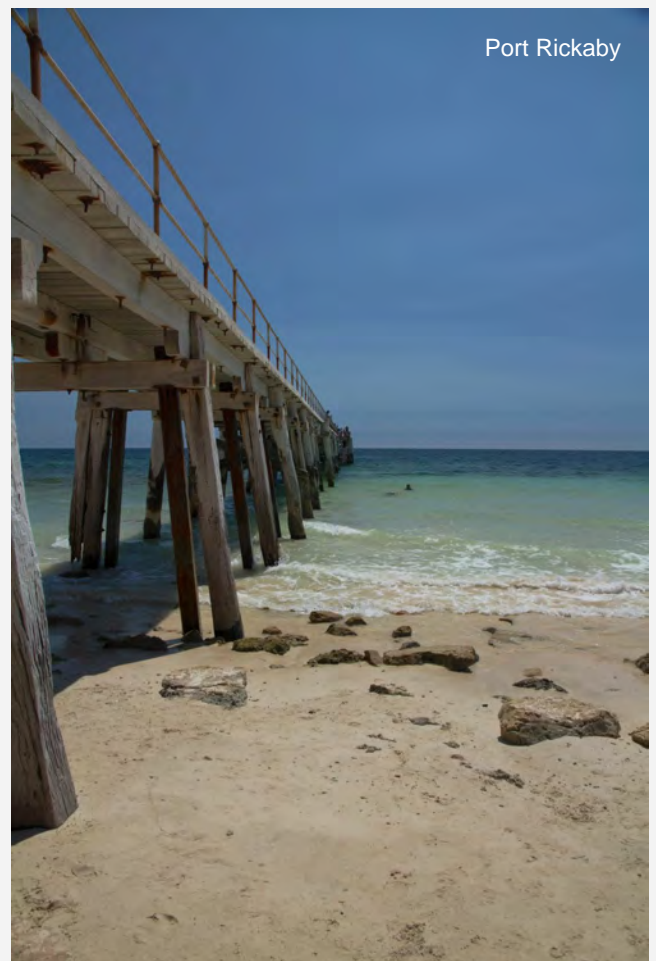
**Progressive Communities through Strategic Planning**—informed decision making; setting the direction to meet the current and future needs of our communities.

**Organisational Efficiency & Resource Management**—delivering efficient and effective services through strategic leadership of our people.

### Community Engagement

**Vitality and Connection**—encouraging optimistic and thriving communities through positive participation in community life.

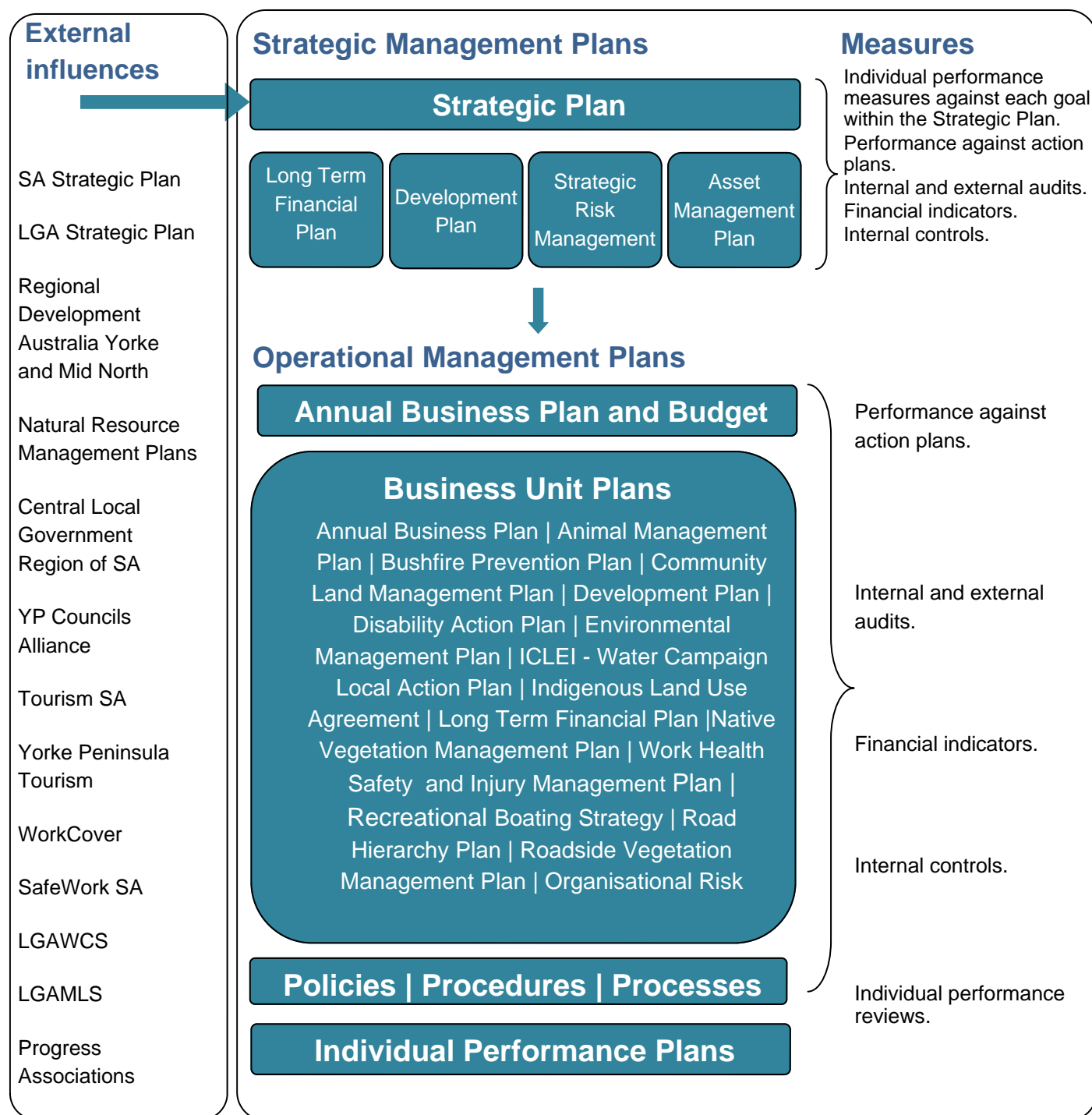
**Sense of Ownership**—facilitate a sense of community ownership through public participation and authentic communication with our community.



Port Rickaby

Corny Point

# Strategic Planning Framework



The Strategic Plan has been developed in consultation with our communities and stakeholders. It guides Council activities at the highest level, outlining our priorities, and what Council needs to do over the next four years to achieve its goals.

The Annual Business Plan has been developed based on the goals and activities outlined in the Strategic Plan. This process ensures that the Strategic Plan goals will be achieved over the period of the plan.

# Influences and Priorities

## Current Economic Environment

In developing the Annual Business Plan, Council has identified pressures and potential impacts on its financial performance and budgeting.

Funding levels from both State and Federal Governments continue to decrease; the exception being the grant funding for the Walk the Yorke project.

In particular the cessation of Supplementary Road Grants in the Federal Budget will impact local government in South Australia significantly, with approximately \$18m no longer provided in funding - Yorke Peninsula Council will see cuts in this area of around \$365,000 per annum. The Federal Governments decision to also freeze General Purpose Grants at 2013/2014 levels for the next 3 financial years will mean a further reduction of anticipated funding of approximately \$82,000 per annum.

Similar to 2013/2014 Local Government cost increases continue to be above the general consumer inflation rate.

The economy continues to be negatively affected by ongoing uncertainty and instability of global financial markets. The decrease in the local economy has not seen a corresponding reduction in costs. Some services, for example waste transfer stations, are expected to increase. Costs incurred for water and power continue to increase proportionally higher than CPI with Council investigating strategies to control these.

Cost pressures for requirements relating to legislation, industry and accounting standards also continue to increase. These include:

- Fire prevention in Council owned caravan parks
- valuation of building assets;
- Condition assessments of CWMS systems;
- Road infrastructure evaluations.

## Budget Strategy

The Long Term Financial Plan (LTFP) will continue to direct future Annual Business Plans. The key goal of the LTFP is to ensure that Council is in a position to continue to provide services, without dramatically increasing the cost of those services.

It assumes:

- Minimal change in the level or number of services provided;
- A "Financial Sustainability" increase in general rates to existing ratepayers of 3% above CPI from 2014/2015 to align Council's rating levels with the Local Government average;
- Increased spending on asset renewals to ensure Council maintains current service levels to the community;
- Spending on new assets in line with the "limited new services" strategy of the LTFP.

## Setting the Rates

Rates of all types continue to be the major source of operating income for Council making up approximately 73% (69% in 2013/2014) of operating income.

Each year the impact of rates increases is reviewed in line with Council's strategic plan. In 2014-15 the income from general rates from existing ratepayers will increase by 6.2%.

The structure of the rating system will remain the same as 2013-2014:

- Continued use of a fixed charge;
- Differential rates for various land use categories have been maintained, retaining a similar percentage of total revenue for each category whilst allowing for any growth;
- A comprehensive set of rebates.

A detailed explanation of the rates structure is described later in this  
Hardwicke Bay  
Plan.



# Delivering the Strategic Plan

## SUSTAINABLE COMMUNITIES

### 1. SUSTAINABLE INFRASTRUCTURE

#### 1.1 Provide infrastructure assets that are sustainable & safe

Key Actions to achieve our goal	Our Performance measures
Develop and implement a rationalisation program for identified roads.	Rationalisation program developed and implemented for identified roads by 2015.
Advocate and work with the State Government to improve the quality of arterial roads on Yorke Peninsula.	Ongoing - Number of initiatives collaboratively established, planned and managed.

#### 1.2 Effective expansion of water and power supplies

Advocate service providers and other authorities to maintain and improve water and power infrastructure and service delivery.	Ongoing - Number of initiatives to improve water and power infrastructure delivery.
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## 3. OUR ECONOMY

### 3.1 Sustainable economic growth

Key Actions to achieve our goals	Our Performance measures
Work in partnership with Yorke Peninsula Tourism and the Regional Development Australia Yorke and Mid North to identify ways Council can support tourism and business growth.	Ongoing - Number of joint initiatives that support tourism and business growth.
Identify and support initiatives for tourism related development including indigenous communities.	Ongoing - Number of joint initiatives that support the development of indigenous tourism.
Identify and support initiatives that will assist the development of sustainable agricultural industry including supporting and encouraging diversity and value adding in the industry.	Ongoing - Regular meetings established between Council and Regional Development Australia and Council feedback incorporated into RDA objectives.
Partner and build positive relationships with YP Tourism, Regional Development Australia Yorke and Mid North, government agencies and other key stakeholders.	Ongoing - Increase in the number of joint initiatives for economic development.

### 3.2 Increase access to employment opportunities for our communities

Work with Regional Development Australia Yorke and Mid North, major industries and businesses to undertake a study to identify skills required to support business needs.	Ongoing - Number of joint initiatives opportunities identified.
Support training and skills initiatives of the Yorke Region Employment and Skills Formation Network that will enhance skills required in tourism, agriculture and business.	Ongoing - Number of joint initiatives developed that will enhance skills, development in tourism, agriculture and business.



Brentwood

## 4. ECONOMIC GROWTH THROUGH SUSTAINABLE INDUSTRIAL DEVELOPMENT

### 4.1 Manage the impact of major industry and business growth on Council assets and Infrastructure

Key Actions to achieve our goals	Our Performance measures
Work with major industries and businesses in developing strategies to facilitate improvement to roads, drainage and other Council infrastructure required to support major industry.	Ongoing - Number of strategies collaboratively developed through consultative processes.
Identify the financial resources required to manage the increased costs associated with the establishment of major industry within the district.	Ongoing - additional financial resources required identified based on market pressures and development time frames.

### 4.2 Encourage and advocate for infrastructure to support major industry growth on the Yorke Peninsula

Work with major industries in advocating and lobbying State and Federal Governments for transport infrastructure, including roads and ports to support major industry.	Ongoing - Number of initiatives collaboratively established, planned and managed.
Work with major industries and State and Federal Governments to identify transport corridors that will facilitate freight movements and provide ready access to Ports.	Ongoing - Number of transport corridors collaboratively identified, planned, established and managed.



SUSTAINABLE COMMUNITIES	<b>4. ECONOMIC GROWTH THROUGH SUSTAINABLE INDUSTRIAL DEVELOPMENT</b>	
	<b>4.3 Realise the benefits for our Community created through major industry and business growth</b>	
	<b>Key Actions to achieve our goals</b>	<b>Our Performance measures</b>
	Work with Regional Development Australia Yorke and Mid North to support and encourage existing and new industries that support major industry and businesses to establish in the Yorke Peninsula Council area.	Ongoing - Number of new industries established on the Yorke Peninsula.
	Work with Regional Development Australia Yorke and Mid North to increase access to employment opportunities for our communities through supporting and advocating for training and skills initiatives focused on major industry and business growth.	Ongoing - Number of training and skill initiatives developed.
	Work with major industry employers and businesses to employ local people.	Ongoing - Number of local people employed by major industries and new business.
CORPORATE GOVERNANCE & LEADERSHIP	Work with major industry and business to provide support for community groups, programs and social infrastructure.	Ongoing - Number of programs provided to support community groups, programs and social infrastructure. Social infrastructure, supporting all age groups within the community, delivered.
	<b>1. PROGRESSIVE COMMUNITIES THROUGH STRATEGIC</b>	
	<b>1.1 Strong, proactive leadership</b>	
	<b>Key Actions to achieve our goals</b>	<b>Our Performance measures</b>
	We will continue to develop relevant, dynamic and sustainable strategic plans and policies based on informed decision making through authentic communication with our community and key stakeholders.	Current and relevant strategic plans and policies in place. 2012-2015 Strategic Plan reviewed by June 2015.
	<b>1.2 Knowledgeable and skilled decision makers</b>	
	We will continue to provide Elected Members and staff with opportunities to develop knowledge and skills to support them in their decision making.	Fully developed Training Needs Analysis and integrated Training Plan in place through up to date induction documentation and performance reviews.



## 2. ORGANISATIONAL EFFICIENCY AND RESOURCE MANAGEMENT

### 2.1 Financially sustainable organisation

Key Actions to achieve our goals	Our Performance measures
Identify alternative income streams within acceptable levels of risk in order to diversify Council's income base.	Ongoing - Alternative income streams identified and incorporated into Council's Long Term Financial Plan.

### 2.2 Efficient, effective and professional organisation

Review Council's Long Term Financial Plan to ensure long term financial sustainability	Long term financial plan reviewed by April 2015.
Work with neighbouring councils and the YP Alliance through regular, ongoing meetings to identify opportunities to work together to improve our effectiveness.	Ongoing - Number of joint initiatives identified.
Finalise office accommodation solution options in order to determine the most effective way to improve Council operations while at the same time meeting the needs of the community.	Preferred office accommodation model endorsed by Council December 2013. Inclusion within the 2014/2015 Annual Business Plan for community consultation, feedback and consideration.

### 2.4 Effective Risk Management

Maintain a current Strategic Risk Management Plan, incorporating WHSW&IM and internal controls.	Review of the 2012-2015 Organisation Risk Management Plan in place by October 2014.
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# 1. VITALITY & CONNECTON

## 1.1 Develop and facilitate ongoing partnerships and relationships with Progress Associations, Tidy Towns and other key community groups

Key Actions to achieve our goals	Our Performance measures
Develop and implement a public participation plan to facilitate authentic communication with our community and provide the opportunity for the public to have input into the decisions that affect them.	Communication strategy developed, including a process for regular, credible reporting to the community and implemented by December 2014.
Support and encourage Country Health SA in developing, implementing and maintaining a youth program. Participate in YP Youth Workers Network and annual youth event.	Successful annual youth event.

## 1.2 Offer a range of accessible community facilities, programs, events and activities

Review Council services and programs to ensure they best meet the needs of our community.	Current policies, procedures and processes in place that meet the needs of the community.
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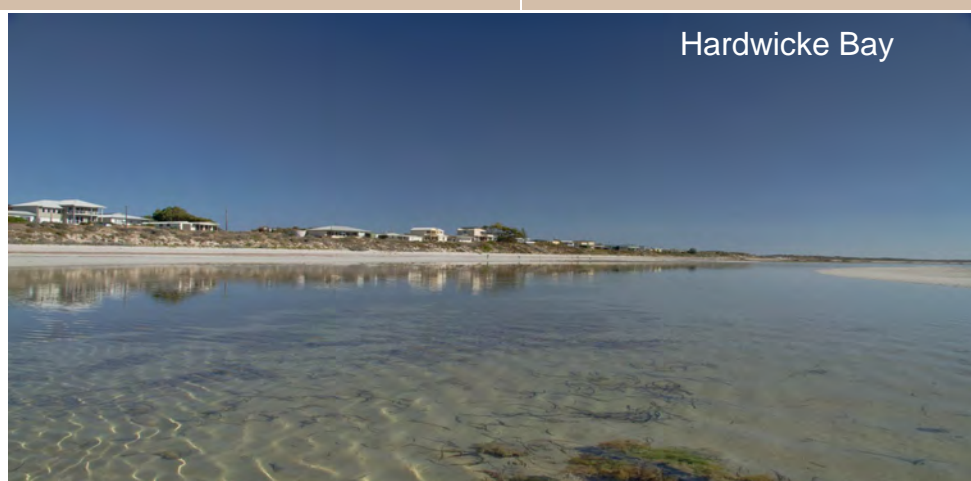
## 1.3 Encourage and support our community in artistic, cultural and creative pursuit

Develop a strategy to advance arts and culture in our district.	Strategy to advance arts and culture in our district by September 2014.
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# 2. SENSE OF OWNERSHIP

## 2.2 Our communities are well informed

Key Actions to achieve our goals	Our Performance measures
We will provide easily accessible information to our community on key issues, strategic plans, programs and initiatives.	Feedback from the annual Community Satisfaction Survey evidences this.



Hardwicke Bay

# Operating Budget

## Operating Income

The 2014-2015 Budget provides for operating revenue to decrease from \$25,980,000 (2013/2014 Adopted Budget) to \$25,976,000, due mainly to cuts to Financial Assistance Grants made in the Federal Budget and Special Roads Grants included in the 2013/2014 Adopted Budget but not received, .

Recurrent revenue streams of Council for 2014/2015 are demonstrated in the following table.

\$M	%	Type	Description
19.09m	73.5%	General Rates and Service Charges	General rates on properties as well as service charges (i.e. sewerage and refuse/recycling charges).
0.45m	1.7%	Statutory charges set by State Government	Fees and charges set by State Government regulation and received by the Council for regulatory functions undertaken such as assessment of development and building applications and dog control management.
2.94m	11.3%	User Pay Charges set by Council	Charges for the Council's fee based facilities and services such as caravan parks, community halls, cemeteries.
2.87m	11.1%	Grants and Subsidies	Council seeks to attract as much grant funding from other tiers of government as possible, thereby reducing the reliance on other revenue streams.
0.62m	2.4%	Investment, Reimbursements & Other Income	Interest received on Council's internal cash reserves and deposits. Reimbursements for work undertaken and Other Income.

## Operating Expenditure

The 2014-2015 Budget provides for operating expenditure to increase from \$28,791,000 (2013/2014 Adopted Budget) to \$29,536,000, an increase of 1.96%. Recurrent expenditures incurred by Council are demonstrated in the following table

\$M	%	Type	Description
7.67m	26.0%	Employee Costs	All labour related expenses such as wages and salaries, and on-costs such as allowances, leave entitlements and employer superannuation.
5.62m	19.0%	Contractual Services	Payments for external provision of services.
6.90m	23.4%	Materials & Others	Payments for physical goods such as water, fuel, energy, road materials, office consumables, stationery, insurances, postage, telephone, government levies, contributions and donations.
9.15m	31.0%	Depreciation	Annual consumption of Council's fixed assets (e.g. infrastructure, equipment, buildings etc) over their useful lives.
0.20m	0.6%	Finance Costs	Costs of financing Council's activities through borrowings or other types of financial accommodation.



# Total Expenditure

## Breakdown of Expenditure by Function (excluding Depreciation)

The following table provides a detailed breakdown of Council's major expenditure for 2014/2015.

