



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Freedom of Information Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI Reference: CMTEDDFOI 2018-0262

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	N/A
6. Processing time (in working days)	2
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

**From:** [REDACTED]  
**To:** [CMTEDD FOI](#)  
**Subject:** FOI Request for the Land Valuation Report for 18 Ada Baker Street Forde, Section 3, Block 9  
**Date:** Monday, 24 September 2018 3:47:21 PM

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Hi,

I am wanting to make a request under The ACT Freedom of Information Act 2016 (the FOI Act).

I would like to receive the land valuation report for my property located at [REDACTED]  
[REDACTED]

At present I am questioning my rates assessment notice given that it indicates my unimproved land value has increased by \$50K despite a significant widening of [REDACTED]  
[REDACTED]. Also, a neighbour has given me a copy of his rates notice which shows that he is paying the same amount as me despite 1. being a fair distance from the Horse Park Drive duplication, and 2. having a bigger block than mine. Subsequently, I would like to understand how rates are calculated on my property by the ACT government. The [ACT Revenue Office](#) website informs concerning land values that: "Valuers assess the unimproved value of EACH block by looking at the sale prices of similar properties." I assume therefore from this that a valuation report exists for my block.

I look forward to receiving this information as soon as possible.

Regards,

[REDACTED]



**ACT**  
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Our ref: CMTEDDFOI 2018-0262

[REDACTED]  
via email: [REDACTED]

Dear [REDACTED]

### **FREEDOM OF INFORMATION REQUEST**

I refer to your application received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 24 September 2018, in which you sought access under section 30 of the *Freedom of Information Act 2016* (the Act) to the land valuation report for your property located at [REDACTED]

#### **Authority**

I am an Information Officer appointed by the Director-General of CMTEDD under section 18 of the Act to deal with access applications made under Part 5 of the Act.

#### **Timeframes**

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application by 23 October 2018.

#### **Decision on access**

A search was conducted for CMTEDD records and the relevant business area has confirmed that a land valuation report for unimproved value purposes has not been created for your property.

I am satisfied that appropriate searches were completed and that no documents relevant to your request are held by CMTEDD.

#### **Additional Information**

Please note whilst individually crafted valuations would be desirable the cost of producing individual valuations on every rateable property makes the exercise financially unfeasible. Therefore the ACT Valuation Office uses a mass appraisal benchmarking method which is commonly used by rating authorities in residential rating programs.

The benchmarking method includes the grouping of properties from which a single benchmark is selected. The benchmark is revalued every year in the ACT and any variations to the unimproved value of the benchmark will be applied equally across properties collected in the group.

### **Charges**

Processing charges are not applicable for this request because no documents are to be released.

### **Online publishing – Disclosure Log**

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application and my decision in response to your access application will be published in the CMTEDD disclosure log after 28 September 2018. Your personal contact details will not be published. You may view CMTEDD disclosure log at: <https://www.cmtedd.act.gov.au/functions/foi/disclosure-log>.

### **Ombudsman Review**

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in the CMTEDD disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman  
GPO Box 442  
CANBERRA ACT 2601  
Via email: [actfoi@ombudsman.gov.au](mailto:actfoi@ombudsman.gov.au)

### **ACT Civil and Administrative Tribunal (ACAT) Review**

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore St  
GPO Box 370  
Canberra City ACT 2601  
Telephone: (02) 6207 1740  
<http://www.acat.act.gov.au/>

Should you have any queries in relation to your request please contact me by telephone on 6207 7754 or email [CMTEDDFOI@act.gov.au](mailto:CMTEDDFOI@act.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Riley', with a stylized flourish at the end.

Daniel Riley  
Information Officer  
Information Access Team  
Chief Minister, Treasury and Economic Development Directorate

26 September 2018