

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 28 February 2019 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2019-2020.

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	1.00	1.00	1.00	1.10	1.00	1.00
DERWENT VALLEY	GENERAL	1.10	1.00	1.00	1.10	1.00	1.00
DEVONPORT	GENERAL	1.10	1.10	1.10	1.20	1.10	1.10
DORSET	GENERAL	1.00	1.00	1.00	1.15	1.00	1.00
FLINDERS	GENERAL	1.00	1.00	1.00	1.20	1.00	1.00
GLAMORGAN SPRING BAY	GENERAL	1.25	1.00	1.00	1.15	1.00	1.00
	ORFORD	1.40	1.00	1.00	1.15	1.00	1.00
	SPRING BEACH	1.40	1.00	1.00	1.15	1.00	1.00
GLENORCHY	GENERAL	1.20	1.10	1.10	1.10	1.10	1.10
HOBART	GENERAL	1.30	1.25	1.25	1.20	1.25	1.25
HUON VALLEY	GENERAL	1.30	1.05	1.05	1.30	1.05	1.05
	FRANKLIN	1.45	1.05	1.05	1.30	1.05	1.05
	CYGNET	1.50	1.05	1.05	1.30	1.05	1.05
	HUONVILLE	1.50	1.05	1.05	1.30	1.05	1.05
	RANELAGH	1.50	1.05	1.05	1.30	1.05	1.05
KENTISH	GENERAL	1.20	1.05	1.05	1.25	1.05	1.05

KINGBOROUGH	GENERAL	1.30	1.20	1.20	1.20	1.20	1.20
	ADVENTURE BAY	1.20	1.20	1.20	1.20	1.20	1.20
	ALONNAH	1.20	1.20	1.20	1.20	1.20	1.20
	APOLLO BAY	1.20	1.20	1.20	1.20	1.20	1.20
	BARNES BAY	1.20	1.20	1.20	1.20	1.20	1.20
	DENNES POINT	1.20	1.20	1.20	1.20	1.20	1.20
	GREAT BAY	1.20	1.20	1.20	1.20	1.20	1.20
	KILLORA	1.20	1.20	1.20	1.20	1.20	1.20
	LUNAWANNA	1.20	1.20	1.20	1.20	1.20	1.20
	NORTH BRUNY	1.20	1.20	1.20	1.20	1.20	1.20
	SIMPSONS BAY	1.20	1.20	1.20	1.20	1.20	1.20
	SOUTH BRUNY	1.20	1.20	1.20	1.20	1.20	1.20

KING ISLAND	GENERAL	1.25	1.00	1.00	1.15	1.00	1.00
-------------	---------	------	------	------	------	------	------

LATROBE	GENERAL	1.20	1.05	1.05	1.15	1.05	1.05
---------	---------	------	------	------	------	------	------

LAUNCESTON	GENERAL	1.20	1.20	1.10	1.10	1.20	1.20
------------	---------	------	------	------	------	------	------

SORELL	GENERAL	1.15	1.05	1.05	1.15	1.05	1.05
	MIDWAY POINT	1.10	1.05	1.05	1.15	1.05	1.05

SOUTHERN MIDLANDS	GENERAL	1.15	1.00	1.00	1.10	1.00	1.00
-------------------	---------	------	------	------	------	------	------

TASMAN	GENERAL	1.10	1.00	1.00	1.15	1.00	1.00
	NUBEENA	1.05	1.00	1.00	1.15	1.00	1.00
	WHITE BEACH	1.20	1.00	1.00	1.15	1.00	1.00

WARATAH-WYNYARD	GENERAL	1.20	1.00	1.00	1.10	1.00	1.00
-----------------	---------	------	------	------	------	------	------

WEST COAST	GENERAL	1.20	1.00	1.00	1.00	1.00	1.00
	STRAHAN	1.05	1.00	1.00	1.00	1.00	1.00
	ZEEHAN	1.30	1.00	1.00	1.00	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
CENTRAL HIGHLANDS	GENERAL	1.05	1.00	1.00	1.10	1.00	1.00
DERWENT VALLEY	GENERAL	1.15	1.00	1.00	1.10	1.00	1.00
DEVONPORT	GENERAL	1.10	1.10	1.10	1.20	1.10	1.10
DORSET	GENERAL	1.00	1.15	1.10	1.15	1.15	1.15
	BRIDPORT	1.05	1.15	1.10	1.15	1.15	1.15
	SCOTTSDALE	1.05	1.15	1.10	1.15	1.15	1.15
FLINDERS	GENERAL	1.00	1.00	1.00	1.20	1.00	1.00
GLAMORGAN SPRING BAY	GENERAL	1.20	1.00	1.00	1.15	1.00	1.00
GLENORCHY	GENERAL	1.20	1.10	1.10	1.10	1.10	1.10
HOBART	GENERAL	1.30	1.25	1.10	1.20	1.25	1.25
HUON VALLEY	GENERAL	1.20	1.10	1.10	1.30	1.10	1.10
KENTISH	GENERAL	1.25	1.00	1.00	1.25	1.00	1.00
KINGBOROUGH	GENERAL	1.20	1.10	1.10	1.20	1.10	1.10
KING ISLAND	GENERAL	1.25	1.00	1.00	1.15	1.00	1.00
LATROBE	GENERAL	1.10	1.05	1.05	1.15	1.05	1.05