%	Function	Description
10.7%	Road Maintenance	Expenses relating to the cost of maintaining Council's road network, including materials and labour related expenses.
11.7%	Renewal of Roads	Expenses relating to the cost of redeveloping Council's road network, including materials and labour related expenses.
2.2%	Sealing of Formed Roads	Expenses relating to the cost of resealing Council's unsealed road network, including materials and labour related expenses.
6.9%	Community Asset Maintenance	General maintenance costs, including materials and labour related expenses.
8.7%	Refuse Collection & Disposal	Contractual and local expenses, including materials and labour related expenses.
8.9%	Capital expenditure on existing assets	Capital expenses relating to existing community assets, including materials and labour related expenses (excluding roads).
4.3%	Caravan Park Operation	Expenses relating to the cost of running Council owned caravan parks, including labour related expenses.
9.3%	New Assets	Capital expenses relating to the cost of providing new assets, including materials and labour related expenses (excluding roads & Walk the Yorke).
3.4%	Development Services	Expenses relating to the cost of planning and development, including labour related expenses.
2.2%	Community Support	Expenses relating to libraries, tourism and other community support programs, including materials and labour related expenses.
3.9%	Finance and Corporate Service	Expenses relating to finance and corporate service administration, including labour related expenses.
2.5%	CWMS and Water Schemes	Expenses relating to the cost of running water and waste-water management schemes, including materials and labour related expenses.
3.9%	Governance	Expenses relating to governing the organisation, including organisational compliance, public liability insurance and Elected Member related expenses.
2.3%	NRM Levy	A compulsory levy payable to the Northern and Yorke Natural Resources Management Board.
2.6%	Information Services	Expenses incurred in providing information technology, including labour related expenses.
3.3%	Executive Services	Expenses relating to Human Resources, Staff Training, Work Health & Safety, Risk Management and Internal Audit.
1.0%	Asset Management	Asset Management Systems, Asset Management Plans & Asset Condition Assessments
3.5%	Special Projects	Walk the Yorke Project - 50% Grant Funded.

# Continuing Services

All Councils have mandatory legislative responsibilities which include requirements pursuant to:

- Local Government Act;
- Development Act;
- Public Health Act;
- Work, Health & Safety Act; and the
- Natural Resources Management Act.

Responsibilities include:

- Regulatory activities, such as maintaining voters' rolls and supporting the elected members of Council
- Setting rates, preparing an annual budget and determining longer term strategic management plans for the area
- Management of basic infrastructure including roads, footpaths, parks, public open space, street lighting and storm water drainage
- Street cleaning and rubbish collection
- Development planning and control, including building safety assessment
- Various environmental health services
- Protection of natural resources
- Animal management

The Yorke Peninsula Council also provides further important services and programs to support the needs of the community, including:

- Library services
- Leisure Options
- Community Transport
- Recreational reserves
- Playgrounds
- Community events
- Camping reserves
- Boat ramps
- Beach access facilities
- Walking trails
- Cemeteries
- Civic and community halls
- Recycling facilities
- Tourist facilities
- Sporting facilities
- Fire prevention
- Support for youth services

Council will continue to re-evaluate all service areas to achieve service excellence.

Further information on Council's services can be found on the website [www.yorke.sa.gov.au](http://www.yorke.sa.gov.au)



Sultana Point

# Project & Capital Works Budget

Over the past four years Council has been developing Infrastructure and Asset Management plans. These plans identify costs required to ensure that assets will be able to be maintained in a sustainable condition over the

long term. There will always be a community desire for the provision of new and upgraded assets, however it is important that priority is given to the replacement and renewal of existing assets.

<b>Capital Works Program 2014-15</b>	<b>New/Upgrade</b>	<b>Renewal/ Replacement</b>
<b>Council Capital Works Program</b>	<b>\$4,745,470</b>	<b>\$6,497,846</b>
<b>Community Wastewater Management Systems</b>		
Various Schemes	145,000	125,000
<b>Water Schemes</b>		
Black Point	12,000	
Marion Bay	15,000	
<b>Road Infrastructure</b>		
Reseal Allocation		175,453
Rubble Raising		200,000
Unsealed - Gap Road		97,045
Unsealed - Willing Road		63,046
Unsealed - Coleman Road		96,046
Unsealed - Nalyappa Road		152,040
Unsealed - Barnes Road		57,045
Unsealed - James Well Road		102,045
Unsealed - South Coast Road		209,052
Unsealed - Gun Club Road		124,043
Unsealed - Sparrow Road		129,044
Unsealed - Old Coast Road		171,044
Unsealed - Bittner Road		170,056
Unsealed - Coringle Road		123,047
Unsealed - Brutus Road		99,046
Unsealed - Daly Head Road		278,775
Unsealed - Pookawarowie Road		87,046
Unsealed - Honner Road		85,044
Unsealed - Clasholm Road		101,045
Unsealed - Outline Road		162,541
Accelerated Road Renewal (additional injection)		1,000,000
Sealed - Clinton Road	327,000	
Sealed - Dalrymple Terrace, Stansbury	140,802	
Sealed - Gulfview Road, Stansbury	119,002	
Sealed - Mills Gully Road, Stansbury	33,360	
Kerbing - Gulfview Road, Stansbury	70,306	
<b>Council Buildings</b>		
Maitland Office Project	2,000,000	1,000,000
<b>Cemeteries Management Capital</b>		
Various	50,000	30,000

# Project & Capital Works Budget

Capital Works Program 2014-15	New/Upgrade	Renewal/ Replacement
<b>Stormwater</b>		
Maitland	12,000	5,000
Minlaton	5,000	
Arthurton	23,000	
Wool Bay	150,000	
<b>Foreshore</b>		
Walk the Yorke (Grant Funding \$550,000)	1,100,000	
<b>Public Infrastructure</b>		
Minlaton Skate Park Security Lighting	16,000	
Federation Park Signage Renewal		3,200
Library Equipment	1,500	9,000
Landfill Rehabilitation		28,743
Disability Access	20,000	
Boardwalk and Viewing Platform Par-lake Yorketown (Grant Funding \$48,000)	95,000	
<b>Halls</b>		
Maitland Town Hall - Concrete Cancer, Engineering Analysis		50,000
Yorketown Town Hall - Floor Resurfacing		16,600
Minlaton Town Hall - Floor Resurfacing		11,400
Ardrossan Town Hall - Floor Resurfacing		13,750
<b>Machinery</b>		
Equipment - Minor Plant		30,000
Plant and Machinery Purchases	205,000	956,500
<b>Administration</b>		
Equipment - Office	10,000	20,000
Computer Equipment & Software	106,000	47,900
Admin Vehicle Replacements		358,500
Business Improvement Infrastructure	40,000	
<b>Caravan Parks</b>		
Marion Bay Caravan Park - Various	9,500	51,500
Port Vincent Caravan Park		33,250
Other Caravan Parks - Various	40,000	25,000

# Rating

Property rates are Council's main source of income. They are used to provide the funds to deliver services and maintain infrastructure required by the community.

Property value is the major determinant of how much each individual ratepayer contributes to general rates. Rates paid do not directly relate to the services used by each ratepayer. In general, the higher the value of the property the higher the rates paid.

Like most other Councils, Yorke Peninsula Council uses capital value provided by the State Valuer-General to value all properties.

In applying the principles of taxation, it is important that the five principles of taxation (equity, benefit, ability to pay, efficiency and simplicity) are balanced against the policy objectives of taxation - that is the need to raise revenue and the effects of the tax upon the community.

In determining how rates are applied, Council uses a differential rating system with a fixed charge. Differential rates are applied depending on the use to which the land is put - whether it be residential, commercial, primary production, etc. The fixed charge is a declared amount all ratepayers contribute in addition to differential rates which are applied directly against property capital value.

The rate-in-the-dollar to be applied each year is determined during the annual budget process. Put simply, the differential rate is calculated by dividing the required rates income by the total rateable capital value for the Council area, after accounting for the total fixed charge contribution from all properties. During this process the impact on all sections of the community is carefully considered and adjustments are made to correct obvious inequities.

Based on the principal use of each property, Council rates properties in six different categories.

For the financial year 2014/2015 the rates determination looks like this:

Category	Revenue
Residential	\$8.313 m
Commercial	\$0.446 m
Industrial	\$0.062 m
Primary Production	\$4.503 m
Vacant Land	\$1.059 m
Other	\$0.145 m

In 2014/2015 general rates will increase by an average of approximately 6.2%. The rates payable for individual properties will vary from the average according to individual property valuations. For example, for a ratepayer with a residential property with a value of \$250,000, the increase is approximately \$53.80 and for a primary producer with a property valuation of \$750,000, the increase will be approximately \$110.25.

## Fixed Charge

Council has set a fixed charge rather than a minimum rate for the 2014/2015 year. The fixed charge will be set at \$400.00 and will be levied uniformly on all non-contiguous assessments. The fixed charge is levied against the whole of an allotment (including land under a separate lease or licence) and only one fixed charge is levied against two or more pieces of adjoining land (whether intercepted by a road or not) if these are owned by the same owner. The reasons for imposing a fixed charge are:

- It is appropriate that all rateable properties make a contribution to the cost of administering the Council's activities;
- It is appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property; and
- A fixed charge system generally creates a lesser burden on lower valued properties than a minimum rate system would.

# Rating

## Waste Collection and Recycling

In May 2012 the State Government introduced regulations that determine how Council charges for its Waste Collection service based on distance from collection points. These regulations impact only on the rural 2 bin service offered by Council.

The regulations state that:

- A property which has a collection point within 500m of their primary access point will be charged the full service charge;
- Properties whose collection point is between 500m and 2km from their primary access point will pay 75% of the full service charge;
- Properties whose collection point is between 2km and 5km from their primary access point will pay 50% of their full service charge;
- Properties whose collection point is more than 5km to their primary access point will not pay a service charge unless a service is requested, and an appropriate service charge has been negotiated with Council.

For the purpose of the regulations a collection point is defined as the point on a waste collection route closest to the property's primary access point. The primary access point is defined as the same point as the rural property address for a property.

The service charge is set to recover the full cost of providing the Waste & Recycling Service.

The 3 Bin service is not offered to rural ratepayers.

The annual charges for 2014/2015 will be:

Service	Distance from rural collection point	Charges \$
3 Bins	(Not offered to rural properties)	\$255.00
2 Bins	Within 500m	\$235.00
2 Bins	500m to 2km	\$176.25
2 Bins	2km to 5km	\$117.50

## Natural Resource Management Levy

The Yorke Peninsula Council falls within the Northern & Yorke Natural Resources Management Board area and as such Council is required, pursuant to the Natural Resources Management Act 2004, to raise funds by way of a levy to assist in funding the operations of the Board. The levy is imposed as a

separate rate upon all properties within the area of the Board.

Council remits all revenue collected under this Act to the Board.

The amount to be raised in 2014/2015 is to be \$738,463, increasing from \$723,524 in 2013/2014.

Any queries regarding the NRM Levy should be directed to:

*Northern & Yorke NRM Board*

*Board Offices 41-49 Eyre Road*

*PO Box 175 CRYSTAL BROOK SA 5523*

*Phone: (08) 8636 2361 Fax: (08) 8636 2371*

*Email: [board@nynrm.sa.gov.au](mailto:board@nynrm.sa.gov.au)*

*Website: [www.nynrm.sa.gov.au](http://www.nynrm.sa.gov.au)*

## Community Wastewater Management Schemes

Council operates 16 Community Wastewater Management Schemes (CWMS) that are situated in townships and holiday settlements throughout the district.

The income and costs of the schemes are regularly reviewed and Council's policy is to ensure that all schemes are financially sustainable.

The CWMS annual fees for 2014/2015 are \$450 for occupied properties and \$340 for unoccupied properties.

## Water Charges

To enable communities to have access to a secondary water supply, Council maintains water supply schemes to three communities.

Service charges are raised each year to cover the cost of operating the schemes. In addition, charges for water usage are made.

For each water scheme, Council maintains a separate financial reserve to ensure that money received from the property owners, is only used for the water scheme for which they contributed.

Fees for the Water Schemes operated by Council for 2014/2015 are:

Location	2014-2015 fees
Black Point	\$180
Hardwicke Bay	\$180
Balgowan	\$140



# Rating

## Rate Capping

This opportunity provides relief when a ratepayer is levied an increase in rates greater than 17.5% (after considering other rebates) and ensures no ratepayer pays any more than a 17.5% increase on the previous year in rates. This rebate does not apply where:

- The increase is due to an increase in valuation as a result of improvements valued at greater than \$15,000 or due to a rectification of an “error of fact”;
- The increase is a result of a change in land use;
- Ownership of the property has changed since 30 June 2013;
- The increase is applicable to land use categories of commercial, industrial, vacant land and other.

## Postponement of rates

In accordance with provisions of the Local Government Act 1999 (the Act), persons who hold a current Seniors Card will be eligible to postpone any amount in excess of \$500 (\$125 per quarter), less any concession entitlement. Interest will accrue on postponed balances as per Section 182A (12) of the Act (i.e. with a premium of 1% over the cash advance debenture rate).

## Hardship

Any ratepayer experiencing difficulties in meeting rates payments, or experiencing financial hardship, will be able to access payment plans tailored to meet the particular circumstances. All arrangements are strictly confidential.



Port Clinton



# Appendices

## **Statutory Financial Statements**

Budgeted Comprehensive Income Statement

Budgeted Balance Sheet

Budgeted Statement of Changes in Equity

Budgeted Cash Flow Statement

Budgeted Uniform Presentation of Finances

Budgeted Financial Ratios

## **Full Cost Attribution Statement**



Corny Point Lighthouse

# Budgeted Comprehensive Income Statement

	2014/2015 Budget \$'000	2013/2014 Revised Budget (2nd Q) \$,000
Rates	\$19,094	\$17,955
Statutory Charges	\$450	\$378
User Charges	\$2,941	\$2,956
Grants Subsidies Contributions	\$2,870	\$3,950
Investment Income	\$121	\$153
Reimbursements	\$344	\$494
Other Income	\$156	\$275
<b>TOTAL REVENUES</b>	<b>\$25,976</b>	<b>\$26,161</b>
Employee Costs	\$7,670	\$7,360
Materials Contracts & Other Expenses	\$12,335	\$11,998
Depreciation	\$9,153	\$9,067
Finance Costs	\$378	\$260
<b>TOTAL EXPENSES</b>	<b>\$29,536</b>	<b>\$28,685</b>
<b>OPERATING DEFICIT BEFORE CAPITAL AMOUNTS</b>	<b>\$3,560</b>	<b>\$2,524</b>
Gain/(Loss) on Asset Disposals	\$40	\$242
Amounts Received Specifically for New Assets	\$1,156	\$1,015
<b>NET DEFICIT</b>	<b>\$2,364</b>	<b>\$1,267</b>

# Budgeted Balance Sheet

	2014/2015 Budget \$'000	2013/20134 Revised Budget 2nd Q) \$'000
<b>Current Assets</b>		
Cash and Cash Equivalents	\$3,259	\$2,172
Trade and Other Receivables	\$1,168	\$1,164
Investments and Other Financial Assets	\$20	\$20
Inventories	\$887	\$887
<b>TOTAL CURRENT ASSETS</b>	<b>\$5,334</b>	<b>\$4,243</b>
<b>Non-Current Assets</b>		
Financial Assets	\$447	\$433
Infrastructure, Property, Plant and Equipment	\$279,040	\$274,825
Other Non-Current Assets	\$0	\$0
<b>TOTAL NON-CURRENT ASSETS</b>	<b>\$279,487</b>	<b>\$275,258</b>
<b>TOTAL ASSETS</b>	<b>\$284,821</b>	<b>\$279,501</b>
<b>Current Liabilities</b>		
Trade and Other Payables	\$1,984	\$1,916
Borrowings	\$510	\$805
Provisions	\$936	\$917
Other Current Liabilities	\$0	\$0
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$3,430</b>	<b>\$3,638</b>
<b>Non-Current Liabilities</b>		
Borrowings	\$6,921	\$1,431
Provisions	\$315	\$277
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>\$7,236</b>	<b>\$1,708</b>
<b>TOTAL LIABILITIES</b>	<b>\$10,666</b>	<b>\$5,346</b>
<b>NET ASSETS</b>	<b>\$274,155</b>	<b>\$274,155</b>
<b>Equity</b>		
Accumulated Surplus	-\$4,708	-\$2,344
Asset Revaluation Reserve	\$278,069	\$275,705
Other Reserves	\$794	\$794
<b>TOTAL EQUITY</b>	<b>\$274,155</b>	<b>\$274,155</b>

# Budgeted Statement of Changes in Equity

	Accumulated Surplus \$'000	Asset Revaluation Reserve \$'000	Other Reserves \$'000	TOTAL EQUITY \$'000
<b>2014/2015 Budget</b>				
Accumulated Surplus brought forward	-\$2,344	\$275,705	\$794	<b>\$274,155</b>
Net Surplus/(Deficit) for Year	-\$2,364			<b>-\$2,364</b>
Gain on Revaluation of Infrastructure, Property, Plant and Equipment		\$2,364		<b>\$2,364</b>
Transfers between Reserves	\$0	\$0		<b>\$0</b>
<b>Total Equity at end of Budget Year</b>	<b>-\$4,708</b>	<b>\$278,069,</b>	<b>\$794</b>	<b>\$274,155</b>

# Budgeted Cash Flow Statement

## Cash Flows from Operating Activities

### Receipts

Operating Receipts

\$25,855

\$26,004

Investment Receipts

\$121

\$153

### Payments

Operating Payments to Suppliers and Employees

-\$19,898

-\$19,322

Finance Payments

-\$378

-\$260

## NET CASH USED PROVIDED BY OPERATING ACTIVITIES

\$5,700

\$6,575

## Cash Flows from Investing Activities

### Receipts

Amounts Specifically for New or Upgraded Assets

\$1,156

\$1,015

Sale of Replaced Assets

\$280

\$432

Repayments of Loans by Community Groups

\$0

\$0

### Payments

Expenditure on Renewal/Replacement of Assets

-\$6,498

-\$5,183

Expenditure on New/Upgraded Assets

-\$4,746

-\$2,881

Loans to Community Groups

-\$0

-\$0

## NET CASH USED IN INVESTING ACTIVITIES

-\$9,808

-\$6,617

## Cash Flows from Financing Activities

### Receipts

Proceeds from Borrowings

\$6,000

\$0

### Payments

Repayment of Borrowings

-\$805

-\$748

## NET CASH USED IN FINANCING ACTIVITIES

\$5,195

-\$748

## NET INCREASE/(DECREASE) IN CASH HELD

\$1,087

-\$790

## CASH AT BEGINNING OF REPORTING PERIOD

\$2,172

\$2,962

## CASH AT END OF REPORTING PERIOD

\$3,259

\$2,172

# Budgeted Uniform Presentation of Finances

	2014/2015 Draft Budget \$'000	2013/2014 (2nd Q) Revised Budget \$'000
Income	-\$25,976	-\$26,161
Less Expenses	\$29,536	\$28,685
<b>Operating Deficit before Capital Amounts</b>	<b>\$3,560</b>	<b>\$2,524</b>
<b>Less Net Outlays on Existing Assets</b>		
Capital Expenditure on renewal and replacement of Existing Assets	\$6,498	\$5,183
Less Depreciation, Amortisation and Impairment	-\$9,153	-\$9,067
Less Proceeds on Sale of Assets	-\$280	-\$432
	<b>-\$2,935</b>	<b>-\$4,316</b>
<b>Less Net Outlays on New and Upgraded Assets</b>		
Capital Expenditure on New and Upgraded Assets	\$4,746	\$2,881
Less Amounts received specifically for New and Upgraded Assets	-\$1,156	-\$1,015
	<b>\$3,590</b>	<b>\$1,866</b>
<b>NET(LENDING) / BORROWING FOR FINANCIAL YEAR</b>	<b>\$4,215</b>	<b>\$74</b>

# Budgeted Financial Ratios

	2014/2015 Adopted Budget \$'000	2013/2014 Revised Budget 2nd Qtr \$'000
Operating Surplus/(Deficit) \$'000	<b>-\$3,560</b>	<b>-\$2,524</b>
Operating Surplus Ratio	<b>-18.6%</b>	<b>-14.0%</b>
Net Financial Liabilities \$'000	<b>\$5,734</b>	<b>\$1,523</b>
Net Financial Liabilities Ratio	<b>22.1%</b>	<b>5.8%</b>
Interest Cover Ratio	<b>1.0%</b>	<b>0.4%</b>
Asset Sustainability Ratio	<b>66.0%</b>	<b>52.0%</b>
Asset Consumption Ratio	<b>61.0%</b>	<b>62.0%</b>



# Full Cost Attribution Statement

	Income \$'000	Expenses \$'000	Net (Surplus)/Deficit \$'000
<b>Executive Services</b>			
Risk Administration	0	275	275
Elected Members	0	479	479
Governance	0	555	555
Human Resources	(28)	112	84
	<b>(28)</b>	<b>1,421</b>	<b>1,393</b>
<b>Assets &amp; Infrastructure Services</b>			
Asset Co-Ordinator	0	370	370
Administration	0	105	105
Works	(1,531)	8,285	6,754
Operations	(3,088)	8,954	5,866
Infrastructure	0	1,448	1,448
	<b>(4,619)</b>	<b>19,162</b>	<b>14,543</b>
<b>Development Services</b>			
Administration	0	1,090	1,090
Building & Development	(303)	472	169
Environmental Health	(70)	268	198
General Inspectors	(245)	421	176
Council Building Assets	(73)	1,410	1,337
	<b>(691)</b>	<b>3,661</b>	<b>2,970</b>
<b>Corporate &amp; Community Services</b>			
Administration	(67)	174	107
Finance	(18,520)	1,004	(17,515)
Corporate Services	(2,614)	3,057	443
Information Services	(19)	59	40
YP Community Transport	(448)	764	316
YP Leisure Options	(166)	233	67
	<b>(21,833)</b>	<b>5,291</b>	<b>(16,542)</b>
<b>Total</b>	<b>(27,171)</b>	<b>29,535</b>	<b>2,364</b>

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES**

### **3. PROPOSED GENERAL RATES FOR 2014/2015**

(File Ref: 9.14.1.6)

#### **INTRODUCTION**

To provide the Audit Committee with preliminary details of Capital Valuations and outline the two rating options for 2014/2015 presented to Council at its meeting on Wednesday 11<sup>th</sup> June 2014.

