

City of Adelaide 'Free Rates for Five Years' Owner-Occupier Rebate Fact Sheet



What is the owner-occupier rebate?

Council will provide eligible *owner-occupiers* a rebate on their general council rates to a maximum period of 5 years (NRM Levy to be paid by owner-occupier).

Who is eligible?

Purchasers of a residential apartment within the City of Adelaide council area where:

1. The purchase contract is signed between 1 July 2017 and 30 June 2019 for a:
 - a. 'Off- the-plan' apartment; or
 - b. 'Off-the-plan' apartment, adaptively re-used from existing C and D grade rated commercial building stock; and
2. The apartment will be occupied as the primary place of residence within six months of contract settlement.

What is the effective period?

The rate free period commences from the settlement date, for a period of five years subject to the owner continuing to live in the property.

Will the rate free period commence automatically?

No, the owner must complete the online application and declaration form and provide a signed copy of the Purchase Contract Schedule. Once these are submitted, the City of Adelaide will provide written confirmation of eligibility and further instructions via post.

Will rates need to be paid first before I can receive the rebate?

No, the rebate will be applied at the same time the rates notice is prepared, reducing the general rates payable to nil.

What happens if the owner is eligible for a Pensioner or Self-Funded Retiree remission as well as being an eligible owner-occupier?

The rebate will reduce the general rates to nil after any remissions have been applied.

What if the owner ceases to live at the property?

Rebate eligibility ceases from the day the owner moves out.

Does the rebate apply if the property is rented to someone else?

No, the rebate is only applicable while the owner *owns and occupies* the premises. The rebate ceases if occupation ceases.



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Will the rebate automatically continue in subsequent financial years?

No, the owner will be required to confirm their intention to continue to *occupy* the property by submitting a new declaration each year. A confirmation letter will be sent out by the City of Adelaide before the end of the financial year for the coming year.

If the property is sold, will the rebate continue with the next owner-occupier?

No, the rebate only applies to the first owner-occupier of an 'off-the-plan' apartment.

How does this relate to the State Government Concession?

This rebate is stand alone and is not subject to qualifying for a state government concession.

What is the rebate likely to be?

The average residential rate in the City of Adelaide is \$1,500 per year, totalling approximately \$7,500 over the 5-year period.

Is there a cap on the rebate offered by the City of Adelaide?

No. The full amount of the general rates will be rebated for approved applications.

Are International Students eligible?

If an international student is both the owner and the occupier, then they will be eligible. If the apartment is owned by parents or a third party, then no.

What is the cut-off criteria for determining an off-the-plan apartment?

The apartment will be considered 'off-the-plan' up to the day the building reaches practical completion and the Practical Completion Certificate has been signed.

