

Supplementary Valuations

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

Emailed Rate Notices

Did you know you can receive your rates instalment notice via 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

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 2024 may be eligible for a partial remission of rates. For more information visit: <https://www.dorset.tas.gov.au/rates-and-property>

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.

2025/26 Rates and Charges

Levy	Amount
General Rate	\$0.05299 (on AAV)
Varied General Rate - STA	\$0.10698 (on AAV)
Varied General Rate - Forestry	\$0.07745 (on AAV)
Varied General Rate - Wind Farm	\$0.07785 (on AAV)
Minimum General Rate	\$543.00
Waste Management Charge	\$169.00
Small MGB	\$150.00
Medium MGB	\$176.00
Large MGB	\$344.00
Recycle MGB	\$167.00
General Fire Levy	\$0.002706 (on AAV)
Scottsdale/ Bridport Fire Levy	\$0.002586 (on AAV)
Minimum Fire Levy	\$50.00



CONTACT US

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2025/2026
Dorset Council
RATES BROCHURE



MESSAGE FROM THE GENERAL MANAGER

Phone 03 63526500
Email gm@dorset.tas.gov.au

For the past decade, Dorset Council has worked hard to keep rates and charges among the lowest in Tasmania. From 2015 to 2021, Council made no increases to fees or charges and provided many services at no cost. These included free entry to aquatic facilities, use of Council venues by community groups and sporting clubs, annual food business licences for local operators, and approval fees for new businesses. During the COVID-19 pandemic, Council applied a 0% rates increase and offered targeted relief and hardship programs to support residents, community groups and local businesses. At the same time, Council invested record amounts in capital works. This enabled Council to catch up on overdue asset renewals and close the asset renewal gap from 2022 onwards. The cost of delivering services is rising faster than income, which is a challenge faced by all councils. In Dorset's case, this is projected to result in a \$1.34 million operating deficit for 2025/26. Although rates are often compared to CPI, this measure does not reflect the

full cost of constructing and maintaining infrastructure or providing essential services. In recent years, Council's actual inflation has been almost double CPI driven by higher infrastructure and wage costs, a significant rise in depreciation, and reduced Financial Assistance Grants. Many of these pressures are beyond Council's direct control.

For 2025/26, Council has adopted a 4.9% general rate increase, along with an additional 1.2% income growth to be achieved via supplementary valuations, increased income from the minimum general rate and an increased varied rate for forestry properties. Waste and kerbside collection charges will also rise by an average of 4.9%. Council's rate capping policy will remain in place, with maximum increases of 15% for general land and 20% for forestry land. Council has also reviewed its fees and charges schedule and overall Council's fees and charges income will increase by 4.7% on 2024/25 estimates.

Council will balance these income measures by reviewing its costs to ensure operations remain efficient and effective, with resources directed to where they will deliver the greatest benefit to the community. The aim is to achieve long term financial sustainability while continuing to provide high quality services, facilities, and infrastructure. These decisions will not only address immediate financial pressures but also position Council to deliver on its broader

strategic priorities including Dorset: *Future Ready*. This holistic planning program focuses on enhancing community liveability, driving economic growth and strengthening the vitality of the North East region by creating a vision for each Dorset town in collaboration with the community. This will ensure future investment aligns with the needs and aspirations of the Dorset community. With a clear plan and future focused approach, Council looks forward to working with the community to sustain and enhance a liveable, connected and thriving Dorset.

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, pools and recreational facilities
- Community events, community grants and sponsorship programs
- Statutory charges for a range of services
- Development and property valuations
- Strategic initiatives for the municipality

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 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 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.

2025/2026 Rates Resolution
<https://www.dorset.tas.gov.au/rates-and-property>
Council's Rates Policy
<https://www.dorset.tas.gov.au/policies>