

SELECT COMMITTEE ON ESTIMATES 2010-2011

Questions on Notice

Minister for Land and Property Services

Table of Contents

QoN	Description /Asked by	Page
	Table of Contents	0
440	Land and Property Services Smyth.....	3
	QTON - Co-location of government staff.....	3
449	Land and Property Services Coe.....	4
	QTON - Consolidation of shopfronts	4
451	Land and Property Services Coe.....	5
	QTON - Fire risk of resource recovery facility timber piles.....	5
557	Land and Property Services Seselja.....	6
	LDA - Budget initiatives.....	6
558	Land and Property Services Seselja.....	7
	LDA - Budgeted costs.....	7
559	Land and Property Services Seselja.....	8
	LDA - Budgeted costs.....	8
560	Land and Property Services Seselja.....	9
	LDA - Environment measures	9
561	Land and Property Services Seselja.....	11
	LDA - Overhead costs	11
562	Land and Property Services Seselja.....	12
	LDA - Output programs.....	12
563	Land and Property Services Seselja.....	13
	LDA - Staff Management	13
564	Land and Property Services Seselja.....	18
	LDA - Working groups.....	18
565	Land and Property Services Seselja.....	19
	LDA - IT and advertising.....	19
566	Land and Property Services Seselja.....	22
	LAPS -Budgeted costs	22
567	Land and Property Services Seselja.....	23
	LAPS - Budget initiatives	23
568	Land and Property Services Seselja.....	26
	LAPS - Environment measures.....	26
569	Land and Property Services Seselja.....	28
	LAPS - Programs rolled over.....	28
570	Land and Property Services Seselja.....	29
	LAPS - Grants programs.....	29
571	Land and Property Services Seselja.....	30
	LAPS - Overhead costs	30
572	Land and Property Services Seselja.....	31
	LAPS - Output programs	31
573	Land and Property Services Seselja.....	32
	LAPS - Staff management	32

574	Land and Property Services Seselja.....	37
	LAPS - Working groups	37
575	Land and Property Services Seselja.....	38
	LAPS - IT and advertising	38
625	Land and Property Services Hunter	39
	QTON - Whole of Government Office Building.....	39
626	Land and Property Services Seselja.....	40
	QTON - Whole of Government Office Building.....	40
627	Land and Property Services Seselja.....	41
	QTON - Office rent savings.....	41
628	Land and Property Services Hunter	42
	QTON - Decentralisation of workforce	42
629	Land and Property Services Smyth.....	43
	QTON - Staff movement	43
630	Land and Property Services Le Couteur	44
	QTON - Energy Efficient hot water take up rate.....	44
631	Land and Property Services Seselja.....	45
	QTON - use of Joint Ventures and LDA capacity	45
632	Land and Property Services Smyth.....	46
	QTON - Build ready land	46
633	Land and Property Services Dunne.....	47
	QTON - Community Consultation.....	47
634	Land and Property Services Seselja.....	48
	QTON - Bonner landscaping	48
635	Land and Property Services Seselja.....	49
	QTON - Bonner and Harrison land sales offices	49
665	Land and Property Services Seselja.....	50
	LAPS - Budgeted costs	50
699	Land and Property Services Seselja.....	51
	LAPS – Kingston Foreshore	51
767	Land and Property Services Seselja.....	52
	Operating statement	52
768	Land and Property Services Seselja.....	53
	Kingston foreshore.....	53
769	Land and Property Services Seselja.....	54
	Land rent	54
770	Land and Property Services Seselja.....	56
	Additional land release	56
771	Land and Property Services Seselja.....	57
	Affordable housing	57
772	Land and Property Services Seselja.....	59
	LDA contracts	59
773	Land and Property Services Seselja.....	61
	Joint ventures	61
774	Land and Property Services Le Couteur	62
	Budget line query	62
775	Land and Property Services Le Couteur	63
	Private sector developments.....	63
776	Land and Property Services Le Couteur	64
	Conservation management plans for heritage buildings.....	64
777	Land and Property Services Le Couteur	65
	Community facility land – Molonglo	65

778	Land and Property Services Le Couteur	67
	Land supply strategy	67
779	Land and Property Services Le Couteur	68
	Bonner - ongoing community engagement.....	68
780	Land and Property Services Le Couteur	69
	Land release - Kenny and Molonglo Valley	69
781	Land and Property Services Dunne.....	71
	Hawker.....	71

QTON - Co-location of government staff

Asked by Brendan Smyth on 27 May 2010 : Mr Dawes took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 30]

In relation to: Co-location of government staff

Potential agency staff to move into the Government Office Block.

Mr Stanhope: The answer to the Member's question is as follows:—

Construction of the new ACT Government Office building will result in the co-location of the policy and administrative elements of the majority of the ACT Government departments and agencies. Under the indicative building configuration it is envisaged that the following department and agency staff would move into the new building:

ACT Health	442
ACTPLA	307
CMD	203
DECCEW	106
DET	222
DHCS	664
JACS	600
LDA	65
LAPS	76
TAMS	568
Treasury	222
Total	3,475



Jon Stanhope M.L.A.

CHIEF MINISTER

MINISTER FOR TRANSPORT MINISTER FOR TERRITORY AND MUNICIPAL SERVICES
 MINISTER FOR BUSINESS AND ECONOMIC DEVELOPMENT MINISTER FOR LAND AND PROPERTY SERVICES
 MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER AFFAIRS
 MINISTER FOR THE ARTS AND HERITAGE

MEMBER FOR GIKINDERRA

QTON 449



ANSWER TO QUESTION ON NOTICE

Mr Alistair Coe: To ask the Minister for Land and Property Services (referred from Territory and Municipal Services on Thursday 20 May 2010)

In relation to the ACT Government Office Building media release 14 May 2010, are there four Canberra Connect shopfronts included in those 17 separate shopfronts? If not, what are the 17 shopfronts?"

Mr Stanhope: The answer to the Member's question is as follows:-

The four Canberra Connect Shopfronts in Belconnen, Dickson, Tuggeranong and Woden are not to be co-located within the ACT Government Office and will remain in their existing locations and retain their current range of services and functions.

The 17 shopfronts being considered for co-location into the ACT Government Office are as follows:

	Organisation	Shopfront	Location
1	TAMS	Civic Driver Licence Service	Civic
2	TAMS	MacArthur House Foyer	Lynham
3	TAMS	ACT Archives Reading Room	Woden
4	TAMS	Procurement Solutions Tender Facility	Dickson
5	TAMS	Motor Registry Services	Dickson
6	LAPS	Property Response Centre	Fyshwick
7	ACTPLA	Development Applications	Dickson
8	JACS	Regulatory Services (Births, Deaths)	Fyshwick
9	JACS	Regulatory Services (Land Titles etc.)	Fyshwick
10	JACS	Restorative Justice	Civic
11	JACS	Victim Support	Civic
12	DHCS	Housing	Belconnen
13	DHCS	Disability Services	Belconnen
14	DHCS	Community Youth Justice	Civic
15	ACT Health	Health Protection Services	Tuggeranong
16	LDA	Customer Services/ Enquiry Desk	Dickson
17	Treasury	ACT Revenue Office	Civic

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QTON - Fire risk of resource recovery facility timber piles

Mr Alistair Coe: To ask the Minister for Land and Property Services (referred from Territory and Municipal Services on Thursday 20 May 2010)

“What approach is the Department of Land and Property Services taking in relation to managing sites at the Parkwood Estate?”

Mr Stanhope: The answer to the Member’s question is as follows:–

Officers from ACT Property Group (ACTPG) conducted a site inspection of all tenancies (approximately 50 in total) on 23 December 2009. As a result of this inspection, follow up letters were sent later that day to 20 of the tenants with sites that were identified as requiring clean-up.

A further inspection of all sites was conducted on 25 February 2010 with an ESA (Fire Brigade) representative present. There was a noted improvement from the previous site visit, however four tenancies required further action. Discussions have been held with tenants concerning the poor state of their tenancies and the need to rectify such matters.

ESA and ACTPG discussed that a thorough risk management plan of the entire Parkwood site should be conducted. ESA are further looking into this and will advise ACTPG on progress. ACTPG mentioned that this would build a good case to issue several tenants with an ‘improvement notice’ pursuant to the relevant section of the *Emergencies Act 2004*.

A follow-up site inspection was conducted on 5 May 2010 and ACTPG officers again advised several tenants of concerns over the state of their sites and requested rectification of the site. Tenants were advised that further inspections would occur and that ESA are likely to be involved.

ACTPG has requested advice from the ACT Government Solicitor’s Office on the termination of licences for two of the tenants.

