

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
SOCIAL SERVICES PORTFOLIO
2013-14 Additional Estimates Hearings

Outcome Number: AAC - Ageing and Aged Care

Question No: 535

Topic: Pricing Assessor Manual

Hansard Page: Written

Senator Polley asked:

Please outline the various pricing structures and assessment methodologies for metropolitan areas and remote, rural and regional centres where the median house price is very low or where properties cannot be sold?

Answer:

The Assessor Manual makes reference to median house price and historical bond level benchmarks, which are referred to by assessors for indicative purposes only, and are not to be used solely as the basis for recommending a refusal to approve an application for a proposed accommodation price above the maximum amount determined by the Minister.

The Assessor Manual requires assessors to consider the utility of the benchmarks in any given situation. The Manual states that there may be occasions on which the assessor will give comparisons less weight; for example, where there are depressed house prices in a particular location.