

Release Date: 18 June 2021

MEDIA RELEASE

Rate Model Change

Glamorgan Spring Bay Council is considering adopting a fairer rates model based on the value of residential properties in the coming financial year 2021-22.

General Manager, Greg Ingham, said Glamorgan Spring Bay Council is currently one of the only municipalities in Tasmania to use the outdated Average Area Rate (AAR) model for residential properties.

“Under this model every residential property in the same town pays the same amount in general rates regardless of property value,” Mr Ingham said.

“It has become increasingly apparent that with the large variation of property prices within areas the AAR system is not fair or equitable for our residents and rates income has not kept pace with the growth of the region.

Glamorgan Spring Bay Council rates are currently among the lowest in the state, yet we face distinct challenges in servicing a decentralised municipality with a small number of permanent residents and a large, seasonal population of tourists and shack owners.

Moving to an Assessed Annual Valuation (AAV) model, based on the valuation of individual properties, will help put Council on a sustainable financial footing and better serve the needs of our community.”

Mr Ingham said the impact of the change would vary across the municipality, depending on property values assessed independently by the Valuer General.

“More than half of residential ratepayers will see their general rates decrease, or increase by less than \$3.85 per week,” Mr Ingham said.

“A smaller proportion of ratepayers with high value properties will experience higher increases, however they will still be in line with similar valued properties in neighbouring municipalities.

The rate model change has been recommended to meet the objectives of the Council’s Long Term Financial Management Plan, which was adopted in March.

We have also adopted new asset management plans which place an emphasis on the things we know people care about most – ensuring that core infrastructure like sealed roads, parks and sporting facilities are maintained to a higher standard.”

Glamorgan Spring Bay Council offers financial hardship assistance for individuals experiencing genuine and serious financial hardship. The Council also offers rates remissions for concession card holders, as well as community groups. For more information about assistance programs, please contact the Council.

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For further media details contact Mayor Robert Young on 0417 561 892 or via admin@freycinet.tas.gov.au