

## 2025/26 City of Salisbury rates brochure

# Where do my rates go?

For every \$100 paid in Council rates, the breakdown in expenditure is as follows:



Roads  
and footpaths  
**\$0.87**



Water  
management  
**\$5.87**



Waste  
management  
**\$15.50**



Parks  
and landscape  
**\$13.97**



Sports clubs  
and playgrounds  
**\$3.02**



Library  
services  
**\$8.49**



Recreation  
centres  
**\$1.60**



Street  
lighting  
**\$2.36**



Public health  
and safety  
**\$2.38**



Community  
service  
**\$5.22**



City planning  
and development  
**\$7.61**



Debt  
servicing  
**\$2.10**



Infrastructure  
projects  
**\$31.01**

For more information, visit  
[salisbury.sa.gov.au/rates](https://salisbury.sa.gov.au/rates)

Mayor’s message



Mayor  
Gillian Aldridge OAM

I’m pleased to share Council’s plans for the year ahead in the City of Salisbury.

To support continued investment in services and infrastructure while maintaining responsible financial management, Council has set a modest rate increase of 4.2% - equivalent to just \$1.70 per week for the average ratepayer.

Your rates help us build a progressive, sustainable and connected community. In 2025/26 we’re investing in Sport & Recreation, including the installation of bike pump tracks across the city and upgrading the playing surface at Manor Farm, Salisbury East.

We’re upgrading play spaces and reserves at Little Para Linear Park, improving our streetscapes and building pedestrian infrastructure such as school zones and footpaths.

Thank you for being a valued part of our vibrant community. We remain committed to shaping the City of Salisbury as a leading place to live, work and grow, and we look forward to delivering another strong year of progress.

Kind regards,  
Mayor Gillian Aldridge OAM

Our priorities for 2025/26

Council’s 2025/26 focus will continue to support the development of community assets and services that reflect a progressive, sustainable and connected City.

The Annual Plan outlines key priorities for the year ahead, including enhancements to community spaces, infrastructure improvements and initiatives that support liveability, safety and wellbeing across the City of Salisbury. Some of the key projects for the 2025/26 plan are as follows:



- 1 \$0.7 million**  
Bellchambers Managed Aquifer System Edinburgh North
- 2 \$0.9 million**  
Recreation reserves Paralowie
- 3 \$1.6 million**  
Sports field upgrade Salisbury East
- 4 \$1 million**  
BMX track Parafield Gardens
- 5 \$0.4 million**  
Laurence’s Green Parafield Gardens
- 6 \$0.15 million**  
Oval clubroom facilities Para Hills
- 7 \$0.36 million**  
Public lighting Mawson Lakes

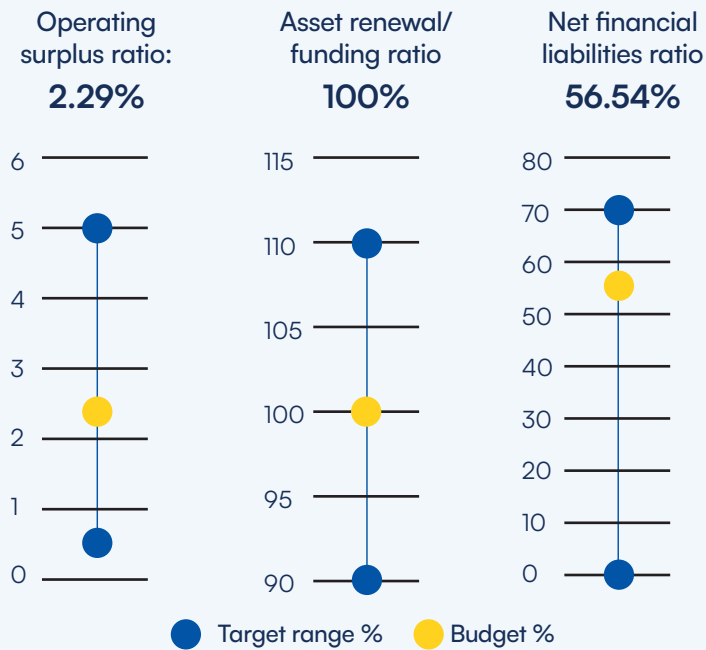
- \$1.2 million**  
Pump tracks
- \$2.8 million**  
Flooding, watercourse and drainage
- \$10.6 million**  
Road renewal
- \$2.1 million**  
Streetscapes and feature landscapes

For more information, visit [salisbury.sa.gov.au/LTFP](https://salisbury.sa.gov.au/LTFP)

Annual Business Plan

|                                 |                 |
|---------------------------------|-----------------|
| Gross infrastructure investment | \$32.7 million  |
| Asset renewal replacement       | \$37.6 million  |
| Forecast 2025/26 surplus        | \$3.886 million |
| Forecast average rate rise      | 4.2%            |

Financial performance



# City of Salisbury Rating Policy

## - Frequently asked questions

### What are Council rates?

Rates are a property tax that is based on the capital value of your property which is set by the Office of the Valuer-General, not Council.

This tax is not a fee for service, however contributes to funding Council community services and facilities.

Rates are billed quarterly - September, December, March and June. Payment options are listed on your rates notice.

### How are my rates calculated?

Setting rates is a balance between funding Council operations, maintaining financial sustainability and keeping the average increase to a minimum.

City of Salisbury has adopted an average increase of 4.2% for homes and businesses. The increase for each property may vary because of improvements, value or land use changes.

A minimum rate is applied to all properties where the capital value falls below a certain level so that all ratepayers make a fair contribution. The minimum rate for 2025/26 financial year is set at \$1,280.

### I'm a Senior, can I postpone my payments?

If you hold a Seniors Card, you may be eligible to postpone part of your rates on your principal place of residence. Please contact the rates team for further information.

### What if I'm in financial hardship?

Council is committed to providing support to residents experiencing financial hardship with further information available on the City of Salisbury website.

### Are there any concessions I can get to pay my rates?

You may also be eligible for a State Government concession called the Cost-of-Living concession. For more information, call ConcessionsSA Hotline at 1800 307 758.

### What is a high value tier remission?

Due to the lower average property values in the City of Salisbury, higher value properties are charged unreasonably high rates.

In response, Council grants a reduction for residential properties valued over \$908,001, that are not used for commercial purposes, consisting of multiple dwellings or entitled to a mandatory rebate.

The reduction is calculated and applied on the values between each tier:

- 10% reduction on rates above the value of \$908,001 up to \$998,000
- 20% reduction on rates above the value of \$998,001 up to \$1,134,000
- 35% reduction on rates payable above \$1,134,001.

### Does Council provide discretionary rebates?

Council has the power to grant discretionary rebates for land use for community benefit eligibility criteria and application can be found online.

### Why does Council collect separate rates for other organisations?

- Salisbury Business Association - to enable it to market and promote the City Centre
- Globe Derby Community Club - to maintain an area of common land.
- Regional Landscape Levy - councils are required to collect on behalf of the State Government. Please call Green Adelaide Board on 8204 7910 or email [dew.greenadelaide@sa.gov.au](mailto:dew.greenadelaide@sa.gov.au).

### Find out more

For full details on the Rating Policy, visit [salisbury.sa.gov.au/rates](https://salisbury.sa.gov.au/rates) or call 8406 8222.