

The Pensioner Concession, Health Care or Veterans' Affairs Gold Card must be presented when making an application at the Council's offices. An application for a remission will then be verified and approved by the Department of Treasury and Finance. If the applicant is found to be ineligible at any time, the remission may be revoked. Applications can be made in person at Council's Office until 31 March 2024.

CHANGE OF ADDRESS OR DETAILS

Please notify Council of any changes to contact information for your property as soon as possible so that the Council records are correct. Email us or download a Change of Address form from Council Website. If the property is owned by more than one person, then ALL PARTIES MUST SIGN the form. When buying or selling a property, the Land Titles Office will notify the Council of the change of ownership when the transaction is complete. At times there may be a delay between completion and notification to the Council, but the Council can only update the records when formal notification is received from the Land Titles Office.

EMAIL OF RATES NOTICE

The Council offers the service to email your rates notices to you, instead of a paper notice, which provides a fast and efficient way of receiving your rates notice, as well as being good for the environment. Please register at gabc.enotices.com.au with the reference number printed on the bottom of your latest rates notice.

DIRECT DEBIT AND PAYMENT ARRANGEMENTS

Payment arrangements through Direct Debit are available to enable rates payments on a weekly, fortnightly, or monthly basis. Direct Debit is also available on instalment due dates. Application forms can be found on Council's website or contact Rates Department.

LATE PAYMENT

Any rate instalment that has not been paid by its due date attracts interest of 8.13 percent per annum, applied daily to any outstanding amounts. Interest is included on the next instalment notice under Section 124 (5) of the Local Government Act if any instalment is not paid within 21 days, the full amount for the year may become due and payable immediately. Ratepayers having difficulty paying their rates by the due dates should contact the Rates Department as early as possible. The Council may be able to provide assistance through a payment arrangement.

COUNCIL OFFICE CONTACT INFORMATION

9 Melbourne St, Triabunna
 PO Box 6, Triabunna TAS 7170
 Rates 03 6256 4782
 Admin 03 6256 4777
 E rates@freycinet.tas.gov.au
 E admin@freycinet.tas.gov.au
www.gabc.tas.gov.au

RATES SNAPSHOT

A snapshot of how your general rates will be prioritised in 2023/24:



CAPITAL EXPENDITURE FOR 2023/24

Capital Projects (new & renewal)	\$
Roads, Footpaths, Kerbs	2,514,300
Stormwater & Drainage	325,237
Parks, Reserves, Walking Tracks, Cemeteries	2,535,507
Plant & Equipment	295,000
Buildings & Facilities	717,000
Marine Infrastructure	224,123
Bridges & Culverts	691,000
IT Equipment	20,000
TOTAL	7,322,167

NATURE STRIP MAINTENANCE

A major change to service in this year's budget is the removal of the nature strip mowing service to residential areas. While many residents already mow their own nature strips this practice is to be applied to all nature strips that are not on major tourist routes. Council will continue to mow these areas. This level of service is common across Australia and is being implemented here to divert funds into capital renewal to improve road, footpath, and stormwater services. The change will be monitored for impact and reviewed by council through the year.



Rates and Charges 2023/24

Photo: "Spring Beach, Orford"



Glamorgan Spring Bay Council approved its budget and rates resolution for the 2023/24 financial year at its Ordinary Council Meeting on 27 June 2023.

The budget includes capital and renewal works that are prioritised in accordance with Councils comprehensive Asset Management Plans (AMP's). Renewal projects include \$2.43M for road and bridges, \$0.17M for stormwater, \$0.38M for buildings and \$0.115M for parks and recreation.

Historically, Council has underfunded asset renewals which has resulted in a backlog of maintenance works. This backlog is identified in the AMP's. Responsible asset management requires assets to be kept in a condition to preserve the investment value for future use, and to provide an acceptable level of service to the community. It is also recognised that a declining asset condition costs up to ten times more to repair once the asset has reached a point that it is no longer functional.

Council is well aware of the problems and challenges ahead and has again set a responsible budget to mitigate the asset renewal backlog and continue the journey of financial sustainability.