General Rates of approximately \$14,530,000 have been included in the draft 2014/2015 Budget.

Council, on the casting vote of the Mayor, endorsed Option 2 as the model for formulation of assessments for 2014/2015.

#### **RECOMMENDATION**

That the report be received.

#### **COMMENT**

Updated valuation data is provided to Council by the Land Services Group on a weekly basis and the most recent proposed Capital Valuations for the 2014/2015 as at 31 May, 2014, (Week 48) have been loaded into our data base.

The Valuers are still visiting properties where recent building work has occurred, therefore further valuation updates are expected to be received by Council before the valuations are formally adopted in July.

The changes to the total valuations between now and the date of adoption are expected to be fairly insignificant, however, based on previous years, the anticipated minor increases will probably allow Council to declare slightly lower rates-in-the dollar that are shown in the rating models accompanying this report.

At the time of writing this report the letter that is usually received from the Deputy Valuer-General, Land Services Group, Department of Transport, Energy and Infrastructure, regarding the general valuation movements of the Council district for 2014/2015 has not yet been received. However, if it is received prior to the June Council meeting it will be tabled for Councillor's information at that meeting.

The State Valuation Office continues to divide Council's district into four areas for reporting purposes, i.e. Yorke Peninsula 1, Yorke Peninsula 2, Yorke Peninsula 3 and Yorke Peninsula 4, and these areas will be referred to in the letter.

Yorke Peninsula 1 is the area of the previous District Council of Central Yorke Peninsula, Yorke Peninsula 2 is the area of the previous District Council of Warooka, Yorke Peninsula 3

is the area of the previous District Council of Yorketown and Yorke Peninsula 4 is the area of the previous District Council of Minlaton.

Three schedules of valuation changes have been prepared and these are attached. One schedule shows valuations by land use (broken down to the four areas prior to amalgamation) – Attachment A – another schedule shows valuations by locality – Attachment B – and the other shows changes to the average valuations (by land use) – Attachment C.

At present the total proposed valuations for 2014/2015 are \$5,414,765,380 compared to \$5,407,152,840 for the 2013/2014 year. This is an increase of “only” \$7,612,540 i.e. approximately 0.14%. By comparison the 2013/2014 valuations increased by \$13,534,900 from the 2012/2013 year. i.e. approximately 0.25%.

The Summary of Valuation Changes by Land Use (Attachment A) confirms verbal information received from the State Valuation Office at Kadina regarding the reduction of site valuations in some areas for Vacant Land Use and Residential Use assessments, i.e. valuations for vacant land have decreased by approximately 4.75% with residential assessments increasing by approximately only 0.90% on average.

Valuation changes to primary production assessments have been minor.

Other valuation changes which require explanation shown in Attachment A are:-

- Decreases of between 3.10% and 6.16% in Vacant Land Use Valuations in all of the “old” Council areas is due to the reduction in the number of assessments now classified as Vacant Land Use as a result of development. i.e. new dwellings, resulting in a change from Vacant Land Use to Residential Land Use and also due to the reduction of site values in many of the localities in these areas.
- The large decrease in Other Land Use and increase in Industrial Land Use in the “old” Minlaton Council area is due to 72 assessments for the Marina Berths at the Port Vincent Marina, previously rated individually as Other Land Use, which have now been consolidated into 1 assessment to be rated Industrial Use for the 2014/2015 year. This change has been made as a result of legislation introduced 1 July, 2014, regarding the rating of Marina Berths.

The larger variances in the Summary of Valuation Changes by Locality (Attachment B) can be explained as follows:-

- Decreases of between 3.42% and 6.41% in the localities of Port Clinton, Chinaman Wells, Port Julia, James Well, Oaklands and Sultana Point are primarily as a result of the previously mentioned reduction of site values in these areas.
- Increases of between 2.11% and 7.13% in the localities of Ardrossan, Point Pearce, Bluff Beach, Brentwood, Black Point, Point Turton and Warooka is

attributed to new houses or improvements to properties being completed during the year. Please note that the larger increases are in areas where there a small numbers of assessments and relatively low total valuations therefore any increase in valuation results in a larger percentage increase. For example, the 7.13% increase in Point Pearce is as a result of an increase in the total valuations of only \$256,000.

The schedule of Average Valuation Changes (Attachment C) indicates:-

- Minimal movement in the valuations of all land uses with the exception of Vacant Land Use which has decreased on average by 1.86%.
- Confirmation that any changes in the valuations of Primary Production Use assessments within the Council area have been negligible.
- Large fluctuations in average valuation changes between Other Land Use and Industrial Use as a result in the consolidation of Marina Berth assessments as previously noted.

As outlined in the draft Annual Business Plan the proposed 2014/2015 Budget provides for a “Financial Sustainability” increase in general rates to existing ratepayers of 3% above the anticipated rise in the consumer price index (CPI) plus additional growth resulting from development.

With CPI expected to increase by 3.20% and growth (see below) to be approximately 0.50% the total amount of General rates income will be \$14,530,000 before rebates. This represents a total expected increase of 6.70% on rates revenue levied in 2013/2014.

Based on data available at this time it has been calculated that new development, i.e. building work and subdivision, - commonly referred to as “Growth” – will result in an increase in rates levied of less than 0.0015%. Please note that the new legislation regarding the rating of Marina Berths has also resulted in the requirement to remove the fixed charge component from 72 assessments for the Marina Berths at Port Vincent, which in turn has negated any minimal growth that was expected this year.

It is also expected that mandatory and discretionary rebates (as specified in the Local Government Act) totalling approximately \$112,000 will be provided in the 2014/2015 financial year, which is an increase of approximately 7% on the 2013/2014 financial year.

As a starting point for determining the rates-in-the-dollar and a Fixed Charge for 2014/2015, the rate-in-the-dollar for Primary Production is, as in previous years, the first to be considered. This is because, generally speaking, properties classified as Primary Production Use have not been subjected to new development.

The decrease in valuations for land uses, other than the very minor increase in Residential Land Use, has again challenged the usual process for rates modelling this year. As a consequence and to ensure an equitable spread of increases, it was considered that the amount of rates levied from Primary Production Use properties would continue to be approximately 30-31% of the total rates levied.

With regard to the amount of the Fixed Charge for the coming year it was considered appropriate for the amount to remain at \$400.00. This was due to \$400.00 being one of the higher fixed charges charged by similar Councils and also remaining mindful that a lower fixed charge reduces the impact of rate in the dollar increases for lower valued properties which constitute the majority of Council's resident ratepayers.

As a result, the options prepared make the relevant adjustment in the "rate in the dollar" amount for the various land uses in order to distribute increases as evenly and fairly as possible across all of Council's Ratepayers.

A schedule titled 2014/2015 Rating Samples – Attachment D – has been included to illustrate the impact of any changes to valuations (i.e. average decrease/increase depending on relevant land use) relative to 2013/2014 valuations, as well as tables illustrating a nil valuation change, for varying valuation ranges and land uses for the 2 options produced.

In summary, the key issues and desired outcomes for 2014/2015 are:-

- Total General Rates raised to be approximately \$14,530,000
- Rates raised from Primary Production Land Use to continue to be approximately 30-31% of total rates
- Maintaining of equitable and fair variances in individual rates accounts for 2014/2015 compared to 2013/2014 wherever possible.

As mentioned above, two rating options for Council's consideration are provided at this time and are attached to this report.

Option 1 sets the Fixed Charge at \$400.00 as it was in 2013/2014 with the income received from Primary Production to increase by 6.7% and all other land uses to increase as required to raise the required amount of rates.

Option 2 sets the Fixed Charge at \$400.00 also but distributes the required increase proportionately over all land uses.

Both options contain a summary of rates changes by land use, a summary of rates changes by locality and a table showing the amounts of rates that will be paid by an "average" assessment in each of the different Land Use categories.

The comments provided earlier about the anomalies in the Valuation Schedules can also explain the irregularities and/or variability in the Rating Schedules in each option. (i.e. the decrease in rates to be raised of approximately 17% in the Port Vincent Marina.)

In analysing the schedule titled Summary of Rates Changes (by Land use) it should be noted for each option that income from the Fixed Charge component is shown as a separate line and is not included in the Residential, Commercial, etc. figures.

The schedule in each option titled Average Rates contains data that is very informative about the "trends" in rates and, therefore, this data is an excellent guide to the effect of the different rating options.

As stated earlier, further valuation updates will be received from the State Valuation Office between the time of preparing this report and when Council adopts valuations and declares



rates. This additional information will possibly result in an increase in the rateable valuations as well as a possible small increase in the number of Fixed Charges to be levied; therefore Council may have the opportunity at that time to set a slightly lower rate-in-the-dollar than those shown in this preliminary report and accompanying schedules.

In summary, it is considered that Option 2 better satisfies the desired outcomes specified above and will result (as shown most clearly by the Average Rates tables in the models) in a more equitable and fair spread of increases in General Rates to Council's Ratepayers.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999

Strategic Plan

Key Theme: Corporate Governance & Leadership

2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially Sustainable Organisation

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

The two options presented in this report will achieve the amount of General Rates required in the Draft 2014/2015 Budget.

		2012/2013	%	2013/2014	%	2014/2015	%
		VALUATION	DIFF.	VALUATION	DIFF.	VALUATION	DIFF.
<b>Residential</b>	CYP	913,933,103	3.15%	899,735,008	-1.55%	904,984,258	0.58%
	Minlaton	519,835,731	5.12%	504,279,528	-2.99%	509,420,528	1.02%
	Yorke town	535,070,058	3.42%	523,640,854	-2.14%	529,017,898	1.03%
	Warooka	395,288,864	3.23%	386,455,864	-2.23%	391,424,864	1.29%
		2,364,127,756	3.65%	2,314,111,254	-2.12%	2,334,847,548	0.90%
<b>Commercial</b>	CYP	58,652,661	0.37%	58,851,369	0.34%	58,906,969	0.09%
	Minlaton	24,442,900	0.23%	24,109,043	-1.37%	23,719,896	-1.61%
	Yorke town	46,141,976	3.83%	45,901,221	-0.52%	46,154,677	0.55%
	Warooka	8,408,596	2.41%	7,866,146	-6.45%	7,938,456	0.92%
		137,646,133	1.61%	136,727,779	-0.67%	136,719,998	-0.01%
<b>Industrial</b>	CYP	9,397,006	1.79%	9,401,406	0.05%	9,401,406	0.00%
	Minlaton	3,154,290	1.58%	3,052,231	-3.24%	6,435,970	110.86%
	Yorke town	3,150,000	0.00%	3,015,000	-4.29%	2,985,000	-1.00%
	Warooka	882,000	0.80%	882,000	0.00%	882,000	0.00%
		16,583,296	1.35%	16,350,637	-1.40%	19,704,376	20.51%
<b>Primary Prod.</b>	CYP	1,706,328,100	10.17%	1,786,008,250	4.67%	1,782,738,900	-0.18%
	Minlaton	371,261,623	1.67%	375,556,623	1.16%	375,651,623	0.03%
	Yorke town	206,587,961	0.92%	206,940,135	0.17%	207,374,635	0.21%
	Warooka	132,970,340	1.90%	133,234,340	0.20%	133,174,030	-0.05%
		2,417,148,024	7.47%	2,501,739,348	3.50%	2,498,939,188	-0.11%
<b>Vacant Land</b>	CYP	107,946,100	-1.26%	96,934,350	-10.20%	92,989,590	-4.07%
	Minlaton	45,564,620	-3.92%	43,002,120	-5.62%	41,667,620	-3.10%
	Yorke town	53,783,988	-0.48%	49,907,425	-7.21%	46,866,925	-6.09%
	Warooka	54,705,500	8.16%	49,273,600	-9.93%	46,236,600	-6.16%
		262,000,208	0.24%	239,117,495	-8.73%	227,760,735	-4.75%
<b>Other</b>	CYP	4,680,004	3.86%	5,496,830	17.45%	5,374,830	-2.22%
	Minlaton	9,080,500	7.90%	9,151,619	0.78%	5,637,880	-38.39%
	Yorke town	5,082,710	-4.26%	5,562,710	9.44%	5,562,710	0.00%
	Warooka	17,314,000	-0.21%	15,631,700	-9.72%	15,925,700	1.88%
		36,157,214	1.62%	35,842,859	-0.87%	32,501,120	-9.32%
<b>Marina Berths</b>	Minlaton					0	N/A
<b>Sub-total</b>		5,233,662,631	5.12%	5,243,889,372	0.20%	5,250,472,965	0.13%
<b>Non Rateable</b>		159,955,309	2.55%	163,263,468	2.07%	164,292,415	0.63%
<b>Total</b>		5,393,617,940	5.04%	5,407,152,840	0.25%	5,414,765,380	0.14%

TOWN / LOCATION	CAPITAL VALUATION 2012/2013	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2013/2014	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2014/2015	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	238,401,380	4.07%	229,696,880	-3.65%	232,381,120	1.17%
ARTHURTON	7,797,000	-0.19%	7,669,000	-1.64%	7,629,000	-0.52%
BALGOWAN	62,631,000	1.26%	61,755,000	-1.40%	62,810,000	1.71%
MAITLAND	130,075,814	1.30%	134,595,153	3.47%	135,707,653	0.83%
PORT CLINTON	73,695,000	1.01%	71,334,000	-3.20%	68,293,000	-4.26%
PRICE	23,596,000	3.48%	23,249,000	-1.47%	23,519,000	1.16%
CHINAMAN WELLS	13,120,000	2.78%	12,530,000	-4.50%	11,950,000	-4.63%
POINT PEARCE	2,870,000	1.99%	3,590,000	25.09%	3,846,000	7.13%
SOUTH KILKERRAN	3,049,500	1.16%	3,055,000	0.18%	3,048,000	-0.23%
TIDDY WIDDY	63,934,000	0.78%	60,670,000	-5.11%	61,002,000	0.55%
HD CLINTON	169,835,000	10.41%	177,174,700	4.32%	177,078,700	-0.05%
HD CUNNINGHAM	209,370,000	9.92%	219,115,300	4.65%	219,110,300	0.00%
HD KILKERRAN	156,298,640	10.02%	164,021,840	4.94%	164,021,840	0.00%
HD MAITLAND	347,715,300	10.08%	362,645,000	4.29%	362,680,000	0.01%
HD TIPARRA	438,790,240	10.16%	460,812,740	5.02%	461,211,740	0.09%
BLUFF BEACH	12,247,000	0.00%	12,082,000	-1.35%	12,337,000	2.11%
BRENTWOOD	1,954,000	7.54%	1,960,000	0.31%	2,073,000	5.77%
CURRAMULKA	15,049,500	2.04%	14,947,500	-0.68%	14,978,500	0.21%
HARDWICKE BAY	86,472,000	0.64%	82,135,500	-5.01%	82,695,000	0.68%
MINLATON	98,010,996	2.47%	95,940,996	-2.11%	96,126,849	0.19%
PARSONS BEACH	14,238,000	5.34%	13,629,000	-4.28%	14,027,000	2.92%
PORT JULIA	38,362,000	10.93%	39,666,000	3.40%	38,604,000	-2.68%
PORT RICKABY	21,133,250	0.91%	20,517,250	-2.91%	20,666,250	0.73%
PORT VICTORIA	147,795,500	2.75%	146,714,500	-0.73%	146,849,500	0.09%
PORT VINCENT	214,139,708	4.62%	204,186,708	-4.65%	207,346,708	1.55%
SHEOAK FLAT	12,881,000	0.19%	12,984,000	0.80%	12,984,000	0.00%
BLACK POINT	164,561,600	0.59%	151,377,600	-8.01%	152,929,600	1.03%
JAMES WELL	49,746,000	1.37%	49,938,000	0.39%	48,230,000	-3.42%
PINE POINT	47,606,600	1.24%	46,999,600	-1.28%	47,019,600	0.04%
ROGUES POINT	31,288,000	12.77%	31,375,000	0.28%	30,300,000	-3.43%
URANIA	814,200	14.32%	814,200	0.00%	814,200	0.00%
HD CURRAMULKA	146,762,600	3.69%	149,661,100	1.97%	149,731,100	0.05%
HD KOOLYWURTIE	84,142,160	3.44%	85,794,160	1.96%	85,794,160	0.00%
HD MINLACOWIE	109,608,000	1.23%	109,813,000	0.19%	109,753,000	-0.05%
HD MULOOOWURTIE	199,719,000	10.54%	208,976,500	4.64%	209,151,500	0.08%
HD RAMSAY	81,269,450	0.90%	81,009,950	-0.32%	81,009,950	0.00%
HD WAURALTEE	218,227,200	10.12%	228,318,200	4.62%	224,813,200	-1.54%
COOBOWIE	74,932,000	0.96%	72,979,000	-2.61%	74,231,000	1.72%
EDITHBURGH	141,278,000	2.25%	137,665,000	-2.56%	139,991,000	1.69%
STANSBURY	178,489,275	4.12%	173,797,275	-2.63%	176,363,275	1.48%
WOOL BAY	39,645,000	1.18%	38,330,000	-3.32%	38,459,000	0.34%
YORKETOWN	94,443,340	4.39%	93,057,692	-1.47%	92,316,692	-0.80%
OAKLANDS	1,392,400	5.45%	1,405,400	0.93%	1,331,400	-5.27%
PORT MOOROWIE	37,708,750	1.90%	36,383,750	-3.51%	35,803,250	-1.60%
SULTANA POINT	35,014,000	0.88%	33,482,000	-4.38%	31,337,000	-6.41%
HD DALRYMPLE	88,789,100	0.62%	88,949,100	0.18%	89,152,100	0.23%
HD MELVILLE	111,863,378	2.46%	112,228,678	0.33%	112,283,678	0.05%
HD MOOROWIE	46,261,450	2.58%	46,689,450	0.93%	46,693,450	0.01%
CORNY POINT	58,121,000	3.67%	54,571,000	-6.11%	55,202,000	1.16%
MARION BAY	107,577,000	8.35%	101,733,000	-5.43%	101,213,000	-0.51%
POINT TURTON	135,829,000	3.66%	131,448,000	-3.23%	133,051,000	1.22%
THE PINES	40,595,000	0.26%	39,524,000	-2.64%	39,639,000	0.29%
WAROOKA	25,481,000	1.19%	25,322,050	-0.62%	25,717,050	1.56%
COUCH'S BEACH	7,489,000	3.00%	7,433,000	-0.75%	7,435,000	0.03%
FOUL BAY	13,224,000	0.11%	12,956,000	-2.03%	13,076,000	0.93%
INNES NATIONAL PARK	5,073,000	0.28%	4,342,000	-14.41%	4,327,000	-0.35%
THE DRAIN/POINT SOUTTAR	55,020,500	0.41%	54,129,700	-1.62%	54,204,700	0.14%
HD CARRIBIE	38,589,400	4.00%	38,710,000	0.31%	38,690,000	-0.05%

TOWN / LOCATION	CAPITAL VALUATION 2012/2013	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2013/2014	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2014/2015	PERCENTAGE INCREASE / DECREASE
HD COONARIE	28,028,600	3.75%	28,167,100	0.49%	28,109,100	-0.21%
HD PARA WURLIE	76,088,800	1.63%	76,194,800	0.14%	76,354,800	0.21%
HD WARRENBEN	18,453,000	-3.07%	18,813,000	1.95%	18,563,000	-1.33%
PORT VINCENT MARINA	37,070,000	7.89%	34,824,000	-6.06%	34,407,000	-1.20%
	5,233,662,631	5.12%	5,243,889,372	0.20%	5,250,472,965	0.13%
KALKABURY NON RATEABLE	41,974,006	3.55%	43,902,667	4.59%	44,214,167	0.71%
GUM FLAT NON RATEABLE	49,244,756	3.33%	49,533,756	0.59%	49,815,903	0.57%
INNES/P. VALE NON RATEABLE	68,736,547	1.39%	69,827,045	1.59%	70,262,345	0.62%
<b>TOTAL</b>	<b>5,393,617,940</b>	<b>5.04%</b>	<b>5,407,152,840</b>	<b>0.25%</b>	<b>5,414,765,380</b>	<b>0.14%</b>

