

# 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 2020 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2020-2021.

**LAND VALUE ADJUSTMENT FACTORS** Locality of 'General' includes all localities valuation district unless a locality is identified.

BREAK O'DAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.00	1.20	1.00	1.00

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.00	1.00	1.00
BRIGHTON	1.10	1.00	1.00	1.00	1.00	1.00
DROMEDARY	1.10	1.00	1.00	1.00	1.00	1.00

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.05	1.05	1.10	1.05	1.05

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.10	1.10	1.15	1.10	1.10

CENTRAL HIGHLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.25	1.00	1.00

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.20	1.00	1.00

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.00	1.10	1.10
CLARENDON VALE	1.50	1.10	1.10	1.00	1.10	1.10

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.25	1.00	1.00

DEVONPORT						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.20	1.20	1.20	1.20	1.20

DORSET						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.10	1.00	1.15	1.10	1.10
BRANXHOLM	1.50	1.50	1.00	1.15	1.10	1.10
DERBY	2.00	2.00	1.00	1.15	1.10	1.10

FLINDERS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.00	1.00	1.25	1.00	1.00

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.00	1.00	1.10	1.00	1.00

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.00	1.00	1.25	1.00	1.00
BICHENO	1.40	1.00	1.00	1.25	1.00	1.00
ORFORD	1.50	1.00	1.00	1.25	1.00	1.00
SPRING BEACH	1.50	1.00	1.00	1.25	1.00	1.00
TRIABUNNA	1.40	1.00	1.00	1.25	1.00	1.00

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.25	1.25	1.25	1.25	1.25
COLLINSVALE	1.20	1.25	1.25	1.25	1.25	1.25

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
LENAH VALLEY	1.50	1.25	1.25	1.25	1.25	1.25
LUTANA	1.50	1.25	1.25	1.25	1.25	1.25
MOONAH	1.50	1.25	1.25	1.25	1.25	1.25
NEW TOWN	1.50	1.25	1.25	1.25	1.25	1.25
WEST MOONAH	1.50	1.25	1.25	1.25	1.25	1.25

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.50	1.50	1.40	1.50	1.50

HUON VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.05	1.05	1.40	1.05	1.05
CYGNET	1.50	1.05	1.05	1.40	1.05	1.05
FRANKLIN	1.50	1.05	1.05	1.40	1.05	1.05
HUONVILLE	1.50	1.05	1.05	1.40	1.05	1.05
RANELAGH	1.50	1.05	1.05	1.40	1.05	1.05

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.05	1.05	1.30	1.05	1.05

KING ISLAND						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.00	1.00	1.25	1.00	1.00

KINGBOROUGH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.20	1.40	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
KINGSTON	1.50	1.20	1.20	1.40	1.20	1.20
KINGSTON BEACH	1.50	1.20	1.20	1.40	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

KINGBOROUGH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
SOUTH BRUNY	1.20	1.20	1.20	1.20	1.20	1.20
TAROONA	1.50	1.20	1.20	1.40	1.20	1.20

LATROBE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.20	1.10	1.10

LAUNCESTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.20	1.10	1.20	1.10	1.10

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.00	1.00	1.10	1.00	1.00

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.05	1.05	1.10	1.05	1.05

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.15	1.15	1.30	1.15	1.15

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.25	1.00	1.00

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.00	1.00	1.15	1.00	1.00
NUBEENA	1.15	1.00	1.00	1.15	1.00	1.00

WARATAH-WYNYARD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.05	1.05	1.10	1.05	1.05

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.10	1.10	1.10
STRAHAN	1.05	1.10	1.10	1.10	1.10	1.10
ZEEHAN	1.60	1.10	1.10	1.10	1.10	1.10

WEST TAMAR						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.15	1.10	1.30	1.15	1.15
BEACONSFIELD	1.10	1.15	1.10	1.30	1.15	1.15
GRINDELWALD	1.30	1.15	1.10	1.30	1.15	1.15
LEGANA	1.30	1.15	1.10	1.30	1.15	1.15
RIVERSIDE	1.30	1.15	1.10	1.30	1.15	1.15
TREVALLYN	1.30	1.15	1.10	1.30	1.15	1.15

Dated this 28 February 2020



Tim Grant  
VALUER-GENERAL