

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 19 February 2015 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2015-2016.

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
BREAK O'DAY	GENERAL	0.95	0.95	0.95	1.10	0.95	0.95
	AKAROA	0.85	0.95	0.95	1.10	0.95	0.95
	AVOCA	0.85	0.95	0.95	1.10	0.95	0.95
	FINGAL	0.85	0.95	0.95	1.10	0.95	0.95
	STIEGLITZ	0.85	0.95	0.95	1.10	0.95	0.95
	BEAUMARIS	0.90	0.95	0.95	1.10	0.95	0.95
	BINALONG BAY	0.90	0.95	0.95	1.10	0.95	0.95
	SCAMANDER	0.90	0.95	0.95	1.10	0.95	0.95
	ST MARYS	0.90	0.95	0.95	1.10	0.95	0.95
BRIGHTON	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
BURNIE	GENERAL	1.10	1.10	1.10	1.10	1.10	1.10
CENTRAL COAST	GENERAL	1.05	1.05	1.05	1.00	1.05	1.05
	PENGUIN	1.10	1.05	1.05	1.00	1.05	1.05
	TURNERS BEACH	1.10	1.05	1.05	1.00	1.05	1.05
CIRCULAR HEAD	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
CLARENCE	GENERAL	1.05	1.00	1.05	1.05	1.00	1.00
DERWENT VALLEY	GENERAL	0.95	0.95	0.90	1.00	0.95	0.95
	MAYDNA	0.80	0.95	0.90	1.00	0.95	0.95
DORSET	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
FLINDERS	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00

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
GEORGE TOWN	GENERAL	0.85	0.85	0.85	1.05	0.85	0.85
GLAMORGAN SPRING BAY	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
	BICHENO	0.95	1.00	1.00	1.10	1.00	1.00
	DOLPHIN SANDS	0.95	1.00	1.00	1.10	1.00	1.00
	TRIABUNNA	1.00	0.95	0.95	1.10	0.95	0.95
	ORFORD	1.05	1.00	1.00	1.10	1.00	1.00
	SWANSEA	1.05	1.00	1.00	1.10	1.00	1.00
GLENORCHY	GENERAL	0.95	1.00	1.00	1.00	1.00	1.00
	COLLINSVALE	0.90	1.00	1.00	1.00	1.00	1.00
	GOODWOOD	0.90	1.00	1.00	1.00	1.00	1.00
KING ISLAND	GENERAL	0.75	0.90	0.90	0.85	0.90	0.90
LAUNCESTON	GENERAL	1.05	1.05	1.05	1.05	1.05	1.05
MEANDER VALLEY	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00
	DELORAINE	1.10	1.00	1.00	1.10	1.00	1.00
	WESTBURY	1.10	1.00	1.00	1.10	1.00	1.00
NORTHERN MIDLANDS	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00
SORELL	GENERAL	0.95	0.95	0.95	1.05	0.95	0.95
TASMAN	GENERAL	0.95	0.95	0.95	0.95	0.95	0.95
	EAGLEHAWK NECK	0.90	0.95	0.95	0.95	0.95	0.95
	PORT ARTHUR	0.90	0.95	0.95	0.95	0.95	0.95
WARATAH-WYNYARD	GENERAL	1.05	1.00	1.00	1.00	1.00	1.00
	BOAT HARBOUR BEACH	0.80	1.00	1.00	1.00	1.00	1.00
WEST TAMAR	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00

