

Councillor Martin - MoN - Rates on Vacant Land

Tuesday, 13 May 2025
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

MOTION ON NOTICE

Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council;

Noting that the previous Council approved a differential rate for vacant land in the City of Adelaide (including a discretionary rebate from paying that rate for a certain period), requests the Administration to withdraw the discretionary rebate and apply the Vacant Land Rate to all vacant land from the beginning of the 25/26 financial year.'

ADMINISTRATION COMMENT

1. Council's current rating structure has a differential rate in the dollar for all property falling within the defined land use for vacant land.
2. The differential vacant land rate in the dollar on all vacant land holdings was put in place to:
 - 2.1. Provide a disincentive to withholding land from development
 - 2.2. Discourage land banking
 - 2.3. Recognise the cost of surrounding infrastructure and services.
3. The differential rate on vacant land is 200% of the declared residential rate (ie double).
4. A discretionary rebate provided by Council, under Section 166 of the *Local Government Act 1999 (SA)* (the Act), is designed to provide rate relief to the principal ratepayers of vacant land in certain circumstances.
 - 4.1. There are a number of small parcels of vacant land on separate titles that form part of a rear garden, a side gate entrance or other small piece of adjacent land that may not be able to be developed in their own right. Where it is clear the land cannot be developed the rebate entitlements under Section 166 of the Act are currently applied.
5. The effect of the rebate is to reduce the differential rate to the applicable non-residential rate.
6. In 2024/25, 22 discretionary rebates to the value of \$0.198m were provided.
7. For the 2025/26 rating year, it is intended that all discretionary rebates are approved by Council. Should Council resolve to support the proposed Motion, then no vacant land rebates will be presented to Council for approval, except for those highlighted above in 4.1.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

- END OF REPORT -