

Pensioner Rebates

The State Government's Pensioner Rates Remission provides pensioners with a rebate for Council rates and charges. To be eligible to receive the rebate, as at 1 July each year you must:

1. Be the owner and occupier of the property for which you are claiming a remission and the property must be your principal place of residence.
2. Have one of the following valid cards:
 - Pension Concession Card (PCC)
 - Health Care Card (HCC)
 - Department of Veteran Affairs "Gold Card" (Endorsed War Widow or TPI)

(Seniors Health Care Cards do not qualify)

For more information or to complete an application form, visit www.meander.tas.gov.au and click on 'Payments & Services' or contact Council.

Paying your rates

Rate payments are due in four instalments. Reminder notices are issued for instalments two, three and four where they remain unpaid. You can pay your rates via Council's website at www.meander.tas.gov.au and click on 'Payments & Services'. Alternatively, a full range of other payment options are listed on the back of your rates notice.

Rate Payment Dates

Instalment 1	31 August 2023
Instalment 2	31 October 2023
Instalment 3	31 January 2024
Instalment 4	29 March 2024

Late Payments

An interest charge of 9.85% annually, applied at the daily rate of 0.026986%, will be payable in respect of the unpaid rates or instalment for the period during which it is unpaid.

Payment Difficulties

Please contact Council to discuss payment arrangements and rates relief options, prior to the due date of the first instalment.

If you are experiencing financial hardship, Council's

Financial Hardship Policy is available on our website.

For more information or to make an application please visit www.meander.tas.gov.au and click on 'Payments & Services' or contact us.

Hard Waste Collection 2024

Council's annual Hard Waste Collection is an opportunity for residents to dispose of items such as whitegoods, furniture, old toys, computers and electrical goods. Usually undertaken in November, Council's 2023 collection service has been rescheduled to early 2024. This change avoids the service clashing with a number of community events that are held toward the end of the year.

Updates about the registration period and new collection dates will be available on Council's website and Facebook page from October 2023.

Waste Disposal Vouchers

To assist residents to manage their general domestic waste, waste disposal vouchers are issued to each rateable property and are valid until 31 July 2024.



In response to community feedback, we have changed the value of our waste vouchers and ratepayers will receive three vouchers instead of two which offer residents greater flexibility of use.

For more information about how to get the most value from your vouchers and to find out what can and cannot be disposed of at the waste facilities, visit Council's website or phone 6393 5300.

Change of address or details

If your address or contact details have changed, please let us know as soon as possible.

Email: mail@mvc.tas.gov.au

Online: Visit www.meander.tas.gov.au and select 'Payments & Services' to complete a change of address form.

By Post: Complete the change of address section on the back of your rates notice and send to PO Box 102, Westbury Tasmania 7303.

In Person: Visit Council's office at 26 Lyall Street, Westbury.

Property ownership

When buying or selling property, the Land Titles Office will notify the Council of the change of ownership, once the transaction is complete. There may be a delay between the settlement of the transfer and notification to Council. Our records can only be updated when we receive formal notification from the Land Titles Office.



Meander Valley Council
Working Together

Ratepayer Information 2023-24



Image courtesy of Tourism Australia

General Enquiries (03) 6393 5300

Email mail@mvc.tas.gov.au

Council Office 26 Lyall Street, Westbury

Postal Address PO Box 102, Westbury Tasmania 7303

www.meander.tas.gov.au

Understanding the charges listed on your rates notice

General Rates

The General Rate funds the range of services Council provides for the benefit of all residents such as maintenance of roads, provision of community and recreation facilities, parks and animal management, building and environmental health services.

In June 2022, Council received adjusted property values from the Valuer General to apply from 1 July 2022. Primary Production properties Land Use Class (LUC) increased by 60%, Residential LUC by 30%, Vacant Land by 75% and all other LUC's by 10%.

To moderate the impact of these adjusted values, Council applied 'varied rates' for the 2022-23 financial year, under section 107 of the *Local Government Act 1993*. This approach allowed the increased values to be more equitably applied.