LDA - Budget initiatives

ZED SESELJA : To ask the Minister for Land and Property Services

BP 3

In relation to : Budget initiatives involving the LDA;

1. For each expense, revenue or capital measure reported in Budget Paper No. 3 which applies to or will involve the Agency in anyway:
 - a. what is the staffing increase required
 - b. what are the IT requirements, including those which are to be purchased “off the shelf” and those which are to be custom built
 - c. what is the average on cost per additional staff member
 - d. what consultancies are required, including the purpose of the consultancy and budgeted cost, and whether the contract for the consultancy will be single select or open tender.
 - e. What are the capital requirements, including any equipment that will be purchased
 - f. Has the Agency offset any funding to accommodate any part of the initiative, and what was the offset?
 - g. Will the initiative require any form of regulatory change and if so, what change is required, and will a regulatory impact statement be published prior to it being considered by the Assembly?

JON STANHOPE The answer to the Member’s question is as follows:–

1. The Land Development Agency does not have any such measures.

LDA - Budgeted costs

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Budgeted Costs for the LDA;

1. What is the budgeted cost for the Agency in 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 of
 - a. Electricity
 - b. Internet communications
 - c. Telecommunications
 - d. Travel for senior executive staff
 - e. Travel for non-executive staff
 - f. Local travel, including taxis, bus fares, and vehicles
 - g. Printing
 - h. Paper
 - i. Official entertainment
 - j. Consultant's fees
 - k. Office supplies

JON STANHOPE : The answer to the Member's question is as follows:--

1. The budgeted costs for the Land Development Agency are detailed in the table below:

		2009-10	2010-11	2011-12	2012-13	2013-14
		(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
a	Electricity	75	77	79	81	83
b	Internet Communications	50	51	53	54	55
c	Telecommunications	86	88	90	93	95
d & e	Travel (executive & non-executive staff)	70	72	74	75	77
f	Local Travel, including taxis, bus fares and vehicles	76	78	80	82	84
g	Printing	19	19	20	20	21
h	Paper	15	15	16	16	17
i	Official Entertainment	0	0	0	0	0
j	Consultant's fees	785	805	825	845	866
k	Office supplies	79	81	83	85	87

LDA - Budgeted costs

ZED SESELJA : To ask the Minister for Land and Property Services
BP 4

In relation to : Budgeted Costs and the LDA

1. What are the annual depreciation costs for the Agency?
 - a. How much depreciation is allocated to small capital items which are used in the day-to-day activities of the Agency, and how much is related to major capital works or items?
 - b. What are those major capital works or items specifically and how much is the depreciation for each annually?
2. What capital initiatives will be completed by the Agency in 2010-11, 2011-12, 2012-13 and 2013-14?
 - a. What was the original cost of those initiatives when they were first considered by Government?
 - b. What is the current budgeted cost of each initiative?
 - c. What are the ongoing costs to the Budget of the initiative, including running costs and depreciation costs?
3. What capital initiatives (or expenditure on capital equipment) were completed/will be completed by the Agency in 2009-10?
 - a. What was the original cost of those initiatives when they were first considered by Government?
 - b. What is the current budgeted cost of the initiative?
 - c. What are the ongoing costs to the Budget of the initiative, including running costs and depreciation costs?
 - d. What was the estimated completion date when the initiative was first considered by Government?

JON STANHOPE : The answer to the Member's question is as follows:--

1. For the year ending 30 June 2010, Land Development Agency (LDA) depreciation estimated costs are as follows:
 - Small Capital items: \$52k
 - Major capital works: \$414k
2. Leasehold improvements: \$355k and buildings: \$59k.
3. Nil as LDA activities are not funded through the Capital Works Budget.
4. Nil as LDA activities are not funded through the Capital Works Budget.

LDA - Environment measures

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Environmental measures for the LDA;

1. What are the estimated greenhouse gas emissions for the Agency in 2010-11, 2011-12, 2012-13 and 2013-14?
2. What initiatives or measures has the Agency implemented in 2009-10 to reduce greenhouse gas emissions?
 - a. What is the cost of each initiative
 - b. how much greenhouse gas has each initiative saved?
3. What initiatives or measures will the Agency implement in 2010-11 to reduce greenhouse gas emissions?
 - a. What is the budgeted cost of these initiatives
 - b. How much greenhouse gas will each initiative save?
4. How much paper recycling will be undertaken in 2010-11, 2011-12, 2012-13 and 2013-14, what percentage of total paper used is this, and what benchmark will the Department measure its success in recycling against?

JON STANHOPE : The answer to the Member's question is as follows:--

1. The Land Development Agency (LDA) has not estimated greenhouse emissions, for future years.
2. Specific initiatives that the LDA has undertaken with regard to environmental measures include the development of a Resource Management Plan and implementing the Department of Climate Change, Energy and Water *OfficeSmart* program which has resulted in improved waste management procedures, including collection of organic waste and improved recycling.

LDA also ensures that appropriate resource usage is a strategic requirement at the design and selection stages for business systems and processes generally, and ICT systems specifically. This leads to operational recommendations and practices such as:

- Selecting printers with duplex capability so they can be set to print double-sided to reduce the amount of paper consumed;
- Minimising business systems designs that rely on paper forms and multiple paper reports;
- Moving to utilising the intranet as the single authoritative source of official documents describing policies, procedures etc;
- Ensuring that LDA requirements for InTACT service provision includes resource minimisation;
- Increasing the use of recycled paper for printers;

- Introducing Corporate procedures that allow for, and encourage turning off equipment such as printable whiteboards, computers, monitors and printers; and
 - Ensuring that building facilities such as lights and hot water are capable of being timed to turn on and off automatically.
- a. The costs of these measures are part of larger operational costs and the costs are not separately measured. Some measures are part of the base building costs and as the LDA occupies a non government mixed tenant building, it is not possible to obtain costings.

LDA relocated to the current building in 2009. Consequently, no building base line has yet been established to allow comparative abatement figures to be calculated.

- b. Information on greenhouse gas emissions for 2009-10 will be reported in the LDA's Annual Report.
3. The LDA has no precise estimate of greenhouse emissions for future years.
4. The LDA has not yet set a future paper target around recycling. The Agency endeavours, where possible, to recycle all paper waste product. Success will be measured by our improvement from the baseline reports.

LDA - Overhead costs

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Overhead costs for LDA;

1. What are the overhead fixed costs for the Agency for 2010-11 and how much is each?
2. How are these costs forecast to change between 2010-11 and 2013-14 (please provide a breakdown by output).
3. What are the variable and marginal costs for the Agency for 2010-11 and how much is each.
4. How are these costs forecast to change between 2010-11 and 2013-14, and how has this changed since 2009-10 (please provide a breakdown by output).

JON STANHOPE : The answer to the Member's question is as follows:—

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. Data is not available in the form in other questions and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorise.

LDA - Output programs

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Output programs for the LDA;

1. Please provide a list of initiatives or programs that are run by the Agency.
 - a. What is the budgeted cost for each in 2009-10 and 2010-11?
 - b. How many staff (by ASL) work in each, and what is level of each staff member?
 - c. What capital equipment is required by each?
 - d. What specialist skills are required by staff in each, and what are the specialists levels?
2. For each program or initiative that was implemented in the 2009-10 Budget that relates to the Agency
 - a. How many staff were budgeted to be employed for the initiative, and how many have been employed to date?
 - b. What was the budgeted cost of the initiative for the Agency in 2009-10, and how much has been spent to date?
 - c. What capital equipment was required (including the budgeted cost), and has all required capital equipment been purchased, and if so, what was the cost. If not, when will the equipment be purchased?

JON STANHOPE : The answer to the Member's question is as follows:—

1. The Land Development Agency does not have any such initiatives or programs.
2. The Land Development Agency does not have any such programs or initiatives.

LDA - Staff Management

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Staff Management within the LDA;

1. How many staff are currently employed by the Agency, and what level is each (please provide a breakdown by work area).
2. What was the total staff turnover rate in 2008-09 and 2009-10 to date, and what is the budgeted staff turnover rate for 2010-11 (please provide a breakdown by staff level).
3. How many positions within the Agency are currently unfilled as a result of the Government's staffing freeze?
 - a. When will these positions now be filled?
 - b. How much money has the Agency saved as a result of the freeze?
4. How many staff receive a total salary of
 - a. below \$70,000,
 - b. between \$70,000 and \$80,000,
 - c. between \$90,000 and \$100,000,
 - d. between \$100,000 and \$110,000,
 - e. over \$110,000; and.
 - f. For each salary range, how many staff are considered administrative or policy, and how many are considered frontline service delivery staff?
5. How many additional staff will be employed in 2010 (in FTE), and what level is each (please provide a breakdown by level).
 - a. How many are administrative or policy staff, and how many are considered frontline service delivery staff?
6. How much will be spent on training programs 2010-11?
 - a. What is the purpose of each training program, and
 - b. how many staff are expected to participate?
7. Will officers attend any training programs in 2010-11 interstate?
 - a. If so, what is the purpose of these training programs?
 - b. How many officers will attend?
 - c. What is the cost of each programs, including travel expenses?
8. What training programmes in 2010-11 will be held which will result in no marginal cost to the Agency?
9. What in-house training programs will be held in 2010-11 which will result in a cost to the Agency, and what is this cost expected to be?
10. What is the average oncost for each employee within the Agency budgeted to be in 2010-11?
 - a. What is included in this oncost?
 - b. What is the marginal oncost of an additional worker at the current staffing levels in 2010-11?
11. What specialist qualifications are required by staff for the Agency to undertake its roles and responsibilities?
 - a. What skills are currently lacking in the Agency?
 - b. How will these gaps be filled in 2010-11?
 - c. Has the staffing freeze contributed to this shortfall?

