

YOUR RATES EXPLAINED

What is a General Rate and why do I pay it?

A General Rate is a form of tax levied by Council on all rateable properties. Its purpose is to support Council to provide a wide range of essential services and facilities for the benefit of Dorset residents. General rates help pay for the following services and infrastructure, among others:

- Animal control
- Community safety initiatives
- Street lighting and cleaning
- Local roads, footpaths, bridges and drainage
- Capital works projects
- Operation and maintenance of halls, reserves, playgrounds and recreational facilities (including pools)
- Community events, community grants and sponsorship programs
- Statutory charges for a range of services including development and property valuations
- Strategic initiatives for the municipality

Council has applied a minimum General Rate of \$450 for 2023/24. The primary reason for Council setting a minimum General Rate is to ensure that all rateable properties make an appropriate contribution to the cost of maintaining the services and infrastructure that supports each property.

Council can vary the General Rate using a range of prescribed factors. In 2023/24, Council has varied the General Rate by doubling it for properties used for Short Term Accommodation (STA). Council’s position is that the AAV of a property used for STA is typically comparable to those used for general residential or long term rental purposes despite having significantly greater income potential, therefore those properties used for STA should pay rates that are more akin to a commercial property.

What is an AAV and how is it used to calculate the General Rate?

Council use the Assessed Annual Value (AAV) provided by the Office of the Valuer-General to calculate the General Rate. The AAV is the higher of the gross annual income or 4% of the property’s Capital Value (CV).

The General Rate is calculated by multiplying the AAV by the cents in the dollar adopted in the annual rates resolution.

What is the Waste Management charge?

The Waste Management charge is a \$139 fixed service charge that is applied to all rateable land for the running of Waste Transfer Stations, collection of public town bins, disposal operations, rehabilitation of landfill sites and recovery of the State Government’s Landfill Levy.

What is the Landfill Levy and how does that apply to me?

The State Government has introduced of a Landfill Levy which is a fee on waste that is sent to landfill from 1 July 2022. The Landfill Levy has been introduced as a long term approach to improving waste management and resource recovery in Tasmania. Funds raised from the landfill levy will be invested straight back into resource recovery (like recycling businesses) and education about waste. Each ratepayer makes a contribution to the Landfill Levy payable by Council through the Waste Management Charge.

For more information on the Landfill Levy: bit.ly/landfill-levy-faq

What are MGB charges?

MGB (Mobile Garbage Bin) and Recycling MGB charges are applied to all properties that receive a kerbside collection service. If you would like to discuss your current bin allocation or your eligibility to opt in to our kerbside collection service, please contact us.

What is the Fire Service levy?

Council collect the Fire Service levy on behalf of the State Government to contribute towards the operating costs of fire brigades. The minimum charge and all increases are determined by the State Fire Commission, independently of Council.

Do I get charged interest on overdue rates and charges?

Daily interest applies to any amount that remains outstanding 14 days from the due date. If you are having difficulty making payment please contact us for payment arrangement options.

FRESH VALUATION YEAR

The Valuer-General (VG) is required to assess the statutory values of all properties in Tasmania. The three statutory values assessed are *Land Value, Capital Value and Assessed Annual Value*. The VG provides statutory valuations in accordance with the *Valuation of Land Act 2001*. Each municipal area is subject to a Fresh Valuation (i.e. a full revaluation) every 6 years.

A Fresh Valuation is currently being undertaken for the Dorset municipality and new valuations will take effect from 1 July 2024. LG Valuation Services Pty Ltd has been appointed to perform the Fresh Valuation on the VG’s behalf. As part of the revaluation, LG Valuation Services collect comprehensive individual property data including:

- The area, physical attributes, quality and use of any land;
- The nature of the improvements (i.e. built structures) on the land;
- Photographs of the improvements and/or the land;
- Details of any tenancies and the terms and conditions of those tenancies; and
- Details of transactions for the sale or purchase of a property.

For the majority of residential properties, the collection of this data involves a kerbside inspection and kerbside photos of the property. For some larger properties (e.g. primary production), it may also involve an onsite inspection and/or interview with the owner to gather the appropriate data and photos.

The *Valuation of Land Act 2001* contains provisions allowing a Valuer acting for the VG to enter a property to undertake an inspection. Employees of LG Valuation Services have been issued with individual authorisation cards from the VG for this purpose.

As a result of the Fresh Valuation, Council will be undertaking a broad review of our overall rating strategy over the coming year. It is critical that Council have a sustainable rating strategy to ensure that programs, services and infrastructure needs can be met for the community now and into the future to avoid burdening future generations of ratepayers with large rates increases.

Council will keep you informed about opportunities for consultation and feedback on any proposed major changes to our current rating strategy as the review progresses. To assist in facilitating this process, Council strongly encourage you to check that your current contact details are correct.

For more information on Fresh Valuations: bit.ly/statutory-valuations

2023/24 Rates Resolution bit.ly/rates-resolution

Council’s Rates Policy bit.ly/rates-policy

What is a Supplementary Valuation and why would I receive one?

Supplementary Valuations are provided to Council by the Office of the Valuer-General and are issued whenever a major change occurs to the value of a property. This change in valuation will generally be triggered by:

- Completion of construction or demolition works;
- Subdivision or consolidation of the land;
- A change in land title area;
- A change in the use of a property.

