

## 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](https://bit.ly/statutory-valuations)

## 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.

This full revaluation valuation has been conducted throughout 2023/2024 and the new values are effective from 1 July 2024.

For more valuation information visit:  
[bit.ly/statutory-valuations](https://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](https://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](mailto: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 [TP]) 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](https://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.



## CONTACT US

Phone (03) 6352 6500  
Email [dorset@dorset.tas.gov.au](mailto:dorset@dorset.tas.gov.au)  
Visit 3 Ellenor Street, Scottsdale  
Post PO Box 21, Scottsdale



2024/2025  
Dorset Council  
RATES BROCHURE



## MESSAGE FROM THE GENERAL MANAGER AND COMMISSIONER WARDLAW

Phone 03 6352 6500

Email gm@dorset.tas.gov.au

At the June 2024 meeting, Council resolved to increase general rate revenue by 5.7% on forecast actuals for 2023/24, which is a more modest increase than the 6% originally committed to in Council's 2024-2033 Long Term Financial Plan. The increase considers cost of living pressures and the impacts of Dorset's Fresh Valuation that came into effect from 1 July 2024.

The Fresh Valuation resulted in significant changes in property values across all land categories. The most notable shift is that the primary production, commercial and community services land categories decreased which resulted in the residential land category holding a far greater share of Dorset's overall rates burden.

While these changes may reflect current market realities, they also present challenges in ensuring rate rises are fair and equitable for all ratepayers. Council have implemented a 15% rate cap across the municipality to ensure these increases are dealt with equitably and fairly.

What this means in practice is that the impacts of the Fresh Valuation will be passed on to ratepayers incrementally at a rate of 15% per year. This approach allows for a gradual adjustment to new property valuations. We expect most ratepayers to be out of the cap after 3 years. Without intervention the average increase in 2024/25 for non-vacant residential properties would have been \$210 (8%), and anywhere up to \$1900 (360%).

The 2024/25 rates resolution also sees the rate variation for properties used for Short Term Accommodation continue and two new variations implemented for properties used for primary production – forestry purposes and the wind farm at Cape Portland. This variation provides an equitable disbursement of valuation decreases across these sectors as, the earning capacity of these industries and impacts on council infrastructure remains unchanged, therefore their contribution to the municipality's overall rates burden should remain consistent.

Council's Fees and Charges generally increased by the relevant indexing factor, being CCI (3.75%) for infrastructure-based charges, Enterprise Agreement and Superannuation Guarantee Contribution increase (5%) for labour-based charges and Hobart CPI (3.1%) for other charges. Council's Aquatic Centre remains free for the community to use, and community groups can use Council's sporting and recreational facilities at no cost.

Council operations have continued business as usual during the Board of Inquiry, with the Council operations team achieving 97% compliance with the 2023/24 Annual Plan, delivering over 80% of Council's capex works program, commencing or attaining funding for several priority projects and delivering general operations.

We will continue to work closely with staff and the community to ensure quality service delivery continues until the Board of Inquiry process has been completed, and look forward to resolution of the Inquiry so that the community can have closure in regards to this matter.

### 2024/2025 RATES AND CHARGES

#### GENERAL RATE

General Rate	\$0.05318 (on AAV)
Varied General Rate – STA	\$0.10636 (on AAV)
Varied General Rate - Forestry	\$0.06192 (on AAV)
Varied General Rate - Windfarm	\$0.07421 (on AAV)
Minimum General Rate	\$518.00

#### WASTE

Waste Management Charge	\$161.00
Small MGB 80L	\$143.00
Medium MGB 120L	\$168.00
Large MGB 240L	\$327.00
Recycle 240L	\$160.00

#### FIRE LEVY

Brindport Volunteer Brigade District	\$0.002344
Scottsdale Volunteer Brigade District	\$0.002344
General Land	\$0.002631

## 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

2024/2025 Rates Resolution  
Council's Rates Policy

[bit.ly/rates-resolution](http://bit.ly/rates-resolution)  
[bit.ly/rates-policy](http://bit.ly/rates-policy)

### 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 \$161 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](http://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.