

	A	G	H	I	J	K	L	M	N	O	P
1	Locality	RDA Weekly Rent	Annual Rent/Vistas CV	Letting Up Allowance	Outgoings - Rates	Outgoings - TasWater	Outgoings - Land Tax	Adjusted Annual Rental AAV Level	Adjusted Annual Rental/Vistas AAV	Arithmetic Mean	Geometric Mean
2	MAYFIELD	\$ 230	9.57%	\$ 11,500	\$ 864	\$ 965	\$ 201	\$ 9,470	1.19		
3	MAYFIELD	\$ 173		\$ 8,625			\$ -	\$ 7,202	0.89		
4	MAYFIELD	\$ 240	8.05%	\$ 12,000	\$ 880	\$ 965	\$ 166	\$ 9,990	1.22		
5	MAYFIELD	\$ 255	8.04%	\$ 12,750	\$ 976	\$ 965	\$ 201	\$ 10,608	1.12		
6	MAYFIELD	\$ 240	10.40%	\$ 12,000	\$ 849	\$ 965	\$ 177	\$ 10,010	1.29		
7	MAYFIELD	\$ 265	12.53%	\$ 13,250	\$ 818	\$ 965	\$ 188	\$ 11,279	1.54		
8	MAYFIELD	\$ 260	9.32%	\$ 13,000	\$ 922	\$ 965	\$ 201	\$ 10,912	1.25		
9	MAYFIELD	\$ 265	8.89%	\$ 13,250	\$ 949	\$ 965	\$ 188	\$ 11,149	1.23		
10	MAYFIELD	\$ 245	6.89%	\$ 12,250	\$ 1,026	\$ 965	\$ 201	\$ 10,058	0.99		
11	MAYFIELD	\$ 250	8.97%	\$ 12,500	\$ 922	\$ 965	\$ 201	\$ 10,412	1.19		
12	MAYFIELD	\$ 230	7.72%	\$ 11,500	\$ 949	\$ 965	\$ 201	\$ 9,385	1.03		
13	MAYFIELD	\$ 245	11.08%	\$ 12,250	\$ 833	\$ 965	\$ 215	\$ 10,237	1.36		
14	MAYFIELD	\$ 260	8.45%	\$ 13,000	\$ 964	\$ 965	\$ 215	\$ 10,856	1.17		
15	MAYFIELD	\$ 260	8.45%	\$ 13,000	\$ 964	\$ 965	\$ 215	\$ 10,856	1.17		
16	MAYFIELD	\$ 240	9.60%	\$ 12,000	\$ 880	\$ 965	\$ 201	\$ 9,954	1.22		
17	MAYFIELD	\$ 265	10.60%	\$ 13,250	\$ 880	\$ 965	\$ 188	\$ 11,218	1.37		
18	MAYFIELD	\$ 245	9.10%	\$ 12,250	\$ 907	\$ 965	\$ 188	\$ 10,191	1.19		
19	MAYFIELD	\$ 230	10.40%	\$ 11,500	\$ 833	\$ 965	\$ 188	\$ 9,514	1.26		
20	MAYFIELD	\$ 200	7.17%	\$ 10,000	\$ 922	\$ 965	\$ 201	\$ 7,912	0.91		
21	MAYFIELD	\$ 235	8.73%	\$ 11,750	\$ 907	\$ 965	\$ 201	\$ 9,677	1.13		
22	MAYFIELD	\$ 250	10.00%	\$ 12,500	\$ 880	\$ 965	\$ 201	\$ 10,454	1.28	1.19	1.18
23							\$ -				
24	RAVENSWOOD	\$ 220	9.95%	\$ 11,000	\$ 833	\$ 965	\$ 111	\$ 9,091	1.21		
25	RAVENSWOOD	\$ 210	9.50%	\$ 10,500	\$ 833	\$ 965	\$ 105	\$ 8,597	1.14		
26	RAVENSWOOD	\$ 200	7.70%	\$ 10,000	\$ 895	\$ 965	\$ 116	\$ 8,024	0.96		
27	RAVENSWOOD	\$ 240	8.91%	\$ 12,000	\$ 907	\$ 965	\$ 111	\$ 10,018	1.17		
28	RAVENSWOOD	\$ 320	12.33%	\$ 16,000	\$ 895	\$ 965	\$ 144	\$ 13,996	1.67		
29	RAVENSWOOD	\$ 230	9.97%	\$ 11,500	\$ 849	\$ 965	\$ 144	\$ 9,543	1.23		
30	RAVENSWOOD	\$ 200	9.04%	\$ 10,000	\$ 833	\$ 965	\$ 116	\$ 8,086	1.07		
31	RAVENSWOOD	\$ 270	10.40%	\$ 13,500	\$ 895	\$ 965	\$ 133	\$ 11,507	1.37		
32	RAVENSWOOD	\$ 330	6.60%	\$ 16,500	\$ 1,180	\$ 965	\$ 284	\$ 14,071	1.15		
33	RAVENSWOOD	\$ 260	9.66%	\$ 13,000	\$ 907	\$ 965	\$ 155	\$ 10,974	1.29		
34	RAVENSWOOD	\$ 260	7.73%	\$ 13,000	\$ 941	\$ 965	\$ -	\$ 11,094	1.23		
35	RAVENSWOOD	\$ 265	8.11%	\$ 13,250	\$ 926	\$ 965	\$ -	\$ 11,359	1.29		
36	RAVENSWOOD	\$ 335	9.68%	\$ 16,750	\$ 1,014	\$ 965	\$ 149	\$ 14,622	1.46		
37	RAVENSWOOD	\$ 250	10.83%	\$ 12,500	\$ 849	\$ 965	\$ 133	\$ 10,554	1.36		
38	RAVENSWOOD	\$ 250	10.40%	\$ 12,500	\$ 864	\$ 965	\$ 122	\$ 10,549	1.33		
