



TREE VALUATIONS

in Hobsons Bay

Where a Council managed tree is approved for removal in relation to a development, the associated cost of the tree and its removal shall be paid by the property owner or representative prior to the removal occurring.

The costs associated with removal of a Council managed tree in Hobsons Bay City Council include:

- **Removal Cost**
Cost associated with HBCC organising the removal of the tree
- **Amenity Value**
Derived using Hobsons Bay's Tree Amenity Calculator
- **Replacement Costs**
Cost of planting at least one replacement tree for each approved removal

REMOVAL COSTS

Costs will be based on the current costs of tree removal. It includes the physical removal of the tree and the stump.

AMENITY VALUE

The following formula has been prepared to assist with calculating the monetary amenity value of a public tree in Hobsons Bay City Council. This formula is based on the City of Melbourne's Amenity Value Formula developed in 1990 by Dr. Peter Yau and has been modified for application in Hobsons Bay.

The basic monetary value of the tree was taken from the internationally accepted table of values devised by the American Council of Tree and Landscape Appraisers and the International Society of Arboriculture, which in the base year 1988 was \$US27 per square inch trunk basal area. When converted to a value corresponding to centimeters in trunk diameter at breast height (DBH) the Basic Monetary Value table, updated in 2022 to reflect more current monetary values.

Amenity Value = Basic Value (\$) x Species (S) x Aesthetics (A) x Locality (L) x Condition (C)



BASIC VALUE (\$)

The basic monetary value of a tree is determined by matching the trunk diameter at breast height (DBH) with its corresponding base value:

DBH (CM)	BASE VALUE (\$)	DBH (CM)	BASE VALUE (\$)	DBH (CM)	BASE VALUE (\$)	DBH (CM)	BASE VALUE (\$)	DBH (CM)	BASE VALUE (\$)
6	368.07	35	12,524.68	64	41,878.45	93	88,429.39	122	152,177.48
7	500.98	36	13,250.60	65	43,197.39	94	90,341.33	123	154,682.42
8	654.36	37	13,996.97	66	44,536.76	95	92,273.71	124	157,207.81
9	828.16	38	14,763.80	67	45,896.58	96	94,226.53	125	159,753.65
10	1,022.43	39	15,551.07	68	47,276.85	97	96,199.82	126	162,319.93
11	1,259.34	40	16,358.77	69	48,677.57	98	98,193.53	127	164,906.66
12	1,472.29	41	17,186.94	70	50,098.74	99	100,207.72	128	167,513.84
13	1,727.90	42	18,035.55	71	51,540.36	100	102,242.34	129	170,141.46
14	2,003.94	43	18,904.61	72	53,002.42	101	104,297.40	130	172,789.55
15	2,300.45	44	19,794.12	73	54,484.94	102	106,372.92	131	175,458.20
16	2,617.41	45	20,704.08	74	55,987.89	103	108,468.88	132	178,147.04
17	2,954.80	46	21,634.48	75	57,511.31	104	110,585.29	133	180,856.47
18	3,312.65	47	22,585.33	76	59,055.17	105	112,722.17	134	183,586.34
19	3,690.95	48	23,556.64	77	60,619.48	106	114,879.48	135	186,336.65
20	4,089.69	49	24,548.38	78	62,204.23	107	117,057.25	136	189,107.42
21	4,508.88	50	25,560.58	79	63,809.43	108	119,255.45	137	191,898.63
22	4,948.53	51	26,593.23	80	65,435.09	109	121,474.11	138	194,710.29
23	5,408.63	52	27,646.33	81	67,095.18	110	123,713.22	139	197,542.41
24	5,889.16	53	28,719.88	82	68,747.74	111	125,972.78	140	200,394.97
25	6,390.14	54	29,813.86	83	70,434.75	112	128,252.78	141	203,267.99
26	6,911.58	55	30,928.31	84	72,141.69	113	130,553.23	142	206,161.44
27	7,453.51	56	32,063.19	85	73,870.08	114	132,874.13	143	209,075.34
28	8,015.80	57	33,218.53	86	75,618.42	115	135,215.48	144	212,009.70
29	8,598.57	58	34,394.33	87	77,387.22	116	137,577.28	145	214,964.51
30	9,201.81	59	35,590.56	88	79,176.46	117	139,959.53	146	216,829.20
31	9,825.50	60	36,807.24	89	80,986.15	118	143,028.55	147	220,935.46
32	10,469.62	61	38,044.38	90	82,816.28	119	144,785.36	148	223,951.61
33	11,134.19	62	39,301.95	91	84,666.88	120	147,228.95	149	226,988.21
34	11,819.20	63	40,579.99	92	86,537.91	121	149,693.00	150	230,045.24



SPECIES FACTOR (S)

A tree is assessed according to its known natural life span and its rate of growth in a particular environment. For example, a long-lived tree will be scored higher than a short-lived tree.

