

# Glamorgan Spring Bay Council **RATES BROCHURE** **2024 – 2025**



## MAYOR AND GENERAL MANAGER MESSAGE

The Glamorgan Spring Bay Council 2024/25 budget strives for high quality levels of service in a way that will not unduly burden our ratepayers. In recent years Council has made hard but responsible decisions around financial sustainability and best practice asset management that are now bearing positive outcomes that will ensure we are a regional community fit for the future. This is at a time when the Tasmanian and wider economy is going through a challenging period.



L: Mayor Cheryl Arnol, R: General Manager,  
Greg Ingham

Our 2024/25 budget has been informed and guided by extensive community consultation and a commitment to fairness and equity with a general rate rise of 6%. This rate increase is considerably lower than the 7.5% recommended by Council's Long Term Financial Management Plan.

A small surplus position demonstrates Council's commitment to lean financial management, keeping rates as low as possible, and maintaining allowances for unexpected circumstances such as the impact from extreme weather events or pandemics.

This budget includes capital and renewal works that are prioritised in accordance with Council's comprehensive Asset Management Plans. Renewal projects include \$2.19M for roads and \$0.62M bridges, \$2.03M for buildings and \$1.78M for parks and recreation and \$0.50M for renewal and upgrade of stormwater and sewerage. More information about projects is detailed on page 2.

We are pleased to announce that the 2024/25 budget continues to support a focus on funding asset renewal at 100%. Additionally with grant funds secured Council can commence reducing the backlog of asset renewal and address the high priority needs identified in successive community surveys.

In a year when the Office of the Valuer General has re-assessed property valuations across our municipal area there is an inevitable impact on rates. The large increases seen in the latest valuations are due to the current trends in the real estate market. Valuations do not determine the rates income of a Council, and as a result, Councils do not gain windfalls from valuation increases. For more details visit page 4.

Despite external pressures outside of Council's control, we have managed to deliver a responsible budget in 2024/25 that will address community expectations within our limitations and ensures Glamorgan Spring Bay remains a financially sustainable organisation.

**Clr Cheryl Arnol**  
**MAYOR**

**Greg Ingham**  
**GENERAL MANAGER**



## VISION

We want Glamorgan Spring Bay to be Prosperous, vibrant and inclusive.

A place where people want to live, work and visit.

## KEY FOUNDATIONS



### Our Governance and Finance

Sound governance and financial management that shows Council is using ratepayer funds to deliver best value and impact for the Glamorgan Spring Bay Council community.



### Our Community

Cohesive, inclusive and resilient communities that work together across the region to make the most of our collective talents, skills and resources and help and support each other.



### Infrastructure and Services

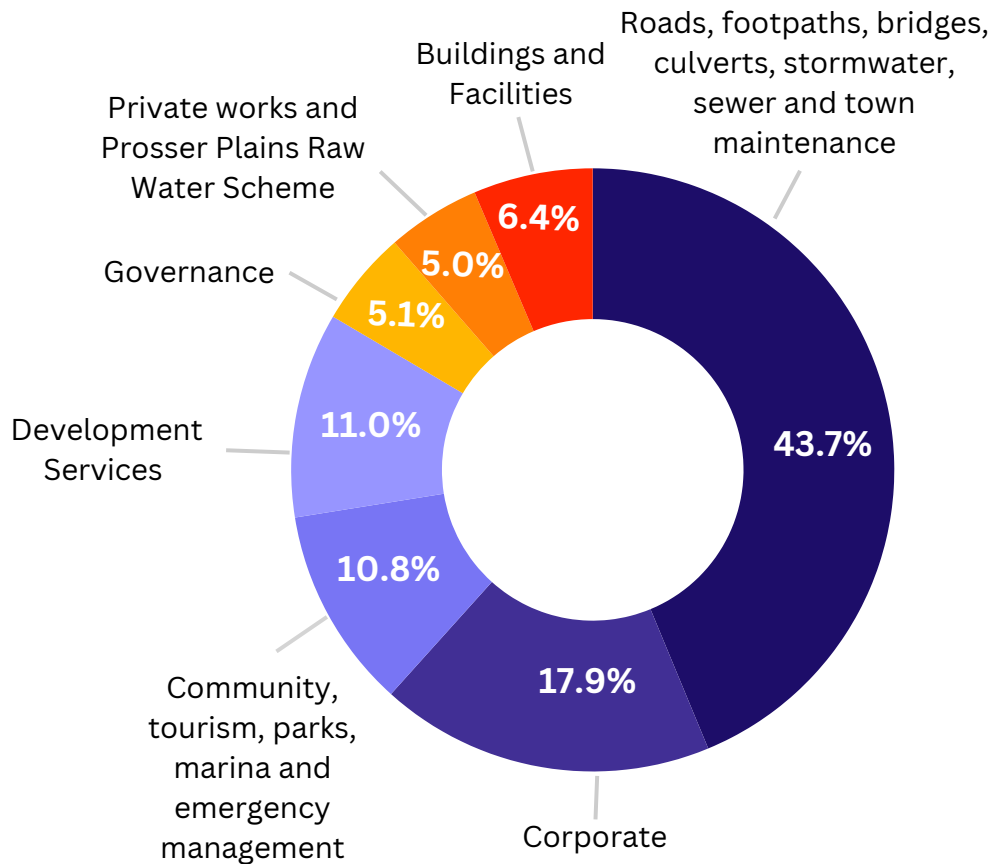
Delivering high quality, cost-effective infrastructure and services that meet the needs of our communities, residents, and visitors.



