

# 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 25 February 2026 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2026-2027.

### 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.

CENTRAL HIGHLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.10	1.10	1.10	1.10	1.10

DERWENT VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.05	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

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
BICHENO	1.00	1.00	1.05	1.00	1.00	1.00
COLES BAY	0.95	1.00	1.00	1.00	1.00	1.00
DOLPHIN SANDS	0.95	1.00	1.00	1.00	1.00	1.00

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

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

HUON VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.00	1.00	1.00	1.00	1.00
HUONVILLE	1.20	1.00	1.00	1.00	1.00	1.00

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	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	1.10	1.00	1.00	1.00	1.00	1.00
HUNTINGFIELD	1.10	1.00	2.00	1.00	1.00	1.00
KINGSTON	1.15	1.00	1.00	1.00	1.00	1.00

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

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

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
CARLTON	1.00	1.00	1.00	1.00	1.00	1.00
CARLTON RIVER	1.00	1.00	1.00	1.00	1.00	1.00
PRIMROSE SANDS	0.95	1.00	1.00	1.00	1.00	1.00
SORELL	1.00	1.00	1.00	1.00	1.00	1.00

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.05	1.05	1.10	1.05	1.05

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

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

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.05	1.05	1.30	1.05	1.05
STRAHAN	1.25	1.05	1.05	1.30	1.05	1.05
ZEEHAN	1.25	1.05	1.05	1.30	1.05	1.05

WEST TAMAR						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	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

## ASSESSED ANNUAL VALUE ADJUSTMENT FACTORS excluding vacant land

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

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

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

DEVONPORT						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.35	1.10	1.10

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

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	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	1.05	1.05	1.05	1.05	1.05	1.05

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

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.35	1.10	1.10

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	1.10	1.10	1.10	1.10	1.10	1.10

LATROBE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.35	1.10	1.10

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

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

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.10	1.10	1.10	1.10	1.10

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

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.30	1.00	1.00	1.35	1.00	1.00

WEST TAMAR						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.10	1.35	1.10	1.10

## CAPITAL VALUE ADJUSTMENT FACTORS

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

CENTRAL HIGHLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.10	1.50	1.25	1.10	1.10
BOTHWELL	1.30	1.50	1.50	1.25	1.10	1.10
MIENA	1.30	1.10	1.50	1.25	1.10	1.10
OUSE	1.30	1.10	1.50	1.25	1.10	1.10

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
MAGRA	1.05	1.00	1.00	1.00	1.00	1.00

DEVONPORT						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.25	1.25	1.35	1.25	1.25

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

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

GLAMORGAN-SPRING BAY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	1.00	1.00	1.05	1.00	1.00
DOLPHIN SANDS	0.95	1.00	1.00	1.05	1.00	1.00
ORFORD	0.95	1.00	1.00	1.05	1.00	1.00
RHEBAN	0.95	1.00	1.00	1.05	1.00	1.00

GLENORCHY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.05	1.10	1.00	1.00	1.00
DERWENT PARK	1.05	1.05	1.20	1.00	1.00	1.00
GRANTON	1.05	1.05	1.10	1.00	1.00	1.00
MOONAH	1.05	1.10	1.10	1.00	1.00	1.00

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	1.15	1.10	1.05	1.05	1.05
BATTERY POINT	1.00	1.15	1.10	1.05	1.05	1.05
DYNNYRNE	1.00	1.15	1.10	1.05	1.05	1.05
KINGSTON	1.00	1.15	1.10	1.05	1.05	1.05
SANDY BAY	1.00	1.15	1.10	1.05	1.05	1.05
WEST HOBART	1.00	1.15	1.10	1.05	1.05	1.05

HUON VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.30	1.00	1.10	1.00	1.00
CRABTREE	1.30	1.30	1.00	1.10	1.00	1.00
CRADOC	1.30	1.30	1.00	1.10	1.00	1.00
CYGNET	1.30	1.30	1.00	1.10	1.00	1.00
EGGS AND BACON BAY	1.30	1.30	1.00	1.10	1.00	1.00
GROVE	1.30	1.30	1.00	1.10	1.00	1.00
JUDBURY	1.30	1.30	1.00	1.10	1.00	1.00
KAOTA	1.30	1.30	1.00	1.10	1.00	1.00
LUCASTON	1.30	1.30	1.00	1.10	1.00	1.00
MOUNTAIN RIVER	1.30	1.30	1.00	1.10	1.00	1.00
NICHOLLS RIVULET	1.30	1.30	1.00	1.10	1.00	1.00
POLICE POINT	1.30	1.30	1.00	1.10	1.00	1.00
RANDALLS BAY	1.30	1.30	1.00	1.10	1.00	1.00
RANELAGH	1.30	1.30	1.00	1.10	1.00	1.00
SOUTHPORT	1.30	1.30	1.00	1.10	1.00	1.00
WATTLE GROVE	1.30	1.30	1.00	1.10	1.00	1.00

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.25	1.25	1.35	1.25	1.25

KING ISLAND						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	1.05	1.05	1.00	1.05	1.05

KINGBOROUGH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.10	1.10	1.10	1.10	1.10
ELECTRONA	1.20	1.10	1.10	1.10	1.10	1.10
HOWDEN	1.20	1.10	1.10	1.10	1.10	1.10
HUNTINGFIELD	1.20	1.10	1.10	1.10	1.10	1.10
KETTERING	1.20	1.10	1.10	1.10	1.10	1.10
LOWER SNUG	1.20	1.10	1.10	1.10	1.10	1.10

KINGBOROUGH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
MARGATE	1.20	1.10	1.10	1.10	1.10	1.10
MIDDLETON	1.20	1.10	1.10	1.10	1.10	1.10
SNUG	1.20	1.10	1.10	1.10	1.10	1.10
WOODBIDGE	1.20	1.10	1.10	1.10	1.10	1.10

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

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

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

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.20	1.10	1.10

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.00	1.00	1.00	1.00	1.00
EAGLEHAWK NECK	1.05	1.00	1.00	1.00	1.00	1.00
MURDUNNA	1.05	1.00	1.00	1.00	1.00	1.00
NUBEENA	1.05	1.00	1.00	1.00	1.00	1.00
WHITE BEACH	1.05	1.00	1.00	1.00	1.00	1.00

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

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.05	1.05	1.35	1.05	1.05
STRAHAN	1.20	1.10	1.05	1.35	1.05	1.05

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
ZEEHAN	1.25	1.05	1.05	1.35	1.05	1.05

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

Dated this 25 February 2026

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