

Australian Capital Territory

Rates (Objections Period) Determination 2023

Disallowable instrument DI2023–161

made under the

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

EXPLANATORY STATEMENT

This instrument determines a longer period for eligible owners to lodge an objection to the unimproved value (UV) of their eligible parcel of land.

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.

Update

From 1 July 2023, owners of rural land have the opportunity to receive additional information on the UV of their parcel of land before lodging an objection.

Eligible Owner

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

Longer objections period

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

The longer period provides 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 commercial or rural land.

Operation

The instrument commences on 1 July 2023, replacing the *Rates (Objection Period) Determination 2021*, DI2021-178 which is revoked.

Authorised by the Treasurer
Andrew Barr MLA