A significant impact on operational cost for next financial year has been an unforeseen increase in waste management fees, outside of Councils control, imposed by State Government. Council has been able to absorb this \$0.6M additional cost without having to borrow money. A Consumer Price Index increase from 3% last year to 7% has also impacted on many input costs.

To reduce pressure on rates next year, Council has reviewed and adjusted operating costs and deferred some capital purchases into 2024/25.

Glamorgan Spring Bay Council offers rates remissions for eligible concession card holders, as well as community groups. The Council also offers financial hardship assistance for individuals experiencing genuine and serious financial hardship.

More information on the Budget for 2023/24 and the Capital Works program can be found on Council's website www.gsbc.tas.gov.au.

Greg Ingham
GENERAL MANAGER

RATES AND CHARGES 2023/24

The following is general information only. A copy of the complete rating resolution can be obtained from www.gsbc.tas.gov.au.

GENERAL RATES 2022/23	CENTS IN AAV (c)
General Rate Residential	5.74
General Rate Primary Production	5.74
General Rate Sport and Recreation	5.74
General Rate Vacant Residential or Other Vacant Land	6.68
General Rate Commercial	11.50
General Rate Vacant Commercial	11.50
General Rate Industrial	11.50
GENERAL CHARGE	\$330.00

WASTE MANAGEMENT CHARGES	DOLLARS (\$)
General Waste Management	158.00
Residential Waste Collection	166.00
Commercial Waste Collection	375.00
FIRE LEVY (a minimum rate of \$48.00 applies)	CENTS IN AAV (c)
Urban Fire Rate	0.3313890
Rural Fire Rate	0.3346920
MEDICAL LEVY	\$90.00

INSTALMENT DUE DATES

Rates are due in full by 31 August 2023 or in four instalments on:

- | | |
|----------------------|----------------------|
| (1) 31 August 2023 | (3) 29 February 2024 |
| (2) 30 November 2023 | (4) 30 April 2024 |

HOW RATES ARE CALCULATED

Rates are calculated based on each property's Valuation plus the General Charge, Medical Levy and Waste Management Charges. The valuation base used by the Council 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 annually) in Tasmania. The AAV cannot be less than 4 percent of the capital value. A full revaluation occurs every six years and in between revaluations values are index adjusted every two years. The properties within the Glamorgan Spring Bay municipality were revalued as of 10 January 2017 (and applied from 1 July 2017). They are adjusted every two years following a revaluation to ensure that AAV's are more closely aligned to the current property values.

Any enquiries regarding a property's valuation should be directed to the Value General's Office on 03 6165 4444.

GENERAL RATE AND CHARGE

The General Rate (including the General Charge) is levied to fund a range of Council services such as maintaining roads, planning, stormwater, culture and recreation. The rate is applied to all rateable land in the municipal area other than those properties which are specifically exempt by statute.

WASTE BASE LEVY

The Waste Management Base Levy is for the overall management of waste including per tonne gate fees at independent landfill at Copping for all collected waste. These fees include State Government landfill levies which fund State Government waste minimisation initiatives.

WASTE SERVICE CHARGE

The Waste Collection charge is for the kerbside garbage collection service and includes provision of a kerbside recycling service for residential properties. A separate collection is provided to commercial properties. Where a kerbside collection service cannot be provided a waste transfer station voucher is provided. A property owner may make an application for additional services to their property and rates will be adjusted accordingly.

FIRE SERVICES RATE

The State Fire Services Rate is collected on behalf of the State Government to contribute towards the funding of the Fire Commission and is applied based on various fire districts.

MEDICAL SERVICE CHARGE

The Medical Service Charge is to cover the costs of running the medical practices not covered by Medicare rebates, grants, and other user fees.

ADJUSTMENT TO RATES

Property values can change when alterations to a property occurs, for example when a new house is constructed on a block of land. These changes are referred to as supplementary valuations. 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.

PENSIONER REMISSIONS

Ratepayers who hold a Pensioner Concession Card, Health Care Card, Veterans' Affairs Gold Card (TPI) or War Widow/Widower DVA Card on 1 July 2023 and meet State Government criteria may be eligible for a rate remission. A remission may only be claimed for one property and must apply to the applicant's principal place of residence on 1 July 2023. The applicant must have owned the property on 1 July 2023 and have been the responsible ratepayer for this property.