		2012/2013			2013/2014			2014/2015		
		VALUATION	ASSESS.	AVE.	CHANGE	VALUATION	ASSESS.	AVE.	CHANGE	CHANGE
Residential	CYP	913,933,103	3,253	280,951	1.95%	899,735,008	3,290	273,476	-2.66%	
	Minlaton	519,835,731	1,838	282,827	3.17%	504,279,528	1,847	273,026	-3.47%	904,984,258 3,318 272,750 -0.27%
	Yorketown	535,070,058	1,993	268,475	2.02%	523,640,854	2,011	260,388	-3.01%	509,420,528 1,858 274,177 0.42%
	Warooka	395,288,864	1,386	285,201	0.85%	386,455,864	1,400	276,040	-3.21%	529,017,898 2,033 260,215 -0.07%
		2,364,127,756	8,470	279,118	2.05%	2,314,111,254	8,548	270,720	-3.01%	391,424,864 1,414 276,821 0.28%
Commercial	CYP	58,652,661	161	364,302	2.24%	58,851,369	161	365,536	0.34%	2,334,847,548 8,623 270,770 0.02%
	Minlaton	24,442,900	124	197,120	-1.38%	24,109,043	121	199,248	1.08%	58,906,969 159 370,484 1.35%
	Yorketown	46,141,976	124	372,113	4.67%	45,901,221	123	373,181	0.29%	23,719,896 119 199,327 0.04%
	Warooka	8,408,596	44	191,104	-2.24%	7,866,146	44	178,776	-6.45%	46,154,677 123 375,241 0.55%
		137,646,133	453	303,855	1.61%	136,727,779	449	304,516	0.22%	7,938,456 44 180,419 0.92%
Industrial	CYP	9,397,006	25	375,880	1.79%	9,401,406	25	376,056	0.05%	136,719,998 445 307,236 0.89%
	Minlaton	3,154,290	14	225,306	1.58%	3,052,231	14	218,017	-3.24%	9,401,406 25 376,056 0.00%
	Yorketown	3,150,000	18	175,000	0.00%	3,015,000	17	177,353	1.34%	6,435,970 16 402,248 84.50%
	Warooka	882,000	6	147,000	0.80%	882,000	6	147,000	0.00%	2,985,000 17 175,588 -1.00%
		16,583,296	63	263,227	1.35%	16,350,637	62	263,720	0.19%	882,000 6 147,000 0.00%
Primary Prod.	CYP	1,706,328,100	1,236	1,380,524	9.99%	1,786,008,250	1,239	1,441,492	4.42%	19,704,376 64 307,881 16.75%
	Minlaton	371,261,623	604	614,672	2.01%	375,556,623	607	618,709	0.66%	1,782,738,900 1,249 1,427,333 -0.98%
	Yorketown	206,587,961	558	370,229	0.74%	206,940,135	558	370,860	0.17%	375,651,623 608 617,848 -0.14%
	Warooka	132,970,340	334	398,115	2.20%	133,234,340	334	398,905	0.20%	207,374,635 558 371,639 0.21%
		2,417,148,024	2,732	884,754	7.47%	2,501,739,348	2,738	913,710	3.27%	133,174,030 335 397,534 -0.34%
Vacant Land	CYP	107,946,100	567	190,381	0.82%	96,934,350	558	173,717	-8.75%	2,498,939,188 2,750 908,705 -0.55%
	Minlaton	45,564,620	296	153,935	1.60%	43,002,120	298	144,302	-6.26%	92,989,590 543 171,252 -1.42%
	Yorketown	53,783,988	439	122,515	1.33%	49,907,425	433	115,260	-5.92%	41,667,620 291 143,188 -0.77%
	Warooka	54,705,500	418	130,874	3.76%	49,273,600	410	120,180	-8.17%	46,866,925 419 111,854 -2.95%
		262,000,208	1,720	152,326	1.40%	239,117,495	1,699	140,740	-7.61%	46,236,600 396 116,759 -2.85%
Other	CYP	4,680,004	49	95,510	-4.62%	5,496,830	49	112,180	17.45%	227,760,735 1,649 138,121 -1.86%
	Minlaton	9,080,500	97	93,613	6.79%	9,151,619	100	91,516	-2.24%	5,374,830 49 109,690 -2.22%
	Yorketown	5,082,710	26	195,489	-0.58%	5,562,710	26	213,950	9.44%	5,637,880 26 216,842 136.94%
	Warooka	17,314,000	116	149,259	-0.21%	15,631,700	112	139,569	-6.49%	5,562,710 26 213,950 0.00%
		36,157,214	288	125,546	0.21%	35,842,859	287	124,888	-0.52%	15,925,700 113 140,935 0.98%
Sub-total		5,233,662,631	13,726	381,296	4.24%	5,243,889,372	13,783	380,461	-0.22%	32,501,120 214 151,874 21.61%
		159,955,309	1,158	138,131	2.46%	163,263,468	1,157	141,109	2.16%	5,250,472,965 13,745 381,991 0.40%
		5,393,617,940	14,884	362,377	4.22%	5,407,152,840	14,940	361,925	-0.12%	164,292,415 1,158 141,876 0.54%
Non Rateable										
Total										



## 1. FACTORING IN THE AVERAGE % INC/DEC FOR LAND USE

NOTE - % DECREASES IN VACANT LAND USE ARE PREDOMINANTLY DUE TO SITE VALUE DECREASES IN ONLY SOME AREAS AS WELL AS ASSESSMENTS BEING TRANSFERRED FROM VACANT TO RESIDENTIAL LAND USE UPON CONSTRUCTION OF HOUSE. ACCORDINGLY, % INCREASE IN RESIDENTIAL LAND USE IS ALSO DUE TO THE TRANSFER OF THESE ASSESSMENTS FROM VACANT LAND USE AS WELL AS THE VALUE OF ANY IMPROVEMENTS TO EXISTING PROPERTIES.

Option 1		no change to FC \$400 - start point PP income inc 6.7% from 13/14					
Land Use	13/14 Capital Value	13/14	Proposed 2014/15 Cap Vals	Fixed Charge \$400	Rate in \$	Increase	
Residential	\$250,000.00	\$ 876.75	\$252,250.00	\$943.60	0.002155	7.62%	
Residential	\$500,000.00	\$ 1,353.50	\$504,500.00	\$1,487.20	0.002155	9.88%	
Commercial (ie Small Office)	\$50,000.00	\$ 495.35	\$49,995.00	\$507.74	0.002155	2.50%	
Commercial (Supermarket)	\$650,000.00	\$ 1,639.55	\$649,935.00	\$1,800.61	0.002155	9.82%	
Commercial (Silos)	\$11,500,000.00	\$ 22,330.50	\$11,498,850.00	\$25,180.02	0.002155	12.76%	
Industrial (Quarry)	\$1,400,000.00	\$ 3,069.80	\$1,397,480.00	\$3,411.57	0.002155	11.13%	
Vacant Land	\$75,000.00	\$ 543.03	\$71,437.50	\$553.95	0.002155	2.01%	
Vacant Land	\$250,000.00	\$ 876.75	\$238,125.00	\$913.16	0.002155	4.15%	
Primary Production	\$750,000.00	\$ 1,505.50	\$749,175.00	\$1,579.95	0.001575	4.95%	
Primary Production	\$2,000,000.00	\$ 3,348.00	\$1,997,800.00	\$3,546.54	0.001575	5.93%	
Primary Production	\$4,675,000.00	\$ 7,290.95	\$4,669,857.50	\$7,755.03	0.001575	6.37%	

Option 2		no change to FC \$400 - all rate in \$ to increase					
Land Use	13/14 Capital Value	13/14	Proposed 2014/15 Cap Vals	Fixed Charge \$400	Rate in \$	Increase	
Residential	\$250,000.00	\$ 876.75	\$252,250.00	\$933.00	0.002113	6.42%	
Residential	\$500,000.00	\$ 1,353.50	\$504,500.00	\$1,466.01	0.002113	8.31%	
Commercial (ie Small Office)	\$50,000.00	\$ 495.35	\$49,995.00	\$505.64	0.002113	2.08%	
Commercial (Supermarket)	\$650,000.00	\$ 1,639.55	\$649,935.00	\$1,773.31	0.002113	8.16%	
Commercial (Silos)	\$11,500,000.00	\$ 22,330.50	\$11,498,850.00	\$24,697.07	0.002113	10.60%	
Industrial (Quarry)	\$1,400,000.00	\$ 3,069.80	\$1,397,480.00	\$3,352.88	0.002113	9.22%	
Vacant Land	\$75,000.00	\$ 543.03	\$71,437.50	\$550.95	0.002113	1.46%	
Vacant Land	\$250,000.00	\$ 876.75	\$238,125.00	\$903.16	0.002113	3.01%	
Primary Production	\$750,000.00	\$ 1,505.50	\$749,175.00	\$1,614.41	0.001621	7.23%	
Primary Production	\$2,000,000.00	\$ 3,348.00	\$1,997,800.00	\$3,638.43	0.001621	8.67%	
Primary Production	\$4,675,000.00	\$ 7,290.95	\$4,669,857.50	\$7,969.84	0.001621	9.31%	

## 2. IF THERE HAS BEEN NO CHANGE TO VALUATION:-

NOTE - NOT ALL PROPERTIES HAVE HAD AN INCREASE OR DECREASE IN VALUE)

Option 1		no change to FC \$400 - start point PP income inc 6.7% from 13/14					
Land Use	13/14 Capital Value	13/14	Proposed 2014/15 Cap Vals	Fixed Charge \$400	Rate in \$	Increase	
Residential	\$250,000.00	\$ 876.75	\$250,000.00	\$938.75	0.002155	7.07%	
Residential	\$500,000.00	\$ 1,353.50	\$500,000.00	\$1,477.50	0.002155	9.16%	
Commercial (ie Small Office)	\$50,000.00	\$ 495.35	\$50,000.00	\$507.75	0.002155	2.50%	
Commercial (Supermarket)	\$650,000.00	\$ 1,639.55	\$650,000.00	\$1,800.75	0.002155	9.83%	
Commercial (Silos)	\$11,500,000.00	\$ 22,330.50	\$11,500,000.00	\$25,182.50	0.002155	12.77%	
Industrial (Quarry)	\$1,400,000.00	\$ 3,069.80	\$1,400,000.00	\$3,417.00	0.002155	11.31%	
Vacant Land	\$75,000.00	\$ 543.03	\$75,000.00	\$561.63	0.002155	3.43%	
Vacant Land	\$250,000.00	\$ 876.75	\$250,000.00	\$938.75	0.002155	7.07%	
Primary Production	\$750,000.00	\$ 1,505.50	\$750,000.00	\$1,581.25	0.001575	5.03%	
Primary Production	\$2,000,000.00	\$ 3,348.00	\$2,000,000.00	\$3,550.00	0.001575	6.03%	
Primary Production	\$4,675,000.00	\$ 7,290.95	\$4,675,000.00	\$7,763.13	0.001575	6.48%	

Option 2		no change to FC \$400 - all rate in \$ to increase					
Land Use	13/14 Capital Value	13/14	Proposed 2014/15 Cap Vals	Fixed Charge \$400	Rate in \$	Increase	
Residential	\$250,000.00	\$ 876.75	\$250,000.00	\$928.25	0.002113	5.87%	
Residential	\$500,000.00	\$ 1,353.50	\$500,000.00	\$1,456.50	0.002113	7.61%	
Commercial (ie Small Office)	\$50,000.00	\$ 495.35	\$50,000.00	\$505.65	0.002113	2.08%	
Commercial (Supermarket)	\$650,000.00	\$ 1,639.55	\$650,000.00	\$1,773.45	0.002113	8.17%	
Commercial (Silos)	\$11,500,000.00	\$ 22,330.50	\$11,500,000.00	\$24,699.50	0.002113	10.61%	
Industrial (Quarry)	\$1,400,000.00	\$ 3,069.80	\$1,400,000.00	\$3,358.20	0.002113	9.39%	
Vacant Land	\$75,000.00	\$ 543.03	\$75,000.00	\$558.48	0.002113	2.85%	
Vacant Land	\$250,000.00	\$ 876.75	\$250,000.00	\$928.25	0.002113	5.87%	
Primary Production	\$750,000.00	\$ 1,505.50	\$750,000.00	\$1,615.75	0.001621	7.32%	
Primary Production	\$2,000,000.00	\$ 3,348.00	\$2,000,000.00	\$3,642.00	0.001621	8.78%	
Primary Production	\$4,675,000.00	\$ 7,290.95	\$4,675,000.00	\$7,978.18	0.001621	9.43%	



		2012/2013	%	2013/2014	%	2014/2015	%
		RATES	DIFF.	RATES	DIFF.	RATES	DIFF.
<b>Residential</b>	CYP	1,586,588	6.91%	1,715,795	8.14%	1,950,241	13.66%
	Minlaton	902,435	8.94%	961,661	6.56%	1,097,801	14.16%
	Yorke town	928,882	7.19%	998,583	7.50%	1,140,034	14.17%
	Warooka	686,221	6.99%	736,971	7.40%	843,521	14.46%
		4,104,126	7.43%	4,413,010	7.53%	5,031,596	14.02%
<b>Commercial</b>	CYP	101,821	4.03%	112,230	10.22%	126,945	13.11%
	Minlaton	42,433	3.88%	45,976	8.35%	51,116	11.18%
	Yorke town	80,102	7.62%	87,534	9.28%	99,463	13.63%
	Warooka	14,597	6.14%	15,001	2.76%	17,107	14.04%
		238,954	5.31%	260,740	9.12%	294,632	13.00%
<b>Industrial</b>	CYP	16,313	5.49%	17,928	9.90%	20,260	13.00%
	Minlaton	5,476	5.28%	5,821	6.30%	13,870	138.28%
	Yorke town	5,468	3.64%	5,750	5.14%	6,433	11.88%
	Warooka	1,531	4.47%	1,682	9.85%	1,901	13.00%
		28,789	5.04%	31,181	8.31%	42,463	36.18%
<b>Primary Prod.</b>	CYP	2,353,026	8.90%	2,632,576	11.88%	2,807,814	6.66%
	Minlaton	511,970	0.51%	553,570	8.13%	591,651	6.88%
	Yorke town	284,885	-0.24%	305,030	7.07%	326,615	7.08%
	Warooka	183,366	0.73%	196,387	7.10%	209,749	6.80%
		3,333,247	6.23%	3,687,564	10.63%	3,935,829	6.73%
<b>Vacant Land</b>	CYP	187,394	2.33%	184,854	-1.36%	200,393	8.41%
	Minlaton	79,100	-0.42%	82,005	3.67%	89,794	9.50%
	Yorke town	93,369	3.14%	95,173	1.93%	100,998	6.12%
	Warooka	94,969	12.10%	93,965	-1.06%	99,640	6.04%
		454,832	3.89%	455,997	0.26%	490,824	7.64%
<b>Other</b>	CYP	8,124	7.64%	10,482	29.02%	11,583	10.50%
	Minlaton	15,764	11.83%	17,452	10.71%	12,150	-30.38%
	Yorke town	8,824	-0.77%	10,608	20.22%	11,988	13.00%
	Warooka	30,057	3.42%	29,810	-0.82%	34,320	15.13%
		62,769	5.32%	68,352	8.90%	70,040	2.47%
<b>Marina Berths</b>	Minlaton						
<b>Fixed Charges</b>		4,214,160	8.27%	4,701,600	11.57%	4,666,000	-0.76%
<b>Total Raised</b>		12,436,876	7.20%	13,618,444	9.50%	14,531,385	6.70%
<b>Less Rebates</b>		92,742	9.36%	105,073	13.30%	111,809	6.41%
<b>Total Revenue</b>		12,344,135	7.18%	13,513,371	9.47%	14,419,576	6.71%

TOWN / LOCATION	RATES PROPOSED 2012/2013	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	686,623.74	8.14%	743,452.16	8.28%	808,017.45	8.68%
ARTHURTON	34,415.59	5.84%	37,824.78	9.91%	40,040.50	5.86%
BALGOWAN	200,527.42	6.09%	219,766.79	9.59%	237,355.55	8.00%
MAITLAND	451,387.17	6.44%	508,060.91	12.56%	544,030.16	7.08%
PORT CLINTON	259,334.52	6.08%	282,033.94	8.75%	293,171.42	3.95%
PRICE	91,362.66	8.22%	101,135.84	10.70%	106,683.45	5.49%
CHINAMAN WELLS	36,456.32	6.87%	39,094.71	7.24%	40,952.25	4.75%
POINT PEARCE	21,542.32	5.30%	26,846.13	24.62%	28,688.13	6.86%
SOUTH KILKERRAN	13,573.93	6.43%	15,025.89	10.70%	15,768.44	4.94%
TIDDY WIDDY	202,069.42	5.79%	216,897.69	7.34%	232,659.31	7.27%
HD CLINTON	263,945.07	9.24%	293,935.31	11.36%	312,213.84	6.22%
HD CUNNINGHAM	331,004.40	8.42%	371,336.14	12.18%	394,399.16	6.21%
HD KILKERRAN	243,488.17	8.66%	272,886.64	12.07%	289,696.76	6.16%
HD MAITLAND	519,488.24	8.79%	579,596.18	11.57%	615,021.63	6.11%
HD TIPARRA	668,123.59	8.89%	750,390.79	12.31%	795,140.05	5.96%
BLUFF BEACH	33,500.79	5.01%	36,640.37	9.37%	40,186.24	9.68%
BRENTWOOD	8,792.14	8.97%	9,737.72	10.75%	10,467.32	7.49%
CURRAMULKA	64,285.93	6.76%	70,904.88	10.30%	74,678.67	5.32%
HARDWICKE BAY	263,796.85	5.64%	283,337.14	7.41%	304,880.13	7.60%
MINLATON	346,738.19	7.94%	379,878.85	9.56%	404,777.46	6.55%
PARSONS BEACH	49,557.17	8.31%	53,590.50	8.14%	58,228.19	8.65%
PORT JULIA	127,076.43	12.93%	142,843.06	12.41%	150,391.62	5.28%
PORT RICKABY	59,727.32	5.68%	64,726.40	8.37%	70,135.77	8.36%
PORT VICTORIA	434,847.46	7.00%	483,451.73	11.18%	522,398.97	8.06%
PORT VINCENT	612,586.53	8.05%	657,784.05	7.38%	716,432.16	8.92%
SHEOAK FLAT	41,801.42	5.49%	46,360.49	10.91%	49,580.52	6.95%
BLACK POINT	376,038.94	4.91%	387,877.08	3.15%	428,363.29	10.44%
JAMES WELL	142,519.06	5.99%	157,631.77	10.60%	166,335.65	5.52%
PINE POINT	137,725.06	6.20%	151,228.24	9.80%	162,927.24	7.74%
ROGUES POINT	79,515.97	13.72%	87,832.13	10.46%	93,296.50	6.22%
URANIA	3,933.45	22.81%	4,352.68	10.66%	4,554.60	4.64%
HD CURRAMULKA	254,479.39	4.44%	279,755.50	9.93%	297,194.39	6.23%
HD KOOLYWURTIE	153,974.22	3.67%	168,963.82	9.74%	178,886.25	5.87%
HD MINLACOWIE	207,503.83	2.79%	225,510.01	8.68%	239,012.36	5.99%
HD MULOOOWURTIE	298,735.55	8.51%	334,013.03	11.81%	356,060.66	6.60%
HD RAMSAY	139,843.51	1.20%	150,043.08	7.29%	158,183.65	5.43%
HD WAURALTEE	334,129.41	9.30%	374,794.57	12.17%	393,059.73	4.87%
COOBOWIE	227,235.90	6.32%	247,515.10	8.92%	270,292.99	9.20%
EDITHBURGH	448,459.90	7.05%	488,610.54	8.95%	528,115.39	8.09%
STANSBURY	519,030.38	8.17%	564,210.53	8.70%	614,299.10	8.88%
WOOL BAY	128,223.72	6.35%	139,095.31	8.48%	148,479.15	6.75%
YORKETOWN	339,434.04	8.03%	372,818.93	9.84%	394,618.19	5.85%
OAKLANDS	7,029.06	7.89%	7,797.44	10.93%	7,958.45	2.06%
PORT MOOROWIE	139,616.14	6.58%	152,176.23	9.00%	161,145.85	5.89%
SULTANA POINT	98,925.38	5.65%	106,205.58	7.36%	109,871.50	3.45%
HD DALRYMPLE	157,512.78	1.12%	171,320.26	8.77%	181,076.82	5.69%
HD MELVILLE	221,173.27	4.26%	240,549.47	8.76%	255,905.81	6.38%
HD MOOROWIE	88,689.30	3.36%	97,578.28	10.02%	102,567.26	5.11%
CORNY POINT	176,468.43	7.43%	187,230.96	6.10%	202,112.17	7.95%
MARION BAY	341,913.67	15.14%	366,004.83	7.05%	381,314.02	4.18%
POINT TURTON	423,359.14	7.63%	459,071.34	8.44%	493,524.91	7.51%
THE PINES	148,592.92	5.50%	162,172.27	9.14%	172,622.05	6.44%
WAROOKA	102,840.05	6.34%	113,798.22	10.66%	120,898.44	6.24%
COUCH'S BEACH	23,800.90	7.07%	26,174.73	9.97%	28,022.43	7.06%
FOUL BAY	43,836.86	5.49%	47,907.09	9.28%	51,378.78	7.25%
INNES NATIONAL PARK	18,166.73	3.70%	18,280.19	0.62%	19,324.69	5.71%
THE DRAIN/POINT SOUTTAR	144,115.59	5.19%	157,225.34	9.10%	170,811.13	8.64%
HD CARRIBIE	85,026.32	6.43%	93,277.66	9.70%	98,848.22	5.97%
HD COONARIE	61,769.62	6.84%	67,858.67	9.86%	72,218.33	6.42%
HD PARA WURLIE	135,208.52	1.75%	146,969.65	8.70%	155,824.11	6.02%

