

RATES AND CHARGES 2024/25



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**City of
LAUNCESTON**



ABOUT RATES AND CHARGES

How rates are calculated

Rates are calculated based on a combination of each property's valuation together with a fixed General Charge(s), a Waste Management Charge(s), a Waste Management Levy Offset Service Charge and a State Fire Service levy. The valuation base used by the City is Assessed Annual Value (AAV) which is the actual or notional rental value of the property determined by the Office of the Valuer-General, who determine values on property (land, capital and assessed annual) in Tasmania. The AAV cannot be less than 4 percent of the capital value.

Adjustments to rates

Property values may change when alterations are made such as a new home being constructed on a block of land or when renovations occur. Likewise adjustments to land boundaries and sale of land also impact valuations. These changes are referred to as supplementary valuations and they are issued to us throughout the rating year. To ensure that the value of every property is in line with a common date (1 July 2023), these supplementary values are determined as though the alterations had existed at the common date.

After a supplementary valuation, rates are recalculated from the date of occupancy, first sale date (for vacant land) or the date of inspection by the Valuer General's Office.

General Rate and Charge

General Rates (including the General Rate and General Charge) are levied to fund a range of Council services including maintenance of roads and stormwater, planning applications and processes, as well as cultural and recreation events and activities.

General Rate (CBD variation)

This variation applies to fund promotional services managed by Central Launceston Marketing Inc. The CBD variation applies to properties within the area mentioned below and that are used for commercial purposes.

Variation to the General Rate pursuant to section 107 of the *Local Government Act 1993*, by reason of the location of any land, which is within the following part of the municipal area, namely that portion of the City as is bounded by Wellington, Cameron, George and York Streets and also between 37 to 115 George Street; 45 to 123 York Street; 44 to 70 and 41 to 93 Cameron Street; 119 to 153 and 116 to 128 St John Street; 179 to 205 and 126 to 156 Charles Street and 36 to 60 and 43 to 65 Brisbane Street (all inclusive).

This rate is being phased out over a four year period, with 2024/2025 being the third year of this transition. The additional revenue is to be collected across the rest of the rating base.



MUNICIPAL REVALUATION

The Office of the Valuer-General has conducted a full municipal revaluation of all properties within the City of Launceston municipality. The valuation was based on property values as at 1 July 2023, and applies for rates from 1 July 2024. A fresh revaluation occurs every six years, however this process was delayed due to the Covid 19 Pandemic. In between revaluations, values are indexed every two years. Property owners have been issued a Notice of Valuation advising the new values by the Office of the Valuer-General, along with a flyer including information for owners who had specific queries or concerns about the new values. If you have concerns about the values applied to your property you should refer to the information provided and note the specific criteria required to be met by anyone wishing to lodge an objection. There is a closing date (60 days from their Notice of Valuation) for objections please refer to their brochure for detailed information.

It is important to note that while property values are used to calculate rates; an increase in values does not mean an increase in rate revenue to Council. The change in relative values (ie. The increase in one property's value compared to another) will determine whether an individual property rates increase, decrease or stay the same when a revaluation occurs. The Cents in AAV figure is adjusted to ensure that an increase in property values does not equate to a corresponding increase in rates payable.

For more information on property valuations please refer to the Office of the Valuer-General website at www.nre.tas.gov.au/land-tasmania/office-of-the-valuer-general. Objections with supporting documentation should be lodged via their objections process by reviewing www.nre.tas.gov.au/land-tasmania/office-of-the-valuer-general/objectioning-to-a-statutory-valuation. Should you have other specific queries relating to your property you can contact the Office of the Valuer-General via email on ovg@nre.tas.gov.au or by calling **(03) 6165 4444** and asking for the Valuation Department.

Residential Rate Cap (Transitional Arrangements)

The Council supports the fundamental principle, subject to any differential rating structures and remissions, that properties with the same value (in the same usage category) should pay the same rate.

The Council recognises that the municipal revaluation may produce circumstances where the rates on individual properties increase or decrease significantly. In order to assist residential ratepayers to transition to the new rating levels the Council has determined to cap the amount that the general rate (the value based component) can increase at 20 percent per annum following a municipal revaluation.



PAYMENT ARRANGEMENTS

Having difficulty paying your rates?

If you will have difficulty paying your rates by the due dates please email us at contactus@launceston.tas.gov.au or call 03 6323 3000 to discuss a payment arrangement or extension. Interest and penalty may still apply.



The information in this flyer is general only. A copy of the complete rating resolution can be obtained from www.launceston.tas.gov.au/rates

Rates and Charges 2024/25

Rates and charges apply to each parcel of land shown as being separately valued in the valuation roll prepared under the Valuation of Land Act 2001.