12. What is the average salary for each employee who has a specialist skill that is required for the Agency to undertake its roles and responsibilities? What will be the average salary in 2010-11 (please provide a breakdown by specialisation and employee level).
13. What training must employees undertake on a regular basis to maintain their specialist skills, and what is the budgeted total cost of this training in 2010-11?
 - a. What is the average cost per employee?
 - b. Who will provide the training?
14. What specialist equipment is required for employees within the Agency to undertake their jobs, and how will this change in 2010-11? For each piece of equipment:
 - a. how many are required,
 - b. what is the capital cost of each,
 - c. what is the running cost of each?
 - d. Over what period is each piece of equipment depreciated?
 - e. What equipment will be purchased in 2010-11 for this purpose?
15. How many graduates will be employed in 2010-11?
 - a. What is the cost of employing each graduate, and what is the breakdown of these costs, including oncosts?
 - b. How many graduates have been employed on average each year since 2001?
 - c. In which work area(s) will graduates be employed?
 - d. What qualifications/specialisation have graduates held when employed since 2001?
16. How many staff will be recruited in 2010-11, and how much has been spent on recruitment in 2009-10 to date?
 - a. How much is budgeted to be spent on recruitment in 2010-11, and how is this broken down?
17. How much office space is currently leased by the Agency, or the ACT Government on behalf of the Agency?
 - a. Will this change in 2010-11, if so how will it change and what is the cost of the change?
 - b. What is the cost of the current lease, what is the make-good provision, and when will this lease be complete?
 - c. If a new lease is to be signed in 2010-11, what is the cost of the lease, what is the make-good provision, and when will this lease be complete?
18. How many staff, are budgeted to receive HDA in 2010-11? For each staff member,
 - a. why will they receive HDA?
 - b. How long will they be on HDA?
 - c. What is the budgeted expense for staff receiving HDA in 2010-11?
 - d. Please provide a breakdown by output class and level
19. How many staff are currently on any form of leave indefinitely?
 - a. What are the reasons for these staff being on indefinite leave?
 - b. Please provide a breakdown by output class and level

JON STANHOPE : The answer to the Member's question is as follows:–

In relation to the Land Development Agency (LDA):

(1) 87 staff are currently employed by the LDA as follows:

DEVELOPMENT	ASO4	3
DEVELOPMENT	ASO5	3
DEVELOPMENT	ASO6	1
DEVELOPMENT	Exec	1
DEVELOPMENT	SOA	8
DEVELOPMENT	SOB	8
DEVELOPMENT	SOC	6
EXECUTIVE	Chief Exec	1
EXECUTIVE, COMMS & SALES	ASO4	1
EXECUTIVE, COMMS & SALES	ASO5	5
EXECUTIVE, COMMS & SALES	ASO6	3
EXECUTIVE, COMMS & SALES	GAA	1
EXECUTIVE, COMMS & SALES	SOB	3
EXECUTIVE, COMMS & SALES	SOC	6
FINANCE	ASO5	1
FINANCE	ASO6	2
FINANCE	SOA	1
FINANCE	SOB	2
FINANCE	SOC	3
LEGAL & COMPLIANCE	ASO4	1
LEGAL & COMPLIANCE	ASO5	1
LEGAL & COMPLIANCE	ASO6	2
LEGAL & COMPLIANCE	SOA	1
LEGAL & COMPLIANCE	SOB	2
LEGAL & COMPLIANCE	SOC	1
PLANNING & DESIGN	ASO4	3
PLANNING & DESIGN	ASO5	1
PLANNING & DESIGN	ASO6	1
PLANNING & DESIGN	Exec	1
PLANNING & DESIGN	IT	1
PLANNING & DESIGN	SOA	3
PLANNING & DESIGN	SOB	4
PLANNING & DESIGN	SOC	6

(2) 2008-09 – 1.9 per cent and 2009-10 – 7.0 per cent. There is no budgeted turnover rate for staff.

- (3) Nil, noting that the LDA provides front-line services and generates significant revenue.
- (4)
 - a. 25 – 6 Administration/Policy – 19 Service Delivery
 - b. 5 – 1 Administration/Policy – 4 Service Delivery
 - c. Nil
 - d. 20 – 5 Administration/Policy – 15 Service Delivery
 - e. 16 – 2 Administration/Policy – 14 Service Delivery
 - f. See above
- (5) 16 - Final decisions on the allocation and levels of staff have not been made at this time, but most positions will be in service delivery roles.
 - a. Refer above
- (6) No decisions on future training needs have been made, as staff Performance Management Plans are under review and being updated in July 2010. This will inform the actual training needs and specific training progress. All staff are expected to participate in some form of training during the year.
- (7) The LDA does not have details on the final outcome for 2010-11.
- (8) No decisions on specific future training activities have been made.
- (9) No decisions on specific future training activities have been made.
- (10)
 - a. I refer you to the response to part (6) of the QON 695 asked in the Notice Paper of 18 March 2010. The same information applies to 2010-11.
 - b. This is dependent on a number of factors including the classification level and superannuation arrangements of any particular additional worker.
- (11) The LDA does not have any positions requiring mandatory qualifications or mandatory specialist skills and all appropriate skills and expertise relevant to LDA operational requirements are met within the current staff mix.
- (12) Refer to 11 above.
- (13) Refer to 11 above.
- (14) Nil and no changes anticipated.
- (15) Two, noting one for the balance of 2010 with a further graduate anticipated to commence early in 2011.
 - a. I refer you to the response to the Legislative Assembly Question on Notice number 695 of 2010, which was asked by Mr Seselja
 - b. Two
 - c. Graduates will be rotated in areas across the LDA, taking into account their specific professional qualifications.

- d. The current graduate has qualifications in engineering. Previous graduates have held qualifications in marketing, environmental science and related disciplines.
- (16) This is unknown at this time and is dependent on staff turnover during the relevant period.
- a. Refer to answer to QON E10-565, part 8 re estimated advertising costs. Other costs are included in forecasts of general administrative costs and have not been separately allocated.
- (17) There has been no change, and no change is forecast, to the information provided in response to QON 695 part 18.
- (18) No specific budget allocation has been made for HDA. The LDA does not know how many staff, or at what levels or for what duration they will be on HDA during the course of 2010-11.
- (19) Nil.

LDA - Working groups

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Working Groups involving the LDA;

1. How many working groups, consultation groups, inter-departmental committees, roundtables or other intra-Government committees have been created (or will be created) by the Agency in 2009-10?
2. Will any working groups, consultation groups, inter-departmental committees, roundtables or other intra-Government committees be created by the Agency in 2010-11?
3. For each group, committee or roundtable in questions 1 and 2:
 - a. What is the cost of creating and maintaining each?
 - b. For how long will each run?
 - c. How many staff will regularly be involved?
 - d. How often will each meet?
 - e. Where will each meet?
 - f. Which departments, agencies or non-government organisations will be represented, and what is the role of each?

JON STANHOPE : The answer to the Member's question is as follows:—

1. Two.
2. At this stage it is not known whether or not any will be created.
3. I refer you to the response to QON 671. The QON was detailed in the Notice Paper of 18 March 2010, asked by Mr Seselja.

LDA - IT and advertising

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : IT and Advertising for the LDA;

1. What is the budgeted cost of the provision of IT services for the Agency for 2010-11?
2. What is the budgeted or forecast increase in costs for the provision of IT services in 2011-12, 2012-13 and 2013-14?
3. What will be the marginal cost and the average cost of the provision of IT services at the forecast staffing levels in 2010-11?
4. How much will be spent on advertising in 2010-11, and what is forecast to be spent in 2011-12, 2012-13 and 2013-14, and how is this spending broken down between design, printing, distribution etc.
5. What form of advertising will be undertaken in 2010-11?
6. What is the purpose of each form of advertising to be undertaken in 2010-11?
7. How much has been spent on graphic design purposes in 2009-10, and how much will be spent on graphic design in 2010-11, 2011-12, 2012-13 and 2013-14?
8. How much has been spent on advertising in 2009-10 to date, and what forms of advertising does this include?

