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LAND TAX ACT 1958

Section 3 (4) of the *Land Tax Act 1958* (as amended) provides that:

"For the purpose of assessing the tax to be charged, levied and collected for the year commencing on 1 January 1984 or for any subsequent year, the unimproved value of any land within an area shall be deemed to be an amount equal to the amount of the site value of the land determined as set out in sub-section (2) multiplied by the prescribed equalization factor, if any, applying to land within that area in respect of the year for which land tax is being assessed."

For the year commencing on 1 January 1984 the prescribed equalization factors are as follows:

Area	Equalization factor	Area	Equalization factor
Shire of Alberton	1.65	City of Croydon	1.10
Shire of Alexandra	1.00	City of Dandenong	1.09
City of Altona	1.07	Shire of Daylesford and Glenlyon	1.06
Shire of Arapiles	1.25	Shire of Deakin	1.00
City of Ararat	1.30	Shire of Diamond Valley	1.13
Shire of Ararat	1.20	Shire of Dimboola	1.05
Shire of Avoca	1.40	Shire of Donald	1.00
Shire of Avon	1.00	City of Doncaster and Templestowe	1.10
Shire of Bacchus Marsh	1.00	Shire of Dundas	1.20
Town of Bairnsdale	1.18	Shire of Dunmunkle	1.00
Shire of Bairnsdale	1.10	Borough of Eaglehawk	1.00
City of Ballaarat	1.00	Shire of East Loddon	1.00
Shire of Ballan	1.10	City of EchUCA	1.15
Shire of Ballarat	1.00	Shire of Eltham	1.12
Shire of Bannockburn	1.10	City of Essendon	1.15
Shire of Barrabool	1.18	Shire of Euroa	.92
Shire of Bass	1.18	City of Fitzroy	1.15
Shire of Beechworth	1.00	Shire of Flinders	1.00
Shire of Belfast	1.00	City of Footscray	1.07
Shire of Bellarine	1.00	City of Frankston	1.06
City of Benalla	1.04	City of Geelong	1.00
Shire of Benalla	1.18	City of Geelong West	1.00
City of Bendigo	1.00	Shire of Gisborne	1.02
City of Berwick	1.09	Shire of Glenelg	1.10
Shire of Bet Bet	1.00	Shire of Gordon	1.00
Shire of Birchip	1.30	Shire of Goulburn	1.00
City of Box Hill	1.14	Shire of Grenville	1.20
Shire of Bright	1.00	City of Hamilton	1.00
City of Brighton	1.25	Shire of Hampden	1.05
Shire of Broadford	1.04	Shire of Hastings	1.00
City of Broadmeadows	1.04	City of Hawthorn	1.22
City of Brunswick	1.10	Shire of Healesville	1.00
Shire of Bulla	1.06	City of Heidelberg	1.12
Shire of Buln Buln	1.07	Shire of Heytesbury	1.10
Shire of Bungaree	1.00	City of Horsham	1.00
Shire of Buninyong	1.00	Shire of Huntly	1.00
City of Camberwell	1.22	Shire of Kaniva	1.00
Town of Camperdown	1.10	Shire of Kara Kara	1.08
City of Castlemaine	1.00	Shire of Karkaroc	1.00
City of Caulfield	1.18	City of Keilor	1.09
Shire of Charlton	1.00	Borough of Kerang	1.20
City of Chelsea	1.15	Shire of Kerang	1.18
Shire of Chiltern	1.00	City of Kew	1.24
Shire of Cobram	1.00	Shire of Kilmore	1.00
City of Coburg	1.08	City of Knox	1.11
Shire of Cohuna	1.15	Borough of Koroit	1.05
City of Colac	1.25	Shire of Korong	1.00
Shire of Colac	1.08	Shire of Korumburra	1.10
City of Collingwood	1.12	Shire of Kowree	1.10
Shire of Corio	1.00	Town of Kyabram	1.00
Shire of Cranbourne	1.07	Shire of Kyneton	.95
Shire of Creswick	1.00	Shire of Leigh	1.10
		Shire of Lexton	1.00
		Shire of Lillydale	1.07
		Shire of Lowan	1.00
		Shire of Maffra	1.00
		Shire of Maldon	1.00
		City of Malvern	1.25
		Shire of Mansfield	1.00
		Shire of Marong	1.00
		City of Maryborough	1.00
		Shire of Melvor	1.04
		City of Melbourne—Central Business District*	1.15*
		City of Melbourne—other than Central Business District*	1.27*
		Shire of Melton	.94
		Shire of Metcalfe	1.00
		City of Mildura	1.00
		Shire of Mildura	1.00