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
BREAK O'DAY	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
	FINGAL	1.05	1.00	1.00	1.10	1.00	1.00
	ST MARYS	1.05	1.00	1.00	1.10	1.00	1.00
BRIGHTON	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
BURNIE	GENERAL	1.05	1.05	1.05	1.10	1.05	1.05
CENTRAL COAST	GENERAL	1.05	0.95	0.95	1.00	0.95	0.95
CIRCULAR HEAD	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00
CLARENCE	GENERAL	1.00	1.00	1.00	1.05	1.00	1.00
	CLARENDON VALE	0.95	1.00	1.00	1.05	1.00	1.00
	RISDON VALE	1.05	1.00	1.00	1.05	1.00	1.00
	WARRANE	1.05	1.00	1.00	1.05	1.00	1.00
DERWENT VALLEY	GENERAL	1.00	0.95	0.95	1.00	0.95	0.95
	NEW NORFOLK	1.05	0.95	0.95	1.00	0.95	0.95
DORSET	GENERAL	1.10	1.00	1.00	1.10	1.00	1.00
FLINDERS	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00
GEORGE TOWN	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
GLAMORGAN SPRING BAY	GENERAL	1.05	0.95	0.95	1.10	0.95	0.95
	ORFORD	1.10	0.95	0.95	1.10	0.95	0.95
	SWANSEA	1.10	0.95	0.95	1.10	0.95	0.95
	TRIABUNNA	1.10	0.95	0.95	1.10	0.95	0.95
GLENORCHY	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
KING ISLAND	GENERAL	1.10	1.00	1.00	0.85	1.00	1.00

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
LAUNCESTON	GENERAL	1.00	0.95	0.95	1.05	0.95	0.95
	INVERMAY	1.05	0.95	0.95	1.05	0.95	0.95
	MOWBRAY	1.05	0.95	0.95	1.05	0.95	0.95
	MAYFIELD	1.10	0.95	0.95	1.05	0.95	0.95
	RAVENSWOOD	1.10	0.95	0.95	1.05	0.95	0.95
	ROCHERLEA	1.10	0.95	0.95	1.05	0.95	0.95
	ST LEONARDS	1.10	0.95	0.95	1.05	0.95	0.95
	WAVERLEY	1.10	0.95	0.95	1.05	0.95	0.95

MEANDER VALLEY	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
	DELORAINÉ	1.05	1.10	1.10	1.10	1.10	1.10

NORTHERN MIDLANDS	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
	LONGFORD	1.05	1.10	1.10	1.10	1.10	1.10
	CAMPBELL TOWN	1.10	1.10	1.10	1.10	1.10	1.10

SORELL	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
	PRIMROSE SANDS	0.95	1.00	1.00	1.05	1.00	1.00

TASMAN	GENERAL	1.00	1.00	1.00	0.95	1.00	1.00
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WARATAH-WYNYARD	GENERAL	1.05	1.00	1.00	1.00	1.00	1.00
	SOMERSET	1.00	1.00	1.00	1.00	1.00	1.00

WEST TAMAR	GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
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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
BREAK O'DAY	GENERAL	1.00	1.05	1.00	1.10	1.05	1.05
BRIGHTON	GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
BURNIE	GENERAL	1.05	1.10	1.10	1.10	1.10	1.10
	BURNIE	1.10	1.10	1.10	1.10	1.10	1.10
CENTRAL COAST	GENERAL	1.00	1.10	1.10	1.00	1.10	1.10
CIRCULAR HEAD	GENERAL	1.00	1.00	1.00	1.10	1.00	1.00
CLARENCE	GENERAL	1.05	1.05	1.05	1.05	1.05	1.05
	CLARENDON VALE	1.00	1.05	1.05	1.05	1.05	1.05
	CLIFTON BEACH	1.00	1.05	1.05	1.05	1.05	1.05
	LAUDERDALE	1.00	1.05	1.05	1.05	1.05	1.05
	OAKDOWNS	1.00	1.05	1.05	1.05	1.05	1.05
DERWENT VALLEY	GENERAL	0.95	1.00	1.00	1.00	1.00	1.00
	MAYDENA	0.80	1.00	1.00	1.00	1.00	1.00
DORSET	GENERAL	1.05	1.05	1.05	1.10	1.05	1.05
	BRANXHOLM	1.10	1.05	1.05	1.10	1.05	1.05
	DERBY	1.10	1.05	1.05	1.10	1.05	1.05
	GLADSTONE	1.10	1.05	1.05	1.10	1.05	1.05
	PIONEER	1.10	1.05	1.05	1.10	1.05	1.05
	RINGAROOMA	1.10	1.05	1.05	1.10	1.05	1.05
	WINNALEAH	1.10	1.05	1.05	1.10	1.05	1.05
FLINDERS	GENERAL	1.10	1.10	1.10	1.10	1.10	1.10
GEORGE TOWN	GENERAL	1.00	1.00	1.00	1.05	1.00	1.00
	BEECHFORD	0.85	1.00	1.00	1.05	1.00	1.00
	BELLINGHAM	0.85	1.00	1.00	1.05	1.00	1.00
	GEORGE TOWN	0.85	1.00	1.00	1.05	1.00	1.00
	LEFROY	0.85	1.00	1.00	1.05	1.00	1.00

