

Response to question on notice

Questions on Notice Paper No 8

27 June 2025

Question No. 506

ELIZABETH LEE MLA: To ask the Minister for Finance

1. How many reassessment decisions have been issued under section 11B of the *Rates Act 2004* for commercial properties for the financial years of (a) 2021-2022, (b) 2022-2023, (c) 2023-2024 and (d) 2024-2025 (to date).
2. What was the average increase in rates payable by the owners of commercial properties as a result of reassessment decisions made under section 11B of the *Rates Act 2004* for the financial years of (a) 2021-2022, (b) 2022-2023, (c) 2023-2024 and (d) 2024-2025 (to date).
3. How many reassessment decisions made under section 11B of the *Rates Act 2004* for commercial properties have resulted in an increase in rates payable of over 50 percent for the financial years of (a) 2021-2022, (b) 2022-2023, (c) 2023-2024 and (d) 2024-2025 (to date).

RACHEL STEPHEN-SMITH MLA - The answer to the Member's question is as follows:

Section 11B of the *Rates Act 2004* applies where there has been a chargeable variation of a nominal rent lease, and the variation affects the unimproved value of the parcel of land. In this circumstance, the Commissioner for ACT Revenue must redetermine the unimproved value of the parcel as soon as practicable after the variation is executed.

A redetermination of unimproved value may lead to a reassessment of rates. Where there is no change to the value, the rates assessed remains the same.

The number of section 11B reassessments raised for commercial properties are:

- 2024-25 – 33
- 2023-24 – 37
- 2022-23 – 32
- 2021-22 – 13
- 2020-21 – 9

Providing a response to questions 2 and 3 would require a manual analysis of each taxpayer record to check if there was a reassessment and whether there was an increase in the rates payable (noting that sometimes there is a decrease). This would be an unreasonable diversion of resources.

Approved for circulation to the Member and incorporation into Hansard.



Rachel Stephen-Smith MLA
Minister for Finance

Date: 4/9/25

This response required 6hrs 30mins to complete, at an approximate cost of \$627.33.