QTON No. 5

Legislative Assembly for the **Australian Capital Territory**
Standing Committee on Environment and Planning

Inquiry into Planning (Missing Middle Housing) Amendment Bill 2026

Answer to question taken on notice

Asked by: Mr Peter Cain MLA

Addressed to: Treasurer

In relation to: Commissioner for ACT Revenue and ACT Valuation Office processes

Hearing: 19/05/2026
Uncorrected Proof Transcript p.6
Transcript provided: 25/05/2026
Answer Due: 02/06/2026

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MR CAIN: So what influence does you as commissioner and Treasury being the broader oversight have on the ACT Valuation Office and their approaches to valuation?

Mr Roberts: That is a good question, Mr Cain. It is important that there is confidence in the independence of the valuation office, at—

MR CAIN: But how are they independent if they are sitting within your office.

Mr Roberts: There are protocols, guidelines that we adhere to.

MR CAIN: Can you provide those, please?

Mr Roberts: Sure.

MR CAIN: And is the ACT Valuation Office ever given direction by Treasury or the commissioner to produce a certain outcome that might favour the balance books?

Mr Roberts: That is not to my knowledge.

Mr Campbell: The answer is no.

MR CAIN: And that has never happened in the past either?

Mr Campbell: I have no information to suggest anything that has happened along

those lines at all.

MR CAIN: I mean, the fact that the ACT Valuation Office sits within Treasury and within the Revenue Office, doesn't that raise some questions over its genuine independence to provide fearless and frank independent valuation advice?

Mr Campbell: As the acting commissioner's mentioned there is very, very strong processes in place. I have no direction whatsoever over the commissioner's role.

MR CAIN: So you will provide those processes and protocols to this committee?

Mr Campbell: Yes, and it is also just how we operate. There is absolutely no interaction for a whole range of tax secrecy provisions if nothing else. We absolutely adhere to all the laws in relation to the independence of the authority.

MR CAIN: So there is no interaction, but they sit within your office administratively. How do they report to you?

Mr Roberts: Our valuations are determined independently. They are then passed through to an operations area. They are then independently checked for the operations area. Recommendations are then made—

MR CAIN: Independently checked by the operations area? What do you mean by that? Why would an operation area check valuation?

Mr Roberts: So at the end of the day I need to be advised and—

MR CAIN: No, no, I am asking what you meant by ...(indistinct)...[11.23.56]

THE CHAIR: Mr Cain, just let him finish the sentence.

Mr Roberts: Mr Cain, what I will do is I can provide a thorough process. I would like to answer your question properly. Is there a particular bit of information that you are seeking?

MR CAIN: Well, you just said the processing area will assess the valuation. What do you mean by that?

Mr Roberts: I will take it on notice.

THE CHAIR: Mr Roberts, would you like to take on notice what the process is and come back to us?

Mr Roberts: Yes, thank you.

Mr Chris Steel MLA: The answer to the Member's question is as follows:

This is a matter that falls within the portfolio responsibilities of the Minister for Finance. I am responding on behalf of the Minister for Finance

The Australian Valuation Office had been the ACT Revenue Office's contract valuer since self-government. When this Commonwealth agency was abolished in June 2014, the ACT Revenue Office established the ACT Valuation Office (ACTVO) as its in-house valuation capability.

ACTVO valuers are accredited as Certified Practising Valuers and they are members of the Australian Property Institute (API). ACTVO adheres to API guidelines and professional practise requirements, including the API Code of Ethics and API Rules of Professional Conduct and Continuing Professional Development. The API maintains Technical and Guidance notes on valuation methodologies and approaches for different valuation types, which align with valuation standards.

ACTVO provides independent valuation advice to the ACT Government, including the ACT Revenue Office. ACTVO conduct valuations in accordance with legislated valuation requirements and valuation standards. ACTVO operates under a significant volume of legislation, regulation and professional practice requirements that are in place to ensure independent advice is provided by ACTVO valuation staff.

The valuation process also includes a system of peer review and quality assurance undertaken by senior members of the ACTVO before property valuation advice is submitted to the Commissioner. Individual property values, once determined by the Commissioner, are published and subject to public scrutiny.

Approved for circulation to the Standing Committee on Environment and Planning

Signature: Date: 6/6/26

By the Treasurer, Chris Steel MLA