



PAYMENT OPTIONS

- Online Payment**
Visa and MasterCard payments can be made at www.launceston.tas.gov.au, click on 'Payments, Fees and Charges', then 'Pay Rates'.
- BPay**
BPay payments can be made with your financial institution by phone or online from your nominated account. Please quote **Biller Code 1685** and use the Reference Number located on the bottom front of your rates notice. Please check the reference number before finalising payment. The Council does not accept credit card payments through this method.
- Direct Debit**
Direct debit facilities are available for payment of rates and the form is available on our website or by phoning **03 6323 3186** for details. The Council does not accept credit card payments through this method.
- Pay by Phone**
To pay by Visa or MasterCard over the phone, call the Council Customer Service Centre on **03 6323 3000** or call **1300 651 823** and use the Reference Number located on the front of the rates notice at the bottom of that page.
- In Person**
Present your rates notice to a cashier at the Council Customer Service Centre with your payment. Office hours are **Monday to Friday from 8.30am to 5pm**.
- By Mail**
Cheques or money orders should be made payable to **Launceston City Council, PO Box 396, LAUNCESTON TAS 7250**. Please allow sufficient time for delivery to avoid any penalty for late payment.
- Australia Post**
Present your rates notice at any Post Office, or call **13 18 16** or visit www.postbillpay.com.au, then quote **Billpay Code 0704** and use the Reference Number located on the bottom front of your rates notice.



ABOUT PAYMENTS

Late payments
Rates instalments not paid by their due date attract a late payment penalty of 3 percent of the instalment amount. These penalties apply to each instalment. Outstanding amounts also attract interest of 7.5 percent per annum, applied monthly. Penalties and interest are included on the next instalment notice.

Under Section 124 (5) of the *Local Government Act 1993* if any instalment is not paid within 21 days, the full amount for the year may become due and payable immediately.

Having difficulty paying your rates?
If you are having difficulty paying your rates by the due dates please contact the Council on **03 6323 3000** as we may be able to assist through a payment arrangement. Interest and penalty will still apply.

Change of address or details
Please notify us of address updates as soon as possible so that our records remain accurate. Updates can be done either online by completing the Change of Address form on our website, emailing us directly at rates@launceston.tas.gov.au or complete the change of address details on the back of a rates notice. If the property is owned by more than one person then all parties must sign.

When buying or selling 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 us, but the Council can only update the records when formal notification is received from the Land Titles Office.

Goods and Services Tax (GST)
All Local Government rates are GST exempt.



EMAIL OF RATES NOTICES

Email of rates notices provides a fast and efficient way of receiving your rates notice, as well as being good for the environment.

Want to receive your rates notice via email?
Complete the online form at: www.launceston.tas.gov.au
OR email us your name, property address(s) and the email address where you'd like us to send your notice to:
rates@launceston.tas.gov.au



INSTALMENT DUE DATES

Rates are due in full by 31 August 2022

OR in four instalments on:

- | | |
|---------------------------|--------------------------|
| 1 31 August 2022 | 3 31 January 2023 |
| 2 30 November 2022 | 4 30 April 2023 |

RATES AND CHARGES 2022/23

- About Rates and Charges**
- About payments**
- Payment options**
- Email of rates notices**
- Instalment due dates**



Customer Service Centre
Town Hall, 18 St John Street, Launceston
PO Box 396, Launceston TAS 7250
T 03 6323 3000 E contactus@launceston.tas.gov.au
www.launceston.tas.gov.au





ABOUT RATES AND CHARGES

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

How rates are calculated

Rates are calculated based on a combination of each property's valuation together with a fixed General Charge(s) and a Waste Management Charge(s). The valuation base used by the City 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 annual) 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 Launceston municipality were revalued as at 1 July 2016 (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 however these were delayed following the pandemic but have now been received and adjusted effective 1 July 2022 to ensure that AAV's are more closely aligned to the current property values. Council has made appropriate adjustments by reducing the rate in the dollar applied.

Adjustments to rates

Adjustment factors are determined for defined classes of property (such as residential, commercial, industrial etc.); and on a locality basis (e.g. East Launceston, Mowbray, Lilydale) within the municipality. Adjustment factors may also vary between vacant and non-vacant land. For example, all non-vacant residential properties within the same locality (suburb) will have the same adjustment factor.

Property values also change when alterations are made, for example when a new house is constructed on a block of land or when renovations occur. Likewise adjustments to land boundaries and sale of land also impact valuations. These changes are referred to as supplementary valuations and they are issued to us throughout the rating year. To ensure that the value of every property is in line with a common date (1 July 2016), these supplementary values are determined as though the alterations had existed at the common date.

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.

Rates and charges apply to each parcel of land shown as being separately valued in the valuation roll prepared under the *Valuation of Land Act 2001*.

From 1 July 2016 the City of Launceston applied a variation in rates under Section 107 of the Local Government Act 1993 by way of a differential rating structure based on the predominant use of a property. The general rate is now determined by the property use classification code applied by the Valuer General when determining the valuation of properties. Where a property has multiple uses, the main use of the property is used to determine the classification code.

