

Rate Rebate Policy

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Applicable Legislation	Local Government Act 1999 s 159-166
Related Policies	Internal Review of Council Decisions Policy Strategic Rating Policy
Related Documents	Appendix 1 Discretionary Rebates Appendix 2 Mandatory Rebates

1. Purpose and scope

This policy establishes guidelines for equitable treatment in granting a rebate in relation to the payment of rates. It is intended to provide guidance to the community as to the grounds upon which a person or body is, or may be entitled to receive a rebate of rates and the matters that the Council will take into account in deciding an application for a rebate.

The Local Government Act 1999 (the Act) sets out the provisions applicable to the Council granting a rebate of rates to persons or bodies. The Act mandates a rebate for certain types of use of land and the extent of that rebate. (See Clause 3.1). It also gives Council discretion to grant a rebate of rates (See Clause 3.2)

2. Policy Statement

Coorong District Council is committed to providing financial and other assistance to organisations and community groups which contribute to the wellbeing of the community. A rebate of rates in respect of any rateable land in the Council area will be made available only when the applicant satisfies the requirements under the Local Government Act 1999 and the requirements of this Policy.

3. Mandatory rebates

The Act requires Council to grant rebates as follows.

100% rebate applies to:

- Health Services (Section 160)
Land being predominantly used for service delivery or administration by a hospital or health centre incorporated under the South Australia Health Commission Act 1976;
- Religious Purposes (Section 162)
Land containing a church or other building used for public worship (and any grounds), or land solely used for religious purposes;
- Public Cemeteries (Section 163)
Land being used for the purposes of a public cemetery;
- Royal Zoological Society of SA (Section 164)
Land (other than land used as domestic premises) owned by, or under the care, control and management of, the Royal Zoological Society of South Australia Incorporated

75% rebate applies to:

- Community Services (Section 161)
Land being predominantly used for service delivery or administration (or both) by a community services organisation.

A “*community services organisation*” is defined in the Act as a body that –

- is incorporated on a not for profit basis for the benefit of the public; and
- provides community services without charge or for a charge that is below the cost to the body of providing the services; and
- does not restrict its services to persons who are members of the body.

It is necessary for a community services organisation to satisfy all of the above criteria to be entitled to the mandatory 75% rebate.

The Act further provides that eligibility for a rebate by a community services organisation is subject to it providing one or more of the following community services:

- emergency accommodation;
- food or clothing for disadvantaged persons (i.e., persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability);
- supported accommodation (i.e., residential care facilities in receipt of Commonwealth funding, accommodation for persons with mental health, intellectual, physical or other difficulties who require support in order to live an independent life), and also including accommodation for persons provided by housing associations registered under the Community Housing Providers National Law.

Rate Rebate Policy 2018/19

- essential services, or employment support, for persons with mental health disabilities, or with intellectual or physical disabilities;
 - legal services for disadvantaged persons;
 - drug or alcohol rehabilitation services; or
 - the conduct of research into, or the provision of community education about, diseases or illnesses, or the provision of palliative care to persons who suffer from diseases or illnesses.
- Educational Purposes (Section 165)
Land occupied by a government school under a lease or licence and being used for educational purposes; or

Land occupied by a non-government school registered under Part 5 of the Education Act 1972 and being used for educational purposes; or

Land being used by a University or University College to provide accommodation and other forms of support for students on a not for profit basis.

Where the Council is satisfied from its own records or from other sources that a person or body meets the necessary criteria for a mandatory 100% or 75% rebate, the Council will grant the rebate of its own initiative. Where the Council is not so satisfied it will require the person or body to apply for the rebate in accordance with Clause 4 of this Policy.

Where a person or body is entitled to a rebate of 75% the Council may increase the rebate up to 100%. Council may grant the further rebate upon application or on its own initiative. In either case Council will take into account those matters set out at Clause 4 of this Policy.

Where an application is made to Council for a further rebate Council will provide written notice to the applicant of its determination of that application.