### Our Environment

Collaborating with our communities to value, manage, and improve our natural resources and built environment.

## A SNAPSHOT OF HOW YOUR RATES WILL BE ALLOCATED



## CAPITAL EXPENDITURE FOR 2024/25 CAPITAL PROJECTS (NEW & RENEWAL)



Roads, footpaths, kerbs	\$2.19m
Stormwater and drainage, sewerage	\$0.50m
Parks, reserves, walking tracks and cemeteries	\$1.78m
Plant, equipment and information technology	\$1.43m
Buildings and facilities	\$2.03m
Marine Infrastructure	\$0.20m
Bridges and culverts	\$0.62m
<b>TOTAL</b>	<b>\$8.76m</b>

## Rebate for pensioner remission

Did you know that if you are a pensioner, you may be eligible to receive a rebate on your rates. Contact Council on 6256 4777 or visit [www.gsbcc.tas.gov.au](http://www.gsbcc.tas.gov.au) to obtain more information.





# RATES explained

## What are Rates?

Rates are taxes that property owners pay to Council. These are not fees for specific services but a way for everyone to contribute to the community's expenses.

## Why do we need Rates?

Rates are an important part of Council's ability to fund and deliver essential community infrastructure and services. From roads and bridges to the parks and playgrounds, sports facilities and ovals, public toilets, bins, waste management centres, marina and boat ramps, halls and museums, almost everything you see in your town from your front gate is provided by Council.

Annually, Council determines the funding required to provide all these services as part of their budget planning process. Rates are Council's largest source of income, followed by grants and other fees and charges. To calculate the Rates, Council uses valuations for each property provided by the State Government valuers. These valuations are not determined by Council.

## How is my property valued?

The State Government Office of the Valuer-General (OVG) assesses the value of all properties every six years, including any buildings or improvements. This assessment provides property owners with a land valuation, capital valuation and assessed annual valuation (AAV). The AAV is the estimated yearly rental value of the property and is the higher of the gross annual income or 4% of the property's capital value.

Adjustment factors are determined for AAV every two years to smooth market variation between the six year revisions. If you do not agree with the AAV of your property, you can lodge an objection with the OVG. The lodgement of an objection does not alter the requirement to pay rates when due.

## How are Rates Calculated?

Council use the AAV to calculate the General Rate. The amount you pay in Rates is based on the value of your property AAV multiplied by a cents in the dollar value plus an amount for waste collection and fire services. These are shown on your Rates Notice every year. A fixed fee value is also usually applied.

### Example Calculation:

If your property AAV is \$10,000, to calculate the General Rate, multiply this AAV value by Cents in the Dollar for your Property Type then add the fixed fee.

Eg General Rate = \$10,000 x \$0.0808 = \$808.00 + \$420 = \$1,228.00  
(AAV) (cents/\$) (fixed fee)

For Total Rates, add the State Fire Services levy and any Waste collection charges to the General Rate.

### Different Rates for Various Property Types:

The OVG identifies various property types that have different uses. For rating purposes, Councils often adjust the cents per dollar for these different property types. Commercial properties such as shops and businesses, and industrial properties such as factories, and Sport and Recreation often have different Rates to residential properties.

The cents per dollar are published every year on Council's Rates Resolution.

## FRESH VALUATION YEAR

The Office of the Valuer-General 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 OVG provides statutory valuations in accordance with the *Valuation of Land Act 2001*.

The last full revaluation for Glamorgan Spring Bay was 2016. A fresh Valuation has recently been undertaken and these will take effect from 1 July 2024. As part of the revaluation, the Valuer 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 properties, the collection of this data involves a kerbside inspection and 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.

This may result in increases or decreases in values for your property which may in turn lead to increases or decreases to your Rates, as it is from this data that Rates are calculated. Council have undertaken a detailed review of its Rates Resolution after receiving this data, in attempt to maintain a sustainable and impartial rating strategy.

To find out more on valuations contact the Office of the Valuer General on 6165 4444 or alternatively visit their website. <https://nre.tas.gov.au/land-tasmania/office-of-the-valuer-general>.



### INSTALMENT DUE DATES

1. **30 AUGUST 2024**
2. **29 NOVEMBER 2024**
3. **28 FEBRUARY 2025**
4. **30 APRIL 2025**

Visit the Council website ([www.gsbc.tas.gov.au](http://www.gsbc.tas.gov.au)) or refer to your rates notice for ways to pay your rates.

### FOR MORE RATES INFORMATION

If you need more information about your rates, updating your address, or any other rate-related enquiries, please visit our website at [www.gsbc.tas.gov.au](http://www.gsbc.tas.gov.au) Alternatively, you can simply scan the QR code below for quick access.