JON STANHOPE : The answer to the Member's question is as follows:--

1. \$615,000 excluding GST.
2. The budget forecast increase in costs of the provision of IT services in the three financial years is a 2.5 per cent increase each year from the previous year.
3. The **marginal** cost of the provision of IT services at the forecast staffing levels in 2010-11 is \$2,500 excluding GST. The **average** cost of the provision of IT services at the forecast staffing levels in 2010-11 is \$5,900 excluding GST.
4. In 2010-11 the LDA has budgeted \$2.5 million excluding GST to be spent on marketing and advertising. The breakdown is as follows:
 - \$2.145 million ex GST is allocated to marketing/advertising (printing, design, promotions, events, advertising, signage)
 - \$202,000 ex GST is allocated to sales related marketing activities such as sales posters and event support

- \$153,000 ex GST for community marketing including community building and consultation

The forecast for the individual forward years has not yet been finalised as the actual amount is determined by the Land Release Program, the LDA's Statement of Intent for the individual years and prevailing market conditions at the time.

5. The LDA plans to advertise via the following mediums in 2010-11:

- Above the line advertising (Press, radio, television, signage)
- Below the line advertising (Direct mail, Electronic communications, brochures, flyers)
- The LDA Website
- Via our Bonner Display Village
- Recruitment Advertising

6. In 2010-11 the LDA plans to focus its advertising on the following projects:

- Promotion of land sales based on the ACT Government's Indicative Land Release Program
- Community Consultation advertising of events
- Community event advertising
- Website communications

7. In 2009-10 the LDA has spent \$217,988.01 excluding GST on graphic design. The amount to be spent on graphic design in 2010-11 has not yet been finalised but is not planned to exceed \$400,000 excluding GST each year, noting the range of upcoming activities.

8. As at 27 May 2010, the LDA has spent \$1,223,990.46 excluding GST on marketing/advertising in the 2009-10 financial year. This is broken down as follows:

Promotions/Displays/Events	36,480.46
Market Research	48,672.73
Advertising (Staff Vacancies)	28,012.75
Signage	202,405.38
Displays & Public Education	62,503.82
Special Events	1,494.09
Printing – Business Books (Annual report, Statement of Intent etc), Flyers	166,231.67
Media (Radio, Television, Newspapers	227,708.10
Artwork/Graphic Design	217,988.01
Photography	39,685.99
Exhibitions- Equipment	1,950.85
Promotional Items	2,465.00

Project Mgt / Creative Development	68,685.17
Marketing Strategy Development	113,402.18
Other Promotional, Advertising	<u>6,304.26</u>
Ex GST	<u>1,223,990.46</u>

LAPS -Budgeted costs

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Budgeted Costs for LAPS;

1. What is the budgeted cost for the Department in 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 of
 - l. Electricity
 - m. Internet communications
 - n. Telecommunications
 - o. Travel for senior executive staff
 - p. Travel for non-executive staff
 - q. Local travel, including taxis, bus fares, and vehicles
 - r. Printing
 - s. Paper
 - t. Official entertainment
 - u. Consultant's fees
 - v. Office supplies

Jon Stanhope MLA : The answer to the Member's question is as follows:—

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. The information you require to other questions of detail, including for example in relation to consultant fees and travel for 2010-11 and onwards, rely on business decisions that have not yet been made. Data is not available in the form and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorize.

LAPS - Budget initiatives

ZED SESELJA : To ask the Minister for Land and Property Services

BP 3

In relation to : Budget initiatives involving LAPS;

1. For each expense, revenue or capital measure reported in Budget Paper No. 3 which applies to the Department:
 - a. what is the staffing increase required
 - b. what are the IT requirements, including those which are to be purchased “off the shelf” and those which are to be custom built
 - c. what is the average on cost per additional staff member
 - d. what consultancies are required, including the purpose of the consultancy and budgeted cost, and whether the contract for the consultancy will be single select or open tender.
 - e. What are the capital requirements, including any equipment that will be purchased
 - f. Has the Department offset any funding to accommodate any part of the initiative, and what was the offset?
 - g. Will the initiative require any form of regulatory change and if so, what change is required, and will a regulatory impact statement be published prior to it being considered by the Assembly?

Jon Stanhope MLA: The answer to the Member’s question is as follows:–

Land Release Capital Works Coordination

a.	Funds 2 existing staff, previously funded as part of Nation Building funding
b.	Nil
c.	N/A
d.	Nil
e.	Nil
f.	No
g.	No

Identification of Land for Future Release

a.	Nil
b.	Nil
c.	N/A
d.	Possible contracting/consulting resources to identify/review possible site impediments currently inhibiting release of infill sites. External resources will be purchased by quote or tender depending on value.
e.	Nil
f.	No
g.	No

Assessment of Traffic Flows in Woden and Molonglo

a.	Nil
b.	Develop Modules for Woden and Molonglo to allow appropriate modelling of traffic flow and implication for road networks and related information/data.
c.	N/A
d.	Most of the funds will be utilised purchasing expert advice on traffic modelling. A decision on the procurement process is yet to be taken, however one of the major Australian Traffic modelling organisations are likely to be engaged.
e.	Nil
f.	No
g.	No

Feasibility Assessment for a General Aviation Airport

a.	Nil
b.	Nil
c.	N/A
d.	A financial feasibility study, budgeted cost \$50,000, procurement method yet to be decided
e.	Nil
f.	No
g.	No

Increase in Renewable Energy Uptake

a.	Nil
b.	Nil
c.	N/A
d.	Nil
e.	Nil
f.	No
g.	No

Official Opening 2013 National Arboretum Canberra (Recurrent and Capital)

a.	Nil in 2010-11 and 2011-12. The additional operating funding in 2012-13 and 2013-14 is to meet additional maintenance and operational requirements associated with the new facilities. Subsequent staffing requirements will depend on the final operating model/arrangements for the National Arboretum, including the extent to which maintenance and other operations are outsourced to external contractors.
b.	Nil
c.	Nil
d.	Consultancies associated with design and development of the capital items per E below.
e.	The development phases to 2013 includes design and construction of the visitors centre, bonsai pavilion, children's playground and central valley ceremonial gardens, together with associated infrastructure, a road circuit, cycling and pedestrian paths .
f.	No

g.	No
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Remediation of Fuel Storage Facilities

a.	Nil
b.	Nil
c.	N/A
d.	Identified sites are being scoped. Outcome of scoping will identify the issues with each site. Contractors to remediate sites, and consultancies to certify the works have been provided, will be purchased either by tender or quotes based on estimated cost for each site.
e.	Nil
f.	No
g.	No

Conservation Management Plans (CMPs)

a.	Nil
b.	Nil
c.	Nil
d.	Variety of consultancies to prepared CMPs over two years by tender and or quote depending on grouping of assets and size of work.
e.	Nil
f.	No
g.	No

LAPS - Environment measures

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Environmental measures for LAPS;

1. What are the estimated greenhouse gas emissions for the Department in 2010-11, 2011-12, 2012-13 and 2013-14?
2. What initiatives or measures has the Department implemented in 2009-10 to reduce greenhouse gas emissions?
 - a. What is the cost of each initiative
 - b. how much greenhouse gas has each initiative saved?
3. What initiatives or measures will the Department implement in 2010-11 to reduce greenhouse gas emissions?
 - c. What is the budgeted cost of these initiatives
 - d. How much greenhouse gas will each initiative save?
4. How much paper recycling will be undertaken in 2010-11, 2011-12, 2012-13 and 2013-14, what percentage of total paper used is this, and what benchmark will the Department measure its success in recycling against?

Jon Stanhope MLA : The answer to the Member's question is as follows:-

1. The estimated greenhouse gas emissions for LAPS in 2010-11, 2011-12, 2012-13 and 2013-14 is not currently available.
2. Specific initiatives that the Department of Land and Property Services have undertaken with regard to environmental measures include:
 - In 2009-10 ACT Property Group installed smart meters at four ACT Government office buildings at a cost of \$205,000:
 - Macarthur House, Lyneham
 - Dame Pattie Menzies Offices, Dickson
 - Dickson Motor Vehicle Registry, Dickson
 - 1 Moore St, Civic
 - ACT Property Group also commenced implementation of water saving initiatives in 2009-10 including the:
 - Installation of a water tank at Dickson Motor Vehicle Registry to service toilets and irrigation (approximately \$380,000):

- Installation of water saving toilets in the Theo Notaris Multicultural Centre and the ACT Administrative Civil Appeals Tribunal (approximately \$186,000); and
 - Installation of new air cooling systems in Dickson Motor Vehicle Registry and Woden Library, these reduce water usage (approximately \$1.400 million).
3. Specific initiatives that the Department of Land and Property Services will undertake with regard to environmental measures include:
- ACT Property Group has further funding of \$200,000 to continue its installation of smart meters in ACT Government buildings in 2010/11. The following buildings have been identified, pending final cost benefit analysis and funding from DECCEW, for smart metering in 2010-11:
 - Callam Offices, Phillip
 - ACT Magistrates Court, Civic
 - Grant Cameron Community Centre, Holder
 - The ACT Government has set a target of 32.5% for 2010/11, which will far exceed the level purchased by many Federal Government Departments and most other state Governments. This contract is currently managed by LAPS.
 - In 2009-10 ACT Property Group commissioned energy audits for major ACT Government owned office buildings. These reports have identified energy saving initiatives. These initiatives will progressively be implemented from 2010-11.
4. LAPS has not yet set a future paper target around recycling. The Department endeavours, where possible, to recycle all paper waste product.