When a supplementary valuation is received, Council will issue a rates notice to the relevant ratepayer showing any adjusted rates and charges based on the new valuation.

For more information: bit.ly/statutory-valuations


2023/24 RATES AND CHARGES

GENERAL RATE	
General Rate	\$0.056164 (on AAV)
Varied General Rate	\$0.112328 (on AAV)
Minimum General Rate	\$450
WASTE	
Waste Management Charge	\$139
Small MGB 80L	\$136
Medium MGB 120L	\$160
Large MGB 240L	\$311
Recycle 240L	\$152
FIRE LEVY	
Bridport Volunteer Brigade District	\$0.002889
Scottsdale Volunteer Brigade District	\$0.002889
General Land	\$0.002712

Proposed Capital Works Program for 2023/24

After several years of record capital expenditure, the 2023/24 budget has been scaled back to prioritise renewal of existing assets. Council’s position is that renewals expenditure should be seen as non-discretionary and is the minimum level of investment needed to maintain Council’s current asset base and service levels. This shift in focus for 2023/24 will ensure the long term sustainability of our infrastructure and allow us to focus on preserving and enhancing our current assets.

- * Roads, Bridges & Stormwater
- * Land Improvement
- * Buildings
- * Plant, Equipment & IT
- * Carry Forward





MESSAGE FROM COMMISSIONER ANDREW WARDLAW

Phone

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Email

commissioner@dorset.tas.gov.au

The Minister for Local Government Hon Nic Street MP established a Board of Inquiry into aspects of the operation of the Dorset Council on 26 July 2023. The Minister has decided to suspend all councillors on 2 August 2023 for the duration of the inquiry and I have been appointed as Commissioner to administer the Council.

The Board of Inquiry and suspension of councillors will have no impact on the services delivered by the Dorset Council. The business of the Council will continue as normal. Any decisions or actions required from the Mayor or Councillors will be directed to me in my capacity as the Commissioner for the Dorset Council. While in place, I have all of the functions and powers of the Council and will make decisions in the best interest of the Dorset municipality.

I have secured accommodation in the municipality for the duration of the appointment and I will ensure that I am available to the community over the appointment period.



MESSAGE FROM THE GENERAL MANAGER

Phone

03 6352 6500

Email

gm@dorset.tas.gov.au

Council operations will continue business as usual during the Board of Inquiry. As General Manager, I am committed to fully co-operating in the Inquiry and will work closely with Commissioner Wardlaw to ensure employees and the community are supported during this time of uncertainty.

During the Inquiry, my team and I will continue to work hard to deliver on the 2023/24 Annual Plan, along with the projects and tasks within the 2023/24 budget estimates.

Nationally, and across Tasmania, inflation has been at decade highs. At the time of Council setting the rates, fees and charges for 2023/24, the Hobart CPI for March 2023 was 6.9% (National 7%), up from 5.8% (National 5.1%) the previous year.

Council's cost base is primarily focused on infrastructure, such as roads, bridges, footpaths, stormwater, community facilities and buildings. Over the past two years, these infrastructure costs have increased at almost double that of Hobart CPI.

Given these issues the rate rise of 6.9% is reasonable and means that Council will be able to maintain service provision at their current level while generating enough cash to continue with renewal and upgrades of existing infrastructure plus the addition of some new infrastructure. This rate rise works out to an additional \$1.36 per week for the average Dorset residential household.

In comparison this puts the Dorset rate rise at the median of the northern councils, however the average Dorset ratepayer pays hundreds of dollars less than ratepayers in similar Councils around Tasmania. Residents also get free use of swimming pools and Dorset sporting clubs, and community groups get to use Council facilities at no charge.

Other fees and charges have increased on average 8.1% in line with the Council Cost Index. Given that before last year most fees and charges had remained unchanged for almost five years, this increase is reasonable. Our fees and charges are set on a cost recovery basis.

My team and I look forward to working with the community and with the Commissioner to deliver a quality service and experience to all Council stakeholders over the coming year.

EMAILED INSTALMENT NOTICES

Did you know you can receive your rates instalment notices by email? To sign up visit: registrations.pml.com.au/dorset

ARE YOUR CONTACT DETAILS UP TO DATE

Council relies on your contact details being current to communicate effectively and efficiently with you about rates, including payment reminders by SMS. Please email updated details to dorset@dorset.tas.gov.au

PAYMENT ARRANGEMENTS

Council offers a broad range of payment arrangement options. To tailor a payment arrangement that is suitable for your individual circumstances, please contact us.

ARE YOU ENTITLED TO A PENSION REMISSION?

Ratepayers who hold a Pensioner Concession Card, Health Care Card or Repatriation Health Card (Gold Card [TPI]) with a date of grant on or prior to 1 July 2023 may be eligible for a partial remission of rates. For more information visit: dorset.tas.gov.au/rates-and-property

CONTACT US

Phone (03) 6352 6500

Email dorset@dorset.tas.gov.au

Visit 3 Ellenor Street, Scottsdale

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Dorset Council 2023/24

Rates Brochure



dorset
COUNCIL

it's in the making