

Understanding your 2026/27 Rates Notices



Break O'Day
COUNCIL

Valuation questions:

Contact the Office of the Valuer-General.
Email ovg@nre.tas.gov.au,
Phone: 03 6165 4444

Rates, waste charges or payment options:

Contact Council
Email: admin@bodc.tas.gov.au
Phone: 6376 7900

REVALUATION AND YOUR RATES – MODERATING THE IMPACTS FOR COMMUNITY

Following the recent revaluation, Council has adjusted the 2026/27 rating model to spread impacts as fairly as possible. While residential property values increased by around 29.6%, the cents in the dollar has been reduced resulting in an overall residential rates revenue increase of around 4.6% compared with 2025/26.

Individual outcomes will vary depending on how each property's value has changed compared with others, with higher-demand areas likely to see larger increases.

WHY IS MY RATES NOTICE DIFFERENT THIS YEAR?

The 2026/27 financial year is a revaluation year for Break O'Day, with property values reassessed independently by the Valuer-General.

Council does not set individual valuations. It uses the updated valuation information to apply rates across all rateable properties.

A change in property value does not mean your rates will change by the same percentage. Your final amount depends on your property's value change compared with others, your rating category, minimum rates, waste and service charges, and the Fire Levy collected on behalf of the State Government.

WHY HAS MY PROPERTY VALUATION CHANGED?

Property valuations are set independently by the Valuer-General as part of the council area revaluation process. Valuations can change due to property market movement, location, land use, property characteristics and broader changes in property values across the council area.

Council does not determine individual property valuations and cannot change your valuation.

WHAT IF I DO NOT AGREE WITH MY REVALUATION?

If you disagree with your property valuation, you need to contact the Office of the Valuer-General.

You have 60 days from the issue date of your valuation notice to lodge an objection or query your valuation. Council cannot change your valuation, but we can help direct you to the correct process.

WHY IS THE MINIMUM RATE INCREASING?

Minimum rates help ensure all rateable properties contribute toward the fixed costs of Council services and infrastructure.

In 2026/27, they will apply across all land use categories, with different amounts depending on property type. Residential and vacant land sit at the lower end of the scale, while categories such as forestry, utilities and public purpose sit higher.

Waste charges are listed separately and are not included in the minimum rate.



Did you know...

Rates make up approximately 60% of our overall operating budget.

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WHAT HAS COUNCIL DONE TO MINIMISE RATE IMPACTS?

Council has not simply passed the revaluation through. As part of the 2026/27 rating model, Council has worked to moderate impacts where possible, with the strongest moderation applied to residential properties, primary production, and the commercial and small industrial sector.

Individual outcomes will still vary depending on valuation movement, rating category, minimum rates and other applicable charges.

WHY DO RATES NEED TO INCREASE AT ALL?

Rates help fund the services, facilities and infrastructure Council provides across the municipality.

Like households and businesses, Council is experiencing increasing costs. This includes maintaining roads, bridges, buildings and public spaces, delivering services, meeting legislative requirements, renewing ageing infrastructure and managing waste.

Council has worked to moderate impacts where possible, while also ensuring it can continue to deliver services and maintain infrastructure for the community over the long term.

WHAT ARE RATES USED FOR?

Rates are Council's main source of income and support services and infrastructure across the whole municipality, including:

- Local roads, bridges, footpaths and stormwater
- Parks, reserves, playgrounds and public open spaces
- Community buildings and public facilities
- Planning, building, environmental health and compliance services
- Waste management and recycling services
- Community development and events support
- Emergency management and recovery
- Animal management
- Customer service and administration
- Asset renewal and long-term infrastructure planning.

WHAT IS THE DIFFERENCE BETWEEN GENERAL RATES AND CHARGES?

General rates help fund Council services and infrastructure across the municipality, such as roads, bridges, public spaces, planning, compliance, community facilities and asset renewal.

Charges are usually linked to a specific service or requirement. For example, waste charges help fund waste collection, disposal, recycling and related waste services.

Your rates notice may also include charges Council collects on behalf of the State Government, such as the Fire Levy.

WHAT IS THE DIFFERENCE BETWEEN THE INFRASTRUCTURE WASTE AND THE WASTE COLLECTION CHARGES?

There are two waste-related charges on rates notices because they fund different parts of the waste service.

The waste infrastructure charge helps cover broader waste system costs. This can include waste transfer stations, landfill costs, recycling, public place bins, waste education, compliance and disposal.

