

# 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 26 February 2021 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2021-2022.

### LAND VALUE ADJUSTMENT FACTORS

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

<b>BREAK O'DAY</b> Levels of Value as at 1 July 2018						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.30	1.30	1.40	1.30	1.30
CORNWALL	1.50	1.30	1.30	1.40	1.30	1.30
FINGAL	1.50	1.30	1.30	1.40	1.30	1.30
ST MARYS	1.50	1.30	1.30	1.40	1.30	1.30

<b>BRIGHTON</b> Levels of Value as at 1 July 2018						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.00	1.00	1.00
BRIDGEWATER	1.40	1.00	1.00	1.00	1.00	1.00
GAGEBROOK	1.40	1.00	1.00	1.00	1.00	1.00
HERDSMANS COVE	1.40	1.00	1.00	1.00	1.00	1.00

<b>BURNIE</b> Levels of Value as at 1 July 2018						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.25	1.10	1.10

<b>CENTRAL COAST</b> Levels of Value as at 1 July 2018						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.20	1.20	1.25	1.20	1.20

<b>CENTRAL HIGHLANDS</b> Levels of Value as at 1 July 2014						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.30	1.00	1.00

<b>CIRCULAR HEAD</b> Levels of Value as at 1 July 2018						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.05	1.05	1.05	1.30	1.05	1.05

<b>CLARENCE</b> Levels of Value as at 1 July 2018						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.30	1.10	1.10	1.00	1.10	1.10
CLARENDON VALE	1.60	1.10	1.10	1.00	1.10	1.10
OPOSSUM BAY	1.20	1.10	1.10	1.00	1.10	1.10
SOUTH ARM	1.20	1.10	1.10	1.00	1.10	1.10

<b>DERWENT VALLEY</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.20	1.10	1.10	1.25	1.10	1.10
GRANTON	1.50	1.10	1.10	1.25	1.10	1.10
NEW NORFOLK	1.50	1.10	1.10	1.25	1.10	1.10

<b>DEVONPORT</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.30	1.30	1.30	1.35	1.30	1.30

<b>DORSET</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.40	1.30	1.30	1.40	1.30	1.30
BRANXHOLM	2.00	2.00	1.30	1.40	1.30	1.30
DERBY	4.00	4.00	1.30	1.40	1.30	1.30

<b>FLINDERS</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.20	1.10	1.10	1.40	1.10	1.10
LADY BARRON	1.15	1.10	1.10	1.40	1.10	1.10
PALANA	1.15	1.10	1.10	1.40	1.10	1.10

<b>GEORGE TOWN</b> Levels of Value as at 1 July 2018						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.40	1.20	1.20	1.40	1.20	1.20
BEECHFORD	1.20	1.20	1.20	1.40	1.20	1.20
BELLINGHAM	1.20	1.20	1.20	1.40	1.20	1.20
HILLWOOD	1.20	1.20	1.20	1.40	1.20	1.20
LOW HEAD	1.20	1.20	1.20	1.40	1.20	1.20

<b>GLAMORGAN SPRING BAY</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
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

<b>GLENORCHY</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.50	1.25	1.25	1.25	1.25	1.25
COLLINSVALE	1.20	1.25	1.25	1.25	1.25	1.25

<b>HOBART</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.50	1.50	1.50	1.50	1.50	1.50

<b>HUON VALLEY</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.30	1.10	1.10	1.45	1.10	1.10
CYGNET	1.60	1.10	1.10	1.45	1.10	1.10
FRANKLIN	1.60	1.10	1.10	1.45	1.10	1.10
HUONVILLE	1.60	1.10	1.10	1.45	1.10	1.10
RANELAGH	1.60	1.10	1.10	1.45	1.10	1.10

<b>KENTISH</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.40	1.20	1.20	1.35	1.20	1.20

<b>KING ISLAND</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.30	1.10	1.10	1.40	1.10	1.10

<b>KINGBOROUGH</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.50	1.20	1.20	1.45	1.20	1.20
ADVENTURE BAY	1.30	1.20	1.20	1.30	1.20	1.20
ALONNAH	1.20	1.20	1.20	1.30	1.20	1.20
APOLLO BAY	1.20	1.20	1.20	1.30	1.20	1.20
BARNES BAY	1.20	1.20	1.20	1.30	1.20	1.20
DENNES POINT	1.30	1.20	1.20	1.30	1.20	1.20
GREAT BAY	1.20	1.20	1.20	1.30	1.20	1.20
KILLORA	1.20	1.20	1.20	1.30	1.20	1.20
LUNAWANNA	1.30	1.20	1.20	1.30	1.20	1.20
NORTH BRUNY	1.20	1.20	1.20	1.30	1.20	1.20
SIMPSONS BAY	1.20	1.20	1.20	1.30	1.20	1.20
SOUTH BRUNY	1.20	1.20	1.20	1.30	1.20	1.20

<b>LATROBE</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.35	1.25	1.25	1.35	1.25	1.25
SHEARWATER	1.35	1.25	1.10	1.35	1.25	1.25

<b>LAUNCESTON</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.35	1.30	1.30	1.25	1.30	1.30

<b>MEANDER VALLEY</b> Levels of Value as at 1 July 2018						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.35	1.20	1.20	1.30	1.20	1.20
PROSPECT VALE	1.25	1.20	1.20	1.30	1.20	1.20
SUMMERHILL	1.25	1.20	1.20	1.30	1.20	1.20

<b>NORTHERN MIDLANDS</b> Levels of Value as at 1 July 2018						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.35	1.20	1.20	1.30	1.20	1.20
BREADALBANE	1.45	1.20	1.20	1.30	1.20	1.20
DEVON HILLS	1.45	1.20	1.20	1.30	1.20	1.20
EVANDALE	1.45	1.20	1.20	1.30	1.20	1.20
LONGFORD	1.45	1.20	1.20	1.30	1.20	1.20
PERTH	1.45	1.20	1.20	1.30	1.20	1.20
WESTERN JUNCTION	1.45	1.30	1.30	1.30	1.30	1.30

<b>SORELL</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.40	1.15	1.15	1.30	1.15	1.15
CARLTON	1.50	1.15	1.15	1.30	1.15	1.15
CARLTON RIVER	1.50	1.15	1.15	1.30	1.15	1.15
DODGES FERRY	1.50	1.15	1.15	1.30	1.15	1.15
MIDWAY POINT	1.50	1.15	1.15	1.30	1.15	1.15
PRIMROSE SANDS	1.60	1.15	1.15	1.30	1.15	1.15
SORELL	1.50	1.15	1.15	1.30	1.15	1.15

<b>SOUTHERN MIDLANDS</b> Levels of Value as at 1 July 2014						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.40	1.00	1.00	1.35	1.00	1.00

<b>TASMAN</b> Levels of Value as at 1 July 2016						
<b>LOCALITY</b>	<b>CLASS</b>					
	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PRIMARY PRODUCTION</b>	<b>COMMUNITY SERVICES</b>	<b>OTHER</b>
GENERAL	1.30	1.00	1.00	1.15	1.00	1.00

WARATAH-WYNYARD Levels of Value as at 1 July 2016						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.15	1.15	1.20	1.15	1.15
WARATAH	1.35	1.15	1.15	1.20	1.15	1.15

WEST COAST Levels of Value as at 1 July 2014						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.20	1.30	1.20	1.20
STRAHAN	1.10	1.20	1.20	1.30	1.20	1.20
TULLAH	1.20	1.20	1.20	1.30	1.20	1.20
ZEEHAN	2.00	1.20	1.20	1.30	1.20	1.20

WEST TAMAR Levels of Value as at 1 July 2012						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.40	1.40	1.75	1.40	1.40
BEACONSFIELD	1.25	1.40	1.40	1.75	1.40	1.40
CLARENCE POINT	1.30	1.40	1.40	1.75	1.40	1.40
EXETER	1.75	1.40	1.40	1.75	1.40	1.40
GREENS BEACH	1.30	1.40	1.40	1.75	1.40	1.40
KELSO	1.30	1.40	1.40	1.75	1.40	1.40

Dated 26 February 2021



**Tim Grant**  
**VALUER-GENERAL**