**Option 1**

TOWN / LOCATION	RATES PROPOSED 2012/2013	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE
HD WARRENBEN	44,723.14	0.71%	49,844.92	11.45%	52,138.26	4.60%
PORT VINCENT MARINA	117,273.52	9.81%	125,209.37	6.77%	104,147.09	-16.82%
	<b>12,436,876.48</b>	<b>7.20%</b>	<b>13,618,443.89</b>	<b>9.50%</b>	<b>14,531,384.51</b>	<b>6.70%</b>
<u>Less</u> Rebates	92,313.38	8.86%	105,072.91	13.82%	111,808.90	6.41%
	<b>12,436,876.48</b>	<b>7.98%</b>	<b>13,513,370.99</b>	<b>8.66%</b>	<b>14,419,575.61</b>	<b>6.71%</b>

AVERAGE RATES - 2012/13, 2013/14, 2014/15

# Option 1

Land Use	Area	2012/2013				2013/2014				2014/2015			
		Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)
Residential	CYP	3,253	\$847.73	51.13	6.42%	3,290	\$921.52	73.79	8.70%	3,318	\$987.78	66.26	7.19%
	Minlaton	1,838	\$850.99	56.82	7.15%	1,847	\$920.66	69.67	8.19%	1,858	\$990.85	70.19	7.62%
	Yorketown	1,993	\$826.07	50.28	6.48%	2,011	\$896.56	70.49	8.53%	2,033	\$960.76	64.20	7.16%
	Warooka	1,386	\$855.11	46.42	5.74%	1,400	\$926.41	71.30	8.34%	1,414	\$996.55	70.14	7.57%
		8,470	\$844.55	51.42	6.48%	8,548	\$916.26	71.71	8.49%	8,623	\$983.51	67.25	7.34%
Commercial	CYP	161	\$992.43	60.60	6.50%	161	\$1,097.08	104.65	10.54%	159	\$1,198.39	101.32	9.24%
	Minlaton	124	\$702.20	32.39	4.84%	121	\$779.97	77.77	11.07%	119	\$829.55	49.58	6.36%
	Yorketown	124	\$1,005.99	75.52	8.12%	123	\$1,111.66	105.67	10.50%	123	\$1,208.64	96.99	8.72%
	Warooka	44	\$691.76	29.32	4.43%	44	\$740.93	49.17	7.11%	44	\$788.80	47.88	6.46%
		453	\$887.49	51.58	6.17%	449	\$980.71	93.22	10.50%	445	\$1,062.09	81.38	8.30%
Industrial	CYP	25	\$1,012.53	58.99	6.19%	25	\$1,117.14	104.61	10.33%	25	\$1,210.40	93.26	8.35%
	Minlaton	14	\$751.13	44.62	6.32%	14	\$815.76	64.63	8.60%	16	\$1,266.84	451.09	55.30%
	Yorketown	18	\$663.80	35.67	5.68%	17	\$738.21	74.41	11.21%	17	\$778.39	40.18	5.44%
	Warooka	6	\$615.19	35.92	6.20%	6	\$680.33	65.14	10.59%	6	\$716.79	36.46	5.36%
		63	\$816.96	46.93	6.09%	62	\$902.91	85.95	10.52%	64	\$1,063.48	160.57	17.78%
Primary Production	CYP	1,236	\$2,065.74	164.06	8.63%	1,239	\$2,292.76	227.02	10.99%	1,249	\$2,416.05	123.29	5.38%
	Minlaton	604	\$1,009.63	18.30	1.85%	607	\$1,079.98	70.35	6.97%	608	\$1,141.11	61.13	5.66%
	Yorketown	558	\$672.55	9.11	1.37%	558	\$714.65	42.10	6.26%	558	\$753.33	38.68	5.41%
	Warooka	334	\$711.00	16.85	2.43%	334	\$755.99	44.99	6.33%	335	\$794.12	38.13	5.04%
		2,732	\$1,382.08	82.85	6.38%	2,738	\$1,514.81	132.73	9.60%	2,750	\$1,599.21	84.40	5.57%
Vacant Land	CYP	567	\$690.50	39.22	6.02%	558	\$731.28	40.78	5.91%	543	\$769.05	37.77	5.16%
	Minlaton	296	\$627.23	38.44	6.53%	298	\$675.18	47.95	7.65%	291	\$708.57	33.38	4.94%
	Yorketown	439	\$572.69	35.17	6.54%	433	\$619.80	47.11	8.23%	419	\$641.05	21.25	3.43%
	Warooka	418	\$587.20	40.93	7.49%	410	\$629.18	41.98	7.15%	396	\$651.62	22.43	3.57%
		1,720	\$624.44	37.83	6.45%	1,699	\$668.39	43.95	7.04%	1,649	\$697.65	29.26	4.38%
Other	CYP	49	\$525.81	23.09	4.59%	49	\$613.93	88.12	16.76%	49	\$636.38	22.46	3.66%
	Minlaton	97	\$522.51	40.68	8.44%	100	\$574.52	52.01	9.95%	26	\$867.29	292.77	50.96%
	Yorketown	26	\$699.37	35.02	5.27%	26	\$808.00	108.63	15.53%	26	\$861.06	53.06	6.57%
	Warooka	116	\$619.11	33.57	5.73%	112	\$666.16	47.04	7.60%	113	\$703.72	37.56	5.64%
		288	\$577.95	33.09	6.07%	287	\$638.16	60.21	10.42%	214	\$727.29	89.13	13.97%
Marina Berths Minlaton													

Note: Allowance has been made for approx. 58% of Primary Production assessments being exempt of a Fixed Charge component.



		2012/2013	%	2013/2014	%	2014/2015	%
		RATES	DIFF.	RATES	DIFF.	RATES	DIFF.
<b>Residential</b>	CYP	1,586,588	6.91%	1,715,795	8.14%	1,912,232	11.45%
	Minlaton	902,435	8.94%	961,661	6.56%	1,076,406	11.93%
	Yorke town	928,882	7.19%	998,583	7.50%	1,117,815	11.94%
	Warooka	686,221	6.99%	736,971	7.40%	827,081	12.23%
		4,104,126	7.43%	4,413,010	7.53%	4,933,533	11.80%
<b>Commercial</b>	CYP	101,821	4.03%	112,230	10.22%	124,470	10.91%
	Minlaton	42,433	3.88%	45,976	8.35%	50,120	9.01%
	Yorke town	80,102	7.62%	87,534	9.28%	97,525	11.41%
	Warooka	14,597	6.14%	15,001	2.76%	16,774	11.82%
		238,954	5.31%	260,740	9.12%	288,889	10.80%
<b>Industrial</b>	CYP	16,313	5.49%	17,928	9.90%	19,865	10.80%
	Minlaton	5,476	5.28%	5,821	6.30%	13,599	133.64%
	Yorke town	5,468	3.64%	5,750	5.14%	6,307	9.70%
	Warooka	1,531	4.47%	1,682	9.85%	1,864	10.80%
		28,789	5.04%	31,181	8.31%	41,635	33.53%
<b>Primary Prod.</b>	CYP	2,353,026	8.90%	2,632,576	11.88%	2,889,820	9.77%
	Minlaton	511,970	0.51%	553,570	8.13%	608,931	10.00%
	Yorke town	284,885	-0.24%	305,030	7.07%	336,154	10.20%
	Warooka	183,366	0.73%	196,387	7.10%	215,875	9.92%
		3,333,247	6.23%	3,687,564	10.63%	4,050,780	9.85%
<b>Vacant Land</b>	CYP	187,394	2.33%	184,854	-1.36%	196,487	6.29%
	Minlaton	79,100	-0.42%	82,005	3.67%	88,044	7.36%
	Yorke town	93,369	3.14%	95,173	1.93%	99,030	4.05%
	Warooka	94,969	12.10%	93,965	-1.06%	97,698	3.97%
		454,832	3.89%	455,997	0.26%	481,258	5.54%
<b>Other</b>	CYP	8,124	7.64%	10,482	29.02%	11,357	8.34%
	Minlaton	15,764	11.83%	17,452	10.71%	11,913	-31.74%
	Yorke town	8,824	-0.77%	10,608	20.22%	11,754	10.80%
	Warooka	30,057	3.42%	29,810	-0.82%	33,651	12.89%
		62,769	5.32%	68,352	8.90%	68,675	0.47%
<b>Marina Berths</b>	Minlaton						
<b>Fixed Charges</b>		4,214,160	8.27%	4,701,600	11.57%	4,666,000	-0.76%
<b>Total Raised</b>		12,436,876	7.20%	13,618,444	9.50%	14,530,771	6.70%
<b>Less Rebates</b>		92,742	9.36%	105,073	13.30%	111,809	6.41%
<b>Total Revenue</b>		12,344,135	7.18%	13,513,371	9.47%	14,418,962	6.70%

TOWN / LOCATION	RATES PROPOSED 2012/2013	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	686,623.74	8.14%	743,452.16	8.28%	798,373.34	7.39%
ARTHURTON	34,415.59	5.84%	37,824.78	9.91%	39,720.08	5.01%
BALGOWAN	200,527.42	6.09%	219,766.79	9.59%	234,717.53	6.80%
MAITLAND	451,387.17	6.44%	508,060.91	12.56%	538,454.83	5.98%
PORT CLINTON	259,334.52	6.08%	282,033.94	8.75%	290,303.11	2.93%
PRICE	91,362.66	8.22%	101,135.84	10.70%	105,695.65	4.51%
CHINAMAN WELLS	36,456.32	6.87%	39,094.71	7.24%	40,450.35	3.47%
POINT PEARCE	21,542.32	5.30%	26,846.13	24.62%	28,526.60	6.26%
SOUTH KILKERRAN	13,573.93	6.43%	15,025.89	10.70%	15,640.42	4.09%
TIDDY WIDDY	202,069.42	5.79%	216,897.69	7.34%	230,097.23	6.09%
HD CLINTON	263,945.07	9.24%	293,935.31	11.36%	320,038.58	8.88%
HD CUNNINGHAM	331,004.40	8.42%	371,336.14	12.18%	403,431.27	8.64%
HD KILKERRAN	243,488.17	8.66%	272,886.64	12.07%	297,095.75	8.87%
HD MAITLAND	519,488.24	8.79%	579,596.18	11.57%	631,249.64	8.91%
HD TIPARRA	668,123.59	8.89%	750,390.79	12.31%	815,880.66	8.73%
BLUFF BEACH	33,500.79	5.01%	36,640.37	9.37%	39,668.08	8.26%
BRENTWOOD	8,792.14	8.97%	9,737.72	10.75%	10,380.25	6.60%
CURRAMULKA	64,285.93	6.76%	70,904.88	10.30%	74,049.57	4.44%
HARDWICKE BAY	263,796.85	5.64%	283,337.14	7.41%	301,426.30	6.38%
MINLATON	346,738.19	7.94%	379,878.85	9.56%	400,797.17	5.51%
PARSONS BEACH	49,557.17	8.31%	53,590.50	8.14%	57,639.05	7.55%
PORT JULIA	127,076.43	12.93%	142,843.06	12.41%	148,770.25	4.15%
PORT RICKABY	59,727.32	5.68%	64,726.40	8.37%	69,267.79	7.02%
PORT VICTORIA	434,847.46	7.00%	483,451.73	11.18%	516,483.41	6.83%
PORT VINCENT	612,586.53	8.05%	657,784.05	7.38%	707,723.59	7.59%
SHEOAK FLAT	41,801.42	5.49%	46,360.49	10.91%	49,035.19	5.77%
BLACK POINT	376,038.94	4.91%	387,877.08	3.15%	421,940.24	8.78%
JAMES WELL	142,519.06	5.99%	157,631.77	10.60%	164,309.99	4.24%
PINE POINT	137,725.06	6.20%	151,228.24	9.80%	160,952.41	6.43%
ROGUES POINT	79,515.97	13.72%	87,832.13	10.46%	92,023.90	4.77%
URANIA	3,933.45	22.81%	4,352.68	10.66%	4,520.40	3.85%
HD CURRAMULKA	254,479.39	4.44%	279,755.50	9.93%	302,296.55	8.06%
HD KOOLYWURTIE	153,974.22	3.67%	168,963.82	9.74%	182,080.16	7.76%
HD MINLACOWIE	207,503.83	2.79%	225,510.01	8.68%	242,520.79	7.54%
HD MULOOOWURTIE	298,735.55	8.51%	334,013.03	11.81%	365,522.76	9.43%
HD RAMSAY	139,843.51	1.20%	150,043.08	7.29%	161,456.00	7.61%
HD WAURALTEE	334,129.41	9.30%	374,794.57	12.17%	402,402.95	7.37%
COOBOWIE	227,235.90	6.32%	247,515.10	8.92%	267,186.64	7.95%
EDITHBURGH	448,459.90	7.05%	488,610.54	8.95%	522,412.56	6.92%
STANSBURY	519,030.38	8.17%	564,210.53	8.70%	606,977.38	7.58%
WOOL BAY	128,223.72	6.35%	139,095.31	8.48%	146,863.87	5.59%
YORKETOWN	339,434.04	8.03%	372,818.93	9.84%	390,790.09	4.82%
OAKLANDS	7,029.06	7.89%	7,797.44	10.93%	7,919.33	1.56%
PORT MOOROWIE	139,616.14	6.58%	152,176.23	9.00%	159,643.66	4.91%
SULTANA POINT	98,925.38	5.65%	106,205.58	7.36%	108,564.41	2.22%
HD DALRYMPLE	157,512.78	1.12%	171,320.26	8.77%	184,227.68	7.53%
HD MELVILLE	221,173.27	4.26%	240,549.47	8.76%	258,482.59	7.46%
HD MOOROWIE	88,689.30	3.36%	97,578.28	10.02%	104,316.87	6.91%
CORNY POINT	176,468.43	7.43%	187,230.96	6.10%	199,800.99	6.71%
MARION BAY	341,913.67	15.14%	366,004.83	7.05%	377,063.07	3.02%
POINT TURTON	423,359.14	7.63%	459,071.34	8.44%	487,936.76	6.29%
THE PINES	148,592.92	5.50%	162,172.27	9.14%	170,957.21	5.42%
WAROOKA	102,840.05	6.34%	113,798.22	10.66%	119,836.81	5.31%
COUCH'S BEACH	23,800.90	7.07%	26,174.73	9.97%	27,710.16	5.87%
FOUL BAY	43,836.86	5.49%	47,907.09	9.28%	50,829.59	6.10%
INNES NATIONAL PARK	18,166.73	3.70%	18,280.19	0.62%	19,142.95	4.72%
THE DRAIN/POINT SOUTTAR	144,115.59	5.19%	157,225.34	9.10%	168,534.53	7.19%
HD CARRIBIE	85,026.32	6.43%	93,277.66	9.70%	99,609.67	6.79%
HD COONARIE	61,769.62	6.84%	67,858.67	9.86%	73,033.95	7.63%
HD PARA WURLIE	135,208.52	1.75%	146,969.65	8.70%	158,795.49	8.05%

**Option 2**

TOWN / LOCATION	RATES PROPOSED 2012/2013	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE
HD WARRENBEN	44,723.14	0.71%	49,844.92	11.45%	52,491.23	5.31%
PORT VINCENT MARINA	117,273.52	9.81%	125,209.37	6.77%	102,701.99	-17.98%
	<b>12,436,876.48</b>	<b>7.20%</b>	<b>13,618,443.89</b>	<b>9.50%</b>	<b>14,530,771.29</b>	<b>6.70%</b>
Less Rebates	92,313.38	8.86%	105,072.91	13.82%	111,808.90	6.41%
	<b>12,436,876.48</b>	<b>7.98%</b>	<b>13,513,370.99</b>	<b>8.66%</b>	<b>14,418,962.40</b>	<b>6.70%</b>

AVERAGE RATES - 2012/13, 2013/14, 2014/15

# Option 2

Land Use	Area	2012/2013				2013/2014				2014/2015			
		Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)
Residential	CYP	3,253	\$847.73	51.13	6.42%	3,290	\$921.52	73.79	8.70%	3,318	\$976.32	54.80	5.95%
	Minlaton	1,838	\$850.99	56.82	7.15%	1,847	\$920.66	69.67	8.19%	1,858	\$979.34	58.67	6.37%
	Yorketown	1,993	\$826.07	50.28	6.48%	2,011	\$896.56	70.49	8.53%	2,033	\$949.84	53.27	5.94%
	Warooka	1,386	\$855.11	46.42	5.74%	1,400	\$926.41	71.30	8.34%	1,414	\$984.92	58.51	6.32%
		8,470	\$844.55	51.42	6.48%	8,548	\$916.26	71.71	8.49%	8,623	\$972.14	55.87	6.10%
Commercial	CYP	161	\$992.43	60.60	6.50%	161	\$1,097.08	104.65	10.54%	159	\$1,182.83	85.75	7.82%
	Minlaton	124	\$702.20	32.39	4.84%	121	\$779.97	77.77	11.07%	119	\$821.18	41.21	5.28%
	Yorketown	124	\$1,005.99	75.52	8.12%	123	\$1,111.66	105.67	10.50%	123	\$1,192.88	81.23	7.31%
	Warooka	44	\$691.76	29.32	4.43%	44	\$740.93	49.17	7.11%	44	\$781.23	40.30	5.44%
		453	\$887.49	51.58	6.17%	449	\$980.71	93.22	10.50%	445	\$1,049.19	68.48	6.98%
Industrial	CYP	25	\$1,012.53	58.99	6.19%	25	\$1,117.14	104.61	10.33%	25	\$1,194.61	77.47	6.93%
	Minlaton	14	\$751.13	44.62	6.32%	14	\$815.76	64.63	8.60%	16	\$1,249.95	434.19	53.23%
	Yorketown	18	\$663.80	35.67	5.68%	17	\$738.21	74.41	11.21%	17	\$771.02	32.81	4.44%
	Warooka	6	\$615.19	35.92	6.20%	6	\$680.33	65.14	10.59%	6	\$710.61	30.28	4.45%
		63	\$816.96	46.93	6.09%	62	\$902.91	85.95	10.52%	64	\$1,050.55	147.64	16.35%
Primary Production	CYP	1,236	\$2,065.74	164.06	8.63%	1,239	\$2,292.76	227.02	10.99%	1,249	\$2,481.71	188.95	8.24%
	Minlaton	604	\$1,009.63	18.30	1.85%	607	\$1,079.98	70.35	6.97%	608	\$1,169.53	89.55	8.29%
	Yorketown	558	\$672.55	9.11	1.37%	558	\$714.65	42.10	6.26%	558	\$770.43	55.78	7.81%
	Warooka	334	\$711.00	16.85	2.43%	334	\$755.99	44.99	6.33%	335	\$812.40	56.42	7.46%
		2,732	\$1,382.08	82.85	6.38%	2,738	\$1,514.81	132.73	9.60%	2,750	\$1,641.01	126.20	8.33%
Vacant Land	CYP	567	\$690.50	39.22	6.02%	558	\$731.28	40.78	5.91%	543	\$761.85	30.58	4.18%
	Minlaton	296	\$627.23	38.44	6.53%	298	\$675.18	47.95	7.65%	291	\$702.56	27.37	4.05%
	Yorketown	439	\$572.69	35.17	6.54%	433	\$619.80	47.11	8.23%	419	\$636.35	16.55	2.67%
	Warooka	418	\$587.20	40.93	7.49%	410	\$629.18	41.98	7.15%	396	\$646.71	17.53	2.79%
		1,720	\$624.44	37.83	6.45%	1,699	\$668.39	43.95	7.04%	1,649	\$691.85	23.46	3.51%
Other	CYP	49	\$525.81	23.09	4.59%	49	\$613.93	88.12	16.76%	49	\$631.78	17.85	2.91%
	Minlaton	97	\$522.51	40.68	8.44%	100	\$574.52	52.01	9.95%	26	\$858.19	283.66	49.37%
	Yorketown	26	\$699.37	35.02	5.27%	26	\$808.00	108.63	15.53%	26	\$852.08	44.07	5.45%
	Warooka	116	\$619.11	33.57	5.73%	112	\$666.16	47.04	7.60%	113	\$697.80	31.64	4.75%
		288	\$577.95	33.09	6.07%	287	\$638.16	60.21	10.42%	214	\$720.91	82.75	12.97%
Marina Berths Minlaton													

Note: Allowance has been made for approx. 58% of Primary Production assessments being exempt of a Fixed Charge component.

## **DIRECTOR CORPORATE AND COMMUNITY SERVICES**

### **4. DRAFT INTERIM MANAGEMENT LETTER DEAN NEWBERY AND PARTNERS**

(File Ref: 9.14.1.6)

#### **INTRODUCTION**

Every year, as part of the annual audit program, Council's external auditors visit Council's offices ahead of the production of the Annual Financial Statements. This visit forms an integral part of the annual audit program and also serves to identify any likely issues prior to the preparation of the Annual Financial Statements and their end of year final audit visit.

