

Australian Capital Territory

Rates (Objections Period) Determination 2021

Disallowable instrument DI2021–178

made under the

Rates Act 2004, s 71 (2) (b) (Objections relating to valuations—general)

EXPLANATORY STATEMENT

This instrument determines a longer period for the lodging of an objection by eligible owners of eligible properties to the unimproved value (UV) of their properties.

Section 71 (2) (a) of the *Rates Act 2004* (Rates Act) generally requires that an objection to the determined UV of a parcel of land must be made with 60 days of the Commissioner of ACT Revenue giving a valuation notice (under section 12 (2) of the Rates Act).

Section 71 (2) (b) of the Rates Act allows the Minister to determine a longer period for the owner of a parcel of land to make an objection to the determined UV of their parcel.

Eligible Owner

An eligible owner to whom the longer objections period applies is an owner of a commercial property (including a unit owner) who lodges a written request to the Commissioner for ACT Revenue for additional information on the determination of the UV for their property within 28 days after receiving a valuation notice. Note, valuation notices are generally provided with annual rates assessment notices.

Longer objections period

Eligible owners will have 60 days after receiving the requested information to lodge an objection.

The longer period will provide the opportunity for an eligible owner to better consider the grounds for an objection after receiving additional information on comparable sales used in determining the UV of a commercial property.

Authorised by the Treasurer
Andrew Barr MLA