Significant features to the tree will also modify how the tree is scored. Judgment regarding species factor must be made by a qualified Arborist

GROUP	CHARACTERISTICS	EXAMPLE SPECIES	SCORE
1	<ul style="list-style-type: none"> trees of short life span (less than 50 years) fast growth rate 	Prunus, Acacia, Virgillia, Laburnum	0.5
2	<ul style="list-style-type: none"> trees of short life span (less than 50 years) slow growth rate 	Malus, Crataegus, Eugenia, Waterhousia, Pyrus	0.6
3	<ul style="list-style-type: none"> trees of medium life span (50-150 years) fast growth rate 	Populus, Liquidamber, Eucalyptus, Corymbia, Angophora, Grevillea, Melaleuca, Michelia, Salix, Casaurina, Hakea, Celtis, Acmena	0.7
4	<ul style="list-style-type: none"> trees of medium life span (50-150 years) slow growth rate 	Brachychiton, Fraxinus, Gleditsia, Jacaranda, Shinus, Phoenix, Melia, Robinia, Lophostemon, Liriodendron, Agonis, Meterosideros, Syzygium	0.8
5	<ul style="list-style-type: none"> trees of long-life span (more than 150 years) fast growth rate 	Cupressus, Platanus, Ficus, Pinus	0.9
6	<ul style="list-style-type: none"> trees of long-life span (more than 150 years) slow growth rate 	Ulmus, Quercus, Sequoia, Ginko, Araucaria	1.0
Modifiers	<ul style="list-style-type: none"> environmental Weeds dangerous (poor branch attachment) undesirable characteristics (e.g. allergenic) 	Salix, Fraxinus rotundifolia, Pittosporum undulatum, Lagunaria patersonia	-0.1
	<ul style="list-style-type: none"> a rare species in the locality a special precious cultivated variety a 'significant tree' registered by the National Trust has special historical or other significance 		+0.1

*Trees named are supplied only as examples in Hobsons Bay conditions Species Factor (S)

AESTHETICS (A)

The aesthetic value of a tree is determined by the impact on the landscape if the tree were removed. This category is closely tied to the locality factor (L).

AESTHETIC FACTOR	SCORE
Contributes little to the landscape	0.5
One of a group of close plantings	0.6
Wide plantings	0.7
Irregular spacing between trees; regular spacing one side	0.8
Street or pathway plantings, regular spacing both sides	0.9
Solitary feature specimen tree	1.0

Aesthetics (A)



LOCALITY (L)

The locality factor is determined by the tree's geographical situation. Trees in a Capital City main street or boulevard score highest because of the stressful growing environment in which the tree must survive. As the location becomes more rural, the significance of the tree diminishes.

LOCALITY FACTOR	SCORE
In undeveloped bushland or open forest	0.5
In country areas and country roads	1.0
In outer suburb areas and residential streets	1.5
In inner city suburbs	1.75
In City Park or Reserve; significant street near City Centre	2.0
In City Garden, City Square, Mall or City Centre secondary street	2.25
City Centre Main Street, Principal Boulevard	2.5

Locality (L)

TREE CONDITION (C)

The tree condition value is determined by the corresponding total score of the assessment criteria.

ASSESSMENT CRITERIA	CRITERIA CONDITION	SCORE	TOTAL SCORE	TREE CONDITION	RATING
Trunk	• solid and sound	5	6-9	very poor	0.2
	• sections of bark damaged/missing	3			
	• extensive decay, hollow trunk	1			
Growth	• >15cm twig elongation this season	3	10-13	poor	0.4
	• 5-15cm twig elongation	2			
	• <5cm twig elongation	1			
Structure	• healthy, stable and sound	5	14-18	fair	0.6
	• some deadwood and dead limbs	3			
	• extensive dieback and deadwood	1			
Pests and Diseases	• no pest/disease infestation	3	19-22	good	0.8
	• minor symptoms of infestation	2			
	• advanced symptoms of infestation	1			
Canopy Development	• full balance canopy	5	23-26	excellent	1.0
	• full but unbalanced, lop-sided	3			
	• unbalanced and lacking full canopy	1			
Life Expectancy	• >50 years	5			
	• 10-50 years	3			
	• <10 years	1			

Tree Condition Rating (C)



REPLACEMENT COSTS

Replacement costs will include the replacement planting of at least one advanced tree and will also include a 24-month tree establishment fee and any treatment or Water Sensitive Urban Design (WSUD) measure deemed to be required to establish suitable replacement trees.

For further information please contact Council's arboriculture team on **1300 179 944** or email: **urbanforest@hobsonsabay.vic.gov.au**