#### **RECOMMENDATION**

That the draft Interim Management Letter from Dean Newbery and Partners be received.

#### **COMMENT**

Dean Newbery and Partners audit team visited Council on the 28<sup>th</sup> and 29<sup>th</sup> May 2014.

As part of their 2013/2014 Audit Program the audit team undertook reviews in several areas including:

- Revaluation of Council building assets under AASB 13
- Transportation Infrastructure condition assessments and valuations
- Valuation of Council Water Schemes
- 2013/2014 Rates Generation
- Property Database Master File
- Payroll sample transaction testing
- Employee leave accruals
- Electronic Funds Transfer processes and controls
- Accounts Payable sample transaction testing
- Council tender processes
- Procurement policies
- General Ledger account reconciliations
- Internal Controls
- Asset Management procedures

A copy of the correspondence received following is provided for Audit Committee members under separate cover.

Council staff will prepare a response to all issues and comments made in the draft Interim Management letter.

## **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Audit Committee Terms of Reference

Division 4. Local Government Act 1999 – Audit.

## **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Review of the auditors concerns will assist in the management of Council's financial policies, procedures, processes and risks.



## **BUSINESS IMPROVEMENT OFFICER**

### **5. FY2015 -2017 INTERNAL AUDIT PLAN**

(File Ref: 9.14.1.6)

#### **INTRODUCTION**

To consider the proposed three year Internal Audit Plan.

#### **RECOMMENDATION**

The Audit Committee endorse the three year Internal Audit Plan for FY2015 – 2017.

#### **COMMENT**

The three year Internal Audit Plan was developed to focus the limited internal audit resources to areas of most importance and concern to Council Management.

The internal audit plan was developing using the following considerations:

- An internal audit that was not fully completed in the FY14 financial year will be rolled over and addressed as a priority;
- Previous discussions with the Chief Executive Officer, Directors, management team and external auditors;
- Review of the Council's strategic plan;
- Suggested key risks and audits performed at other councils; and
- Professional judgement of internal audit.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999 – Section 125 – Internal control policies

Council's Internal Audit Activity – Framework

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Internal audits will assist in the management of Council's financial risks.



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# Internal Audit Plan 2015 - 2017

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## 1. OBJECTIVE

The objective of the Yorke Peninsula Council's ("Council") internal audit function is to enhance business performance by ensuring compliance and recommending improvements in process effectiveness, efficiency and economy.

The three year Internal Audit Plan covering the 2015 – 2017 financial year sets out the proposed internal audit projects to be undertaken by Council. This Internal Audit Plan is approved by the Chief Executive Officer and endorsed by the Audit Committee. It will be reviewed at the end of each financial year to ensure that it addresses the high business risks facing the Council.

## 2. METHODOLOGY

The three year Internal Audit Plan was developed to focus the limited internal audit resources to areas of most importance and concern to Council Management.

The internal audit plan was developed using the following considerations:

- An internal audit that was not fully completed in the FY14 financial year will be rolled over and addressed as a priority
  - Previous discussions with the Chief Executive Officer, Directors, management team and external auditors
  - Review of the Council's strategic plan
  - Suggested key risks and audits performed at other councils
  - Professional judgement of internal audit.
-

### 3. INTERNAL AUDIT PLAN

The following table presents the proposed audit projects with a tentative scope and proposed timing for those planned for 2015 and beyond:

Project	Scope Overview	Proposed Timing	2015	2016	2017
1 Attractive Asset Review	<p>Attractive assets to the Council include items such as mobile phones, laptops and artwork. This audit will focus on the processes to manage and secure attractive assets (particularly artworks) acquired by the Council, including control associated with:</p> <ul style="list-style-type: none"> <li>Acquisition and disposal processes of attractive assets</li> <li>Recording of attractive assets</li> </ul> <p>Methodologies for valuation and safeguarding of attractive assets.</p>	June 2014	✓		
2 Financial Management – Receivables	A review of key accounts receivable controls including receipting, banking, debtor follow up processes and general ledger reconciliations.	Sept 2014	✓		
3 Post Implementation Review - Asset System	A new asset management system is budgeted for the 2014 financial year; this review will be an assessment of the effectiveness of the implementation of the new system against the outlined objectives of the project.	Dec 2014	✓		
4 CSR Operational Review	A review to assess the processes relating to the customer service request ("CSR") system, including allocation of jobs, follow up, completion / service levels and reporting to Council.	Mar 2015	✓		
5 WHS Legislation	<p>To meet requirements of the Work, Health and Safety (WHS) Act 2012, a WHS project will be undertaken each year.</p> <p>A review to assess performance against the Strategic Risk Management Plan and WHS program objectives and compliance with policies, procedures and processes.</p> <p>Specific scope will be developed in consultation with the Risk Administrator at a later stage.</p>	Ongoing	✓	✓	✓
6 Petty Cash and Till Floats	Regular spot check of petty cash and till floats. The objective is to ensure that staff with custodian of till floats and petty cash floats are aware of their responsibilities and are discharging those responsibilities efficiently and effectively.	Ongoing	✓	✓	✓

Project	Scope Overview	Proposed Timing	2015	2016	2017
<b>7</b> Council Direct Managed Caravan Park Spot Audits	<p>Undertake a regular spot check of Council direct managed Caravan Parks (Point Turton, Marion Bay, Port Vincent Foreshore, Black Point and Yorketown). Key areas to be reviewed include:</p> <ul style="list-style-type: none"> <li>• RMS Bookings compared to actual sites occupied</li> <li>• Basic WHS checks</li> <li>• Insurance and assets schedule</li> <li>• General maintenance observations</li> </ul>	Ongoing	✓	✓	✓
<b>8</b> Management Requests	Allowance for special projects, investigations and requests by Management that may arise during the year.	Ongoing	✓	✓	✓
<b>9</b> Independent verification of control self assessment	Undertake annual random verification of staff's self assessment ratings against the identified controls. (Controltrack)	Ongoing	✓	✓	✓
<b>1</b> Procurement Part 2 – Tendering & Contracts (Post Implementation review of Procurement Processes)	<p>The second stage of the procurement project will address tendering and contract processes and assess compliance with newly developed policies and procedures.</p> <p>Specifically relating to tender specifications; probity; evaluation; selection; approval; documentation, transparency and fraud management particularly policies and procedures relating to gifts from suppliers, contract approval processes; recording, storage and tracking contract specifications (i.e. contract register); ongoing contract performance and variation and monitoring of expiry and contract renewals.</p>	July 2015		✓	
<b>2</b> Town Hall and Council Asset Hire	Review of the processes associated with hiring of hall and other assets to the community. Including financial, WHS, risk management and insurance controls.	Sep 2015		✓	
<b>3</b> Borrowing & Investments	A review of financial borrowing and investment controls including a review of the processes regarding the decisions to borrow taking into consideration the impacts on the financial sustainability of Council.	Nov 2015		✓	
<b>4</b> Financial Management - Accounts Payable	A review of key accounts payable controls including approval and disbursement process, maintenance of supplier master file and general ledger reconciliations.	Mar 2016		✓	

Project	Scope Overview	Proposed Timing	2015	2016	2017
5 Volunteer Management	This review will assess the management of volunteers and compliance with the Volunteer Management Handbook.	Jun 2016		✓	
1 Corporate Governance	<p>The objective of the review will be to assess the adequacy of Council's governance mechanisms (policies, structures, processes and information) to provide strategic direction and oversight of activities in support of the department. Specific areas that may be included are:</p> <ul style="list-style-type: none"> <li>• Tone at the Top</li> <li>• Strategic Planning and Budgeting</li> <li>• Internal Controls, Internal Audit and Risk Management</li> <li>• Formally established Council and Management committees</li> <li>• Performance Monitoring and Reporting</li> <li>• Legislative Compliance</li> </ul>	Aug 2016			✓
2 Dog and Cat Management	Review of annual report provided to Cat and Dog Management Board, pounds, dog registrations and associated documentation is accurate. Furthermore the review will assess the performance against the Animal Management Plan objectives.	Oct 2016			✓
3 Contractor Management	Review of the process for hiring and entering into contracts and/or agreements, approvals, compliance requirements including insurance, licenses and WorkCover are managed, process for recording and storing contracts and agreements.	Jan 2017			✓
4 Underperforming Assets	Review and analyse a sample of assets to identify assets where cost outlays performance or service charges associated with the asset.	Mar 2017			✓
5 Mobile Phones	This review will assess the processes for allocation of mobile phones, usage and ongoing monitoring processes.	May 2017			✓

## **ASSET MANAGER**

### **6. ASSET MANAGEMENT** (File Ref: 9.14.1.6)

#### **INTRODUCTION**

The purpose of this report is to update Audit Committee members on Asset Management activities.

#### **RECOMMENDATION**

That the report be received.

#### **COMMENT**

##### **Revaluation of Transport Infrastructure**

A revaluation of Transport Infrastructure is currently being undertaken by Tonkin Consulting with the valuation report to be completed by 30<sup>th</sup> June.

The following has taken place in conjunction with Tonkin Consulting:

- Unit rates have been reviewed to reflect current work practices and a spreadsheet has been developed to document this;
- Useful lives have been reviewed and a methodology developed for each road type;
- A Spatial Register has been developed and finalised for Council's transport network, including the segmentation all road types into various lengths;
- Unsealed road data has been finalised and is being set up in Conquest (asset management software); and
- ARRB are currently applying their sealed road condition data to the new segments that have been created so that this can then be populated within Conquest;

Tonkin Consulting will run a trial valuation during the week commencing 16<sup>th</sup> June.

Tonkin Consulting gave a presentation to the Council workshop in May on Asset Management and the implementation of Conquest. A copy is attached for information.

#### **LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

Local Government Act 1999, Chapter 8

#### **FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS**

Not applicable.



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# Yorke Peninsula Council

## Asset Management Presentation

Rod Ellis

May 2014



a better approach

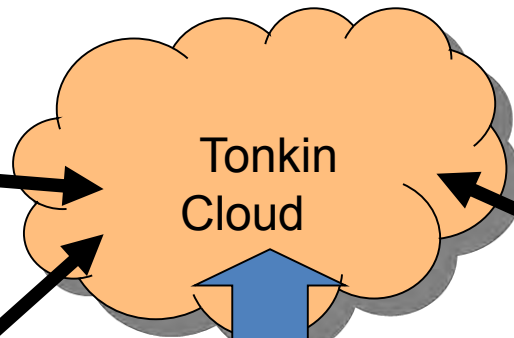


Tonkin Consulting



3rd Party Suppliers

Hosted



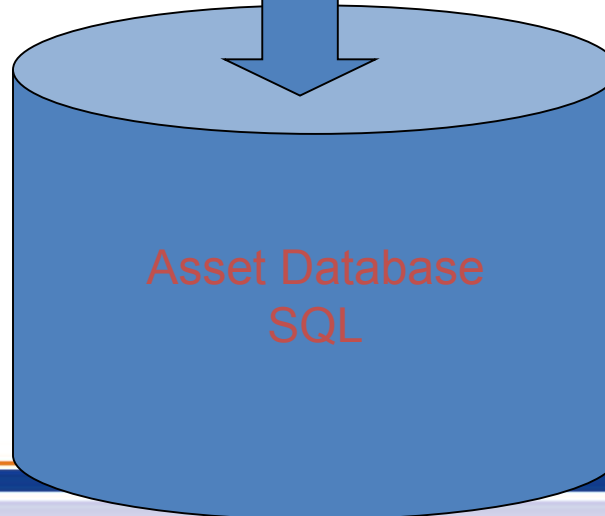
Tonkin  
Cloud



Security



Applications



Asset Database  
SQL



Client



Services  
Help  
Relationship  
Advise



Software  
Hardware  
Data

Access  
Problem  
solving  
Updates

Tonkin Consulting



## Bureau Sites (7)

---

- Yankalilla
- Roxby
- Orroroo
- Kangaroo Island
- Ceduna
- Elliston
- Tumby Bay

Councils – Low Resource Base, Population less than 5000

## Hosted Sites (13)

---

- Goyder
- Light
- Wakefield
- Loxton
- Norwood Payneham St Peters
- Holdfast
- Berri
- Prospect
- Port Augusta
- Renmark Paringa
- Malalla

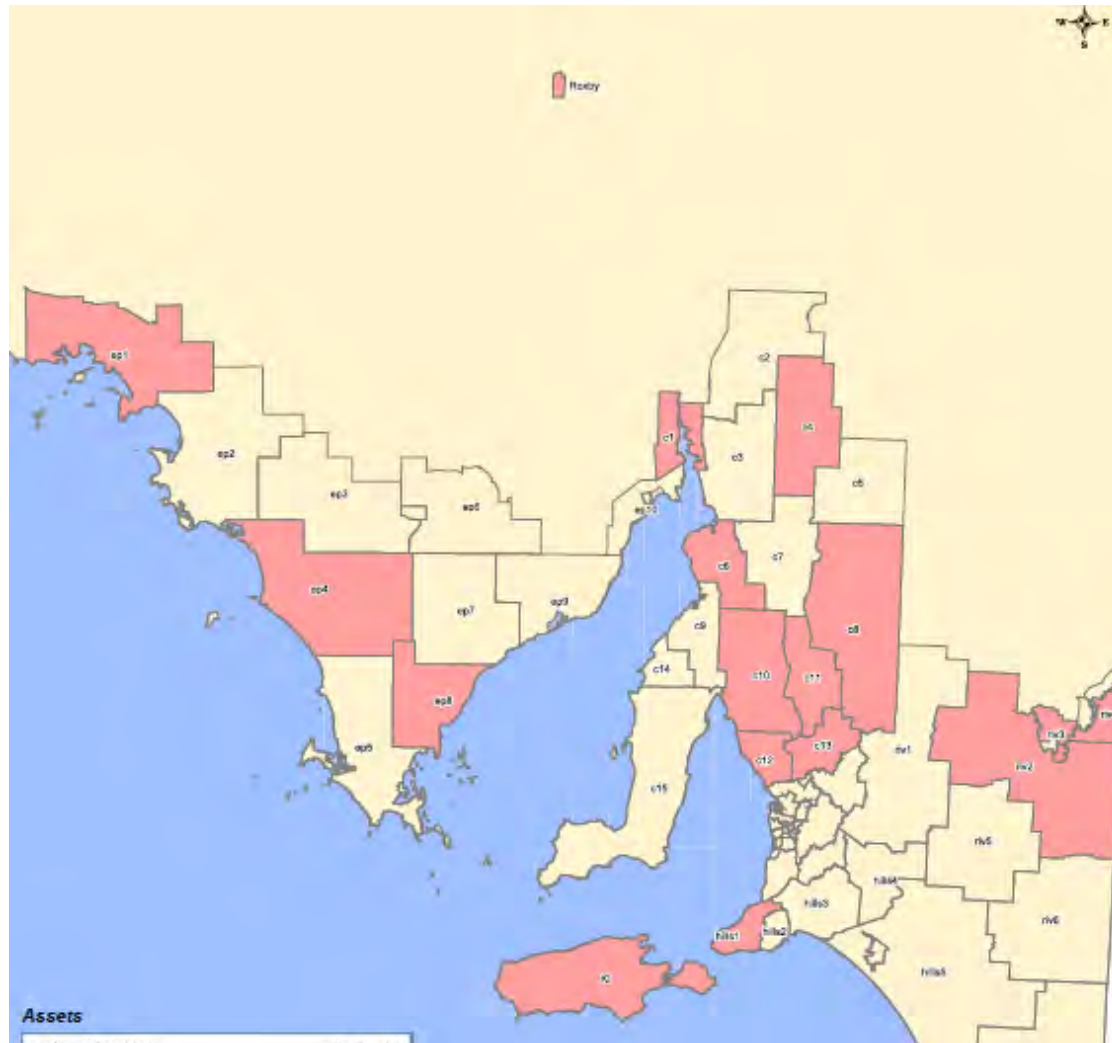
- Clare
- Port Pirie
- Whyalla
- York Peninsula

Rural Council Population  
5000-18000 and small  
Metro Councils



a better approach

# Hosted Bureau Sites



Metro

- Prospect
- Holdfast
- NPSP

• Total 20 sites



a better approach



# Current Team

## Assets

- Rod Ellis Director
- Tina James Freeman Asset Consultant
- Emma McGregor Asset Engineer
- Kara Smernik –Support
- Jennie Lawes –  
Agreements/Support

## Spatial

- Kym Barnett
- James Paull

## Partners

- Vintek
- Conquest Solutions
- SPM
- PPS

## Specialist support when needed

- David Nash – Building  
surveyor/Structural advice
- Michael de Heus – Metro Local  
Government
- Field inspectors –  
Roads/buildings
- Bradley Kolster – Programming
- Marc Jericho – Asset Support
- Patrick Callaghan – Engineer



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## Software

Mobile Mapping – GBM Mobile

Road Surface Manager – RSM (20 year road plans)

Asset Software – Conquest

GIS – MapInfo Professional (Standalone)

GIS – Exponare (Corporate Solution)

## Hosting

Hosted Managed Site – internet access to software data stored at Tonkin Consulting

Smart Map – SQL to enable URL access to data via web browser( IPAD, Desktop etc)

## Services

Through our relationship with software developers we are able to deliver services to our clients



a better approach

# Conquest

Adelaide based software, with State and National clients

## Current Regional LG use

Asset Register ( Roads, CWMS, Stormwater, Buildings)

Valuation

GIS links

Annual Capital works updating and depreciation reporting

## Capability

Advanced queries

Reporting

Inspections

Actions

Defects

Works requesting

Customer Requests



a better approach

# Road Surface Manager

Software Developed by Conquest under MOU with Tonkin

## Current Regional LG use

Resealing rolling 20 year program

Re-sheeting rolling 20 year program

Feeds IAMP

# Road Surface Management

Road Segment

Road Surface

Surface  
Subclass

Modelling

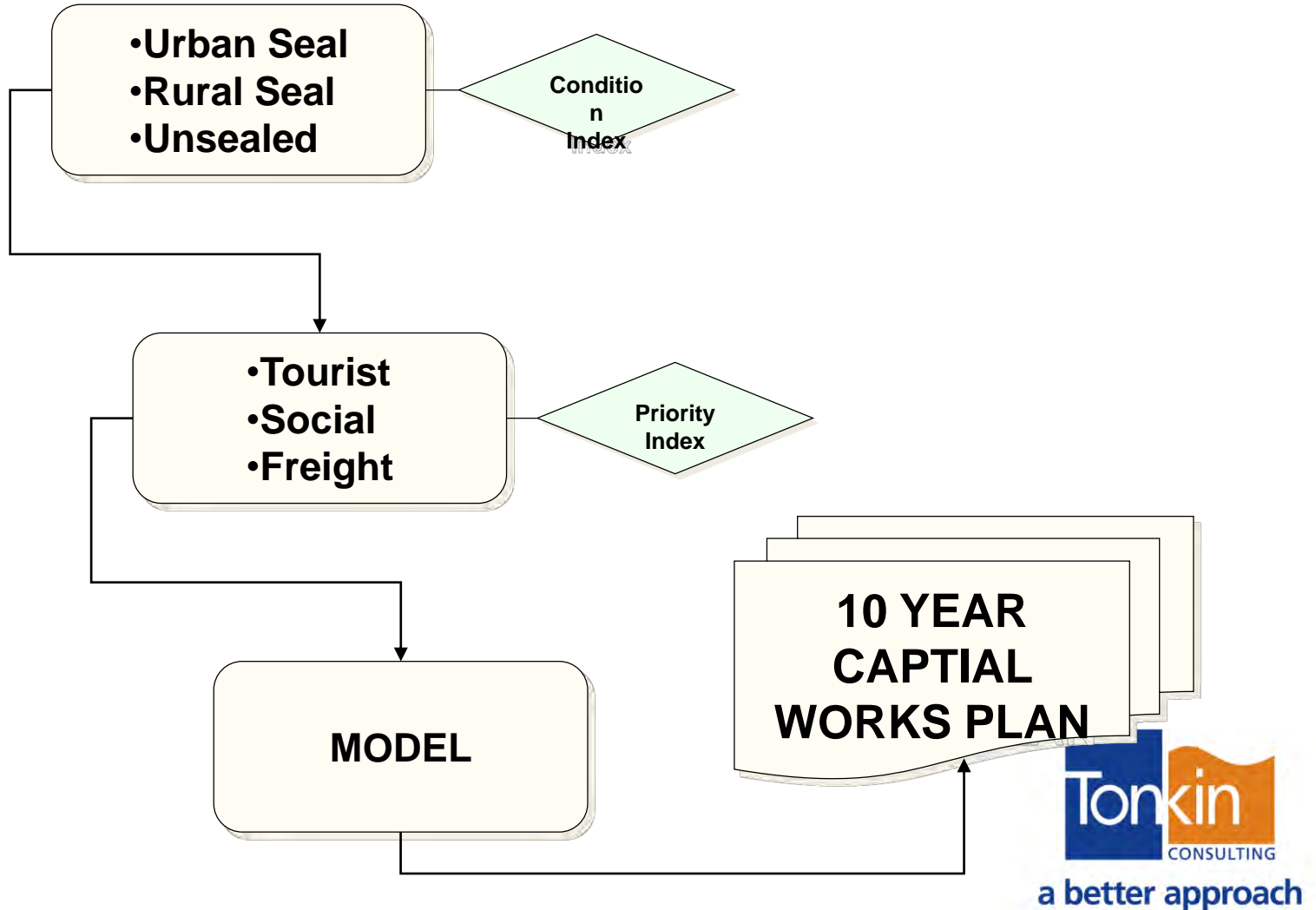
Budget  
Scenarios

Historical  
Treatment

Condition  
Forecasts

Works Program

Documents



File Tools Help

## Road Surface Manager

### Road Hierarchy

#### Model

- Scenarios
  - \$1.00M
  - \$1.25M
  - \$1.50M
  - \$1.75M
  - \$2.00M
  - \$2.00M Long
  - \$2.10M
  - \$2.10M Long
  - \$2.17M
  - \$2.17M Long
  - \$2.20M
  - \$2.20M Long
  - \$2.25M
  - \$2.50M
  - \$2.50M Long
  - \$2.750M Long
  - \$2.75M
  - \$2.80M
  - \$2.80M Long
  - \$2.90M
  - \$2.90M Long
  - \$3.00M
  - \$3.0M Long
  - \$3.25M
  - Bottomless**
  - Long bottomless
  - New Scenario
  - training scenario
- Budgets
- Budget Allocations
- Scenario Filters