4. Discretionary rebates

Council may in its absolute discretion grant a rebate of rates on an annual basis by application in any of the following cases pursuant to Section 166(1) of the Act:

- where it is desirable for the purpose of securing the proper development of the area (or a part of the area) in accordance with Council's Economic Development Policy;
- where it is desirable for the purpose of assisting or supporting a business in its area in accordance with Council's Economic Development Policy;
- where it will be conducive to the preservation of buildings or places of historic significance;
- where the land is being used for educational purposes;
- where the land is being used for agricultural, horticultural or floricultural exhibitions;
- where the land is being used for a hospital or health centre;
- where the land is being used to provide facilities or services for children or young persons;
- where the land is being used to provide accommodation for the aged or disabled;

Rate Rebate Policy 2018/19

- where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the Aged Care Act 1997 (Commonwealth) or a day therapy centre;
- where the land is being used by an organisation which, in the opinion of the Council, provides a benefit or service to the local community;
- where the rebate relates to common property or land vested in a community corporation under the Community Titles Act 1996 over which the public has a free and unrestricted right of access and enjoyment; and
- where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable due to a change in the basis of valuation used for the purposes of rating, rapid changes in valuations, or anomalies in valuations

Council will not rebate rates that have been subject to State or Commonwealth rebates/payments where these authorities have modified the policy or criteria for that entitlement.

4.1 Hardship

If Council is satisfied, on application of a ratepayer, that payment of rates would cause hardship; the Council may postpone payment in whole or part or remit the rates in whole or in part (Section 182).

4.2 Discretion of Council

The Council has an absolute discretion to:

- grant a rebate of rates in the above cases; and
- determine the amount of any such rebate.

5. Applications

Council will inform the community of the provisions for rate rebate under the Local Government Act by the inclusion of suitable details in the Rating Policy Summary distributed with the annual rate notice.

Persons or bodies seeking a rebate of rates must make written application to the Council in a manner and form determined by the Council and supply such information as the Council may reasonably require.

Application forms may be obtained from the Council offices (see Clause 9).

Pursuant to Section 166 Council will take into account the following matters:

- the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in its area; and
- the community need that is being met by activities carried out on the land for which the rebate is sought; and
- the extent to which activities carried out on the land for which the rebate is sought provide assistance or relief to disadvantaged persons.

Rate Rebate Policy 2018/19

Council may take into account other matters considered relevant by the Council including, but not limited to:

- why there is a need for financial assistance through a rebate;
- the level of rebate (percentage and dollar amount) being sought and why it is appropriate;
- the extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies;
- whether the applicant has made/intends to make applications to another Council;
- whether, and if so to what extent, the applicant is or will be providing a service within the Council area;
- whether the applicant is a public sector body, a private not for profit body or a private or profit body;
- whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term;
- the desirability of granting a rebate for more than one year;
- consideration of the full financial consequences of the rebate for the Council;
- the time the application is received;
- the availability of any community grant to the person or body making the application;
- the economic value of the business/development to the Council and the community;
- the financial capacity of the person or organisation;
- whether the applicant is in receipt of a community grant; and
- any other matters, and policies of the Council, which the Council considers relevant.

All persons who or bodies which wish to apply to the Council for a rebate of rates must do so on or before the due date of the first instalment. Council reserves the right to refuse to consider applications received after that date. However, applicants who satisfy the criteria for a mandatory 100% rebate will be granted the rebate at any time. No rebates whatsoever will be considered for prior years.

The Act provides that the Council may grant a rebate of rates or charges on such conditions as the Council thinks fit.

The Council may, for proper cause, determine that entitlement to a rebate of rates under the Act no longer applies.

Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the

Rate Rebate Policy 2018/19

Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence.

The Council will, in writing, advise an applicant for a rebate of its determination of that application within sixty business days of receiving the application or of receiving all information requested by the Council. The advice will state:

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

6. Review

A person or body aggrieved by a determination of the Council in respect of an application for a rebate may seek a review of that decision in accordance with Council's Internal Review of Council Decisions Policy within sixty days of the date of the notice of determination.

