

Valuation of Land

Valuation of Land Act 2001

Adjustment Factors

I hereby give notice that in accordance with Section 50A of the *Valuation of Land Act 2001*, I did on 6 March 2013 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2013-2014.

LAND VALUE AND ASSESSED ANNUAL VALUE (vacant land) ADJUSTMENT FACTORS

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Central Highlands	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
	BRONTE PARK	0.70	1.00	1.00	1.05	1.00	1.00
Derwent Valley	GENERAL	0.80	0.90	0.90	0.95	0.90	0.90
	COLLINSVALE	0.90	0.90	0.90	0.95	0.90	0.90
	GRANTON	0.95	0.90	0.90	0.95	0.90	0.90
	LACHLAN	0.95	0.90	0.90	0.95	0.90	0.90
	LAWITTA	0.90	0.90	0.90	0.95	0.90	0.90
	MAGRA	0.90	0.90	0.90	0.95	0.90	0.90
	MALBINA	0.90	0.90	0.90	0.95	0.90	0.90
	MOLESWORTH	0.90	0.90	0.90	0.95	0.90	0.90
	NEW NORFOLK	0.90	0.90	0.90	0.95	0.90	0.90
	SORELL CREEK	0.90	0.90	0.90	0.95	0.90	0.90
Devonport	GENERAL	0.95	1.00	1.00	1.00	1.00	1.00
	EAST DEVONPORT	0.80	1.00	1.00	1.00	1.00	1.00
Dorset	GENERAL	0.90	0.90	0.90	1.05	0.90	0.90
	BRIDPORT	0.95	0.95	0.95	1.05	0.95	0.95
Flinders	GENERAL	0.95	0.95	0.95	1.05	0.95	0.95
Glamorgan-Spring Bay	GENERAL	1.00	1.00	1.00	1.05	1.00	1.00
	BICHENO	0.95	0.95	0.95	1.05	0.95	0.95
	TRIABUNNA	0.90	0.90	0.90	1.05	0.90	0.90
Glenorchy	GENERAL	0.95	0.90	0.90	0.95	0.90	0.90

LAND VALUE AND ASSESSED ANNUAL VALUE (vacant land) ADJUSTMENT FACTORS

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Hobart	GENERAL	1.00	0.95	0.95	1.00	0.95	0.95
	GLEBE	1.05	0.95	0.95	1.00	0.95	0.95
	LENAH VALLEY	1.10	0.95	0.95	1.00	0.95	0.95
	MOUNT NELSON	1.10	0.95	0.95	1.00	0.95	0.95
	NEW TOWN	1.10	0.95	0.95	1.00	0.95	0.95
	WEST HOBART	1.10	0.95	0.95	1.00	0.95	0.95
Huon Valley	GENERAL	0.95	0.95	0.95	1.00	0.95	0.95
	DOVER	0.80	0.95	0.95	1.00	0.95	0.95
	FRANKLIN	1.00	0.95	0.95	1.00	0.95	0.95
	GLEN HUON	1.20	0.95	0.95	1.00	0.95	0.95
	HUONVILLE	1.20	0.95	0.95	1.00	0.95	0.95
	RANELAGH	1.20	0.95	0.95	1.00	0.95	0.95
Kentish	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
Kingborough	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
	HUNTINGFIELD	1.20	1.25	1.25	1.00	1.25	1.25
King Island	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
Latrobe	GENERAL	1.15	1.00	1.00	1.10	1.00	1.00
	HAWLEY BEACH	1.00	1.00	1.00	1.10	1.00	1.00
	SHEARWATER	1.00	1.00	1.00	1.10	1.00	1.00
Launceston	GENERAL	0.95	0.95	0.95	0.95	0.95	0.95
Sorell	GENERAL	0.95	0.95	0.95	0.95	0.95	0.95
Southern Midlands	GENERAL	1.00	0.95	0.95	1.15	0.95	0.95
	BAGDAD	1.15	0.95	0.95	1.15	0.95	0.95
	CAMPANIA	1.15	0.95	0.95	1.15	0.95	0.95
	KEMPTON	1.15	0.95	0.95	1.15	0.95	0.95
	OATLANDS	1.15	0.95	0.95	1.15	0.95	0.95
Tasman	GENERAL	0.85	0.90	0.90	0.85	0.90	0.90
Waratah-Wynyard	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
West Coast	GENERAL	0.85	0.90	0.90	1.00	0.90	0.90
	ROSEBERY	0.70	0.80	0.80	1.00	0.80	0.80
	ZEEHAN	0.60	0.60	0.60	1.00	0.60	0.60