LAPS - Programs rolled over

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: Estimates Hansard, page P636.

1. I note that the financial controller for the Chief Minister's Department noted that some programs rolled over in 2009/10 were then ceased in the 2010/11 budget, therefore disappearing from the budget documentation. Please outline all program funding in the LAPS portfolio rolled over in 2009/10 which then ceased in the 2010/11 budget.

Jon Stanhope MLA : The answer to the Member's question is as follows:—

The Department of Land and Property Services did not have any programs of this nature.

Details regarding current program funding can be found in the Budget Papers.

LAPS - Grants programs

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Grants Programs and LAPS;

1. What grants programs within the LAPS portfolio will commence in 2010-11, and which grants programs will cease?
2. For each program above, what is the total cost of the program, including a) the cost to administer the program; b) the cost to advertise the program and c) the total amount of grants that are budgeted to be awarded in 2009-10 and 2010-11?
3. For those grants programs commencing in 2010-11, when is the program scheduled to cease?
4. What process will be used to determine the recipients of the grants?
5. Will grants under each program be contingent upon a contribution from the recipient of the grant?

Jon Stanhope MLA: The answer to the Member's question is as follows:--

1. No grants programs will commence in 2010-11. No grants programs were administered by the Department of Land and Property Services in 2010-11, although the Territory did provide a one-off grant, to the Canberra Business Council Ltd, for a study into a new convention centre for the ACT.
2. The grant referred to above was of \$250,000, and was matched by private sector funding.
3. Not applicable.
4. Not applicable.
5. Not applicable.

LAPS - Overhead costs

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Overhead costs for LAPS;

1. What are the overhead fixed costs for the Department for 2010-11 and how much is each?
2. How are these costs forecast to change between 2010-11 and 2013-14 (please provide a breakdown by output).
3. What are the variable and marginal costs for the Department for 2010-11 and how much is each.
4. How are these costs forecast to change between 2010-11 and 2013-14, and how has this changed since 2009-10 (please provide a breakdown by output).

Jon Stanhope MLA : The answer to the Member's question is as follows:-

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. Data is not available in the form in other questions and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorise.

LAPS - Output programs

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Output programs for LAPS;

1. Please provide a list of initiatives or programs that are run under each output.
 - d. What is the budgeted cost for each in 2009-10 and 2010-11?
 - e. How many staff (by ASL) work in each, and what is level of each staff member?
 - f. What capital equipment is required by each?
 - g. What specialist skills are required by staff in each, and what are the specialists levels?

2. For each program or initiative that was implemented in the 2009-10 budget that now relates to LAPS
 - h. How many staff were budgeted to be employed for the initiative, and how many have been employed to date?
 - i. What was the budgeted cost of the initiative for LAPS in 2009-10, and how much has been spent to date?
 - j. What capital equipment was required (including the budgeted cost), and has all required capital equipment been purchased, and if so, what was the cost. If not, when will the equipment be purchased?

Jon Stanhope MLA : The answer to the Member's question is as follows:—

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. Data is not available in the form in other questions and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorize.

LAPS - Staff management

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Staff Management within LAPS;

1. How many staff are currently employed by the Department, and what level is each (please provide a breakdown by output and work area).
2. What was the total staff turnover rate in 2009-10 to date, and what is the budgeted staff turnover rate for 2010-11 (please provide a breakdown by output class and level).
3. How many positions within the Department are currently unfilled as a result of the Government's staffing freeze?
 - a. When will these positions now be filled?
 - b. How much money has the Department saved as a result of the freeze?
4. How many staff receive a total salary of
 - a. below \$70,000,
 - b. between \$70,000 and \$80,000,
 - c. between \$90,000 and \$100,000,
 - d. between \$100,000 and \$110,000,
 - e. over \$110,000; and.
 - f. For each salary range, how many staff are considered administrative or policy, and how many are considered frontline service delivery staff?
5. How many additional staff will be employed in 2010 (in FTE), and what level is each (please provide a breakdown by output and level).
 - a. How many are administrative or policy staff, and how many are considered frontline service delivery staff?
6. How much will be spent on training programs 2010-11?
 - a. What is the purpose of each training program, and
 - b. how many staff are expected to participate?
7. Will officers attend any training programs in 2010-11 interstate?
 - a. If so, what is the purpose of these training programs?
 - b. How many officers will attend?
 - c. What is the cost of each programs, including travel expenses?
8. What training programmes in 2010-11 will be held which will result in no marginal cost to the Department?
9. What in-house training programs will be held in 2010-11 which will result in a cost to the Department, and what is this cost expected to be?
10. What is the average oncost for each employee within the Department budgeted to be in 2010-11?
 - a. What is included in this oncost?
 - b. What is the marginal oncost of an additional worker at the current staffing levels in 2010-11?
11. What specialist qualifications are required by staff for the Department to undertake its roles and responsibilities?
 - a. What skills are currently lacking in the Department?
 - b. How will these gaps be filled in 2010-11?
 - c. Has the staffing freeze contributed to this shortfall?

12. What is the average salary for each employee who has a specialist skill that is required for the Department to undertake its roles and responsibilities? What will be the average salary in 2010-11 (please provide a breakdown by specialisation, output and employee level).
13. What training must employees undertake on a regular basis to maintain their specialist skills, and what is the budgeted total cost of this training in 2010-11?
 - a. What is the average cost per employee?
 - b. Who will provide the training?
14. What specialist equipment is required for employees within the Department to undertake their jobs, and how will this change in 2010-11? For each piece of equipment:
 - a. how many are required,
 - b. what is the capital cost of each,
 - c. what is the running cost of each?
 - d. Over what period is each piece of equipment depreciated?
 - e. What equipment will be purchased in 2010-11 for this purpose?
15. How many graduates will be employed in 2010-11?
 - a. What is the cost of employing each graduate, and what is the breakdown of these costs, including oncosts?
 - b. How many graduates have been employed on average each year since 2001?
16. How many staff will be recruited in 2010-11, and how much has been spent on recruitment in 2009-10 to date?
 - a. How much is budgeted to be spent on recruitment in 2010-11, and how is this broken down?
17. How much office space is currently leased by the Department, or the ACT Government on behalf of the Department?
 - a. Will this change in 2010-11, if so how will it change and what is the cost of the change?
 - b. What is the cost of the current lease, what is the make-good provision, and when will this lease be complete?
 - c. If a new lease is to be signed in 2010-11, what is the cost of the lease, what is the make-good provision, and when will this lease be complete?
18. How many staff, are budgeted to receive HDA in 2010-11? For each staff member,
 - a. why will they receive HDA?
 - b. How long will they be on HDA?
 - c. What is the budgeted expense for staff receiving HDA in 2010-11?
 - d. Please provide a breakdown by output class and level
19. How many staff are currently on any form of leave indefinitely?
 - a. What are the reasons for these staff being on indefinite leave?
 - b. Please provide a breakdown by output class and level

Jon Stanhope MLA : The answer to the Member's question is as follows:-

In relation to : Staff Management within LAPS

1. FTE 144.2. Headcount 148

Agency	Division	Class	Headcount	FTE
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LAND & PROPERTY SERVICES	PROPERTY GROUP	APP	6	6.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	ASO2	2	1.6
LAND & PROPERTY SERVICES	PROPERTY GROUP	ASO3	9	8.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	ASO4	8	7.5
LAND & PROPERTY SERVICES	PROJECT FACILITATION	ASO5	2	2.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	ASO5	7	6.4
LAND & PROPERTY SERVICES	PROJECT FACILITATION	ASO6	2	2.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	ASO6	9	9.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	Chief Exec	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	Exec	4	4.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	Exec	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	GAA	1	1.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GS10	3	3.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GSO3/4	4	4.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GSO5/6	15	15.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GSO7	8	8.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GSO8	4	4.0
LAND & PROPERTY SERVICES	PROPERTY GROUP	GSO9	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOA	13	12.8
LAND & PROPERTY SERVICES	PROPERTY GROUP	SOA	6	6.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOB	5	5.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOC	7	6.8
LAND & PROPERTY SERVICES	PROPERTY GROUP	SOC	11	11.0
LAND & PROPERTY SERVICES	LEGAL & COMPLIANCE	SOC	1	0.1
LAND & PROPERTY SERVICES	PROPERTY GROUP	TO4	4	4.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOA	2	2.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOB	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	SOC	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	ASO6	1	1.0
LAND & PROPERTY SERVICES	PROJECT FACILITATION	ASO5	1	1.0
LAND & PROPERTY SERVICES	COMMUNITY ENGAGEMENT	SOB	1	1.0
LAND & PROPERTY SERVICES	COMMUNITY ENGAGEMENT	ASO6	1	1.0