Area	Equalization factor	Area	Equalization factor
Shire of Minhamite	1.10	Shire of Stawell	1.04
Shire of Mirboo	1.15	Shire of Strathfieldsaye	1.00
City of Moe	1.00	City of Sunshine	1.05
City of Moorabbin	1.14	City of Swan Hill	1.04
City of Mordialloc	1.14	Shire of Swan Hill	1.18
Shire of Mornington	1.09	Shire of Talbot and Clunes	1.25
Shire of Mortlake	1.00	Shire of Tallangatta	1.00
Shire of Morwell	1.02	Shire of Tambo	1.15
Shire of Mount Rouse	1.00	City of Traralgon	1.00
Shire of Myrtleford	1.00	Shire of Traralgon	1.00
Shire of Narracan	1.00	Shire of Tullaroop	1.00
Shire of Nathalia	1.00	Shire of Tungamah	1.10
Shire of Newham and Woodend	1.10	Shire of Upper Murray	1.00
Shire of Newstead	1.00	Shire of Upper Yarra	1.00
City of Newtown	1.00	Shire of Violet Town	1.00
City of Northcote	1.11	Shire of Walpeup	1.04
Shire of Numurkah	1.00	City of Wangaratta	1.00
City of Nunawading	1.11	Shire of Wangaratta	1.00
City of Oakleigh	1.11	Shire of Wannon	1.00
Shire of Omeo	1.10	Shire of Waranga	1.00
Shire of Orbost	1.15	Shire of Warracknabeal	1.60
Shire of Otway	1.08	Shire of Warragul	1.10
Shire of Oxley	1.15	City of Warrnambool	1.00
Shire of Pakenham	1.10	Shire of Warrnambool	1.00
Shire of Phillip Island	1.00	City of Waverley	1.14
Borough of Port Fairy	1.20	Shire of Werribee	1.06
City of Port Melbourne	1.20	Shire of Whittlesea	1.06
Town of Portland	1.30	City of Williamstown	1.06
Shire of Portland	1.00	Shire of Wimmera	1.03
City of Prahran	1.27	Shire of Winchelsea	1.00
City of Preston	1.10	City of Wodonga	1.00
Shire of Pyalong	1.08	Borough of Wonthaggi	1.00
Borough of Queenscliffe	1.00	Shire of Woorayl	1.00
City of Richmond	1.14	Shire of Wycheproof	1.30
City of Ringwood	1.10	Shire of Yackandandah	1.50
Shire of Ripon	1.00	Shire of Yarrawonga	1.00
Shire of Rochester	1.05	Shire of Yea	.94
Shire of Rodney	1.00		
Shire of Romsey	.95		
Shire of Rosedale	1.20		
Shire of Rutherglen	1.00		
City of Sale	1.18		
City of Sandringham	1.15		
Borough of Sebastopol	1.00		
Shire of Seymour	1.00		
City of Shepparton	1.12		
Shire of Shepparton	1.10		
Shire of Sherbrooke	1.06		
Shire of South Barwon	1.00		
Shire of South Gippsland	1.13		
City of South Melbourne	1.23		
City of Springvale	1.10		
Town of St. Arnaud	1.08		
City of St. Kilda	1.12		
Town of Stawell	1.28		

* "Central Business District" means all that piece of land commencing at the south-east corner of the intersection of Spencer Street and Dudley Street; bounded thence by the southern side of Dudley Street and its prolongation bearing north-easterly to the east side of Peel Street; thence by the east side of Peel Street bearing north to Victoria Street; thence by the south side of Victoria Street, bearing east to Spring Street; thence by the western side of Spring Street and its prolongation bearing south-easterly to the northern bank of the Yarra River; thence by the northern bank of the Yarra River bearing north-westerly westerly and south-westerly to Spencer Street; and thence by the eastern side of Spencer Street bearing north-westerly to the commencing point.

G. J. SEBO
Commissioner of Land Tax