

Low Rates - Affordable Property - Leading Turnaround for Planning Approvals- 2016-17

The City of Salisbury keeps business costs down with the right land at the right price supported by infrastructure to give you a leading edge. Located in the heart of industrial Adelaide, it presents an attractive and affordable location for businesses looking to invest or relocate within Adelaide.

With one of the lowest council rates in Adelaide and supported with a well recognised and highly efficient development planning processes, the City of Salisbury provides businesses a significant saving in the time and money so you can get down to business.

See www.makesgoodbusinesssense.com.au for the latest news and resources to support your investments.

In comparison to neighbouring councils:

- The City of Salisbury has the one of the lowest Industrial and Commercial Council rates. This cost saving is amplified with our more affordable property.
- The City of Salisbury Council Rates is between **57% and 44% less expensive** than the **City of Playford and City of Charles Sturt** respectively.
- Locations such as Edinburgh Parks and Burton offer **29% more affordable rents** for average Prime Rents \$/m² net than inner northern areas such as Wingfield and Regency Park. *
- Outer North Average Land Values for <5,000m² is **255% more affordable** than Inner North and is **260% more affordable** than the average industrial land values in Adelaide for land sizes between 1-5 hectares.*

* Source: Knight Frank, Adelaide Industrial Market Brief Nov 2015

Rate Comparison for Industrial and Commercial Property 2015/16	Rate in the Dollar	Fix Fee	Natural Resource Management Levy	Expected Ongoing Annual Cost for a \$1 mill property (Land/Building)	Expected Ongoing Annual Cost for a \$2 mill property (Land/Building)	Expected Ongoing Annual Cost for a \$5 mill property (Land/Building)	Expected Ongoing Annual Cost for a \$10 mill property (Land/Building)	Expected Ongoing Annual Cost for a \$35 mill property (Land/Building)
City of Salisbury	0.006151		0.00009374	\$6,244.74	\$12,489.48	\$31,223.70	\$62,447.40	\$218,565.90
City of Playford	0.0138547	\$909.00	0.00009684	\$14,860.54	\$27,903.08	\$84,618.24	\$167,418.48	\$572,922.14
City of Tea Tree Gully	0.00613113		0.0000996	\$6,230.73	\$12,461.46	\$31,153.65	\$62,307.30	\$218,075.55
City of Port Adelaide Enfield	0.00578		0.0000922	\$5,872.20	\$11,744.40	\$29,361.00	\$58,722.00	\$205,527.00
City of Mitcham	0.00620035		0.00009641	\$6,296.76	\$12,593.52	\$31,483.80	\$62,967.60	\$220,386.60
City of West Torrens	0.00620855		0.0000936	\$6,302.15	\$12,268.66	\$31,510.75	\$63,021.50	\$220,575.25
City of Onkaparinga (Mt Lofty NRM Levy)	0.0043723	\$405.00	0.00009735	\$4,874.65	\$8,939.30	\$27,222.90	\$53,635.80	\$183,660.65
City of Onkaparinga (SA Murray-Darling NRM Levy)	0.0043723	\$405.00	0.00021274	\$4,990.04	\$9,170.08	\$27,915.24	\$55,020.48	\$188,391.64
City of Charles Sturt (Commercial)	0.008694054		0.00009516614	\$8,789.22	\$17,578.44	\$43,946.10	\$87,892.20	\$307,622.71
City of Charles Sturt (Industrial)	0.011050985		0.00009516614	\$11,146.15	\$22,292.30	\$55,730.76	\$111,461.51	\$390,115.29

Please Note: These rates are for 2016/17 and will be subject to change.

Disclaimer: These figures have been supplied by their respective councils and should be treated as guide only. You should make your own enquires about each councils exact costs. While every effort is made by the City of Salisbury that information contained in this document is accurate information, the City of Salisbury makes no representation about the content and suitability of this information for any purpose. It is provided "as is" without express or implied warranty.