7. Community Grants

If an application for a rebate is unsuccessful, Council has an absolute discretion to then treat the application as one that may be eligible for a community grant and encourage the applicant to apply at the appropriate time.

8. Delegations

The Council annually reviews the delegation of its power to determine applications and grant a discretionary rebate of rates to the Chief Executive.

9. Further information

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.coorong.sa.gov.au

Coorong Civic Centre

95 - 101 Railway Terrace
Tailem Bend
Phone: 1300 785 277
Fax: 8572 3822

Meningie Information Hub

49 Princes Highway
Meningie
Phone: 1300 785 277

Tintinara Customer Service Centre

37 Becker Terrace
Tintinara
Phone: 1300 785 277

Copies will be provided to interested parties upon request. Email council@coorong.sa.gov.au

Any grievances in relation to this policy or its application should be forwarded in writing addressed to the Chief Executive Officer of Council.

Rate Rebate Policy 2018/19

Mandatory Rebates

100% Mandatory Rebate - Health

Section 160 Local Government Act 1999 (SA) - Rebate of rates - health services

5725	Coorong Health Service Advisory Council Inc	Lot 2 South Terrace MENINGIE SA 5264
7072	Coorong Health Service Advisory Council Inc	72 Princes Highway TAILEM BEND SA 5260
7073	Coorong Health Service Advisory Council Inc	70 Princes Highway TAILEM BEND SA 5260
8554	Coorong Health Service Advisory Council Inc	74 Princes Highway TAILEM BEND SA 5260

100% Mandatory Rebate – Emergency Services

Section 147 Local Government Act 1999 (SA) – Rateability of Land

4619	SA Ambulance Services Inc	9-11 Dukes Highway, COONALPYN SA 5265
5676	South Australian Police	81 Princes Highway, MENINGIE SA 5264
5677	South Australian Police	83 Princes Highway, MENINGIE SA 5264
5767	SA Ambulance Service	102 Princes Highway, MENINGIE SA 5264
7197	SA Ambulance Service	67 Princes Highway, TAILEM BEND SA 5260
7225	South Australian Police	49 Railway Terrace, TAILEM BEND SA 5260
7226	South Australian Police	29 Railway Terrace, TAILEM BEND SA 5260
8106	South Australian Police	65 Dukes Highway, COONALPYN SA 5265

75% Mandatory Rebate – Community Services

Section 161 Local Government Act 1999 (SA) - Rebate of Rates – community services

2669	Anglicare SA Housing Ltd	Lot 1 Carcuma Road TINTINARA SA 5266
5642	Unity Housing (Managing Properties on behalf of SA Housing Trust	26 Narrung Road MENINGIE SA 5264
5646	Unity Housing (Managing Properties on behalf of SA Housing Trust	5 Forbes Street MENINGIE SA 5264
5664	Unity Housing (Managing Properties on behalf of SA Housing Trust	13 Sandham Street MENINGIE SA 5264
5671	Unity Housing (Managing Properties on behalf of SA Housing Trust	8 Forbes Street MENINGIE SA 5264
5685	Unity Housing (Managing Properties on behalf of SA Housing Trust	17 Baker Street MENINGIE SA 5264
5689	Unity Housing (Managing Properties on behalf of SA Housing Trust	24 Baker Street MENINGIE SA 5264
5701	Unity Housing (Managing Properties on behalf of SA Housing Trust	99 Princes Highway MENINGIE SA 5264
5704	Unity Housing (Managing Properties on behalf of SA Housing Trust	18 Forbes Street MENINGIE SA 5264
5726	Jallarah Homes Inc	South Terrace MENINGIE SA 5264
5727	Jallarah Homes Inc	Unit 6 South Terrace MENINGIE SA 5264
5728	Jallarah Homes Inc	Unit 5 South Terrace MENINGIE SA 5264
5729	Jallarah Homes Inc	Unit 4 South Terrace MENINGIE SA 5264
5730	Jallarah Homes Inc	Unit 3 South Terrace MENINGIE SA 5264