ASSESSED ANNUAL VALUE ADJUSTMENT FACTORS excluding vacant land.

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Sorell	GENERAL	1.00	0.90	0.90	0.95	0.90	0.90
Southern Midlands	GENERAL	1.05	0.95	0.95	1.15	0.95	0.95
Tasman	GENERAL	0.95	0.95	0.95	0.85	0.95	0.95
Waratah-Wynyard	GENERAL	1.00	0.95	0.95	1.00	0.95	0.95
West Coast	GENERAL	0.95	0.90	0.90	1.00	0.90	0.90
	ROSEBERY	0.80	0.80	0.80	1.00	0.80	0.80
	ZEEHAN	0.80	0.80	0.80	1.00	0.80	0.80

CAPITAL VALUE ADJUSTMENT FACTORS.

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Central Highlands	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
	BRONTE PARK	0.70	1.00	1.00	1.05	1.00	1.00
	WILBURVILLE	0.85	1.00	1.00	1.05	1.00	1.00
Derwent Valley	GENERAL	0.80	0.95	0.95	0.95	0.95	0.95
	GRANTON	0.95	0.95	0.95	0.95	0.95	0.95
	LACHLAN	0.95	0.95	0.95	0.95	0.95	0.95
	LAWITTA	0.90	0.95	0.95	0.95	0.95	0.95
	MAGRA	0.90	0.95	0.95	0.95	0.95	0.95
	MALBINA	0.90	0.95	0.95	0.95	0.95	0.95
	MAYDNA	0.70	0.95	0.95	0.95	0.95	0.95
	MOLESWORTH	0.90	0.95	0.95	0.95	0.95	0.95
	NEW NORFOLK	0.90	0.95	0.95	0.95	0.95	0.95
	SORELL CREEK	0.90	0.95	0.95	0.95	0.95	0.95
WESTERWAY	0.75	0.95	0.95	0.95	0.95	0.95	
Devonport	GENERAL	0.95	1.10	1.10	1.00	1.10	1.10
	EAST DEVONPORT	0.90	1.10	1.10	1.00	1.10	1.10
Dorset	GENERAL	1.00	0.90	0.90	1.05	0.90	0.90
	BRIDPORT	1.00	0.95	0.95	1.05	0.95	0.95

CAPITAL VALUE ADJUSTMENT FACTORS.