LAND & PROPERTY SERVICES	DIRECT SALES	SOC	2	2.0
LAND & PROPERTY SERVICES	DIRECT SALES	ASO6	1	1.0
LAND & PROPERTY SERVICES	DIRECT SALES	ASO4	1	1.0
LAND & PROPERTY SERVICES	LAND RELEASE	SOB	2	2.0
			148	144.2

2. 2008/09 – no data available as LAPS was not formed.
2009/2010 - turnover rate, since the establishment of LAPS is 2.3%. A level of staff turnover is always expected, and it is not unreasonable to estimate the turnover in 2010-11 will be in the order of 5% to 10%, and this will be handled within the overall LAPS budget.
3. None.
4. Details are:
 - a. 85 – 43 Service Delivery; 42 Administration/Policy
 - b. 7 Administration/Policy
 - c. 21 Administration/Policy
 - d. 7 Administration/Policy
 - e. 26 Administration/Policy
5. Recruitment during 2010-11 will occur on an as-needs basis, depending on operational requirements.
6. No decisions on future training needs have been made, however it is likely that training for 2010-11 will be similar to that of 2009-10, which is outlined in the response to the Legislative Assembly Question on Notice number 695 of 2010, as asked by Mr Seselja.
7. No decisions on future training needs have been made.
8. No decisions on future training needs have been made.
9. No decisions on future training needs have been made.
10. The salary on-costs include estimates for Superannuation; Employer Productivity Superannuation Contribution; Long Service Leave Provision; Annual leave Loading; Workers' Compensation premium, and other issues as necessary on a case-by-case basis.

The administrative on-cost model is based on average estimates for IT and communications related costs; accommodation; insurance; training; fleet; other administrative items including OH&S expenses, office machines and equipment, stationery and postage; and a corporate component covering payroll and human resources costs per FTE across Government. The total standard figure for administrative on-costs (in the August 2009 Guideline) was \$16,480.

There may be cases where the actual allocation of budget varies from these formulas due to operational and individual circumstances.

11. Refer to the response to the Legislative Assembly Question on Notice number 695 of 2010, as asked by Mr Seselja.

12. Refer to the response to the Legislative Assembly Question on Notice number 695 of 2010, as asked by Mr Seselja.

The average salary in 2010-11 is expected to be consistent with 2009-10 levels, taking any whole of government salary increases into account.

13. Refer to the response to the Legislative Assembly Question on Notice number 695 of 2010, as asked by Mr Seselja.

14. Refer to the response to the Legislative Assembly Question on Notice number 695 of 2010, as asked by Mr Seselja.

15. LAPS is targeting a graduate intake for the 2011 Graduate Program of one.

Graduates are employed as Graduate Administrative Assistants (GAA) under the collective agreements. The average oncost for employing a GAA within LAPS is approximately \$16,700. This includes costs such as recruitment and relocation costs, and professional development through targeted training as part of the program.

LAPS is employing one GAA in 2009-10

16. Recruitment during 2010-11 will occur on an as-needs basis, depending on operational requirements. Recruitment costs to date are nil.

17. LAPS leases 1066m² at 470 Northbourne Avenue, Dickson.

There is no intention to change this during 2010-11. The current cost of the sublease is \$389,090 per annum. The sublease expiry is 31 December 2013, and makegood applies.

18. HDA will occur on an as-needs basis, depending on operational requirements. The costs for this will be managed within the overall output budget.

19. There are no staff who are on any form of leave indefinitely.

LAPS - Working groups

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Working Groups involving LAPS;

1. How many working groups, consultation groups, inter-departmental committees, roundtables or other intra-Government committees have been created (or will be created) by the Department in 2009-10?
2. Will any working groups, consultation groups, inter-departmental committees, roundtables or other intra-Government committees be created by the Department in 2010-11?
3. For each group, committee or roundtable in questions 1 and 2:
 - a. What is the cost of creating and maintaining each?
 - b. For how long will each run?
 - c. How many staff will regularly be involved?
 - d. How often will each meet?
 - e. Where will each meet?
 - f. Which departments, agencies or non-government organisations will be represented, and what is the role of each?

Jon Stanhope MLA : The answer to the Member's question is as follows:-

1. 17
2. At this stage it is not anticipated that any will be created.
3. I refer you to the response to Question on Notice number 671, from the Notice Paper of 18 March 2010, asked by Mr Seselja.

LAPS - IT and advertising

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : IT and Advertising for LAPS;

1. What is the budgeted cost of the provision of IT services for the Department for 2010-11?
2. What is the budgeted or forecast increase in costs for the provision of IT services in 2011-12, 2012-13 and 2013-14?
3. What will be the marginal cost and the average cost of the provision of IT services at the forecast staffing levels in 2010-11?
4. How much will be spent on advertising in 2010-11, and what is forecast to be spent in 2011-12, 2012-13 and 2013-14, and how is this spending broken down between i) outputs and ii) design, printing, distribution etc.
5. What form of advertising will be undertaken in 2010-11?
6. What is the purpose of each form of advertising to be undertaken in 2010-11?
7. How much has been spent on graphic design purposes in 2009-10, and how much will be spent on graphic design in 2010-11, 2011-12, 2012-13 and 2013-14?
8. How much has been spent on advertising in 2009-10 to date, and what forms of advertising does this include?

Jon Stanhope MLA : The answer to the Member's question is as follows:-

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. Data is not available in the form in other questions and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorize.

QTON - Whole of Government Office Building

Asked by Meredith Hunter on 27 May 2010: Mr Ryan took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 3]

In relation to: Smart meters in government buildings

And you are saying that more (smart meters) are going in buildings in 2010-11, which buildings?

Mr Stanhope: The answer to the Member's question is as follows:—

After receiving funding from DECCEW, the following buildings had smart metering installed in 2009-10:

- Macarthur House, Lyneham
- Dame Pattie Menzies Offices, Dickson
- Dickson Motor Vehicle Registry, Dickson
- 1 Moore St, Civic

The following buildings have been identified, pending final cost benefit analysis and funding from DECCEW, for smart metering in 2010-11:

- Callam Offices, Phillip
- ACT Magistrates Court, Civic
- Grant Cameron Community Centre, Holder

QTON - Whole of Government Office Building

Asked by Zed Seselja on 27 May 2010: Mr Tomlins took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 6]

In relation to: ACT Government Office Building

What is the estimated financing cost of the development?

Mr Stanhope: The answer to the Member's question is as follows:–

The total cost of the development is likely to be in the order of \$300 to \$400 depending on a range of factors including sustainability requirements and associated uses.

The cost to Government will depend on decisions that will be made once further information is obtained.

The cost could be as annual rental or a capital payment or a long term financing arrangement, or a mix of the above depending on a cost benefit analysis of information to be obtained through the market sounding and other processes.

QTON - Office rent savings

Asked by Zed Seselja on 27 May 2010: Mr Tomlins took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 6-8]

In relation to: Office rent payments and savings

What is the current rent payments for office space by the ACT Government, and how much will be projected to be saved by moving all office space occupied by public servants into the building?

Mr Stanhope: The answer to the Member's question is as follows:–

A detailed financial analysis has been undertaken on various options for the future provision of ACT Government office accommodation, included:

- construction of a purpose-built new building;
- leasing of a building from the open market; and
- business as usual – relocation/upgrading to current Government environment standards.

Based on the analysis, the average annual estimated accommodation costs (rent, operating refurbishment, refit, procurement and finance costs), for each of these options, over the next 25 years are as follows:

- \$47m – ACT government office;
- \$49m – open market leasing; and
- \$47m – business as usual.

While the average annual rental costs are fairly similar under these three options, the construction and ownership of a whole-of-government office building provides considerable co-location benefits and moves staff from B, C and D-Grade office buildings into a green A-Grade building.

QTON - Decentralisation of workforce

Asked by Meredith Hunter on 27 May 2010 : Mr Dawes took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 13]

In relation to: Workforce location

What is the break-up of ACT Government workforce in the City and across the Territory?

Mr Stanhope: The answer to the Member's question is as follows:—

Data regarding the physical location of ACT Government workforce in the City and across the Territory is not held by LAPS in the form and at the level of disaggregation requested.

Potential staff to move into the proposed Government Office building is provided in E10-400.

QTON - Staff movement

Asked by Brendan Smyth on 27 May 2010 : Mr Dawes took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 30-31]

In relation to: Staff employed by LAPS

What staff moved into the department and have there been any additional staff employed over and above those that were transferred?

Mr Stanhope: The answer to the Member's question is as follows:—

The Department of Land and Property Services is budgeted to have 141 positions at 30 June 2010.