39	RAVENSWOOD	\$ 210	9.50%	\$ 10,500	\$ 833	\$ 965	\$ 111	\$ 8,591	1.14		
40	RAVENSWOOD	\$ 225	10.17%	\$ 11,250	\$ 833	\$ 965	\$ 111	\$ 9,341	1.24		
41	RAVENSWOOD	\$ 250	7.65%	\$ 12,500	\$ 987	\$ 965	\$ 149	\$ 10,399	1.08		
42	RAVENSWOOD	\$ 170		\$ 8,500			\$ -	\$ 7,098	1.14		
43	RAVENSWOOD	\$ 200	9.90%	\$ 10,000	\$ 803	\$ 965	\$ 116	\$ 8,116	1.14		
44	RAVENSWOOD	\$ 195		\$ 9,750			\$ -	\$ 8,141	1.12		
45	RAVENSWOOD	\$ 250	10.40%	\$ 12,500	\$ 783	\$ 965	\$ -	\$ 10,752	1.57		
46	RAVENSWOOD	\$ 200	10.95%	\$ 10,000	\$ 683	\$ 965	\$ -	\$ 8,352	1.52		
47	RAVENSWOOD	\$ 250	8.39%	\$ 12,500	\$ 949	\$ 965	\$ 122	\$ 10,465	1.15		
48	RAVENSWOOD	\$ 220	10.90%	\$ 11,000	\$ 803	\$ 965	\$ 100	\$ 9,133	1.28		
49	RAVENSWOOD	\$ 205	7.11%	\$ 10,250	\$ 937	\$ 965	\$ 166	\$ 8,182	0.91		
50	RAVENSWOOD	\$ 270	9.36%	\$ 13,500	\$ 937	\$ 965	\$ 122	\$ 11,476	1.28		
51	RAVENSWOOD	\$ 170		\$ 8,500			\$ -	\$ 7,098	1.36		
52	RAVENSWOOD	\$ 188		\$ 9,375			\$ -	\$ 7,828	1.51		
53	RAVENSWOOD	\$ 210	8.40%	\$ 10,500	\$ 880	\$ 965	\$ 111	\$ 8,545	1.05		
54	RAVENSWOOD	\$ 250	10.00%	\$ 12,500	\$ 880	\$ 965	\$ 116	\$ 10,539	1.29		
55	RAVENSWOOD	\$ 265	10.60%	\$ 13,250	\$ 880	\$ 965	\$ 127	\$ 11,278	1.38		
56	RAVENSWOOD	\$ 240	10.85%	\$ 12,000	\$ 833	\$ 965	\$ 100	\$ 10,102	1.34		
57	RAVENSWOOD	\$ 220	9.95%	\$ 11,000	\$ 833	\$ 965	\$ 111	\$ 9,091	1.21		
58	RAVENSWOOD	\$ 200	8.67%	\$ 10,000	\$ 849	\$ 965	\$ 111	\$ 8,076	1.04		
59	RAVENSWOOD	\$ 220	9.95%	\$ 11,000	\$ 833	\$ 965	\$ 127	\$ 9,075	1.20		
60	RAVENSWOOD	\$ 195		\$ 9,750			\$ -	\$ 8,141	1.49		
61	RAVENSWOOD	\$ 173		\$ 8,650			\$ -	\$ 7,223	1.39		
62	RAVENSWOOD	\$ 220	8.80%	\$ 11,000	\$ 880	\$ 965	\$ 111	\$ 9,045	1.11		
63	RAVENSWOOD	\$ 200	7.17%	\$ 10,000	\$ 922	\$ 965	\$ 111	\$ 8,003	0.92		
64	RAVENSWOOD	\$ 195	9.22%	\$ 9,750	\$ 818	\$ 965	\$ 149	\$ 7,818	1.07		
65	RAVENSWOOD	\$ 210	8.74%	\$ 10,500	\$ 783	\$ 965	\$ -	\$ 8,752	1.28		
66	RAVENSWOOD	\$ 190	8.23%	\$ 9,500	\$ 768	\$ 965	\$ -	\$ 7,767	1.17		
67	RAVENSWOOD	\$ 250	9.29%	\$ 12,500	\$ 907	\$ 965	\$ 116	\$ 10,512	1.23		
68	RAVENSWOOD	\$ 250	10.00%	\$ 12,500	\$ 880	\$ 965	\$ 111	\$ 10,545	1.29		
69	RAVENSWOOD	\$ 240	7.56%	\$ 12,000	\$ 976	\$ 965	\$ 105	\$ 9,954	1.05		
70	RAVENSWOOD	\$ 240	10.85%	\$ 12,000	\$ 833	\$ 965	\$ 100	\$ 10,102	1.34		
71	RAVENSWOOD	\$ 285	12.89%	\$ 14,250	\$ 833	\$ 965	\$ 111	\$ 12,341	1.64		
72	RAVENSWOOD	\$ 240	9.60%	\$ 12,000	\$ 880	\$ 965	\$ 138	\$ 10,017	1.23		
73	RAVENSWOOD	\$ 250	12.38%	\$ 12,500	\$ 803	\$ 965	\$ 122	\$ 10,611	1.49		
74	RAVENSWOOD	\$ 240	9.98%	\$ 12,000	\$ 864	\$ 965	\$ 122	\$ 10,049	1.26		
75	RAVENSWOOD	\$ 230	10.40%	\$ 11,500	\$ 833	\$ 965	\$ 111	\$ 9,591	1.27		
76	RAVENSWOOD	\$ 230	9.20%	\$ 11,500	\$ 880	\$ 965	\$ 111	\$ 9,545	1.17		
77	RAVENSWOOD	\$ 240	10.85%	\$ 12,000	\$ 833	\$ 965	\$ 116	\$ 10,086	1.34		
78	RAVENSWOOD	\$ 275	12.43%	\$ 13,750	\$ 833	\$ 965	\$ 111	\$ 11,841	1.57		

