

## Late payments

Any rate instalment that has not been paid by its due date attracts a late payment penalty of 3 percent of the instalment amount. These penalties apply to each instalment.

Also, the outstanding amount attracts interest of 7.5 percent per annum, applied monthly to any outstanding amounts. 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.

Ratepayers having difficulty paying their rates by the due dates should contact the Council on 03 6323 3000 as early as possible as the Council may be able to provide assistance through a payment arrangement. Interest and penalty will still apply.

## Change of address or contact details

Please notify of any updates to your address or contact details as soon as possible so that the Council records are correct. Complete either the change of address details on the back of a rates notice, email us at [rates@launceston.tas.gov.au](mailto:rates@launceston.tas.gov.au) or download a Change of Address Form from [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)

If the property is owned by more than one person then ALL PARTIES MUST SIGN.

If you are buying or selling a property the Council will be notified of the change of ownership details by the Titles Office once the transaction is complete. At times there may be some delay before the Council is notified, however it is not until formal notification is received from the Land Titles Office that the Council records can be updated.

## Email of rates notices

The Council offers email of rates notices which provides a fast and efficient way of receiving your rates notice, as well as being good for the environment. Please email [rates@launceston.tas.gov.au](mailto:rates@launceston.tas.gov.au) with your name, property address(s) and the email address you would like your notice to be sent to.

## Instalment due dates

Rates are due in full by 31 August 2017 or in four instalments on:

1. 31 August 2017
2. 30 November 2017
3. 31 January 2018
4. 30 April 2018

## Payment Options

### ONLINE PAYMENT

Visit [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au), click on the Payments, fees and charges button and follow the link under online payments to use your Visa or MasterCard.

### BPAY

Contact your participating financial institution by phone or online to make a payment from your nominated account. Please quote Biller Code 1685 and 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. Please call 03 6323 3186 for details. The application form is also available from [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)

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's Customer Service Centre on 03 6323 3000 or call 1300 651 823 and use the Reference Number located at the bottom front of the rates notice.

### IN PERSON

Present this rates notice to a cashier at the Council's Customer Service Centre with your payment. Office hours are Monday to Friday from 8.30am to 5.00pm.

### 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 this rates notice at any Post Office, or call 13 18 16 or visit [www.postbillpay.com.au](http://www.postbillpay.com.au), then quote Billpay Code 0704 and the Reference Number located at the bottom front of the rates notice.

Town Hall, 18 St John Street, Launceston  
PO Box 396, Launceston TAS 7250  
T 03 6323 3000 E [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)  
[www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)



# Rates and Charges 2017/18



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## How rates are calculated

Rates are calculated based on each property's valuation together with the General Charge and Waste Management Charge. The valuation base used by the Council is Assessed Annual Value (AAV). The AAV is the notional rental value of the property determined by the State's Valuer General. The AAV cannot be less than 4 percent of the capital value. The values on property (land, capital and assessed annual) are all determined independently of the Council by the Office of the Valuer General.

## Revaluation of Municipality

The City of Launceston has recently had a revaluation which was calculated based on 1 July 2016 (and applies for rates from 1 July 2017). A fresh revaluation occurs every six years. In between revaluations, values are index adjusted every two years. Property owners were recently issued a Notice of Valuation advising the new values by the Office of the Valuer General, along with a flyer including information for owners who had specific queries or concerns about the new values. If you have concerns about the values applied to your property you should refer to the information provided and note the specific criteria required to be met by anyone wishing to lodge an objection. There is a closing date (60 days from the notice date) for objections so please refer to their information for details.

It is important to emphasise that the values are used to allocate the rates; an increase in values does not mean an increase in rate revenue to the Council. The change in relative values (ie. The increase in one property's value compared to another) will determine whether an individual property's rates increase, decrease or stay the same when a revaluation occurs.

For more information please refer to the Office of the Valuer General's website at [www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au). Should you have specific queries relating to your property you can contact the Valuer General at [ovg.enquiries@dpipwe.tas.gov.au](mailto:ovg.enquiries@dpipwe.tas.gov.au) or by calling 1300 368 550 and asking for the Valuation Department.

## Rates and charges 2017/18

The following is general information only. A copy of the complete rating resolution can be obtained from the Council's website.

Rates and charges apply to each parcel of land which is shown as being separately valued in the valuation list 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 primary valuation classification applied by the Valuer-General when determining the valuation of properties. For more information on the valuation classes and information relating to valuation on land please refer to <http://dpipwe.tas.gov.au/land-tasmania/office-of-the-valuer-general>

NOTE: The primary valuation classification relates to occupation of land. It is 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. For information on the zoning and planning provisions applicable for the subject property please see: [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au) For information about previously approved use and development please contact the City of Launceston's Planning Services department on 03 6323 3000.

GENERAL RATES 2017/18	CENTS IN AAV (¢)
General Rate	7.2042
General Rate Residential	7.2042
General Rate Commercial	7.4919
General Rate Commercial CBD	8.9528
General Rate Industrial	7.6300
General Rate Primary Production	7.6124
General Rate Public Services	7.4986
General Rate Sport and Recreation	7.1558
General Rate Quarry and Mining	4.9746
General Rate Vacant Land	6.6290

## GENERAL CHARGE \$275.00

The increase to the General Charge for 2017/18 has in part been offset by a reduction in the rate in the dollar, this is part of the strategy to reduce the proportion of rates based on property values.

WASTE MANAGEMENT CHARGES	\$
85 litre mobile garbage bin	102.00
140 litre mobile garbage bin	102.00
240 litre mobile garbage bin	215.00

FIRE RATES (a minimum rate of \$39.00 applies)	CENTS IN AAV (¢)
Urban Fire Rate	1.3847
Rural Fire Rate	0.3317
Lilydale Fire Rate	0.3758

## General Rate and Charge

The General Rate (including the General Charge) is levied to fund a range of the Council's services such as maintaining roads, planning, 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.

## General Rate (CBD variation)

The variation applies to fund promotional services, which are managed by Cityprom Ltd. 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).

## Waste Management Charge

The Waste Management Charge is for a kerbside garbage collection service and includes provision of a kerbside recycling service for residential properties.

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](http://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.

## 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.

## Goods and Services Tax (GST)

All Local Government rates are GST exempt.

## Pensioner Remissions

Ratepayers who hold a Pensioner Concession Card, Health Care Card or a Veterans' Affairs Gold Card (TPI) on 1 July 2017 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 2017. The applicant must have owned the property on 1 July 2017 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 Councils Customer Service Centre.

An application for a remission will be verified and approved by the Department of Treasury and Finance for approval. If the applicant is found to be ineligible at any time, the remission may be revoked.

Applications can be made in person at the Council's Customer Service Centre until the 31 March 2018.