146 staff were transferred into LAPS, comprised:

- The Department of Territory and Municipal Services, 103;
- Chief Minister's Department, 27; and
- The Land Development Agency, 16.

No additional staff have been employed.

QTON - Energy Efficient hot water take up rate

MS LE COUTEUR : To ask the Minister for Land and Property Services

In relation to : Energy Efficient Hot Water Take Up Rate

1. What is the take-up rate prior to solar hot water et cetera being mandated, because that is the interesting question?

JON STANHOPE: The answer to the Member's question is as follows:–

1. To date the Land Development Agency (LDA) has received six solar rebate applications. Three of these have been processed and payment made and the other three are in the process of being checked for compliance. At this early stage it is difficult to assess the take-up rate of the rebate as the opportunity to take up the offer extends to 30 months post settlement.

The solar rebates are only available from the date the eligible system is installed and fully operational. The civil construction for Bonner Stage 1 is now complete and construction has commenced on approximately 150 homes. Approximately 80 of these homes are now or soon to be occupied and rebate applications are expected to be received after that time.

QTON - use of Joint Ventures and LDA capacity

Asked by Zed Seselja on 27 May 2010 : Mr Dawes took on notice the following question:

[Ref: Hansard Transcript 27 May 2010, Page number 36-37]

In relation to: Use of Joint Ventures and LDA Capacity.

In that letter in October you did ask for formal advice on the LDA's capacity to accept a greater role in land development. When did you receive that?

Mr Stanhope: The answer to the Member's question is as follows:—

On 9 October 2009 Mr John Haskins, Chair of the LDA Board, wrote to me confirming the LDA's capacity to accept a greater role in land development.

QTON - Build ready land

BRENDAN SMYTH : To ask the Minister for Land and Property Services

In relation to : Build ready land

1. Could you give us the year by year breakdown of the sites and when you expect them; to be build ready?

JON STANHOPE : The answer to the Member's question is as follows:—

1. The year to year breakdown of the Land Release Program is published on the Land Development Agency website at:
<http://www.lda.act.gov.au/?/home/about/reports>

For LDA estates and Joint Ventures, build ready is at point of settlement of sales contracts. Settlement generally may be up to 12 months after initial release for single residential sites. Multi-unit sites are generally build ready, and the time, noting purchasers subsequently need to obtain, building approvals.

The LDA does not hold data on the timeframes for land which is sold via englobo releases, noting that subsequent servicing of blocks and sales settlements by purchasers may occur up to 12 to 24 months after the englobo release of the site by the LDA.

QTON - Community Consultation

VICKI DUNNE : To ask the Minister for Land and Property Services

In relation to : Indicative Land Release Program

1. For future reference and future budgets; could the detailed program be cross-reference in this (Budget Papers)

JON STANHOPE : The answer to the Member's question is as follows:-

1. The Indicative Land Release Programs and the Land Development Agency (LDA) Statement of Intent can currently be reviewed on the LDA website at: <http://www.lda.act.gov.au/?/home/about/reports>. Consideration will be given to cross-referencing to the Program when formatting the next year's Budget Papers.

QTON - Bonner landscaping

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Bonner Display Village Landscape Construction Contract

1. What are we getting for the Bonner Display Village Landscaping contract?

JON STANHOPE : The answer to the Member's question is as follows:—

1. The detail on this particular contract can be reviewed on the Procurement Solutions contract register at:
http://www.procurement.act.gov.au/contracts/contracts_register/contracts/C2009_XXX/C2009_416

The contract included works associated with the landscaping construction of public facilities in the Bonner display village precinct and included soft and hard landscaping of:

- Verges and open space accessed by the public;
- Temporary car park and toilet facility;
- LDA information centre grounds;
- Park and playground facilities; and
- Public viewing area of the suburb north of the village.

The landscaping is constructed to a standard that will cater for the large numbers of visitors in a safe and efficient manner whilst providing a complementary backdrop that best presents the homes on display from 12 of Canberra's leading builders.

The landscape works includes the ability to reuse/recycle in future projects up to 70 per cent of materials used, and includes environmental elements such as the reuse of stormwater runoff.

QTON - Bonner and Harrison land sales offices

ZED SESELJA : To ask the Minister for Land and Property Services

In relation to : Harrison Land Sales Office

1. How much did that sell for?

JON STANHOPE : The answer to the Member's question is as follows:—

1. The former Harrison sales office and adjoining car park were sold as a single lot at auction on 20 April 2010 for \$ 1,125,000.00.

LAPS - Budgeted costs

ZED SESELJA : To ask the Minister for Land and Property Services

BP 4

In relation to : Budgeted Costs and LAPS

1. What are the annual depreciation costs for the Department?
 - a. How much depreciation is allocated to small capital items which are used in the day-to-day activities of the Department, and how much is related to major capital works or items?
 - b. What are those major capital works or items specifically and how much is the depreciation for each annually?
2. What capital initiatives will be completed by the Department in 2010-11, 2011-12, 2012-13 and 2013-14?
 - a. What was the original cost of those initiatives when they were first considered by Government?
 - b. What is the current budgeted cost of each initiative?
 - c. What are the ongoing costs to the Budget of the initiative, including running costs and depreciation costs?
3. What capital initiatives (or expenditure on capital equipment) were completed/will be completed by the Department in 2009-10?
 - a. What was the original cost of those initiatives when they were first considered by Government?
 - b. What is the current budgeted cost of the initiative?
 - c. What are the ongoing costs to the Budget of the initiative, including running costs and depreciation costs?
 - d. What was the estimated completion date when the initiative was first considered by Government?

Jon Stanhope MLA : The answer to the Member's question is as follows:–

The ACT Government prepares its budget on an outputs basis. Data at that level is published in the Budget Papers, along with budgeted financial statements for agencies. Similar information on actual performance is published in annual reports including audited financial statements. Certain figures you request will be publicly available on the LAPS Annual Report or are available on ACT Government Budget Papers. The information you require to other questions of detail, including for example in relation to consultant fees and travel for 2010-11 and onwards, rely on business decisions that have not yet been made. Data is not available in the form and at the level of disaggregation requested in other questions without diversion of significant resources from LAPS ongoing business that I am not prepared to authorize.

LAPS – Kingston Foreshore

ZED SESELJA : To ask the Minister for Planning

In relation to: Kingston Foreshore

4. What are the most recent planning studies that have been conducted by ACTPLA in relation to the Kingston Foreshore development? For each study:
 - a. when was it conducted;
 - b. what were the findings of the study;
 - c. how often is it updated?
5. When the Kingston Foreshore Development was first considered by the Government, how many dwellings were planned for the Development?
6. What is the current number of dwellings that will be built in the Development?

JON STANHOPE : The answer to the Member's question is as follows:–

2. ACTPLA has not conducted any recent planning studies in relation to Kingston Foreshore since the Territory Plan Variation No. 113 in 1999.
3. The *Land (Planning and Environment) Act 1991*, Variation to the Territory Plan No:113 for Kingston Foreshore, dated December 1999, provides for the future development of Kingston Foreshore of up to 4,000 dwellings and either up to 500 or 2,000 m² gross floor area (GFA) per lease of office use depending upon the relevant precinct. Total GFA of over 226,000 m² was contemplated in a Preliminary Assessment Report dated 12 February 1999.
4. This is not known as it will depend on decisions taken by the purchasers of each site that is released and their subsequent planning approvals.

Operating statement

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: BP 4 – LDA Operating Statement.

1. Why does revenue for the LDA rise from \$368 million in 2010-11 to \$663 million in 2012-13? How is this consistent with the land release pattern that has been foreshadowed by the Government in this Budget?
2. If the 17,000 blocks announced by the Government which are to be released over the next four years are going to be released relatively evenly, why isn't that reflected in the revenue stream for the LDA?
3. Does this indicate that the new blocks that are being released won't actually be ready to build on for several years?
4. When will each of the 17,000 blocks be 'build ready'?
5. When does the LDA expect the first residents to move into homes built on these blocks?
6. How many blocks are available for purchase from the ACT Government by either builders or homeowners as at 1 June 2010 that are ready to be built on immediately?

JON STANHOPE : The answer to the Member's question is as follows:–

1. Settlements lag behind releases. Settlements from the release of single residential blocks may be up to 12 to 18 months after the release. Therefore, the increase in land release volumes in 2010-11 starts to be collected in 2011-12 and continues in 2012-13.
2. The revenue increases in 2011-12 reflect the substantial increase in the residential land release numbers in 2010-11, and settlement of a large englobo release.
3. Generally, 12 to 18 months elapses from when residential land is released until it becomes ready to build on.
4. Please refer to answer 3, above.
5. In the order of 18 months to two years after the blocks are released.
6. Four.

Kingston foreshore

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: Kingston Foreshore.