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Rate Rebate Policy 2018/19

5742	Unity Housing (Managing Properties on behalf of SA Housing Trust	9 McCallum Street MENINGIE SA 5264
5745	Unity Housing (Managing Properties on behalf of SA Housing Trust	6 McCallum Street MENINGIE SA 5264
5749	Unity Housing (Managing Properties on behalf of SA Housing Trust	2 McCallum Street MENINGIE SA 5264
5754	Unity Housing (Managing Properties on behalf of SA Housing Trust	2 Bowman Street MENINGIE SA 5264
5759	Unity Housing (Managing Properties on behalf of SA Housing Trust	7 Bowman Street MENINGIE SA 5264
5777	Unity Housing (Managing Properties on behalf of SA Housing Trust	90 Princes Highway MENINGIE SA 5264
5779	Unity Housing (Managing Properties on behalf of SA Housing Trust	17 Hacket Crescent MENINGIE SA 5264
5861	Unity Housing (Managing Properties on behalf of SA Housing Trust	5 Allen Street MENINGIE SA 5264
5862	Unity Housing (Managing Properties on behalf of SA Housing Trust	3 Allen Street MENINGIE SA 5264
5863	Unity Housing (Managing Properties on behalf of SA Housing Trust	13 Bonney Street MENINGIE SA 5264
5886	Unity Housing (Managing Properties on behalf of SA Housing Trust	40 Bonney Street MENINGIE SA 5264
5887	Unity Housing (Managing Properties on behalf of SA Housing Trust	38 Bonney Street MENINGIE SA 5264
5888	Unity Housing (Managing Properties on behalf of SA Housing Trust	36 Bonney Street MENINGIE SA 5264
5909	Unity Housing (Managing Properties on behalf of SA Housing Trust	1 Falkner Street MENINGIE SA 5264
5910	Unity Housing (Managing Properties on behalf of SA Housing Trust	3 Falkner Street MENINGIE SA 5264
5925	Unity Housing (Managing Properties on behalf of SA Housing Trust	23 Falkner Street MENINGIE SA 5264
5939	Unity Housing (Managing Properties on behalf of SA Housing Trust	14 Matson Street MENINGIE SA 5264
5942	Unity Housing (Managing Properties on behalf of SA Housing Trust	16 Matson Street MENINGIE SA 5264
5950	Unity Housing (Managing Properties on behalf of SA Housing Trust	50 Falkner Street MENINGIE SA 5264
5982	Unity Housing (Managing Properties on behalf of SA Housing Trust	15 Allen Street MENINGIE SA 5264
5988	Unity Housing (Managing Properties on behalf of SA Housing Trust	25 Edward Street MENINGIE SA 5264
6019	Unity Housing (Managing Properties on behalf of SA Housing Trust	33 East Terrace MENINGIE SA 5264
6024	Unity Housing (Managing Properties on behalf of SA Housing Trust	26 Matson Street MENINGIE SA 5264
7448	Cornerstone Housing Ltd	24 Seymour Street TAILEM BEND SA 5260
9062	Jallarah Homes Inc	Unit 2 South Terrace MENINGIE SA 5264
9063	Jallarah Homes Inc	Unit 1 South Terrace MENINGIE SA 5264
9200	Anglicare SA Housing Ltd	Lot 1 Carcuma Road TINTINARA SA 5266
9201	Anglicare SA Housing Ltd	Lot 1 Carcuma Road TINTINARA SA 5266

100% Combination Rebate - Education

Section 165 Local Government Act 1999 (SA) - Rebate of rates - educational purposes (75% Mandatory Rebate)

Section 166 (1) (d) Local Government Act 1999 (SA) - Discretionary rebates of rates (25% Discretionary Rebate)

5993	Meningie Pre-School Centre Inc	29 Edward Street MENINGIE SA 5264
7478	Tailem Bend Kindergarten	49 Trevena Terrace TAILEM BEND SA 5260