CAPITAL VALUE ADJUSTMENT FACTORS

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VALUATION DISTRICT	LOCALITY	CLASS					
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GLAMORGAN SPRING BAY	GENERAL	1.10	1.10	1.10	1.10	1.10	1.10
	TRIABUNNA	1.05	1.00	1.00	1.10	1.00	1.00

GLENORCHY	GENERAL	0.95	1.05	1.05	1.00	1.05	1.05
	COLLINSVALE	0.90	1.05	1.05	1.00	1.05	1.05
	GOODWOOD	0.90	1.05	1.05	1.00	1.05	1.05

KING ISLAND	GENERAL	1.05	1.00	1.00	0.85	1.00	1.00
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LAUNCESTON	GENERAL	0.90	1.10	1.10	1.05	1.10	1.10
	LALLA	1.00	1.10	1.10	1.05	1.10	1.10
	LILYDALE	1.00	1.10	1.10	1.05	1.10	1.10
	PUNCHBOWL	1.00	1.10	1.10	1.05	1.10	1.10
	ST LEONARDS	1.00	1.10	1.10	1.05	1.10	1.10
	UNDERWOOD	1.00	1.10	1.10	1.05	1.10	1.10
	RELBIA	1.10	1.10	1.10	1.05	1.10	1.10
	WHITE HILLS	1.10	1.10	1.10	1.05	1.10	1.10

MEANDER VALLEY	GENERAL	1.05	1.10	1.10	1.10	1.10	1.10
	BRACKNELL	1.10	1.10	1.10	1.10	1.10	1.10
	CARRICK	1.10	1.10	1.10	1.10	1.10	1.10
	DELORAINÉ	1.10	1.10	1.10	1.10	1.10	1.10
	MOLE CREEK	1.10	1.10	1.10	1.10	1.10	1.10
	WESTBURY	1.10	1.10	1.10	1.10	1.10	1.10

NORTHERN MIDLANDS	GENERAL	1.05	1.10	1.10	1.10	1.10	1.10
	CRESSY	1.10	1.10	1.10	1.10	1.10	1.10
	DEDDINGTON	1.10	1.10	1.10	1.10	1.10	1.10
	EVANDALE	1.10	1.10	1.10	1.10	1.10	1.10

SORELL	GENERAL	0.95	1.00	1.00	1.05	1.00	1.00
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TASMAN	GENERAL	0.95	0.95	0.95	0.95	0.95	0.95
	PORT ARTHUR	0.90	0.95	0.95	0.95	0.95	0.95
	TARANNA	0.90	0.95	0.95	0.95	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
WARATAH-WYNYARD	GENERAL	1.00	1.10	1.10	1.00	1.10	1.10
WEST TAMAR	GENERAL	1.05	1.05	1.05	1.05	1.05	1.05
	BEACONSFIELD	1.00	1.05	1.05	1.05	1.05	1.05
	BEAUTY POINT	1.00	1.05	1.05	1.05	1.05	1.05

Dated this 19 February 2015

Tim Grant
A/VALUER-GENERAL