

# 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 24 February 2025 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2025-2026.

### LAND 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	3.00	1.60	1.60	1.80	1.60	1.60
ANSONS BAY	2.50	1.60	1.60	1.80	1.60	1.60
BINALONG BAY	2.50	1.60	1.60	1.80	1.60	1.60
CHAIN OF LAGOONS	2.50	1.60	1.60	1.80	1.60	1.60
ST HELENS	2.75	1.60	1.60	1.80	1.60	1.60
THE GARDENS	2.50	1.60	1.60	1.80	1.60	1.60

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.00	1.50	3.00	1.60	1.50	1.50
OLD BEACH	1.85	1.50	3.00	1.60	1.50	1.50

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.70	1.50	1.50	1.80	1.50	1.50

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.85	1.50	1.50	2.20	1.50	1.50

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

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.75	1.40	1.40	2.20	1.40	1.40

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.80	1.80	3.00	1.80	1.80	1.80
OPOSSUM BAY	1.50	1.80	3.00	1.80	1.80	1.80
RICHMOND	1.90	1.80	3.00	1.80	1.80	1.80
RISDON VALE	1.90	1.80	3.00	1.80	1.80	1.80
ROKEBY	1.90	1.80	3.00	1.80	1.80	1.80

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
NEW NORFOLK	0.90	1.00	1.00	1.00	1.00	1.00

DEVONPORT						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.25	1.25	1.35	1.25	1.25

DORSET						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00

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

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.00	1.50	2.00	2.25	1.50	1.50
GEORGE TOWN	2.50	1.50	2.00	2.25	1.50	1.50

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
BATTERY POINT	0.95	1.00	1.00	1.00	1.00	1.00
DYNNYRNE	0.95	1.00	1.00	1.00	1.00	1.00
HOBART	0.95	1.00	1.00	1.00	1.00	1.00
SANDY BAY	0.95	1.00	1.00	1.00	1.00	1.00
TOLMANS HILL	0.95	1.00	1.00	1.00	1.00	1.00

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

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.25	1.25	1.35	1.25	1.25

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

KINGBOROUGH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	1.00	1.00	1.00	1.00	1.00
HUNTINGFIELD	1.05	1.00	2.00	1.00	1.00	1.00

LATROBE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.25	1.25	1.35	1.25	1.25
HAWLEY BEACH	1.40	1.25	1.25	1.35	1.25	1.25

LAUNCESTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.25	1.45	1.45	2.25	1.45	1.45

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.30	1.50	1.50	2.25	1.50	1.50
ROSSARDEN	5.00	1.50	1.50	2.25	1.50	1.50

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.00	1.00	1.00	1.00	1.00

WARATAH-WYNYARD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.10	1.10	1.35	1.10	1.10

WEST TAMAR						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.25	1.25	1.35	1.25	1.25
RIVERSIDE	1.20	1.25	1.25	1.35	1.25	1.25
TREVALLYN	1.20	1.25	1.25	1.35	1.25	1.25

Dated this 24 February 2025

**Guy G Naish**  
**VALUER-GENERAL**