The City of Launceston applies variable rates under Section 107 of the Local Government Act 1993 by way of a differential rating structure based on the main use of a property. The general rate is determined by the property use classification code applied by the Valuer-General when determining the valuation of properties. Where a property has multiple uses, the main use of the property is used to determine the classification code. Information on the valuation classes and information relating to valuation on land is available at www.nre.tas.gov.au/land-tasmania/office-of-the-valuer-general

GENERAL RATES 2024/25	CENTS IN AAV (¢)
General Rate	5.1441
General Rate Residential	5.1441
General Rate Commercial	6.6079
General Rate Commercial CBD	6.9681
General Rate Industrial	5.9474
General Rate Primary Production	4.8112
General Rate Public Services	5.8701
General Rate Sport and Recreation	5.4756
General Rate Quarry and Mining	3.5544
General Rate Vacant Land	4.0103

GENERAL CHARGE	\$340.90
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WASTE MANAGEMENT CHARGES	\$
85 litre mobile garbage bin	170.00
140 litre mobile garbage bin	215.00
240 litre mobile garbage bin	368.00

FIRE RATES (a minimum rate of \$49.00 applies)	CENTS IN AAV (¢)
Urban Fire Rate	0.95479
Rural Fire Rate	0.22786
Lilydale Fire Rate	0.24805



NOTE:

Valuation usage codes are not determined by the zoning of properties under the Tasmanian Planning Scheme and should not be relied on as evidence that any development or use currently existing on the property has been constructed or is operating in compliance with the Planning Scheme. Information on the zoning and planning provisions applicable for the subject property is available at www.planbuild.tas.gov.au. For information about previously approved use and development, contact the City of Launceston's Planning Services department on [03 6323 3220](tel:0363233220).

Waste Management Charge

The Waste Management Charge is for a kerbside waste collection and includes provision of a kerbside recycling service for residential properties. All properties/tenancies classified as Residential and within the collection boundaries of the contract are liable for a minimum service charge (140Ltr waste bin charge).

New and replacement bins are only available in 140 litre and 240 litre sizes. Property owners may change size or request an additional service by downloading and completing a Wheelie Bin Request Form from www.launceston.tas.gov.au or by calling **03 6323 3000**. A change over fee will apply and payment should be made at the time of the request.

NOTE:

Collection of kerbside waste, FOGO and recycling may occur anytime between 6am and 6pm and your bins must be out between these times to ensure they are collected. Any errors in waste bin sizes should be reported before the first rates instalment due on 31 August. Any dispute/query must be received before this date in order to be considered for review.



PENSIONER REMISSIONS

Ratepayers with either of the following valid cards on 1 July 2024 may be eligible:

- Pensioner Concession Card (PCC)
- Health Care Card (HCC)
- Veterans' Affairs Gold Card (endorsed TPI or War Widow/Widower)

An applicant must be liable to pay the rates on the property and occupy it as their principal place of residence as at 1 July 2024 to be eligible for a remission for the 2024/25 year.

Applications are verified with the Department of Treasury and Finance and applicants deemed ineligible may have their remission revoked.

Application forms are available on our website or at the Council's Customer Service Centre and should be submitted by 31 March 2025.



STATE GOVERNMENT CHARGES

Fire Service Rate (Fire Service Contribution)

The Fire Service Rate is collected on behalf of the State Government to contribute towards funding of the State Fire Commission and is applied based on various fire districts determined by the State Fire Service. The applicable district is based on your area of service by the brigade responsive to your property in the instance of a fire. Councils in Tasmania raise and collect the levy and pass the funds on to the State Government.

Waste Management Levy Offset Service Charge

A service charge for waste management services to offset a levy payable by the Council to the State Government under the Waste and Resource Recovery Act 2022 (a Waste Management Levy Offset Service Charge) is applied in respect of all land to which a waste management service charge is applicable totaling \$22.05 for 2024/2025.

This service charge was introduced from 1 July 2022 in order to reimburse Council for the new State Government Waste Levy incurred for landfill which was introduced to divert sending waste to landfill, with money collected by the State Government through the Levy to be reinvested in improving local recycling, composting and resource recovery services, facilities and infrastructure.

The State Government imposed levy commenced in 2022/2023. In 2024/2025 the levy will increase to \$40.00 per tonne. These amounts are subject to annual indexation increases, linked to the Consumer Price Index (CPI) for Hobart and Fee Units as determined by the State Government.

Late Payments

Rates instalments not paid by their due date attract a late payment penalty of 3 percent of the instalment amount. These penalties apply to each instalment. Outstanding amounts also attract interest of 7.5 percent per annum, applied monthly. Penalties and interest are included on the next instalment notice.

Under Section 124 (5) of the Local Government Act 1993 if any instalment is not paid within 21 days, the full amount for the year may become due and payable immediately.

Changing your details

Please notify us of address updates as soon as possible so that our records remain accurate. Updates can be done either online by completing the Change of Address form on our website, emailing us directly at contactus@launceston.tas.gov.au or complete the change of address details on the back of a rates notice. If the property is owned by more than one person then all parties must sign.



City of
LAUNCESTON

Customer Service Centre

Town Hall, 18 St John Street, Launceston

PO Box 396, Launceston TAS 7250

T 03 6323 3000 E contactus@launceston.tas.gov.au

www.launceston.tas.gov.au