



WEDDIN SHIRE COUNCIL

POLICY NUMBER: 12.3.5

POLICY FOR INCENTIVES FOR NEW BUSINESSES (SHOPS)

Adopted: 20 July 2017

POLICY FOR INCENTIVES FOR NEW BUSINESSES (SHOPS) (POLICY NO. 12.3.5)

1. **Title:** Policy for Incentives for New Business (Shops)
2. **Number:** Policy Number 12.3.5
3. **Purpose:**
The purpose of this policy is to provide incentives to encourage new retailing, commercial or professional businesses to establish in towns or villages within the Weddin Shire.
4. **Application:**
The policy applies to approved locally owned businesses such as retailing, commercial and professional businesses in Grenfell, Caragabal, Greenethorpe and Quandialla unless otherwise agreed by Council.

It does not apply to government or semi-government enterprises.

5. **Associated References**
Policy 12.4.5 – Incentives for New Businesses (General)

Policy 12.5.5 – Incentives for the Expansion of Existing Businesses
6. **Policy for Incentives**

The types of incentives available are set out below and are subject to Council's agreement in each case:

6.1 Land

- provision of cheap and discounted council-owned land, however this is generally only available in the industrial estate,
- purchase terms of 20% deposit and interest-free repayments over 5 years.
- secured by first mortgage

6.2 Loans

- provision of interest-free loan of up to \$10,000 for relocating from another town, or as otherwise agreed.
- repayment terms over two years unless otherwise agreed.
- secured by first mortgage or other approved security
- loan is not to exceed 80% of the value of security

6.3 Site Works

- Council will construct site works to any value as mutually agreed.
- for works costing up to \$50,000 an initial payment of 20% deposit is required
- for works costing over \$50,000 an initial payment is required of either 20% or the amount in excess of \$50,000, whichever is the greater
- the balance may be paid off with interest-free repayments over five years
- security to be as agreed.

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6.4 Employment - based Grants

- Council will pay to the business a maximum grant of \$500 for each employee who is engaged by the business within the first three years.
- a certified statement of employment acceptable to Council shall be provided by the business. A detailed statement by the firm's auditors would generally be acceptable, although additional financial information may be requested in some circumstances.
- employment figures are to include only permanent full-time or part time (pro-rata) employees
- employment figures are not to include family members,
- employment figures are not to include staff taken over from other businesses,
- payment will preferably be made in-kind, where this is possible.

6.5 Start Up Costs (Business and Professional Services Only)

- Council will provide funding of \$150 as a "one off" contribution towards shop front signage or initial advertising.
- Council will provide funding of \$150 as a "one off" contribution towards the initial technology costs of internet connection and equipment. eg: modem
- Council will provide funding of \$200 as a "one off" contribution towards other initial costs such as telephone, insurance and Work Health and Safety (WHS) expenses.
- The above financial assistance will be a reimbursement paid to the business person subject to a copy of the accounts being submitted with the claim, after three months of operation.

7. Review and Amendment

- This policy shall be reviewed by September 2017 and thereafter at four (4) yearly intervals, to ensure it meets all statutory requirements and the needs of Council.
- This policy may be amended or cancelled by Council at any time without prior notice or obligation to any business or applicant.

8. Adoption

- This policy commences as from the date of adoption by Council, being 20 July 2017 and replaces any previous policy.

9. History

Version	Details
12.2.3	Adopted 15 May 2003
12.3.1	Adopted 20 March 2008
12.3.2	Reviewed 18 June 2009 (unchanged)
12.3.3	Amended 19 August 2010
12.3.4	Adopted 16 May 2013
12.3.5	Adopted 20 July 2017