

Paying your rates

Pay your rates online at [meander.tas.gov.au](https://www.meander.tas.gov.au) via the 'Payments & Services' section. A full range of payment options are listed on the back of your rates notice.

Rates Payment Due Dates

Rates payments are due in four instalments. Reminder notices are issued for instalments two, three and four where they remain unpaid. If you choose to pay in full, payment must be made by 30 August 2024. An interest charge of 10.14% annually, applied at the daily rate of 0.027797%, will be payable in respect of the unpaid rates or instalment for the period during which it is unpaid.

Instalment 1.	30 August 2024
Instalment 2.	31 October 2024
Instalment 3.	31 January 2025
Instalment 4.	31 March 2025

Pensioner Rebates

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

- 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.
- Have a valid Pension Concession Card (PCC), Health Care Card (HCC), or 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 'Payments & Services' on our website or contact us.

Having difficulty paying your rates?

If you're experiencing financial hardship, contact us to discuss payment arrangements and rates relief options. More information, including our **Financial Hardship Policy** and how to apply can be found on our website by clicking 'Payments & Services' or by phoning the Council office.



Hard Waste Collection 2025

Save the date for the opportunity to dispose of bulky items like white goods, furniture, old toys, computers, and more. Only *registered* properties that meet our guidelines will have their hard waste collected, so remember to register from 3 February, online or by phone. For more information visit our website.

REGISTRATIONS OPEN	REGISTRATIONS CLOSE	COLLECTION STARTS
03 FEB 2025	21 FEB 2025	27 FEB 2025

Join the 2024 Garage Sale Trail

The Garage Sale Trail, Australia's biggest festival of pre-loved treasure, is coming back to Meander Valley over two weekends in November 2024. Turn your trash into cash, reduce waste, support sustainability, and connect with your neighbours by hosting a garage sale or by shopping the trail. For more information see our website closer to November.

SAVE THESE DATES FOR THE GARAGE SALE TRAIL

9-10 & 16-17
NOVEMBER 2024



Have your address or contact details changed?

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

Online: Visit www.meander.tas.gov.au and select 'Payments & Services' to complete a change of address form online or scan the QR Code below.

Email: mail@mvc.tas.gov.au

By Post: Fill out the 'change of address' section on the back of your rates notice and post it to PO Box 102, Westbury, Tasmania 7303.

In Person: Visit Council's office at 26 Lyall Street, Westbury. Office hours are 8:30am-5:00pm, Monday to Friday.

SCAN HERE TO UPDATE YOUR DETAILS ONLINE



Meander Valley Council
Working Together

Ratepayer Information 2024-25



- About your Rates Notice
- Update your contact details
- Pensioner Rate Remission
- Financial Hardship Policy
- Hard Waste Collection dates

General Enquiries: (03) 6393 5300

Email: mail@mvc.tas.gov.au

Council Office: 26 Lyall Street, Westbury

Post Address: PO Box 102, Westbury, TAS 7303

Website: www.meander.tas.gov.au

Understanding the charges 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 facilities, parks, recreation facilities, animal management as well as development and regulatory services.

Varied general rates for 2024-25

From 2024-25 adjustments to Assessed Annual Value (AAV) by the Office of the Valuer-General will increase the rateable values of Primary Production by 41% compared to the last adjustment factors received in 2022. Over the same period the increase in Residential Land has been substantially less, at 8%.

Council is required to use these new adjusted values as the basis for General Rate calculations. To moderate the single year impact of these increases, Council has applied varied rates under section 107 of the *Local Government Act 1993*. This means a different rate in the dollar of AAV will be applied to the Primary Production Land Use Class (LUC) compared to all other Land Use Classes. This varied rate approach will allow for a transition to the new adjustment factors and provide the opportunity to return to a single rate in the dollar next year.

Where does the money go?

Meander Valley Council's Budget Estimates allocate the following for essential services for 2024-25:

30.5%	20.1%	11.6%	21.2%
Roads & Bridges	Community Health & Wellbeing	Parks, Sport, & Recreation Grounds	Waste & Recycling
9.2%	2.7%	3.3%	1.4%
Planning & Building Services	Stormwater Management	Other Recreation & Culture	Street Lighting

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 register prepared by the State Government's Office of the Valuer General (OVG), who determines a property's AAV, in accordance with the *Valuation of Land Act 2001*.

The Council then uses the AAV to calculate a property's General Rates, with fresh valuations scheduled every six years. In between valuations, AAVs 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 them? A property's LUC is determined by the OVG. 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 at www.meander.tas.gov.au, by clicking on the 'Discover Meander Valley' icon at the bottom of the homepage.

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 the Council. Our records can only be updated when we receive formal notification from the Land Titles Office.

General Rates 2024-25

Primary Production LUC	4.010 cents in the dollar of AAV
All other Land Use Classes	4.644 cents in the dollar of AAV
A minimum amount of \$275 applies	

Tasmanian Government Fire Service Rates

These rates are required to be collected by Council on behalf of the State Government to fund the Tasmanian Fire Service.	
Launceston Brigade Rating District	1.098 cents in the dollar of AAV
Volunteer Brigade Rating Districts	0.286 cents in the dollar of AAV
Fire Service Rate General Land	0.208 cents in the dollar of AAV
A minimum amount of \$49 applies	

Waste Management Contribution

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

Waste Management Contribution	\$183 per property
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Bin Collection Service (includes Waste Management Contribution)

This charge applies to properties in bin collection areas and funds the collection and disposal of household waste, recycling and FOGO (where available). The charge varies depending on the size of your bin and is inclusive of the Waste Management Contribution (see above) so it appears as a single charge on your rates notice.

80L Kerbside Bin Collection Service	\$441
140L Kerbside Bin Collection Service	\$467
240L Kerbside Bin Collection Service	\$540

Additional Bins (additional to standard service)

80L Bin	\$118
140L Bin	\$150
240L Bin	\$205