	A	G	H	I	J	K	L	M	N	O	P
79	RAVENSWOOD	\$ 280	12.66%	\$ 14,000	\$ 833	\$ 965	\$ 116	\$ 12,086	1.60	1.26	1.25
80							\$ -				
81	ROCHERLEA	\$ 210	8.74%	\$ 10,500	\$ 864	\$ 965	\$ 149	\$ 8,522	1.07		
82	ROCHERLEA	\$ 210	8.74%	\$ 10,500	\$ 864	\$ 965	\$ 133	\$ 8,538	1.07		
83	ROCHERLEA	\$ 240	9.24%	\$ 12,000	\$ 895	\$ 965	\$ 144	\$ 9,996	1.19		
84	ROCHERLEA	\$ 250	8.67%	\$ 12,500	\$ 937	\$ 965	\$ 166	\$ 10,432	1.17		
85	ROCHERLEA	\$ 290	10.77%	\$ 14,500	\$ 907	\$ 965	\$ 138	\$ 12,490	1.46		
86	ROCHERLEA	\$ 250	10.83%	\$ 12,500	\$ 849	\$ 965	\$ 133	\$ 10,554	1.36		
87	ROCHERLEA	\$ 210	9.10%	\$ 10,500	\$ 849	\$ 965	\$ 149	\$ 8,537	1.10		
88	ROCHERLEA	\$ 250	10.40%	\$ 12,500	\$ 864	\$ 965	\$ 149	\$ 10,522	1.32		
89	ROCHERLEA	\$ 250	10.40%	\$ 12,500	\$ 864	\$ 965	\$ 149	\$ 10,522	1.32		
90	ROCHERLEA	\$ 270	11.23%	\$ 13,500	\$ 864	\$ 965	\$ 149	\$ 11,522	1.45		
91	ROCHERLEA	\$ 197		\$ 9,843			\$ -	\$ 8,218	1.09		
92	ROCHERLEA	\$ 250	9.63%	\$ 12,500	\$ 895	\$ 965	\$ 133	\$ 10,507	1.26		
93	ROCHERLEA	\$ 250	10.40%	\$ 12,500	\$ 864	\$ 965	\$ 155	\$ 10,516	1.32		
94	ROCHERLEA	\$ 250	9.63%	\$ 12,500	\$ 895	\$ 965	\$ 138	\$ 10,502	1.25		
95	ROCHERLEA	\$ 300	11.14%	\$ 15,000	\$ 907	\$ 965	\$ 155	\$ 12,974	1.52	1.26	1.26
96							\$ -				
97	ST LEONARDS	\$ 355	9.72%	\$ 17,750	\$ 1,038	\$ 965	\$ 449	\$ 15,299	1.49		
98	ST LEONARDS	\$ 265	8.89%	\$ 13,250	\$ 880	\$ 965	\$ 160	\$ 11,245	1.38		
99	ST LEONARDS	\$ 350	6.74%	\$ 17,500	\$ 1,195	\$ 965	\$ 518	\$ 14,822	1.19		
100	ST LEONARDS	\$ 270	8.51%	\$ 13,500	\$ 976	\$ 965	\$ 298	\$ 11,262	1.19		
101	ST LEONARDS	\$ 270	7.20%	\$ 13,500	\$ 1,003	\$ 965	\$ 149	\$ 11,383	1.16		
102	ST LEONARDS	\$ 285	7.41%	\$ 14,250	\$ 1,061	\$ 965	\$ 394	\$ 11,831	1.12		
103	ST LEONARDS	\$ 295	8.29%	\$ 14,750	\$ 972	\$ 965	\$ 160	\$ 12,653	1.34		
104	ST LEONARDS	\$ 285	8.01%	\$ 14,250	\$ 972	\$ 965	\$ 160	\$ 12,153	1.29		
105	ST LEONARDS	\$ 340	6.43%	\$ 17,000	\$ 1,226	\$ 965	\$ 325	\$ 14,484	1.13		
106	ST LEONARDS	\$ 340	6.43%	\$ 17,000	\$ 1,226	\$ 965	\$ 325	\$ 14,484	1.13		