LAUNCESTON	GENERAL	1.15	1.00	1.00	1.10	1.00	1.00
	KINGS MEADOWS	1.10	1.00	1.00	1.10	1.00	1.00
	LILYDALE	1.10	1.00	1.00	1.10	1.00	1.00
	NEWSTEAD	1.10	1.00	1.00	1.10	1.00	1.00
	NORWOOD	1.10	1.00	1.00	1.10	1.00	1.00
	PROSPECT	1.10	1.00	1.00	1.10	1.00	1.00
	PUNCHBOWL	1.10	1.00	1.00	1.10	1.00	1.00
	SUMMERHILL	1.10	1.00	1.00	1.10	1.00	1.00
	TREVALLYN	1.10	1.00	1.00	1.10	1.00	1.00
	WEST LAUNCESTON	1.10	1.00	1.00	1.10	1.00	1.00
	YOUNGTOWN	1.10	1.00	1.00	1.10	1.00	1.00
	MAYFIELD	1.20	1.00	1.00	1.10	1.00	1.00
	RAVENSWOOD	1.20	1.00	1.00	1.10	1.00	1.00
	ROCHERLEA	1.20	1.00	1.00	1.10	1.00	1.00
	ST LEONARDS	1.20	1.00	1.00	1.10	1.00	1.00
WAVERLEY	1.20	1.00	1.00	1.10	1.00	1.00	

SORELL	GENERAL	1.15	1.00	1.00	1.15	1.00	1.00
	MIDWAY POINT	1.20	1.00	1.00	1.15	1.00	1.00

SOUTHERN MIDLANDS	GENERAL	1.20	1.00	1.00	1.10	1.00	1.00
-------------------	---------	------	------	------	------	------	------

TASMAN	GENERAL	1.05	1.00	1.00	1.15	1.00	1.00
--------	---------	------	------	------	------	------	------

WARATAH-WYNYARD	GENERAL	1.15	1.00	1.00	1.10	1.00	1.00
	SISTERS BEACH	1.10	1.00	1.00	1.10	1.00	1.00
	SOMERSET	1.20	1.00	1.00	1.10	1.00	1.00

WEST COAST	GENERAL	1.15	1.00	1.00	1.00	1.00	1.00
	ROSEBERY	1.30	1.00	1.00	1.00	1.00	1.00
	ZEEHAN	1.30	1.00	1.00	1.00	1.00	1.00

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	1.10	1.00	1.00
	BOTHWELL	1.20	1.00	1.00	1.10	1.00	1.00
DERWENT VALLEY	GENERAL	1.20	1.00	1.00	1.10	1.00	1.00
DEVONPORT	GENERAL	1.10	1.20	1.10	1.20	1.20	1.20
DORSET	GENERAL	1.15	1.25	1.20	1.15	1.25	1.25
	SCOTTSDALE	1.20	1.25	1.20	1.15	1.25	1.25
	DERBY	1.50	1.60	1.50	1.15	1.60	1.60
FLINDERS	GENERAL	1.10	1.10	1.10	1.20	1.10	1.10
GLAMORGAN SPRING BAY	GENERAL	1.15	1.05	1.05	1.15	1.05	1.05
	ORFORD	1.25	1.05	1.05	1.15	1.05	1.05
	SPRING BEACH	1.25	1.05	1.05	1.15	1.05	1.05
	TRIABUNNA	1.25	1.05	1.05	1.15	1.05	1.05
	COLES BAY	1.30	1.05	1.05	1.15	1.05	1.05
GLENORCHY	GENERAL	1.35	1.35	1.35	1.10	1.35	1.35
	LUTANA	1.45	1.35	1.35	1.10	1.35	1.35
	MOONAH	1.45	1.35	1.35	1.10	1.35	1.35
HOBART	GENERAL	1.45	1.50	1.50	1.20	1.50	1.50
	BATTERY POINT	1.65	1.50	1.50	1.20	1.50	1.50
	MOUNT STUART	1.65	1.50	1.50	1.20	1.50	1.50
	NEW TOWN	1.65	1.50	1.50	1.20	1.50	1.50
	NORTH HOBART	1.65	1.50	1.50	1.20	1.50	1.50
HUON VALLEY	GENERAL	1.30	1.20	1.20	1.30	1.20	1.20
	HUONVILLE	1.35	1.20	1.20	1.30	1.20	1.20
	RANELAGH	1.35	1.20	1.20	1.30	1.20	1.20
	FRANKLIN	1.40	1.20	1.20	1.30	1.20	1.20
	GLEN HUON	1.40	1.20	1.20	1.30	1.20	1.20
	JUDBURY	1.40	1.20	1.20	1.30	1.20	1.20
	PORT HUON	1.40	1.20	1.20	1.30	1.20	1.20
	CYGNET	1.45	1.20	1.20	1.30	1.20	1.20
	GARDNERS BAY	1.45	1.20	1.20	1.30	1.20	1.20
	MOUNTAIN RIVER	1.45	1.20	1.20	1.30	1.20	1.20
KENTISH	GENERAL	1.25	1.20	1.20	1.25	1.20	1.20

