Guidelines to pursuing a secondary market rent valuation

Defence Housing Australia (DHA) has developed the following guidelines to provide support if you elect to undertake a secondary market rent valuation of your property.

It is advisable to refer to the appropriate edition of your DHA Lease Agreement and review the relevant section concerning market rent assessments, as terms and conditions may differ.

Below is general information pertaining to the process for secondary market rent valuations.

About the annual market rent review 2026-27

In accordance with your DHA Lease Agreement, DHA engages an independent valuer accredited by the Australian Property Institute (API) each year to assess the market rent of your property.

The market rent for your property was assessed as of **31 December 2026**.

The assessment has been conducted utilising rental data from comparable properties within the local area and is aligned with the standards established by the Australian Property Institute (The peak professional body representing independent property experts in Australia).

A copy of your rental certificate is available in Online Services.

What do I need to do?

If you wish to challenge the market valuer's assessment and your DHA Lease Agreement permits this option, you may elect to pursue a secondary market rent valuation.

The secondary market rent valuation process must be completed by **10 February 2027**.

To initiate the process, please adhere to the following steps:

Contact DHA

- Advise DHA you intend to pursue the secondary market rent valuation process by logging into Online Services, choose your property and click the Secondary Review Process button.
- If you need help, contact the DHA Valuations team at annual@dha.gov.au or call 139 342.

Engage a valuer of your choice

- It is essential to engage a valuer who holds current certification and registration as a member of the Australian Property Institute or Australian Valuers Institute in the relevant state or territory where your DHA-leased property is situated.
- Inform your valuer that it is necessary for them to communicate with both the DHA Valuations Team and the DHA-appointed market valuer as part of the review process.
- Provide your valuer with a copy of your DHA Lease Agreement and the DHA guidelines for lessor valuer.
- Please ensure your valuer is aware that the market rent valuation must be conducted as of 31 December 2026. The valuation report should reference only rents achieved for comparable properties confirmed as leased prior to this date (excluding advertised rentals) and must not consider DHA-leased properties. Additional information can be found in the DHA guidelines for lessor valuer.
- The valuation may be undertaken on either an internal, external or desktop basis.
- Please submit your valuer's report for the secondary market rent valuation to DHA by **10 February 2027**. The report may be submitted via Online Services or emailed to annual@dha.gov.au