



COMMUNITY INFORMATION SHEET

# Property values & the local economy

*The economic questions, answered honestly*

## What's the concern?

Two economic questions come up most: will a nearby data centre affect my property value, and what does the facility actually add to the local economy?

## Property values — an honest answer

Evidence on property values is mixed and depends heavily on amenity. Where a facility is well sited (in an industrial area, well set back) and well designed, measurable effects on nearby homes are generally small. Where it creates genuine amenity impacts — noise, visual dominance — those are what can affect value, which is exactly why the impact sheets and good-practice measures in this series matter. The honest position is that good siting and design are the best protection, and concerns should be tested with proper assessment rather than assumed either way.

## The local economy

Data centres bring substantial construction activity, rates revenue and supply-chain spending, but relatively few ongoing jobs. The lasting economic value comes more from skills, local procurement, and a secured community benefit (see the Jobs & benefit sheet) than from headcount alone.

## What good practice looks like

- Good siting and design that protect neighbouring amenity (the main driver of any value effect).
- Local procurement and skills that keep economic value in the region.
- A secured, lasting community benefit that is additional and transparent.
- Honest, evidence-based information for the community, not over-claiming on either side.

**Want to know more?** Your local council, the EPA Tasmania and ARPANSA publish further information. This sheet is general information, not medical, legal or planning advice; figures are indicative and a specific proposal is confirmed by qualified assessment.