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Rate Rebate Policy 2018/19

100% Mandatory Rebate - Church		
<i>Section 162 Local Government Act 1999 (SA) - Rebate of Rates - religious purposes</i>		
5751	Catholic Church Endowment Society	4 Hacket Crescent MENINGIE SA 5264
5823	Uniting Church in Aust Property Trust	2 Princes Highway MENINGIE SA 5264
6734	Tailem Bend Christian Centre	Lot 6 Pontt Street TAILEM BEND SA 5260
7244	Catholic Church Endowment Society	13 Station Drive TAILEM BEND SA 5260
7245	Catholic Church Endowment Society	15 Station Drive TAILEM BEND SA 5260
7255	Synod Diocese Murray Anglican Church Aust Inc	47-49 Station Drive TAILEM BEND SA 5260
7289	Lower Murray Uniting Congregations	10 Granites Road TAILEM BEND SA 5260
7290	Lower Murray Uniting Congregations	12 Granites Road TAILEM BEND SA 5260
7442	Lutheran Church of Aust SA District Inc	10 Seymour Street TAILEM BEND SA 5260
7443	Lutheran Church of Aust SA District Inc	12 Seymour Street TAILEM BEND SA 5260
7705	Immanuel Lutheran Church	Lot 143 Gibbs Avenue TINTINARA SA 5266
7716	Anglican Church of Australia	25-27 Long Street TINTINARA SA 5266
7745	Uniting Church In Australia	26 Carcuma Road TINTINARA SA 5266
8108	Uniting Church in Australia	23 Dukes Highway COONALPYN SA 5265
8109	Uniting Church in Australia	25 Dukes Highway COONALPYN SA 5265
8120	Redeemer Lutheran Church	PTS 101 Dukes Highway COONALPYN SA 5265
8348	Lutheran Church of Australia District Inc	Lot 342 West Terrace MENINGIE SA 5264
8355	Synod Diocese Murray Anglican Church	Lot 184 Princes Highway MENINGIE SA 5264
8390	Uniting Church in Australia Property Trust	Sec 5 Hundred LIVINGSTON SA 5261
8402	Baptist Churches of SA Inc	37 Railway Terrace PEAKE SA 5301
8435	Uniting Church in Australia Property Trust	3223 Dukes Highway COOMANDOOK SA 5261
8436	Uniting Church in Australia Property Trust	3225 Dukes Highway COOMANDOOK SA 5261
8459	Baptist Churches of SA Inc	15 Kelly Street SHERLOCK SA 5301
8465	St Johns Lutheran Church	Lot 335 Hundred SHERLOCK SA 5301
8466	St Johns Evangelical Lutheran Buccluech	6 Hensel Road PEAKE SA 5301

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Rate Rebate Policy 2018/19

Discretionary Rebates

100% Discretionary Rebate - Community Centres & Museums		
<i>Section 166 (1) (j) Local Government Act 1999 (SA) - Discretionary Rebates of rates (100% Discretionary Rebate)</i>		
4677	Coonalpyn Community Hub Incorporated	2 Richards Terrace COONALPYN SA 5265
4947	Meningie Cheese Factory Museum Inc	3 Fiebig Road MENINGIE SA 5264
4946	Meningie Cheese Factory Museum Inc	Lot 4 DP D22044 MENINGIE SA 5264
6100	Yumali Community Centre Inc	2328 Tynan Road YUMALI SA 5261
6405	Sherlock Community Centre Inc	2936 Mallee Highway SHERLOCK SA 5301
6992	Tailem Bend Community Centre	141 Railway Terrace TAILEM BEND SA 5260
8959	Sherlock Community Centre	2936 Mallee Highway, SHERLOCK SA 5301
8960	Sherlock Community Centre	Lot 32 Mallee Highway, SHERLOCK SA 5301
9053	Coorong Cottage Industries	14 Princes Highway MENINGIE SA 5264