### Scenario Manager

Scenario Description: **Bottomless**

Start Date: **10/05/2011**

Budget: **Bottomless**

Budget Allocation: **Bottomless**

Weight of Condition: **100**

Weight of Priority: **0**

Filter:

### Works Program

Drag column headers here to create groups

Year	Segment ID	Surface ID	Segment Description
2012	1537	3373	Aldenhoven Road (006) from Wandel Rd
2012	1413	2963	Andrews Road (001) from Condowie Plair
2012	1415	3129	Angel Road (near Balaklava) (001) from
2012	1134	3720	Back Street (001) from Mt George Rd to
2012	2276	3440	Barabba Road (002) from 2200m Nth of
2012	14590	14591	Barabba Road (003) from Wilson Rd to B
2012	1487	2854	Barunga Top Road (001) from Barunga C
2012	1507	2955	Boucaut Road (001) from Stone Cutter R
2012	14460	14461	Boundary Road (004) from McGann Rd to
2012	1146	3519	Bruce Drive (001) from Christopher St to
2012	1669	3083	Catford Road (near Halbury) (002) from I
2012	1618	2944	Condowie Lane (003) from P Keech Farm
2012	2399	3089	Cook Road (005) from Everard Rd to Red
2012	1367	3721	Cross Street (Halbury) (001) from Patter
2012	1461	2860	Days Hill Road (001) from Eastern Counc
2012	14857	14861	East Street (001) from Cul-de-sac to AL
2012	1176	3593	East Street (002) from Augusta Highway
2012	14379	14382	East Terrace (Brinkworth) (002) from Cle
2012	1195	3711	Elder Terrace (001) from Ellis St to Came
2012	1201	3713	Elizabeth Street (Pinery) (001) from Finc
2012	1204	3714	Ellis Street (003) from Smith St to Rober
2012	1210	3657	Fourth Street (Owen) (001) from South
2012	14288	14286	Fourth Street (Owen) (002) from First S
2012	1798	2857	Hardy Street (002) from Cross St to Sta
2012	1833	2996	Hope Gap Road (001) from Augusta High
2012	1831	2994	Hope Gap Road (004) from Ireland Rd to
2012	1775	3137	Hoyleton Road (002) from Old Council Bo
2012	1230	3701	Hugh Terrace (003) from Robert St to Jo
2012	1020	3387	Johnson Road (001) from Traener Rd to

### Annual Expenditure

Year	Expenditure
2012	\$4,051,791
2013	\$10,402,097
2014	\$543,500
2015	\$188,908
2016	\$7,694,551
2017	\$151,936
2018	\$808,687
2019	\$516,593
2020	\$431,053
2021	\$69,266
2022	\$2,396,961
2023	\$91,387
2024	\$968,055
2025	\$1,582,722

### Condition Forecast

Forecast Condition

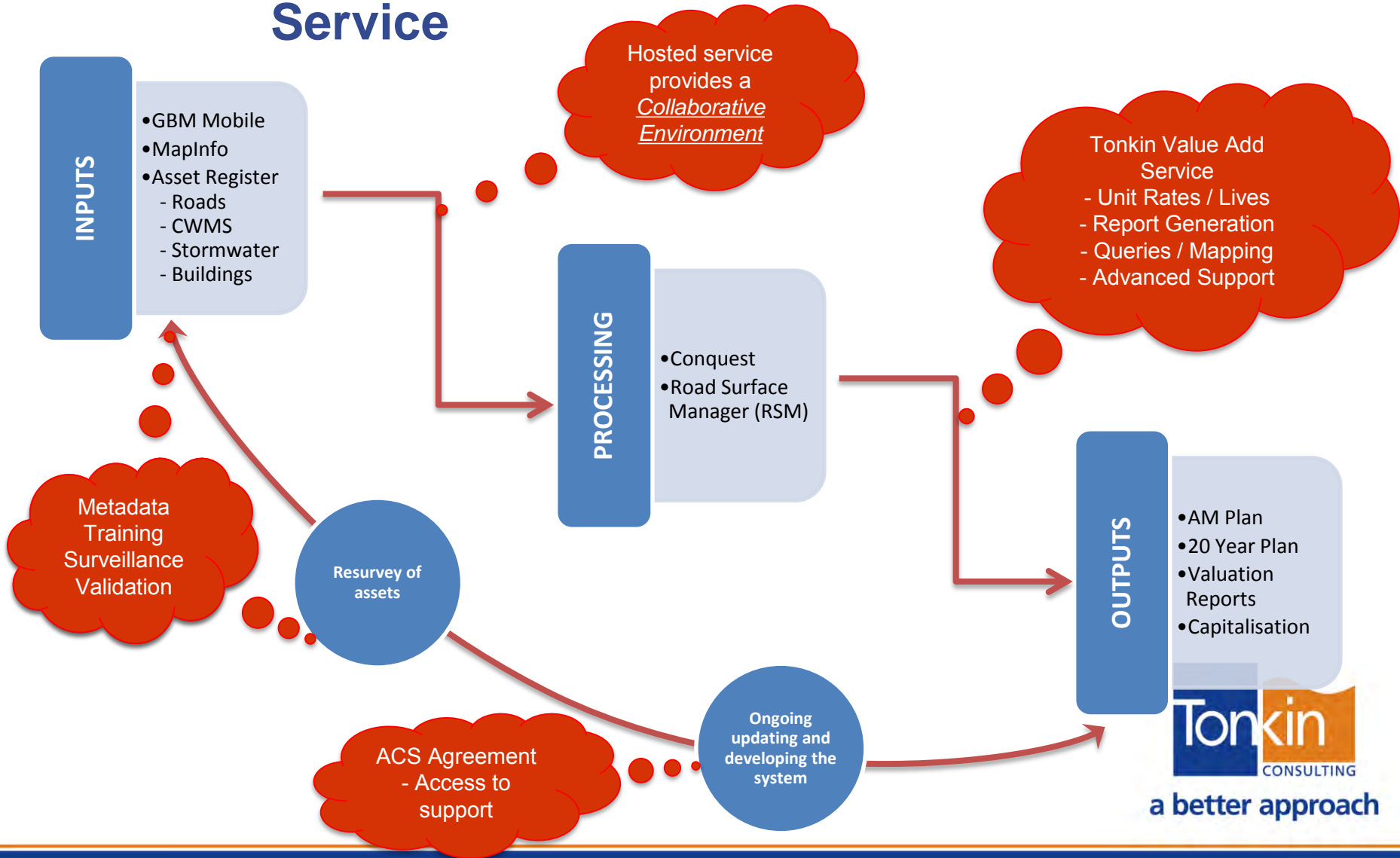
## Road Surface Manager

# Works Program

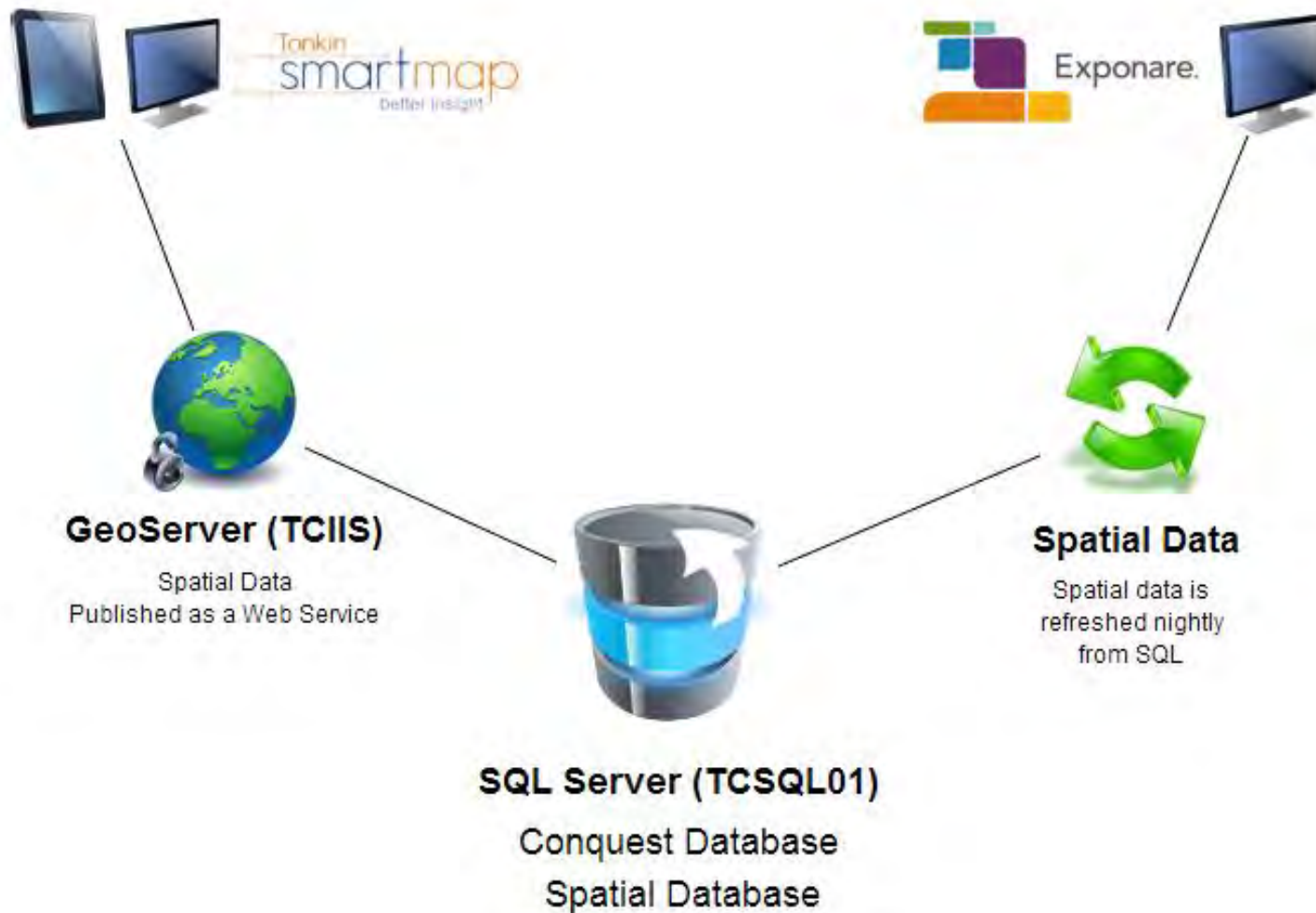
Year	Segment Description	Treatment	Cost
2013	Adelaide Road (002) from Park Tce to Railway Tce East	Township Normal Use Spray Seal Poor Construction Rehabilitation	\$14,391
2013	Aldenhoven Road (003) from Shepherd Corner Rd to Hoskin Corner Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Major Resheet	\$122,572
2013	Alma Road (002) from Haddow Rd to Almond Tree Rd	Rural Spray Seal Poor Construction Preventative	\$38,434
2013	Alma South Road (001) from Alma Rd to Owen Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Reconstruction	\$169,048
2013	Andrews Road (001) from Condowie Plain Rd to House	Rural Sheeted (Cat 5) Poor Material Poor Drainage Reconstruction	\$18,357
2013	Angle Grove Road (001) from Stone Cutter Rd to Boucaut Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Reconstruction	\$147,858
2013	Archer Street (001) from Gilbert St to Bend	Township Normal Use Spray Seal Standard Construction Preventative	\$9,942
2013	Archer Street (002) from Bend to Hill St	Township Normal Use Spray Seal Standard Construction Rehabilitation	\$18,346
2013	Avon Road (003) from Port Lorne Rd to Goldney Rd	Rural Sheeted (Cat 2) Good Material Poor Drainage Major Resheet	\$182,692
2013	Barabba Road (002) from 2200m Nth of Tank Rd to Wilson Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Major Resheet	\$102,816
2013	Barabba Road (003) from Wilson Rd to Boundary Rd	Rural Sheeted (Cat 3) Fair Material Poor Drainage Resheet	\$61,352
2013	Barunga East Road (002) from 2650m Nth Windview Rd to Burnsfield Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$74,321
2013	Barunga East Road (003) from Burnsfield Rd to House	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$63,744
2013	Barunga Top Road (001) from Barunga Gap Road to Gum Park Farmhouse	Rural Sheeted (Cat 2) Poor Material Good Drainage Reconstruction	\$157,965
2013	Barunga Top Road (006) from Hewitt Rd to Wokurna Rd	Rural Sheeted (Cat 2) Fair Material Good Drainage Resheet	\$96,345
2013	Barunga Top Road (008) from Garfield Rd to Stringer Rd	Rural Sheeted (Cat 2) Good Material Good Drainage Resheet	\$105,047
2013	Bigg Road (Halbury) (001) from Cross Rd (Halbury) to Pine Rd (Halbury)	Township (Cat5) Sheeted Reconstruction	\$18,865
2013	Bismark Valley Road (006) from Kangaroo Hill Rd to 400m Sth of Kangaroo Hill Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$11,910
2013	Bismark Valley Road (008) from Harding Rd to Middle Range Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$21,352
2013	Bismark Valley Road (013) from McLachlan Rd to House	Rural Sheeted (Cat 3) Poor Material Poor Drainage Major Resheet	\$61,674
2013	Black Range Road (003) from Farm Gate to Atkinson Rd	Rural Sheeted (Cat 1) Good Material Poor Drainage Resheet	\$90,055
2013	Black Range Road (005) from Salt Lake Rd to End of Seal	Rural Sheeted (Cat 1) Good Material Poor Drainage Resheet	\$124,437
2013	Blake Street (001) from Edith Tce to End	Township Normal Use Spray Seal Standard Construction Preventative	\$4,876
2013	Blyth Road (001) from Augusta Highway to Gypsum Hill	Rural Spray Seal Poor Construction Preventative	\$67,838
2013	Blyth Road (002) from Gypsum Hill to 1840m West of Bumbunga Rd	Rural Spray Seal Poor Construction Preventative	\$32,800
2013	Boundary Road (003) from Bonnie Brae Rd to McGann Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$11,355
2013	Bowen Street (001) from Makin St to Malcolm St	Township Normal Use Spray Seal Standard Construction Preventative	\$7,694
2013	Bowman Road (003) from Branch Hill Rd to First St (Bowmans)	Rural Sheeted (Cat 4) Good Material Poor Drainage Major Resheet	\$5,931
2013	Burnsfield Road (001) from Augusta Highway to Barunga East Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Reconstruction	\$172,871
2013	Burnsfield Road (002) from Barunga East Rd to Barkulla Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Major Resheet	\$161,394
2013	Burnsfield Road (004) from Windview Rd to Andrews Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Major Resheet	\$86,222
2013	Burnsfield Road (005) from Andrews Rd to Condowie Plain Rd	Rural Sheeted (Cat 2) Fair Material Poor Drainage Major Resheet	\$144,376
2013	Burra Street (East) (001) from East St to Thomas Crs	Township Normal Use Spray Seal Standard Construction Preventative	\$10,537
2013	Catford Road (near Halbury) (002) from End of Old Seal to Hoyleton Rd	Rural Sheeted (Cat 4) Good Material Poor Drainage Reconstruction	\$98,655
2013	Catherine Street (002) from George Street to White Street	Township Normal Use Spray Seal Standard Construction Preventative	\$6,693
2013	Chandler Road (001) from Balaklava Rd (Sth of Halbury) to House	Rural Sheeted (Cat 5) Good Material Poor Drainage Reconstruction	\$2,138
2013	Charles Street (Blyth) (001) from South Tce to Guildford St	Township Normal Use Spray Seal Poor Construction Major Reseal	\$10,817
2013	Clare Road (002) from 50m East of East Tce to Oval Ave	Township High Use Spray Seal Poor Construction Major Reseal	\$3,149
2013	Copper Street (South) (001) from Mine St to Thomas Crs	Township Normal Use Spray Seal Standard Construction Major Reseal	\$6,026
2013	Cross Street (Balaklava) (001) from Ralli St to John St	Township Normal Use Spray Seal Standard Construction Preventative	\$4,831
2013	Days Hill Road (001) from Eastern Council Boundary to Almond Tree Rd	Rural Sheeted (Cat 1) Fair Material Poor Drainage Reconstruction	\$191,543
2013	Days Hill Road (002) from Almond Tree Rd to Haddow Rd	Rural Sheeted (Cat 1) Fair Material Good Drainage Reconstruction	\$152,061
2013	Days Hill Road (003) from Haddow Rd to Holman Rd	Rural Sheeted (Cat 1) Fair Material Poor Drainage Reconstruction	\$240,336
2013	Days Hill Road (008) from Woods Rd to Owen Rd	Rural Sheeted (Cat 1) Good Material Poor Drainage Reconstruction	\$176,239



# Tonkin Consulting Service



# Leveraging GIS



# Smartmap

Pan
Point Select
Polygon
Line
Circle
Clear All

Layer: Roads
Measure: Dist Area
GPS
Track
Add Point

**Layers**

Base Layer

- ☐ OpenStreetMap
- ☐ OpenCycleMap
- ☐ Bing Road
- ☒ Bing Aerial
- ☐ Bing AerialWithLabels
- ☐ none

Overlays

- ☒ Property
- ☐ Kerbs
- ☐ Footpaths
- ☒ Roads
- ☒ Bridges
- ☐ Floodways
- ☐ Cross Drains Urban
- ☒ Collection Points

**Find**

Find Road by Name

Anlaby Road

Find

**Info**

st Treatment Year	Next Treatment Year	Age	Standard Life	Remaining Life	Expiry Date	Replacement Rate	Replacement Cost	Last V
11	null	null	13	7	Apr 20 2020	\$26.65	\$31452.3	\$3145
11	null	1	13	9	May 10 2022	\$26.65	\$5620.48	\$5620
12	null	1	15	14	Jun 30 2027	\$26.65	\$25461.4	\$0.00
12	null	2	15	14	Feb 25 2027	\$26.65	\$41507.4	\$4150
12	null	1	15	14	Jun 30 2027	\$26.65	\$64820.8	\$0.00

Tonkin  
smartmap  
better insight

**Tonkin**  
CONSULTING  
a better approach

# Typical Annual Process

	Conquest	RSM	Council	Tonkin
June -July	Assemble Capital works		In spreadsheet	Review and Support
September	Capitalisation and depreciation reporting		Processing in Conquest with Training or outsource to Tonkin	Support and Verification
November	Desktop revaluation( option)		Indexation and run Conquest	Support and Verification
December	Update Conquest with new condition data on selected		Impairment inspection	
February		Review rates, categories and rerun RSM ,20 year model	Work Program	Possible treatment selection advise and support
March			Budget Bid	

In addition maintenance management can develop

# Yorke Peninsula Implementation

## What's been Achieved?

26/11/13 – Tonkin awarded to set up spatial segments in GIS

16/12/2013 – Meeting to decide segment lengths

26/3/2014 – Tonkin advise successful tenderer for Asset System

28/3/2014 – Planning meeting for Asset System implementation

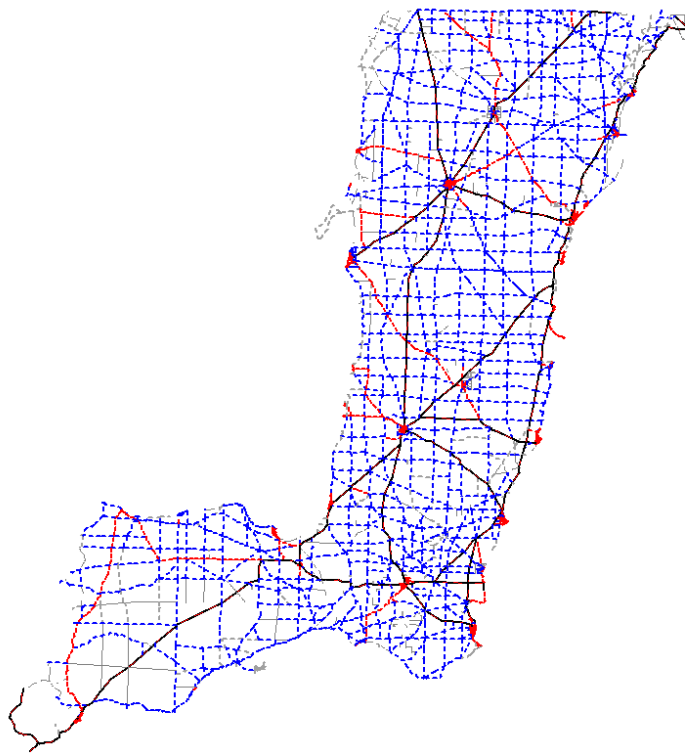
6/5/2014 – Full road segmentation in GIS complete

