



WEDDIN SHIRE COUNCIL

POLICY NUMBER: 12.4.5

POLICY FOR INCENTIVES FOR NEW BUSINESSES (GENERAL)

Adopted: 20 July 2017

POLICY FOR INCENTIVES FOR NEW BUSINESSES (GENERAL) (POLICY NO. 12.4.5)

1. **Title:** Policy for Incentives for New Businesses (General)
2. **Number:** Policy Number 12.4.5
3. **Purpose:**
The purpose of this policy is to provide incentives to encourage new value adding businesses to establish within the Weddin Shire.
4. **Application:**
The policy applies to approved locally owned value-adding industries such as manufacturing and fabricating businesses.

It does not apply to government or semi-government enterprises, primary production, retailing or commercial businesses unless otherwise agreed by Council.

5. **Associated References**
Policy No. 12.3.5 – Incentives for New Businesses (Shops)

Policy No. 12.5.5 – Incentives for Expansion of Existing Businesses

6. **Policy**

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, generally 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 market-rate loans (free of bank charges) of up to \$100,000 for land or property.
- repayment terms over five 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.

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.

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- 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 be made in-kind, by deduction from the agreed cost of siteworks.

6.5 Investment - based Grants

- Council will make an in-kind contribution towards the siteworks costs of a new business in accordance with the following table:

Value of Development \$	Contribution \$
100,000 - 175,000	5,000
175,000 - 250,000	10,000
>250,000	20,000

- the value of the development will be obtained from the Development Application.
- payment will be made by deduction from the agreed cost of the siteworks.

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.

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
12.2.4	Adopted 15 May 2003
12.4.1	Adopted 20 March 2008
12.4.2	Reviewed 18 June 2009 (unchanged)
12.4.3	Amended 19 August 2010
12.4.4	Adopted 16 May 2013
12.4.5	Adopted 20 July 2017