

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 4 March 2019 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2019-2020.

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.

| VALUATION DISTRICT | LOCALITY | CLASS | | | | | |
|----------------------|--------------|-------------|------------|------------|--------------------|--------------------|-------|
| | | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | PRIMARY PRODUCTION | COMMUNITY SERVICES | OTHER |
| CENTRAL HIGHLANDS | GENERAL | 1.00 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DERWENT VALLEY | GENERAL | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DEVONPORT | GENERAL | 1.10 | 1.10 | 1.10 | 1.20 | 1.10 | 1.10 |
| DORSET | GENERAL | 1.00 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| FLINDERS | GENERAL | 1.00 | 1.00 | 1.00 | 1.20 | 1.00 | 1.00 |
| GLAMORGAN SPRING BAY | GENERAL | 1.25 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| | ORFORD | 1.40 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| | SPRING BEACH | 1.40 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| GLENORCHY | GENERAL | 1.20 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 |
| HOBART | GENERAL | 1.30 | 1.25 | 1.25 | 1.20 | 1.25 | 1.25 |
| HUON VALLEY | GENERAL | 1.30 | 1.05 | 1.05 | 1.30 | 1.05 | 1.05 |
| | FRANKLIN | 1.45 | 1.05 | 1.05 | 1.30 | 1.05 | 1.05 |
| | CYGNET | 1.50 | 1.05 | 1.05 | 1.30 | 1.05 | 1.05 |
| | HUONVILLE | 1.50 | 1.05 | 1.05 | 1.30 | 1.05 | 1.05 |
| | RANELAGH | 1.50 | 1.05 | 1.05 | 1.30 | 1.05 | 1.05 |
| KENTISH | GENERAL | 1.20 | 1.05 | 1.05 | 1.25 | 1.05 | 1.05 |

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|-------------------|---------------|------|------|------|------|------|------|
| KINGBOROUGH | GENERAL | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | ADVENTURE BAY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | ALONNAH | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | APOLLO BAY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | BARNES BAY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | DENNES POINT | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | GREAT BAY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | KILLORA | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | LUNAWANNA | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | NORTH BRUNY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | SIMPSONS BAY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | SOUTH BRUNY | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| KING ISLAND | GENERAL | 1.25 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| LATROBE | GENERAL | 1.20 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| LAUNCESTON | GENERAL | 1.20 | 1.20 | 1.10 | 1.10 | 1.20 | 1.20 |
| SORELL | GENERAL | 1.15 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| | MIDWAY POINT | 1.10 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| SOUTHERN MIDLANDS | GENERAL | 1.15 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| TASMAN | GENERAL | 1.10 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| | NUBEENA | 1.05 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| | WHITE BEACH | 1.20 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| WARATAH-WYNYARD | GENERAL | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| WEST COAST | GENERAL | 1.20 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| | STRAHAN | 1.05 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| | ZEEHAN | 1.30 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

ASSESSED ANNUAL VALUE ADJUSTMENT FACTORS excluding vacant land
 Locality of 'General' includes all localities in the valuation district unless a locality is identified.

| VALUATION DISTRICT | LOCALITY | CLASS | | | | | |
|----------------------|------------|-------------|------------|------------|--------------------|--------------------|-------|
| | | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | PRIMARY PRODUCTION | COMMUNITY SERVICES | OTHER |
| CENTRAL HIGHLANDS | GENERAL | 1.05 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DERWENT VALLEY | GENERAL | 1.15 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DEVONPORT | GENERAL | 1.10 | 1.10 | 1.10 | 1.20 | 1.10 | 1.10 |
| DORSET | GENERAL | 1.00 | 1.15 | 1.10 | 1.15 | 1.15 | 1.15 |
| | BRIDPORT | 1.05 | 1.15 | 1.10 | 1.15 | 1.15 | 1.15 |
| | SCOTTSDALE | 1.05 | 1.15 | 1.10 | 1.15 | 1.15 | 1.15 |
| FLINDERS | GENERAL | 1.00 | 1.00 | 1.00 | 1.20 | 1.00 | 1.00 |
| GLAMORGAN SPRING BAY | GENERAL | 1.20 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| GLENORCHY | GENERAL | 1.20 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 |
| HOBART | GENERAL | 1.30 | 1.25 | 1.10 | 1.20 | 1.25 | 1.25 |
| HUON VALLEY | GENERAL | 1.20 | 1.10 | 1.10 | 1.30 | 1.10 | 1.10 |
| KENTISH | GENERAL | 1.25 | 1.00 | 1.00 | 1.25 | 1.00 | 1.00 |
| KINGBOROUGH | GENERAL | 1.20 | 1.10 | 1.10 | 1.20 | 1.10 | 1.10 |
| KING ISLAND | GENERAL | 1.25 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| LATROBE | GENERAL | 1.10 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |

