QTON No. 118

Legislative Assembly for the Australian Capital Territory
Select Committee on Estimates 2026-2027

Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question taken on notice

Asked by: Mr Ed Cocks MLA

Addressed to: Minister for Finance

In relation to: Revenue and Valuers – numbers and process for review

Hearing: 27 July 2026
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Transcript provided: 29 July 2026
Answer Due: 5 August 2026

Ms Michelle Dowdell and Ms Rachel Stephen-Smith MLA: took on notice the following question(s):

MR COCKS: I might have missed, how many valuers do you have currently?

Ms Holmes: It is approximately six, but I will take it on notice to confirm the exact number.

MR COCKS: Thank you. And is that still one principal valuer and the remainder at lower levels, is that right?

Ms Holmes: Like anything in the public service, you do have a series of different levels.

MR COCKS: But is there one principal valuer still? In 21-22, which is the last one I

found, there was one principal valuer, two senior and three valuers.

Ms Holmes: I think you will find that some of the titles have changed a little bit.

MR COCKS: Okay. Do any of the valuers ever value properties in an area they live or own property?

Ms Holmes: So we have procedures in place in relation to conflict of interest. So the way the valuations happen, it is not a case of—how do I describe it? Just because you live in a particular suburb, you might have residential for one or two, you have got— so there are different categories that they value, apportion, so there is residential, there is commercial. Within residential there are various subareas depending on what the size is. So, is it a unit development versus a stand alone for example. And then you have got subdivisions within that. So, they will not value their own element that they are in.

MR COCKS: Okay. So no valuer will value an element where they own a property or live?

Ms Dowdell: Correct, and the other thing worth noticing is that there are numerous checks and balances which happen as well. So you have got the initial value; you have also got a peer reviewer as well, so you have always got two people looking at it. We then do various management checks at the end of the process within the valuation office before the values are handed over to the other areas in the revenue office, and then the particular area in the revenue office also does some checks and things as well before we actually determine the values.

MR COCKS: Okay. So does the principal valuer, or whatever the equivalent title is now, someone would essentially check their work?

Ms Dowdell: There is a peer review done on every single one of those elements which get done.

MR COCKS: But that would be done by someone who works to the principal valuer as a peer review?

Ms Dowdell: Well, ultimately, you have someone who is heading up the office, so you are always going to have someone who is working within that. As I said, you know, there are professional standards which apply. They are all, you know, professionals who are properly qualified, who are following all of the procedures and everything, which is required of them as professional valuers in accordance with the Australian Public Institute.

MR COCKS: Maybe just on those, if you could check and just double- check and confirm that at no stage in say the last six years, anyone has valued an area that they are currently living in or own property, that would be helpful.

Ms Stephen-Smith: We will see what we can take on notice in terms of the period of time.

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The ACT Valuation Office sits in the ACT Revenue Office and has eight valuers: four Valuers, two Senior Valuers, one Managing Valuer and one Principal Valuer.

All valuers are required to complete conflict of interest declarations. Valuation work is allocated independently of the Principal Valuer by other valuers. Valuations are subject to peer review and management checks in the ACT Valuation Office. Further quality checks are undertaken by the ACT Revenue Office before values are determined.

ACT Valuation Office records do not identify any valuer undertaking an individual full valuation for Territory purposes of property they owned.

In relation to the yearly mass appraisal process, under current arrangements, no valuer appraises components for rating in which they own property. For the full six-year period reviewed, in prior years, three valuers appraised rating components that included property they owned, using the ACT Valuation Office's mass appraisal approach. These matters were managed through applicable controls.

Further information about ACT Valuation Office processes and controls are available in earlier responses to:

- Inquiry into Planning (Missing Middle Housing) Amendment Bill 2026 QTON No. 5
- Assembly Question on Notice No. 257 11 April 2025

Approved for circulation to the Select Committee on Estimates 2026-2027

Signature: Date: 6/8/26

By the Minister for Finance, Ms Rachel Stephen-Smith MLA