KINGBOROUGH	GENERAL	1.35	1.20	1.20	1.20	1.20	1.20
	ADVENTURE BAY	1.30	1.20	1.20	1.20	1.20	1.20
	ALONNAH	1.30	1.20	1.20	1.20	1.20	1.20
	APOLLO BAY	1.30	1.20	1.20	1.20	1.20	1.20
	BARNES BAY	1.30	1.20	1.20	1.20	1.20	1.20
	DENNES POINT	1.30	1.20	1.20	1.20	1.20	1.20
	GREAT BAY	1.30	1.20	1.20	1.20	1.20	1.20
	KILLORA	1.30	1.20	1.20	1.20	1.20	1.20
	LUNAWANNA	1.30	1.20	1.20	1.20	1.20	1.20
	NORTH BRUNY	1.30	1.20	1.20	1.20	1.20	1.20
	SIMPSONS BAY	1.30	1.20	1.20	1.20	1.20	1.20
	SOUTH BRUNY	1.30	1.20	1.20	1.20	1.20	1.20
	KINGSTON BEACH	1.50	1.20	1.20	1.20	1.20	1.20
	TAROONA	1.50	1.20	1.20	1.20	1.20	1.20

KING ISLAND	GENERAL	1.25	1.25	1.00	1.15	1.25	1.25
-------------	---------	------	------	------	------	------	------

LATROBE	GENERAL	1.15	1.15	1.15	1.15	1.15	1.15
---------	---------	------	------	------	------	------	------

LAUNCESTON	GENERAL	1.20	1.20	1.15	1.10	1.20	1.20
	KINGS MEADOWS	1.15	1.20	1.15	1.10	1.20	1.20
	LILYDALE	1.15	1.20	1.15	1.10	1.20	1.20
	MOWBRAY	1.15	1.20	1.15	1.10	1.20	1.20
	NEWNHAM	1.15	1.20	1.15	1.10	1.20	1.20
	NORWOOD	1.15	1.20	1.15	1.10	1.20	1.20
	PROSPECT	1.15	1.20	1.15	1.10	1.20	1.20
	PUNCHBOWL	1.15	1.20	1.15	1.10	1.20	1.20
	SUMMERHILL	1.15	1.20	1.15	1.10	1.20	1.20
	TREVALLYN	1.15	1.20	1.15	1.10	1.20	1.20
	YOUNGTOWN	1.15	1.20	1.15	1.10	1.20	1.20

SORELL	GENERAL	1.20	1.10	1.10	1.15	1.10	1.10
	LEWISHAM	1.15	1.10	1.10	1.15	1.10	1.10
	MIDWAY POINT	1.15	1.10	1.10	1.15	1.10	1.10
	SORELL	1.15	1.10	1.10	1.15	1.10	1.10

SOUTHERN MIDLANDS	GENERAL	1.25	1.00	1.00	1.10	1.00	1.00
-------------------	---------	------	------	------	------	------	------

TASMAN	GENERAL	1.20	1.05	1.05	1.15	1.05	1.05
--------	---------	------	------	------	------	------	------

WARATAH – WYNYARD	GENERAL	1.10	1.10	1.05	1.10	1.10	1.10
-------------------	---------	------	------	------	------	------	------

WEST COAST	GENERAL	1.20	1.05	1.00	1.00	1.05	1.05
	TULLAH	1.00	1.05	1.00	1.00	1.05	1.05

Dated this 4th day of March 2019

Tim Grant, VALUER-GENERAL