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|------------|-----------------|------|------|------|------|------|------|
| LAUNCESTON | GENERAL | 1.15 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | KINGS MEADOWS | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | LILYDALE | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | NEWSTEAD | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | NORWOOD | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | PROSPECT | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | PUNCHBOWL | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | SUMMERHILL | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | TREVALLYN | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | WEST LAUNCESTON | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | YOUNGTOWN | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | MAYFIELD | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | RAVENSWOOD | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | ROCHERLEA | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | ST LEONARDS | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | WAVERLEY | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |

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|--------|--------------|------|------|------|------|------|------|
| SORELL | GENERAL | 1.15 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
| | MIDWAY POINT | 1.20 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |

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|-------------------|---------|------|------|------|------|------|------|
| SOUTHERN MIDLANDS | GENERAL | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
|-------------------|---------|------|------|------|------|------|------|

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|--------|---------|------|------|------|------|------|------|
| TASMAN | GENERAL | 1.05 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 |
|--------|---------|------|------|------|------|------|------|

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|-----------------|---------------|------|------|------|------|------|------|
| WARATAH-WYNYARD | GENERAL | 1.15 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | SISTERS BEACH | 1.10 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | SOMERSET | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |

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|------------|----------|------|------|------|------|------|------|
| WEST COAST | GENERAL | 1.15 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| | ROSEBERY | 1.30 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| | ZEEHAN | 1.30 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

CAPITAL VALUE ADJUSTMENT FACTORS

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

| VALUATION DISTRICT | LOCALITY | CLASS | | | | | |
|----------------------|----------------|-------------|------------|------------|--------------------|--------------------|-------|
| | | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | PRIMARY PRODUCTION | COMMUNITY SERVICES | OTHER |
| CENTRAL HIGHLANDS | GENERAL | 1.05 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| | BOTHWELL | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DERWENT VALLEY | GENERAL | 1.20 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
| DEVONPORT | GENERAL | 1.10 | 1.20 | 1.10 | 1.20 | 1.20 | 1.20 |
| DORSET | GENERAL | 1.15 | 1.25 | 1.20 | 1.15 | 1.25 | 1.25 |
| | SCOTTSDALE | 1.20 | 1.25 | 1.20 | 1.15 | 1.25 | 1.25 |
| | DERBY | 1.50 | 1.60 | 1.50 | 1.15 | 1.60 | 1.60 |
| FLINDERS | GENERAL | 1.10 | 1.10 | 1.10 | 1.20 | 1.10 | 1.10 |
| GLAMORGAN SPRING BAY | GENERAL | 1.15 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| | ORFORD | 1.25 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| | SPRING BEACH | 1.25 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| | TRIABUNNA | 1.25 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| | COLES BAY | 1.30 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
| GLENORCHY | GENERAL | 1.35 | 1.35 | 1.35 | 1.10 | 1.35 | 1.35 |
| | LUTANA | 1.45 | 1.35 | 1.35 | 1.10 | 1.35 | 1.35 |
| | MOONAH | 1.45 | 1.35 | 1.35 | 1.10 | 1.35 | 1.35 |
| HOBART | GENERAL | 1.45 | 1.50 | 1.50 | 1.20 | 1.50 | 1.50 |
| | BATTERY POINT | 1.65 | 1.50 | 1.50 | 1.20 | 1.50 | 1.50 |
| | MOUNT STUART | 1.65 | 1.50 | 1.50 | 1.20 | 1.50 | 1.50 |
| | NEW TOWN | 1.65 | 1.50 | 1.50 | 1.20 | 1.50 | 1.50 |
| | NORTH HOBART | 1.65 | 1.50 | 1.50 | 1.20 | 1.50 | 1.50 |
| HUON VALLEY | GENERAL | 1.30 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | HUONVILLE | 1.35 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | RANELAGH | 1.35 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | FRANKLIN | 1.40 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | GLEN HUON | 1.40 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | JUDBURY | 1.40 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | PORT HUON | 1.40 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | CYGNET | 1.45 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | GARDNERS BAY | 1.45 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| | MOUNTAIN RIVER | 1.45 | 1.20 | 1.20 | 1.30 | 1.20 | 1.20 |
| KENTISH | GENERAL | 1.25 | 1.20 | 1.20 | 1.25 | 1.20 | 1.20 |