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Flinders	GENERAL	1.00	1.00	1.00	1.05	1.00	1.00
Glamorgan-Spring Bay	GENERAL	1.00	1.00	1.00	1.05	1.00	1.00
	BICHENO	1.10	1.00	1.00	1.05	1.00	1.00
	COLES BAY	1.10	1.00	1.00	1.05	1.00	1.00
	TRIABUNNA	0.95	0.90	0.90	1.05	0.90	0.90
Glenorchy	GENERAL	0.95	1.00	1.00	0.95	1.00	1.00
	COLLINSVALE	0.85	1.00	1.00	0.95	1.00	1.00
Hobart	GENERAL	1.05	1.05	1.00	1.00	1.05	1.05
	BATTERY POINT	1.10	1.10	1.00	1.00	1.10	1.10
	DYNNYRNE	1.10	1.05	1.00	1.00	1.05	1.05
	LENAH VALLEY	1.10	1.05	1.00	1.00	1.05	1.05
	MOUNT NELSON	1.10	1.05	1.00	1.00	1.05	1.05
	MOUNT STUART	1.10	1.05	1.00	1.00	1.05	1.05
	NEW TOWN	1.15	1.05	1.00	1.00	1.05	1.05
	NORTH HOBART	1.10	1.20	1.00	1.00	1.20	1.20
	RIDGEWAY	1.10	1.05	1.00	1.00	1.05	1.05
	TOLMANS HILL	0.95	1.05	1.00	1.00	1.05	1.05
Huon Valley	GENERAL	0.95	1.20	1.00	1.00	1.20	1.20
	CHARLOTTE COVE	1.15	1.20	1.00	1.00	1.20	1.20
	CYGNET	1.20	1.20	1.00	1.00	1.20	1.20
	DOVER	1.10	1.20	1.00	1.00	1.20	1.20
	FRANKLIN	1.10	1.20	1.00	1.00	1.20	1.20
	GLEN HUON	1.05	1.20	1.00	1.00	1.20	1.20
	HUONVILLE	1.10	1.20	1.00	1.00	1.20	1.20
	JUDBURY	1.10	1.20	1.00	1.00	1.20	1.20
	RANELAGH	1.10	1.20	1.00	1.00	1.20	1.20
	SOUTHPORT	1.20	1.20	1.00	1.00	1.20	1.20
Kentish	GENERAL	1.10	1.00	1.00	1.10	1.00	1.00
Kingborough	GENERAL	1.00	1.10	1.10	1.00	1.10	1.10
	DENNES POINT	1.20	1.10	1.10	1.00	1.10	1.10
	HUNTINGFIELD	1.25	1.10	1.10	1.00	1.10	1.10
	WOODBIDGE	1.00	1.10	1.10	1.00	1.10	1.10
King Island	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
Latrobe	GENERAL	1.05	1.15	1.15	1.10	1.15	1.15
	HAWLEY BEACH	0.95	1.15	1.15	1.10	1.15	1.15

CAPITAL VALUE ADJUSTMENT FACTORS.

Locality of 'General' includes all localities in the valuation district unless a locality is identified.

VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
Launceston	GENERAL	0.90	1.00	1.00	0.95	1.00	1.00
	EAST LAUNCESTON	0.95	1.00	1.00	0.95	1.00	1.00
	INVERMAY	0.95	1.00	1.00	0.95	1.00	1.00
	MAYFIELD	0.95	1.00	1.00	0.95	1.00	1.00
	NEWNHAM	0.95	1.00	1.00	0.95	1.00	1.00
	PROSPECT	0.95	1.00	1.00	0.95	1.00	1.00
	RAVENSWOOD	0.95	1.00	1.00	0.95	1.00	1.00
	ST LEONARDS	0.95	1.00	1.00	0.95	1.00	1.00
	WAVERLEY	0.95	1.00	1.00	0.95	1.00	1.00
Sorell	GENERAL	0.95	0.95	0.95	0.95	0.95	0.95
Southern Midlands	GENERAL	1.00	1.00	1.00	1.15	1.00	1.00
	BAGDAD	1.15	1.00	1.00	1.15	1.00	1.00
	CAMPANIA	1.05	1.00	1.00	1.15	1.00	1.00
	KEMPTON	1.05	1.00	1.00	1.15	1.00	1.00
	OATLANDS	1.05	1.00	1.00	1.15	1.00	1.00
Tasman	GENERAL	0.85	0.95	0.95	0.85	0.95	0.95
Waratah-Wynyard	GENERAL	1.00	1.15	1.15	1.00	1.15	1.15
West Coast	GENERAL	0.90	0.95	0.95	1.00	0.95	0.95
	ROSEBERY	0.65	0.95	0.95	1.00	0.95	0.95
	ZEEHAN	0.60	0.95	0.95	1.00	0.95	0.95

Dated this 6 March 2013.

Warrick Coverdale
VALUER-GENERAL