For the 2023-24 financial year, all properties will receive the same general rate charge of 5.012 cents per \$ of AAV, regardless of their LUC.

General Rate
5.012c in the dollar of AAV with a minimum charge of \$250

Tasmanian Government Fire Service Rate

Council is required to collect the Fire Service Rate on behalf of the Tasmanian State Government to help fund the Tasmanian Fire Service.

Tasmanian Government Fire Service Rates	
Launceston Brigade District	1.187c in the dollar of AAV
Fire Service Rate Country	0.308c in the dollar of AAV
Fire Service Rate General Land	0.260c in the dollar of AAV
A minimum amount of \$48 applies	



Help us to become more sustainable! Receive your rates notice by email.

If you would like to receive your notices direct to your email inbox, scan the QR Code or visit www.meander.tas.gov.au and select 'Payments & Services' to register.



Waste Management Contribution

This is a fixed annual charge applied to all properties and funds the operational costs of waste management including Council's landfill sites, transfer stations and site rehabilitation works. If you do not receive a bin collection service, only the Waste Management Contribution will be listed on your rates notice.

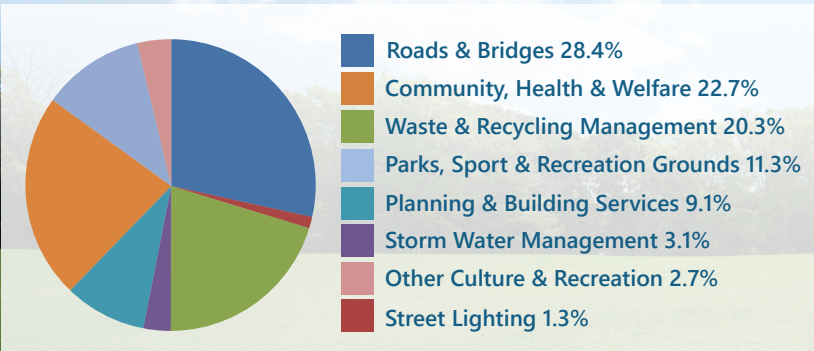
Waste Management Contribution	\$162 per property
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Waste Collection Services

These charges apply for properties in bin collection areas to pay for collection and disposal of household waste, recycling and FOGO (where available). The charge is added to the Waste Management Contribution (above) so it appears as a single charge on your rates notice. Charges vary, depending on the size of your waste bin.

Standard Waste Collection Service (includes Waste Management Contribution)	
80L Bin Collection Service	\$409
140L Bin Collection Service	\$434
240L Bin Collection Service	\$504
Additional Bins (in addition to standard service)	
80L Bin	\$107
140L Bin	\$133
240L Bin	\$176

Where does the money go?



How are my rates calculated?



Unless specifically exempt under legislation, General Rates apply to all rateable land that is separately assessed and shown on the valuation list prepared by the State Government's Office of the Valuer General (OVG), who determines a property's Assessed Annual Value (AAV), in accordance with the *Valuation of Land Act 2001*.

Council then uses the AAV to set a property's General Rates. Fresh valuations occur every six years and in between valuations AAV's are indexed and adjusted every two years to ensure they remain current.

For more information about property valuations visit www.nre.tas.gov.au or phone 03 6165 4444.

What is Assessed Annual Value (AAV) and how is it used to calculate my rates?

AAV is the estimated yearly rental value of the property. Both General Rates and Fire Service Rates are calculated by multiplying the AAV by a "cents in the dollar" amount applicable.

What are Land Use Classes (LUC) and who determines these?

A property's LUC is determined by the State Government's Office of the Valuer General. LUC is a property's primary use and does not relate to how a property is zoned for planning purposes under the Tasmanian Planning Scheme - Meander Valley.

Information about the zoning and planning provisions for a property is available on Council's website at www.meander.tas.gov.au, by clicking on the Discover Meander Valley icon at the bottom of the home page.