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|-------------|----------------|------|------|------|------|------|------|
| KINGBOROUGH | GENERAL | 1.35 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | AVENTURE BAY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | ALONNAH | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | APOLLO BAY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | BARNES BAY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | DENNES POINT | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | GREAT BAY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | KILLORA | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | LUNAWANNA | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | NORTH BRUNY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | SIMPSONS BAY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | SOUTH BRUNY | 1.30 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | KINGSTON BEACH | 1.50 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |
| | TAROONA | 1.50 | 1.20 | 1.20 | 1.20 | 1.20 | 1.20 |

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|-------------|---------|------|------|------|------|------|------|
| KING ISLAND | GENERAL | 1.25 | 1.25 | 1.00 | 1.15 | 1.25 | 1.25 |
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|---------|---------|------|------|------|------|------|------|
| LATROBE | GENERAL | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 |
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|------------|---------------|------|------|------|------|------|------|
| LAUNCESTON | GENERAL | 1.20 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | KINGS MEADOWS | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | LILYDALE | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | MOWBRAY | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | NEWNHAM | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | NORWOOD | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | PROSPECT | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | PUNCHBOWL | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | SUMMERHILL | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | TREVALLYN | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |
| | YOUNGTOWN | 1.15 | 1.20 | 1.15 | 1.10 | 1.20 | 1.20 |

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|--------|--------------|------|------|------|------|------|------|
| SORELL | GENERAL | 1.20 | 1.10 | 1.10 | 1.15 | 1.10 | 1.10 |
| | LEWISHAM | 1.15 | 1.10 | 1.10 | 1.15 | 1.10 | 1.10 |
| | MIDWAY POINT | 1.15 | 1.10 | 1.10 | 1.15 | 1.10 | 1.10 |
| | SORELL | 1.15 | 1.10 | 1.10 | 1.15 | 1.10 | 1.10 |

| | | | | | | | |
|-------------------|---------|------|------|------|------|------|------|
| SOUTHERN MIDLANDS | GENERAL | 1.25 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 |
|-------------------|---------|------|------|------|------|------|------|

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|--------|---------|------|------|------|------|------|------|
| TASMAN | GENERAL | 1.20 | 1.05 | 1.05 | 1.15 | 1.05 | 1.05 |
|--------|---------|------|------|------|------|------|------|

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|-------------------|---------|------|------|------|------|------|------|
| WARATAH – WYNYARD | GENERAL | 1.10 | 1.10 | 1.05 | 1.10 | 1.10 | 1.10 |
|-------------------|---------|------|------|------|------|------|------|

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|------------|---------|------|------|------|------|------|------|
| WEST COAST | GENERAL | 1.20 | 1.05 | 1.00 | 1.00 | 1.05 | 1.05 |
| | TULLAH | 1.00 | 1.05 | 1.00 | 1.00 | 1.05 | 1.05 |

Dated this 4 March 2019

Tim Grant

VALUER-GENERAL