107	ST LEONARDS	\$ 260	8.45%	\$ 13,000	\$ 964	\$ 965	\$ 270	\$ 10,801	1.16		
108	ST LEONARDS	\$ 340	12.19%	\$ 17,000	\$ 922	\$ 965	\$ 201	\$ 14,912	1.71		
109	ST LEONARDS	\$ 215		\$ 10,750			\$ -	\$ 8,976	0.91		
110	ST LEONARDS	\$ 290	10.77%	\$ 14,500	\$ 907	\$ 965	\$ 366	\$ 12,262	1.44		
111	ST LEONARDS	\$ 280	7.66%	\$ 14,000	\$ 1,038	\$ 965	\$ 256	\$ 11,741	1.14		
112	ST LEONARDS	\$ 290	7.94%	\$ 14,500	\$ 1,038	\$ 965	\$ 298	\$ 12,200	1.18		
113	ST LEONARDS	\$ 190	10.40%	\$ 9,500	\$ 683	\$ 965	\$ -	\$ 7,852	1.42	1.26	1.24
114							\$ -				
115	WAVERLEY	\$ 180		\$ 9,000			\$ -	\$ 7,515	1.61		
116	WAVERLEY	\$ 170		\$ 8,500			\$ -	\$ 7,098	1.24		
117	WAVERLEY	\$ 240	7.80%	\$ 12,000	\$ 964	\$ 965	\$ 229	\$ 9,842	1.06		
118	WAVERLEY	\$ 240	7.80%	\$ 12,000	\$ 964	\$ 965	\$ 229	\$ 9,842	1.06		
119	WAVERLEY	\$ 300	5.78%	\$ 15,000	\$ 1,195	\$ 965	\$ 573	\$ 12,267	0.99		
120	WAVERLEY	\$ 155	8.48%	\$ 7,750	\$ 683	\$ 965	\$ 67	\$ 6,035	1.09		
121	WAVERLEY	\$ 300	7.80%	\$ 15,000	\$ 1,061	\$ 965	\$ 243	\$ 12,732	1.20		
122	WAVERLEY	\$ 220	8.80%	\$ 11,000	\$ 880	\$ 965	\$ 177	\$ 8,979	1.10		
123	WAVERLEY	\$ 260	12.88%	\$ 13,000	\$ 803	\$ 965	\$ 177	\$ 11,056	1.55		
124	WAVERLEY	\$ 280	9.39%	\$ 14,000	\$ 949	\$ 965	\$ 177	\$ 11,910	1.31		
125	WAVERLEY	\$ 215	11.18%	\$ 10,750	\$ 783	\$ 965	\$ 155	\$ 8,847	1.29		
126	WAVERLEY	\$ 255	10.20%	\$ 12,750	\$ 880	\$ 965	\$ 177	\$ 10,729	1.31		
127	WAVERLEY	\$ 240	9.98%	\$ 12,000	\$ 864	\$ 965	\$ 149	\$ 10,022	1.26		
128	WAVERLEY	\$ 330	9.81%	\$ 16,500	\$ 999	\$ 965	\$ 177	\$ 14,359	1.47		
129	WAVERLEY	\$ 230	9.97%	\$ 11,500	\$ 849	\$ 965	\$ 177	\$ 9,510	1.23		
130	WAVERLEY	\$ 295	8.52%	\$ 14,750	\$ 1,014	\$ 965	\$ 270	\$ 12,501	1.25		
131	WAVERLEY	\$ 260	11.27%	\$ 13,000	\$ 849	\$ 965	\$ 171	\$ 11,015	1.42		
132	WAVERLEY	\$ 245	9.10%	\$ 12,250	\$ 907	\$ 965	\$ 166	\$ 10,213	1.20	1.26	1.25
133											
134											
135											
136											
137											
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141											

