



TASMANIAN
GOVERNMENT
GAZETTE

PUBLISHED BY
AUTHORITY
ISSN 0039-9795

FRIDAY 8 MARCH 2024

No. 22 372

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 2024 determine the adjustment factors as set out hereunder that will apply to the valuation districts in the State of Tasmania for the rating year 2024-2025.

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	2.75	1.60	1.60	1.80	1.60	1.60
WELDBOROUGH	3.00	1.60	1.60	1.80	1.60	1.60

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.50	3.00	1.60	1.50	1.50
OLD BEACH	1.80	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	1.70	1.80	3.00	1.80	1.80	1.80

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

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

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	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	1.25	1.10	1.10	1.35	1.10	1.10

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

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

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

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.50	2.00	1.90	2.00	1.90	1.90
SORELL	2.80	2.00	1.90	2.00	1.90	1.90

SOUTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.00	1.00	1.00

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.20	1.40	1.40	1.60	1.40	1.40

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	1.10	1.10	1.35	1.10	1.10

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	1.50	1.10	1.10	1.80	1.10	1.10

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

BURNIE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.20	1.80	1.20	1.20

CENTRAL COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.35	1.15	1.15	2.20	1.15	1.15

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

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.15	1.15	2.20	1.15	1.15

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.25	1.30	1.30	1.80	1.20	1.20

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

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.10	1.10	2.25	1.10	1.10

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

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

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

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

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

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.20	2.25	1.20	1.20

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.40	1.20	1.20	2.25	1.20	1.20

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.30	1.30	2.00	1.30	1.30

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

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.45	1.10	1.10	1.60	1.10	1.10

WEST COAST						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.00	1.00	1.35	1.00	1.00

WEST TAMAR						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.10	1.05	1.05	1.35	1.05	1.05

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	2.00	1.60	1.60	1.80	1.60	1.60

BRIGHTON						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.20	1.20	1.60	1.20	1.20

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	1.75	1.40	1.40	2.20	1.40	1.40

CENTRAL HIGHLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.15	1.10	1.50	1.00	1.05	1.05

CIRCULAR HEAD						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.30	1.30	2.20	1.30	1.30

CLARENCE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.50	1.50	1.80	1.80	1.50	1.50
CLARENDON VALE	1.85	1.50	1.80	1.80	1.50	1.50

DEVONPORT						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.35	1.10	1.10

GEORGE TOWN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.85	1.30	1.45	2.25	1.30	1.30

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

HUON VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.30	1.00	1.00	1.00	1.00

KENTISH						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.35	1.10	1.10

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

LATROBE						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.20	1.10	1.10	1.35	1.10	1.10

MEANDER VALLEY						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.30	1.30	2.25	1.30	1.30

NORTHERN MIDLANDS						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.60	1.40	1.40	2.25	1.40	1.40

SORELL						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.90	1.90	1.90	2.00	1.90	1.90

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

TASMAN						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	2.00	1.30	1.20	1.60	1.20	1.20

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

Dated this 28th day of February, 2024.

Guy Naish, VALUER-GENERAL

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