Information on the valuation classes and information relating to valuation on land is available at: dppipwe.tas.gov.au/land-tasmania/office-of-the-valuer-general

NOTE:

Valuation usage codes are not determined by the zoning of properties under the Launceston Interim Planning Scheme 2015 and should not be relied on as evidence that any development or use currently existing on the property has been constructed or is operating in compliance with the Planning Scheme. Information on the zoning and planning provisions applicable for the subject property is available at www.iplan.tas.gov.au. For information about previously approved use and development, contact the City of Launceston's Planning Services department on **03 6323 3000**.

GENERAL RATES 2022/23	CENTS IN AAV (¢)
General Rate	5.8975
General Rate Residential	5.8975
General Rate Commercial	7.0265
General Rate Commercial CBD	8.0647
General Rate Industrial	6.5288
General Rate Primary Production	5.5864
General Rate Public Services	7.0315
General Rate Sport and Recreation	7.0497
General Rate Quarry and Mining	5.0871
General Rate Vacant Land	5.4642
GENERAL CHARGE	\$312.80

WASTE MANAGEMENT CHARGES	\$
85 litre mobile garbage bin	148.30
140 litre mobile garbage bin	191.60
240 litre mobile garbage bin	317.40

FIRE RATES (a minimum rate of \$44.00 applies)	CENTS IN AAV (¢)
Urban Fire Rate	1.16700
Rural Fire Rate	0.29869
Lilydale Fire Rate	0.32606

Waste Management Charge

The Waste Management Charge is for a kerbside waste collection service and includes provision of a kerbside recycling service for residential properties. All properties classified as Residential and within the collection boundaries of the contract are liable for a minimum service charge (140Ltr waste bin charge).

Increases reflected in bin charges for 2022/23 continue to be driven by ongoing costs associated with collection services, as well as increased costs relating to the processing of recycling and FOGO.

New and replacement bins are now only available in 140 litre and 240 litre sizes. Property owners may change the size of a wheelie bin or request an additional service by downloading and completing a Wheelie Bin Request Form from www.launceston.tas.gov.au or by calling **03 6323 3000**. A change over fee will apply and payment should be made at the time of the request.

State Government Waste Levy (Offset)

Under the new State Government Waste and Resource Recovery Act 2022, an offset charge of \$9.60 has been applied to properties with a Waste Management Charge to cover the levy payable by all Councils in Tasmania for the 2022/23 rating year.

The levy has been introduced as a disincentive to sending waste to landfill. All money raised by the levy will be reinvested in projects and initiatives aimed at improving local recycling, composting and resource recovery services and infrastructure.

For more information visit nre.tas.gov.au/environmental-management/waste-and-resource-recovery-act/landfill-levy-faqs

NOTE:

Collection of kerbside waste and recycling may occur anytime between the hours of 6am and 6pm and your bins must be out between these times to ensure they are collected as collection times may vary throughout the year.

Any errors in waste bin sizes should be reported before the first rates instalment due date of 31 August so they can be reviewed before any payment of the first instalment is made. Instalment notices do not detail the break down of rates and charges so any dispute/query must be received before that date in order to be considered for review.

General Rate and Charge

General Rates (including the General Rate and General Charge) are levied to fund a range of Council services including maintenance of roads and stormwater, planning applications and processes, as well as cultural and recreation events and activities. The rate is applied to all rateable land in the municipal area other than those properties which are specifically exempt by statute.

General Rate (CBD variation)

This variation applies to fund promotional services managed by Central Launceston Marketing Inc. The CBD variation applies to properties within the area mentioned below and that are used for commercial purposes.

Variation to the General Rate pursuant to section 107 of the Local Government Act 1993, by reason of the location of any land, which is within the following part of the municipal area, namely that portion of the City as is bounded by **Wellington, Cameron, George and York Street** and also between **37 to 115 George Street; 45 to 123 York Street; 44 to 70 and 41 to 93 Cameron Street; 119 to 153 and 116 to 128 St John Street; 179 to 205 and 126 to 156 Charles Street and 36 to 60 and 43 to 65 Brisbane Street** (all inclusive).

Fire Rate

The State Fire Service 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.

Pensioner Remissions

Ratepayers who hold a Pensioner Concession Card, Health Care Card or a Veterans' Affairs Gold Card (TPI) on 1 July 2022 and meet State Government criteria may be eligible to apply for a rate remission.

To be eligible a remission may only be claimed for one property and it must be the applicant's principal place of residence on 1 July 2022. The applicant must have owned the property on 1 July 2022 and have been the responsible ratepayer for this property.

The Pensioner Concession, Health Care or Veterans' Affairs Gold Card must be presented when making an application at the Council's Customer Service Centre.

Applications for remission are verified and approved by the Department of Treasury and Finance. If an applicant is found to be ineligible at any time, the remission may be revoked.

Want to apply for a Pensioner Rates Remission?

Applications can be made in person at the Council's Customer Service Centre until 31 March 2023.