2019 LAUNCESTON RESIDENTIAL AAV ADJUSTMENT FACTORS

- MAYFIELD 1.20
- RAVENSWOOD 1.20
- ROCHERLEA 1.20
- ST LEONARDS 1.20
- WAVERLEY 1.20

Instructions:

Check whether an adjustment factor applies to Vistas LV, CV, or AAV. If so the adjusted value will need to be used in determining Rates and Land Tax.
Obtain Rates determination from Council website.
Obtain Land Tax calculation from SRO website.
Obtain TasWater Charge - Often a fixed annual charge.

Column G: Weekly Rent from RDA.
Column H: Annual Rent / Vistas CV - Column N x 52 / Column I
Column I: Annual Rent less 2 weeks letting up period: Column N x (52 - 2)
Column J: Rates
Column K: TasWater fixed annual charges
Land Tax on a single holding basis. For Adj. Land Values between \$25,000 and \$349,999 (the majority), calc is (Adj LV -
Column L: \$25,000) x 0.0055 + \$50.
Column M: Annual Rent less statutory outgoings: Rates (Column J), TasWater (Column K), Land Tax (Column L)
Column N: Ratio between adjusted Annual Rental and Vistas AAV

In determining statutory outgoing for tenancy properties, total statutory outgoings at the VRE level are apportioned on a percentage basis in accordance with Tenancy AAV.

Sort by RDA weekly rent.

Check low and high rents and remove or adjust if necessary. Low or High Rents may have been matched to Parent VRE not the TEN or vice versa. Low rents may not be at market, high rents may be monthly rents (not weekly) or for part or fully furnished properties.

Remove outliers - 2.5% from the top and 2.5% from the bottom has been adopted for Launceston based on inspection.

Resort in locality/suburb order

Determine Adjustment Factors at locality level.

Determine General for like localities.

Separate localities not exhibiting general movement.

Populate Gazettal Notice.

RTI-DL-RELEASE-DPIPWWE