7/5/2014 – Handover road register for:

Council staff to upload condition data

Council to arrange ARRB to upload sealed data to each segment

28/5/2014 – Status update to Council

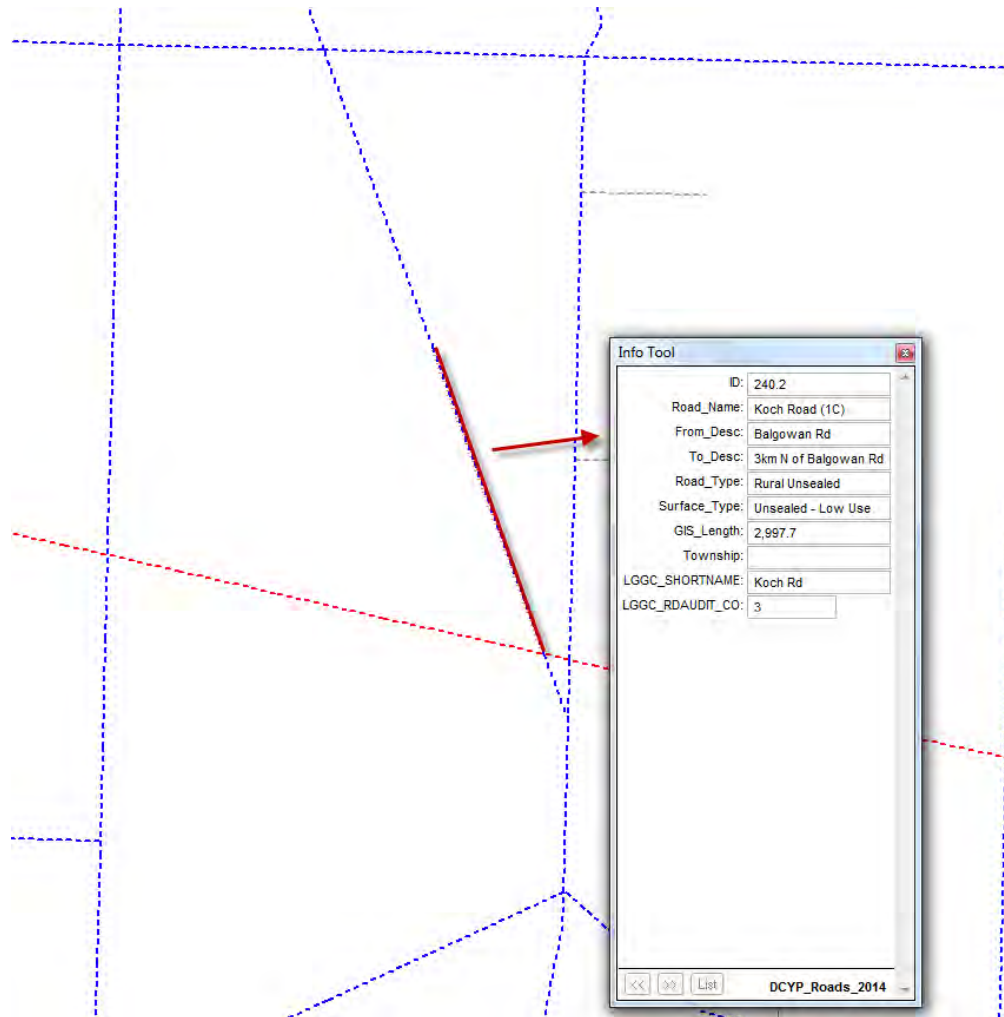


**MapInfo Professional News**  
 Click [here](#) to sign up for "The MapInfo Professional" monthly journal - learn great tips, tricks and techniques for using the software.  
 The journal is also your "one stop shop" for news such as the MapInfo User Conference in Memphis TN, (get **50% off your registration fee** with this offer code: 2014DIS50), the MapInfo



**a better approach**

# GIS Segments





# Condition and Priority Data

	ID	Road Name	Surface Type	Length	Road Type	Inspection	Inspector	Depth Score	(0-5)	Score	Social (0-3)	Freight (0-4)	Tourist (0-2)
	62.02	Baker Road (4C)	Unsealed - Low Use	4459.2 S		19/01/2012	D Roach	2	3	60	0	2	0
	68.01	Barkers Rocks Road (3C)	Unsealed - Low Use	1165 S		12/01/2012	D Roach	2	3	60	2	2	1
	75.02	Beegoodye Wells Road (4C)	Unsealed - Low Use	1030.5 S		10/09/2012	M McCauley	2	3	60	3	2	1
	75.03	Beegoodye Wells Road (4C)	Unsealed - Low Use	3272.3 S		10/09/2012	M McCauley	2	3	60	3	2	1
	79.01	Birkin Road (1D)	Unsealed - Low Use	1489.3 S		15/12/2011	D Roach	2	3	60	1	2	0
	96	Breona Road (2C)	Unsealed - Low Use	1380 S		10/08/2012	M McCauley	2	3	60	2	2	0
	120	Centenary Road (3C)	Unsealed - Low Use	2411.7 S		13/01/2012	D Roach	2	3	60	1	2	0
	130.1	Coleman Road (1D)	Unsealed - Low Use	3941.4 S		21/12/2011	D Roach	2	3	60	2	2	0
	140.06	Corny Point Road (4B)	Unsealed - High Use	1002.2 S		1/05/2014	G Varricchio	2	3	60	3	4	2
	140.07	Corny Point Road (4B)	Unsealed - High Use	1002.3 S		1/05/2014	G Varricchio	2	3	60	3	4	2
	153.01	Cutline Road (4C)	Unsealed - Low Use	1213.5 S		17/01/2012	D Roach	2	3	60	2	2	0
	153.02	Cutline Road (4C)	Unsealed - Low Use	2236.5 S		17/01/2012	D Roach	2	3	60	2	2	0
	153.03	Cutline Road (4C)	Unsealed - Low Use	2654.2 S		17/01/2012	D Roach	2	3	60	2	2	0
	155.1	Davey Road (1D)	Unsealed - Low Use	1249.8 S		7/12/2011	D Roach	2	3	60	1	2	0

# Yorke Peninsula Implementation

## Next steps?

Council to complete condition rating for sheeted roads to match segments

ARRB to provide Condition rating for sealed roads segments

Tonkin/Council to agree on service levels for each category of road so asset life and condition at end of life can be adopted

Tonkin to generate trial depreciation figures for assumed service levels and Council accept

Tonkin upload to Conquest, formalise road register and generate valuation reports for Surface, Pavement, kerb and Footpath

Tonkin generate Valuation report 30 June 2014.

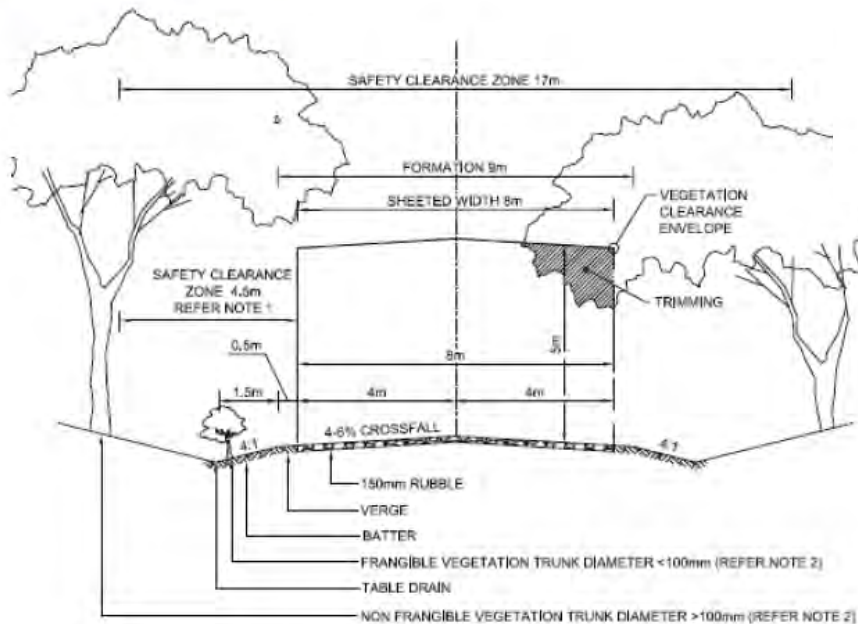
# Service Levels for High Use Road

## 1.5 Rural Sheeted – High Use

High Use Roads are categorised based on:

- Linking Towns
- Significant and major tourist route
- Commodity route based on ESA (Axle movements)

### 1.5.1 Desired Service Level



### 1.5.2 Actual Service Level

#### Current Replacement Cost Assumptions

Sheeted width 8m

Sheeting Depth 150 mm

Formation included

#### Renewal Method

Resheet 100mm

Condition at end of Life – assume 50mm rubble left prior to resheeting with no subgrade break through

Life -10 to 15 years

Assume formation have indefinite life hence no cost incurred at renewal

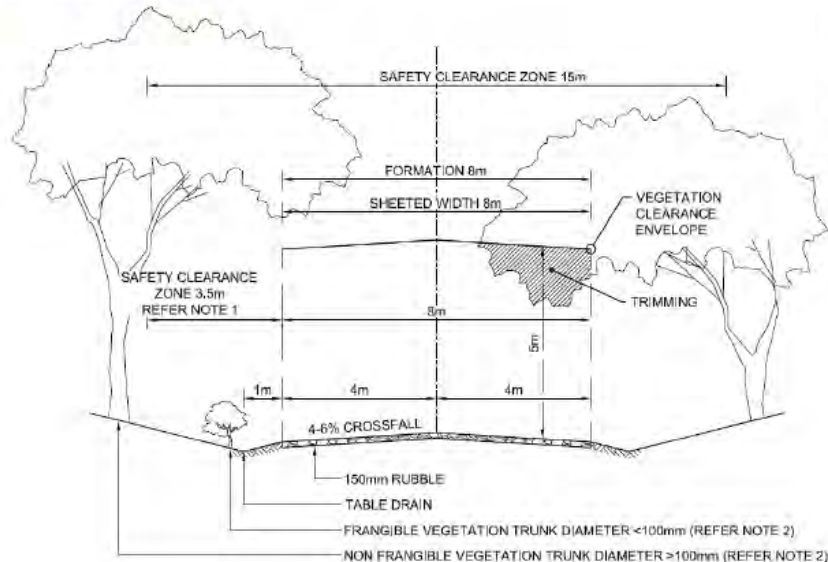
# Service Levels for Medium Use Road

## 1.6 Rural Sheeted – Medium Use

Medium Use Roads are categorised based on:

- Linking Settlements
- Secondary tourist route
- Commodity route based on ESA axle movements(may be seasonal)

### 1.6.1 Desired Service Level



### 1.6.2 Actual Service Level

#### Current Replacement Cost Assumptions

Sheeted width 8m

Sheeting Depth 150 mm

Formation included

#### Renewal Method

Resheet 100mm

Condition at end of life – assume 50mm rubble left prior to resheeting some subgrade showing through

Life - 20 to 25 years

Assume formation has indefinite life hence no cost incurred at renewal

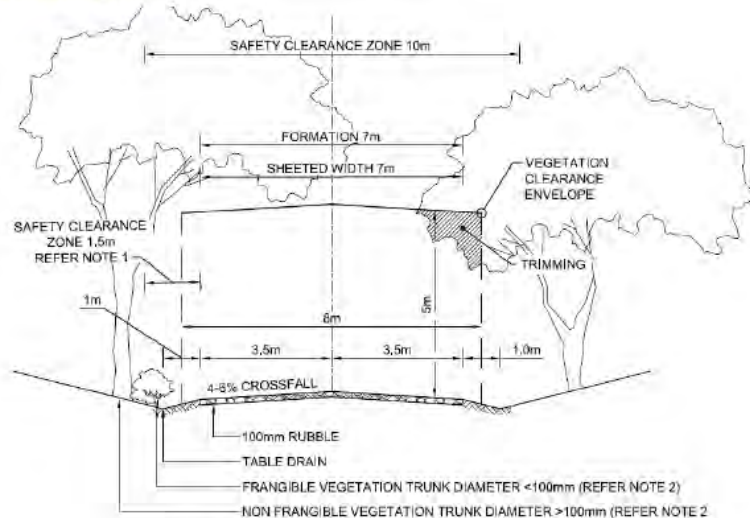
# Service Levels for Low Use Road –High Use

## 1.7 Rural Sheeted – Low Use

Low Use Roads are categorised based on:

- Farm Gate to Transport route

### 1.7.1 Desired Service Level



### 1.7.2 Actual Service Level – High Wear

Requires all weather access

#### Current Replacement Cost Assumptions

Sheeted width 6m

Sheeting Depth 100 mm

Formation included

#### Renewal Method

Resheet 100mm

Condition at end of Life – assume 30 mm rubble left prior to resheeting some subgrade showing through

Life - 25 to 30years

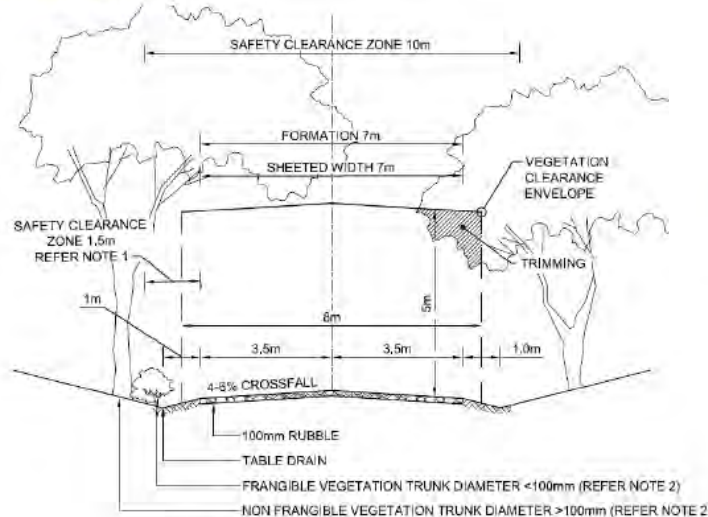
# Service Levels for Low Use Road – Medium Wear

## 1.7 Rural Sheeted – Low Use

Low Use Roads are categorised based on:

- Farm Gate to Transport route

### 1.7.1 Desired Service Level



### 1.7.3 Actual Service Level – Medium Wear

Requires all weather access

#### Current Replacement Cost Assumptions

Sheeted width 6m

Sheeting Depth 100 mm

Formation included

#### Renewal Method

Resheet 100mm

Condition at end of Life – assume 10 mm rubble left prior to resheeting some subgrade showing through, intervention and maintain for a period prior to resheeting subject to funding.

Life - 30-40 years



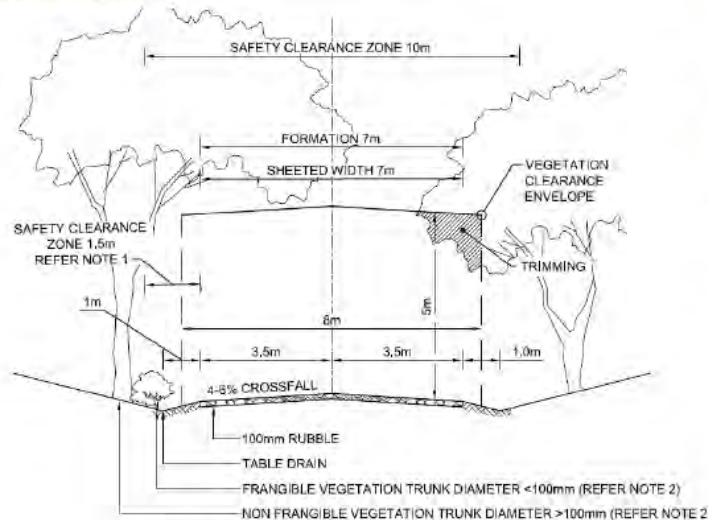
# Service Levels for Low Use Road – Low Wear

## 1.7 Rural Sheeted – Low Use

Low Use Roads are categorised based on:

- Farm Gate to Transport route

### 1.7.1 Desired Service Level



### 1.7.4 Actual Service Level – Low Wear

Aim for all weather access, however may have boggy sections in wet conditions.

#### Current Replacement Cost Assumptions

Sheeted width 6m

Sheeting Depth 100 mm

Formation included

#### Renewal Method

Patch resheet

Condition at end of Life – assume extensive subgrade breakthrough, intervention and maintain for a period prior to resheeting subject to funding.

Life - 40-50 years



# Yorke Peninsula Implementation

2014/2015

Council to complete condition rating for sheeted roads to match segments

ARRB to provide Condition rating for sealed roads segments

Tonkin/Council to agree on service levels for each category of road so asset life and condition at end of life can be adopted

Tonkin to generate trial depreciation figures for assumed service levels and Council accept

Tonkin upload to Conquest, formalise road register and generate valuation reports for Surface, Pavement, kerb and Footpath

Tonkin generate Valuation report 30 June 2014.

# Yorke Peninsula Implementation

## Staging Plan

**Table 1**      *Road Map for implementation of the AMS*

	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>
Roads	<ul style="list-style-type: none"> <li>Asset register (field or GIS segments)</li> </ul>	<ul style="list-style-type: none"> <li>Impairment inspection</li> </ul>	<ul style="list-style-type: none"> <li>Impairment inspection and Capital works updating</li> </ul>	<ul style="list-style-type: none"> <li>Impairment inspection and Capital works updating</li> </ul>	<ul style="list-style-type: none"> <li>Reinspect road data in field and Capital works updating</li> </ul>
	<ul style="list-style-type: none"> <li>Process road data</li> </ul>	<ul style="list-style-type: none"> <li>Re-run RSM</li> </ul>	<ul style="list-style-type: none"> <li>Re-run RSM</li> </ul>	<ul style="list-style-type: none"> <li>Re-run RSM</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
	<ul style="list-style-type: none"> <li>Road outputs</li> <li>RSM work program</li> <li>Valuation 2014</li> </ul>	<ul style="list-style-type: none"> <li>IAMP</li> </ul>			<ul style="list-style-type: none"> <li>Upload Conquest repeat 5 year cycle</li> </ul>

# Yorke Peninsula Implementation

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Buildings	<ul style="list-style-type: none"><li>• Workshop</li><li>• Define Register structure</li><li>• Define business needs for building management</li><li>• Valuation by Others</li></ul>	<ul style="list-style-type: none"><li>• Asset register (field inspect)</li><li>• Progress building data</li><li>• Building data outputs</li><li>• IAMP</li><li>• Renewal plan</li><li>• Maintenance plan</li></ul>			

# Yorke Peninsula Implementation

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
CWMS	<ul style="list-style-type: none"><li>• Workshop</li><li>• Define Register structure</li><li>• Define business needs for CWMS management</li></ul>	<ul style="list-style-type: none"><li>• Asset register</li><li>• Digitise from work as constructed plans</li><li>• Field inspection pipes and nodes</li><li>• Field inspection treatment system</li><li>• Compile data Spatially</li><li>• Process CWMS data</li><li>• Outputs</li><li>• Valuation</li><li>• IAMP</li><li>• Renewal Plan</li><li>• Maintenance plan</li></ul>			

# Yorke Peninsula Implementation

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
S/W	<ul style="list-style-type: none"> <li>Asset register</li> <li>Field inspection of pits</li> <li>Field inspection of cross drains</li> <li>Desktop spatial register digitised</li> </ul>	<ul style="list-style-type: none"> <li>Process S/W data</li> <li>Output S/W data</li> <li>Valuation</li> <li>IAMP</li> </ul>			
Other (extent to be defined)			<ul style="list-style-type: none"> <li>Asset register creation</li> <li>Process output</li> </ul>		
Annual Processes	Annual capitalisation	<ul style="list-style-type: none"> <li>Annual capitalisation</li> <li>Desk top revaluation</li> </ul>	<ul style="list-style-type: none"> <li>Annual capitalisation</li> <li>Desk top revaluation</li> </ul>	<ul style="list-style-type: none"> <li>Annual capitalisation</li> <li>Desk top revaluation</li> </ul>	<ul style="list-style-type: none"> <li>Annual capitalisation</li> <li>Desk top revaluation</li> </ul>
Maintenance management	Develop maintenance management processes progressively once data is in system and being reported				