

LOCAL GOVERNMENT ACT 1993

INSTRUMENT UNDER SECTION 508A AND SECTION 548(3)(a)

SPECIAL VARIATION FOR GEORGES RIVER COUNCIL 2021-22

This instrument is made by the Independent Pricing and Regulatory Tribunal (**IPART**) as delegate for the Minister administering the *Local Government Act 1993* (the **Act**) (Delegation of 6 September 2010).

Determination under section 508A of the Act

IPART determines under section 508A of the Act that:

1. The percentage by which Georges River Council (**Council**) may increase its general income for the period from Year 2021-22 to Year 2025-26 (inclusive) is 32.56%, consisting of annual increases:

Year	Annual increase in general income	Cumulative increase in general income
2021-22	5.80%	5.80%
2022-23	5.80%	11.94%
2023-24	5.80%	18.43%
2024-25	5.80%	25.30%
2025-26	5.80%	32.56%

“**Year**” means the period from 1 July to the following 30 June.

[*Note: The Council is required to reduce its income in accordance with the conditions of any previous special variation before increasing its general income for a particular Year in accordance with clause 1 above.*]

2. The percentage increase set out in clause 1 above (**Special Variation**) is subject to the following conditions:
 - a) The Council uses the Additional Income for the purposes of funding the proposed program of expenditure (**Proposed Program**) generally in accordance with Appendix B of the Report.

“**Additional Income**” means:

- i) the additional general income raised in accordance with clause 1 above, less

- ii) the additional general income that would otherwise be available to the Council under section 506 of the Act.

“Report” means IPART’s report entitled “Special Variation and Minimum Rate Application Georges River Council from 2021-22” dated May 2021 on IPART’s determination under section 508A of the Act.

- b) The Council report, in its annual report for each Year from Year 2021-22 to Year 2025-26, on the following for those Years:
 - i) the program of expenditure that was actually funded by the Additional Income;
 - ii) any significant differences between the Proposed Program and the program of expenditure that was actually funded by the Additional Income and the reasons for those differences;
 - iii) the outcomes achieved as a result of the Additional Income;
 - iv) the Council’s actual revenues, expenses and operating balance against the projected revenues, expenses and operating balance as outlined in the Long Term Financial Plan; and
 - v) any significant differences between the Council’s actual revenues, expenses and operating balance and the projected revenues, expenses and operating balance as outlined in the Long Term Financial Plan and the reasons for those differences.

“Long Term Financial Plan” means the long term financial plan for the period from Year 2021-22 to Year 2030-31 summarised in Appendix C of the Report.

Determination under section 548(3)(a) of the Act

IPART determines under section 548(3)(a) of the Act that Georges River Council may make and levy the following minimum ordinary rates for Year 2021-22:

Year	Minimum ordinary rate - Residential	Minimum ordinary rate – Business – Other than Commercial Strategic Centres	Minimum ordinary rate – Commercial Strategic Centres
2021-22	\$965.80	\$1,100.00	\$1,500.00

“Year” means the period from 1 July to the following 30 June.

“Residential” has the meaning given in section 516 of the Act.

“Business” has the meaning given in section 518 of the Act.

“Commercial Strategic Centres” refers to the Kogarah CBD and the Hurstville CBD.

[Note: The Council may increase its ordinary minimum rates from 2022-23 by the rate peg or a percentage allowed by a special variation pursuant to section 548(4) of the Act.]

Dated 14 May 2021

A handwritten signature in black ink that reads "Deborah Cope". The signature is written in a cursive, flowing style.

Ms Deborah Cope, Acting Chair
On behalf of the Independent Pricing and Regulatory Tribunal
As delegate for the Minister Administering the *Local Government Act 1993*