The waste collection charge applies where a property receives a kerbside bin collection service. This covers the cost of collecting household waste and recycling from properties.

WHY ARE WASTE CHARGES INCREASING?

Waste services are becoming more expensive to deliver due to factors such as fuel, contractor costs, landfill costs and increasing costs across the waste and recycling sector.

The State Landfill Levy will increase from \$45.84 per tonne in 2025/26 to \$70.56 per tonne in 2026/27. Break O'Day produces around 3,000 tonnes of waste a year that is subject to these costs, so changes in the levy directly affect the cost of managing waste across the

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municipality.

Council must also replace the waste compactor at Scamander. The current compactor has reached the end of its useful life and helps compact waste into larger loads, reducing transport costs to landfill. This project is expected to cost approximately \$1.9 million.

Council continues to look for ways to manage waste costs, but these services must be funded so waste can be collected, processed and disposed of safely and responsibly.

WHAT IS THE FIRE LEVY FOR?

The Fire Levy is not a Council charge. It is collected through Council rates notices on behalf of the State Government to help fund fire services in Tasmania. The amount is determined under the State's fire service funding arrangements..

WHY DOES COUNCIL COLLECT THE FIRE LEVY IF IT IS NOT A COUNCIL CHARGE?

In Tasmania, councils are required to collect the Fire Levy through rates notices as part of the State's fire service funding arrangements.

Council does not keep this money as general Council revenue.

We understand this can be confusing because the Fire Levy appears on the same notice as Council rates and charges. However, it is calculated separately and is not retained by Council.

CAN I PAY MY RATES BY INSTALMENTS?

Yes. Rates can be paid by instalments.

Your rates notice will include payment due dates and payment options. If you need a different payment arrangement, please contact Council as soon as possible. Our staff are here to help.

DOES COUNCIL HAVE SUPPORT AVAILABLE IF I AM STRUGGLING TO PAY MY RATES?

Yes. Council encourages anyone who is worried about paying their rates to contact us early.

Support may include:

- Payment arrangements
- Hardship assistance
- Pensioner remission options, where eligible
- Referral to further support services if needed

WHO SHOULD I CONTACT ABOUT MY RATES NOTICE?

This depends on your question.

If your question is about your property valuation, contact the Office of the Valuer-General.

If your question is about your rates calculation, payment options, waste charges or support, contact Council.

INSTALMENT DATES -2026-2027

31 AUGUST 2026 31 JANUARY 2027

31 OCTOBER 2026 30 APRIL 2027



Did you know...

Break O'Day sends around 3,000 tonnes of general waste to landfill each year.

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WHERE WILL YOUR RATES BE SPENT?

Each year, Council uses rates, fees, charges and grant funding to deliver services, facilities and infrastructure across the Break O'Day municipality.

For 2026/27, Council has budgeted \$8.58 million in capital works, including investment in roads, footpaths, bridges, stormwater, waste facilities, buildings, parks and community assets.

Some of the key areas of investment include:

Roads and footpaths – \$1.97 million

This includes road resheeting, road reconstruction, kerb and channel works, footpath improvements and streetscape works across the municipality.

Bridges – \$430,000

Bridge works include Davis Gully Road, the St Marys walkway bridge, Anchor Road timber deck replacement and Gillies Road.

Stormwater – \$250,000

Council will continue stormwater improvements, including minor stormwater works, Annie Street, St Helens works and stormwater work associated with the Aerodrome Hill/ St Helens Point Road area.

Waste management – \$2.07 million

This includes major investment in waste infrastructure, with the Scamander Waste Transfer Station compactor replacement the largest waste project in the 2026/27 capital program.

Buildings and public facilities – \$2.33 million

Projects include the St Helens Memorial Park toilet construction phase, St Marys Exhibition Building upgrades, Portland Hall works, Scamander Sports Complex kitchen improvements and other building renewal works.

Parks, reserves and recreation – \$160,000

This includes works such as the St Helens playground fence replacement, O'Connors Beach toilets/shower/BBQ and Pyengana BBQ and shelter.

This investment supports essential services, renews ageing infrastructure and helps maintain the facilities our community uses every day.



Did you know...

We have more than 320km of gravel and 220km of sealed roads to maintain around the municipality?

SNAPSHOT - SOME OF THE PROJECTS WE WILL DELIVER THIS YEAR:

