

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 2022 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2022-2023.

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.

BREAK O'DAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.00	1.40	1.40	1.60	1.40	1.40

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.10	1.10	1.50	1.10	1.10

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.25	1.25	1.50	1.25	1.25

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.30	1.30	1.60	1.30	1.30

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.15	1.15	1.70	1.15	1.15

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.30	1.30	1.50	1.30	1.30
CLARENDON VALE	1.80	1.30	1.30	1.50	1.30	1.30
OPOSSUM BAY	1.50	1.30	1.30	1.50	1.30	1.30

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.40	1.40	1.40	1.40	1.40
GRANTON	2.00	1.40	1.40	1.40	1.40	1.40
MAYDNA	2.50	1.40	1.40	1.40	1.40	1.40
NEW NORFOLK	2.00	1.40	1.40	1.40	1.40	1.40

DORSET						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.70	1.70	1.90	1.70	1.70
BRANXHOLM	3.00	3.00	1.70	1.90	1.70	1.70
DERBY	5.00	5.00	1.70	1.90	1.70	1.70

FLINDERS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.25	1.25	1.50	1.25	1.25

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.25	1.50	1.60	1.25	1.25
BEECHFORD	1.40	1.25	1.50	1.60	1.25	1.25
BELLINGHAM	1.40	1.25	1.50	1.60	1.25	1.25
HILLWOOD	1.40	1.25	1.50	1.60	1.25	1.25
LOW HEAD	1.40	1.25	1.50	1.60	1.25	1.25

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.65	1.50	1.50	1.65	1.50	1.50
BICHENO	2.00	1.50	1.50	1.65	1.50	1.50
COLES BAY	1.50	1.50	1.50	1.65	1.50	1.50
ORFORD	1.90	1.50	1.50	1.65	1.50	1.50
SPRING BEACH	1.90	1.50	1.50	1.65	1.50	1.50
TRIABUNNA	1.90	1.50	1.50	1.65	1.50	1.50

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.50	1.50	1.50	1.50	1.50

KING ISLAND						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.40	1.40	1.90	1.40	1.40

LAUNCESTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.60	1.60	1.60	1.60	1.60

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.75	1.20	1.20	1.60	1.20	1.20
PROSPECT VALE	1.35	1.20	1.20	1.60	1.20	1.20
SUMMERHILL	1.35	1.20	1.20	1.60	1.20	1.20

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.30	1.30	1.70	1.30	1.30

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.10	1.70	1.70	1.80	1.70	1.70
DODGES FERRY	2.20	1.70	1.70	1.80	1.70	1.70
LEWISHAM	2.20	1.70	1.70	1.80	1.70	1.70
MIDWAY POINT	1.80	1.70	1.70	1.80	1.70	1.70
PRIMROSE SANDS	2.30	1.70	1.70	1.80	1.70	1.70

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.10	1.10	1.30	1.10	1.10

WARATAH-WYNYARD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.20	1.20	1.70	1.20	1.20
WARATAH	3.00	1.20	1.20	1.70	1.20	1.20

ASSESSED ANNUAL VALUE ADJUSTMENT FACTORS excluding vacant land

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

BREAK O'DAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.10	1.10	1.60	1.10	1.10

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.50	1.10	1.10

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.10	1.10	1.50	1.10	1.10

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.60	1.10	1.10

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.05	1.05	1.70	1.05	1.05

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.30	1.20	1.50	1.20	1.20

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.10	1.10	1.40	1.10	1.10
MAYDNA	2.00	1.30	1.10	1.40	1.10	1.10

DORSET						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.50	1.50	1.90	1.50	1.50
DERBY	2.00	2.00	2.00	1.90	2.00	2.00

FLINDERS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.00	1.00	1.50	1.00	1.00

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.10	1.10	1.60	1.10	1.10

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.10	1.10	1.65	1.10	1.10

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.35	1.35	1.50	1.35	1.35

KING ISLAND						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.10	1.10	1.90	1.10	1.10

LAUNCESTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.30	1.60	1.20	1.20

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.10	1.10	1.60	1.10	1.10

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.70	1.10	1.10

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.30	1.30	1.80	1.30	1.30

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.10	1.10	1.30	1.10	1.10

WARATAH-WYNYARD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.10	1.10	1.70	1.10	1.10

CAPITAL VALUE ADJUSTMENT FACTORS

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

BREAK O'DAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.60	1.35	1.60	1.35	1.35

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.20	1.20	1.50	1.20	1.20

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.30	1.30	1.50	1.30	1.30

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.35	1.35	1.60	1.35	1.35

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.20	1.20	1.70	1.20	1.20

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.50	1.30	1.50	1.30	1.30
CLARENDON VALE	1.80	1.50	1.30	1.50	1.30	1.30
OPOSSUM BAY	1.35	1.50	1.30	1.50	1.30	1.30

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.30	1.30	1.40	1.30	1.30
MAYDNA	2.50	1.70	1.30	1.40	1.30	1.30

DORSET						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.80	1.80	1.90	1.80	1.80
BRANXHOLM	2.20	2.20	1.80	1.90	1.80	1.80
DERBY	3.60	3.60	1.80	1.90	1.80	1.80

FLINDERS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.25	1.25	1.50	1.25	1.25

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.65	1.30	1.30	1.60	1.30	1.30

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.60	1.60	1.65	1.60	1.60
COLES BAY	1.80	1.60	1.60	1.65	1.60	1.60
SWANSEA	1.70	1.60	1.60	1.65	1.60	1.60
TRIABUNNA	1.80	1.60	1.60	1.65	1.60	1.60

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.00	1.70	1.70	1.50	1.70	1.70

KING ISLAND						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.60	1.60	1.90	1.60	1.60

LAUNCESTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.60	1.60	1.60	1.60	1.60

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.20	1.20	1.60	1.20	1.20
PROSPECT VALE	1.40	1.20	1.20	1.60	1.20	1.20
SUMMERHILL	1.40	1.20	1.20	1.60	1.20	1.20

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.40	1.40	1.70	1.40	1.40

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.70	1.70	1.80	1.70	1.70
MIDWAY POINT	1.70	1.70	1.70	1.80	1.70	1.70
SORELL	1.70	1.70	1.70	1.80	1.70	1.70

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.20	1.20	1.30	1.20	1.20

WARATAH-WYNYARD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.25	1.25	1.70	1.25	1.25
WARATAH	1.70	1.25	1.25	1.70	1.25	1.25

Dated this 28 February 2022

Tim Grant
VALUER-GENERAL