100% Discretionary Rebate - Halls		
<i>Section 166 (1) (j) Local Government Act 1999 (SA) - Discretionary Rebates of rates (100% Discretionary Rebate)</i>		
5504	Malinong Hall Inc	831 Malinong Road MALINONG SA 5259
6201	Jabuk Community Hall Inc	14 Cross Street JABUK SA 5301
6252	Netherton Hall Inc	1304 Netherton Road NETHERTON SA 5301
6295	Peake Memorial Hall Inc	4428 Mallee Highway PEAKE SA 5301
7681	Friends of the Tintinara CWA Building Preservation Society	35 Becker Terrace TINTINARA SA 5266
8144	Culburra & District Soldiers War Memorial Hall Inc	1396 Prosser Road CULBURRA SA 5261
8929	Netherton Hall Inc	1308 Netherton Road NETHERTON SA 5301
8930	Netherton Hall Inc	1304 Netherton Road NETHERTON SA 5301
9033	Culburra & District Soldiers War Memorial Hall Inc	1396 Prosser Road CULBURRA SA 5261

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Rate Rebate Policy 2018/19

100% Discretionary Rebate - Clubs		
<i>Section 166 (1) (j) Local Government Act 1999 (SA) - Discretionary Rebates of rates (100% Discretionary Rebate)</i>		
4700	Coonalpyn & District A&H Society	Gibbs Avenue COONALPYN SA 5265
5069	Meningie Aero Club	5521 Princes Highway MENINGIE SA 5264
5070	Lake Albert Gun Club	Hundred BONNEY SA 5264
5353	Narrung Progress Association	111 Alexandrina Drive NARRUNG SA 5259
5641	RSL Meningie	28 Narrung Road MENINGIE SA 5264
6025	Coorong Mechanical Restoration Club	24 East Terrace MENINGIE SA 5264
6113	Ki Ki Pastime Club	Dukes Highway KI KI SA 5261
6352	Coomandook Amalgamated Pastime Club	63 Williams Road COOMANDOOK SA 5261
6386	Coomandook Amalgamated Pastime Club Inc	3189 Dukes Highway COOMANDOOK SA 5261
7074	Tailem Bend Rowing Club Inc	66 Princes Highway TAILEM BEND SA 5260
7437	Tailem Bend RSL Sub-Branch	57 Trevena Terrace TAILEM BEND SA 5260
7475	The Scout Association of Aust (TB Lions Club)	55 Trevena Terrace TAILEM BEND SA 5260
8864	Narrung Progress Association	111 Alexandrina Drive, NARRUNG SA 5259
9442	Tailem Bend Lions Club	55 Trevena Road TAILEM BEND SA 5260

100% Discretionary Rebate - Sporting Clubs & Others		
<i>Section 166 (1) (j) Local Government Act 1999 (SA) - Discretionary Rebates of rates (100% Discretionary Rebate)</i>		
126	Tintinara Football Club	39 Wendt Terrace TINTINARA SA 5266
4676	Coonalpyn Bowling Club	Sec 136 Paynter Terrace COONALPYN SA 5265
4770	Coonalpyn Golf Club	351 Tauragat Well Road COONALPYN SA 5265
5717	Lake Albert Golf Club	Lot 3 South Terrace MENINGIE SA 5264
7377	Tailem Bend Football Club (Clubrooms)	73 Trevena Road TAILEM BEND SA 5260
7649	Tailem Bend Bowling Club Inc	11 Jacob Street TAILEM BEND SA 5260
8344	Meningie Community Sports Ground Inc	Sec 336 Narrung Road MENINGIE SA 5264
8419	Peake & Districts Football Club	Sec 105 Hundred PEAKE SA 5301
8600	Tailem Bend Football Club (Changerooms) PENDING 22/01/19	73 Trevena Terrace TAILEM BEND SA 5260

100% Discretionary Rebate – Securing Proper Development of the Area		
<i>Section 166(1)(a) Local Government Act 1999 (SA) – Discretionary rebate of rates</i>		
9226	Peregrine Corporation (The Bend Motorsport Park)	44 Mallee Highway (Lot 161) TAILEM BEND SA 5260

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