1. How many dwellings and how much commercial space were originally planned for Kingston Foreshore when the development was first proposed around ten years ago?
2. How many dwellings and how much commercial space are currently planned for the Kingston Foreshore?
3. Have relevant planning studies been updated to accommodate this change. For example, have new traffic studies etc been undertaken? If not, why not? Will Kingston have adequate infrastructure to cope with the level of development that is taking place there now?

JON STANHOPE : The answer to the Member's question is as follows:-

1. The *Land (Planning and Environment) Act 1991*, Variation to the Territory Plan No:113 for Kingston Foreshore, dated December 1999, provides for the future development of Kingston Foreshore of up to 4,000 dwellings and either up to 500 or 2,000 m² gross floor area (GFA) per lease of office use depending upon the relevant precinct. Total GFA of over 226,000 m² was contemplated in a Preliminary Assessment Report dated 12 February 1999.
2. As per Question 1.
3. Yes, the LDA is constantly reviewing infrastructure capacity at the Kingston Foreshore. Prior to the release of any site for development, the LDA reviews the existing capacity of infrastructure including sewer, water supply, stormwater, electricity, traffic capacity and parking.

Land rent

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: Land Rent.

1. What is the number of properties sold under the land rent scheme to date?
2. Who is providing the finance, and is the Government in negotiations with any other finance providers currently?
3. Why did it take so long for financing to become available for the land rent scheme?
4. How much rent has been collected from participants of the scheme to date (please provide figures by financial year)
5. How much has the value of the land that is being rented to participants of the scheme risen since the scheme was implemented – what return is the Government getting from its investment in this land?
6. How many have gone to:
 - a. builders; and
 - b. owner occupiers?

MR JON STANHOPE: The answer to the Member's question is as follows:–

1. 69 blocks have settled as at 1 June 2010. Contracts have been exchanged on a further 131. Seven are on hold pending exchange of contracts.
2. Community CPS Australia is providing finance and mortgage insurer QBE recently announced that they would provide mortgage insurance on land rent loans where required. The government is not in negotiation with any other finance providers at this time.
3. Although financial institutions were consulted in the development of the scheme, lenders did not begin their internal due diligence until the scheme had been implemented. These internal processes took some time and required discussion with risk and legal managers in the national offices for many institutions. The advent of the global financial crisis also impeded discussion, as lenders took a more risk averse approach to new lending products.

CPS provided in-principle support early in 2009. Final sign off by the CPS Board was necessary before a public announcement was appropriate. This agreement was not immediately forthcoming as they were waiting for APRA agreement to treat land rent loans in the same manner as standard eligible mortgages.

4. No revenue was recognised for Land Rent purposes prior to 2009-10. To 31 May 2010, the ACT Government has recognised revenue of \$87,045. Revenue is recognised when an assessment has been made or a liability is raised.

5. In the Territory land assets are recorded at fair value in accordance with the Accounting Standards. Any asset revaluations are reflected in the annual financial statements, and are undertaken as part of that process.

Given that all the land blocks, except one, were leased on land rent basis during the current year, this financial year will be the first year that revaluations will occur for 30 June.

In relation to return on investment, the Committee should note the capital gains on the value of land are retained by the Government. The land held on the Territory's balance sheet, however, should not be viewed as a financial investment.

There are two rental rates available, with rents calculated as a percentage of the unimproved value of the block of land (UVL):

- A discount rate, calculated at 2 per cent of the UVL, is available for lessees with an annual gross income of \$75,000 or under, who do not own any other property in any State or Territory in Australia, and who reside in the dwelling on the rented land as their primary place of residence. The \$75,000 income limit increases by \$3,330 for each dependent child (up to a maximum \$91,650 with five children); and
- a standard rate, calculated at 4 per cent of the UVL, is available for all other lessees.

The standard rate is set to achieve a return closer to that sought by a market participant.

This approach is adopted in order to avoid distorting the private housing market. The Committee should note that this is based on long term returns

6. The Government is not able to accurately report on the specifics of sales as purchasers' intentions are not recorded. However 47 land rent blocks have been settled or exchanged which are being purchased by companies.

Additional land release

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: Estimates Hansard, page P1367.

1. Mr Dawes stated during the Estimates Hearing on Thursday, 27 May 2010 that “We have seen a population growth of around 1.9 per cent”.
 - c. For which time frame does this apply to?
 - d. What population growth rate estimates does LAPS use to assess the need for additional land release?
 - e. What are the current population growth rates that LAPS has based its land release schedule on?
2. What consideration does LAPS give to economic growth when deciding how much land to release?
3. How many staff within LAPS work directly on land release policy?

Jon Stanhope : The answer to the Member’s question is as follows:–

1.
 - a. The 1.9% population growth rate referred to by Mr Dawes is for the 12 month period to September 2009. This is the latest estimate of resident population data available from the Australian Bureau of Statistics (ABS). (Source: ABS catalogue no 3101.0)
 - b. LAPS uses ABS and CMD estimates.
 - c. The 2010-14 Indicative Land Release Program (for residential, commercial, industrial and community land) is based on the current high population growth rate as well as on consideration of factors such as:
 - The unmet demand for land carried over from previous years;
 - The need for an appropriate inventory of serviced land to be built up, so that future territory governments can respond quickly to changes in demand;
 - The need for appropriate volumes of land to be released to address housing affordability issues; and
 - The need for appropriate Commercial and Industrial land to be available to support the territory’s ongoing economic growth.
2. There are a range of economic indicators used in assessing demand including employment rates, job advertisements, building approvals, dwelling commencements, dwelling and land price movement, vacancy rates and interest rates. In addition to these economic indicators and the range of demographic indicators, LAPS seeks advice from industry representatives including the Real Estate Institute of Australia, the Master Builders Association, the Housing Industry Association and the Property Council of Australia to assist in determining land release targets.
3. Three staff work directly on land release policy.

Affordable housing

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: The Chief Minister issued a press release last week in relation to affordable housing which included a formula to calculate a level of 'affordable housing'.

1. What is the ABS House Construction Index referred to in this formula – what is its ABS 'cat' number?
2. Could LAPS use a practical example and explain how this formula works? If, for example, the ABS House Construction Index rose 10 per cent, how would the affordable housing price be calculated for the next year?
3. Can you explain the rationale behind the formula? How was this arrived at?
4. Will the number of blocks that are released be capped?
5. How will the Government decide which builders will be allowed to bid for blocks under this scheme?
6. How will affordable housing blocks be included in englobo releases?

MR JON STANHOPE: The answer to the Member's question is as follows:–

1. The ABS House Construction Index is published each quarter in ABS Catalogue number 6427.0, Table 15, Index 3011.
2. The affordable housing requirement threshold which was announced in April 2007 was for homes between the values of \$200,000 to \$300,000. At that time the ABS House Construction Index number was 148.5. Since then, the index number has increased to 161.5 which is growth of 8.754 per cent. This growth is applied to 80 per cent of the total house and land value which equates to a new current threshold of \$215,000 to \$322,000. (rounded up to the nearest \$1,000). If in the next year growth in the ABS House Construction Index is 10 per cent, then the new threshold would be $0.8 \times 0.1 \times (1 + \$215000) = \$232,200$ for the lower limit and $0.8 \times 0.1 \times (1 + \$322000) = \$347,760$ for the higher limit.
3. Representations from the building and construction industry suggested that since April 2007, construction prices and servicing costs for land had increased due to increases in prices for materials and skilled labour.

Due to these increases in prices, the industry argued that it was no longer able to deliver an appropriate affordable housing product for less than \$300,000. While it remains important to impose a requirement for affordable housing on the industry in order to respond to a shortfall in affordable products in the market, it was considered that the policy objective be delivered as part of a realistic response, recognising the constraints on the industry that impact on its ability to deliver the affordable product to a particular standard.

Discussions with Treasury suggested that the most appropriate form of indexation would be to rely on the *ABS House Construction Index (Cat No. 6427.0)* for the ACT. Application of this index would take into account not

only costs of materials, but also labour costs for residential construction, and are therefore a more reliable reflection of changes in building costs in the ACT than CPI.

Initial recommendations from Treasury were that indexation should only be applied to the construction component of the house and land price (ie. approximately 60 per cent) as land prices in general have decreased since 2007 as a result of the Government's new land release strategy. However, subsequent discussions with the industry suggested that while land prices may have decreased, servicing costs for the land had increased (in some cases making up to 17 per cent of the total cost). This was particularly a concern for those developers who purchased land in 2007 and 2008. In addition, industry commented that in some cases, the construction costs can represent up to 76 per cent of the total cost for the package.

Taking into account information from Treasury and representations from the construction industry, the most appropriate method of indexation to be applied is the *ABS Producer Price Index: House Construction Index for the ACT* and that this method be applied to 80 per cent of the total price for house and land (being 60 per cent for the house component, and 20 per cent for service costs on the land), with the starting point being the range \$200,000 to \$300,000 as at the index for the March 2007 quarter.

4. Under the updated affordable housing requirement, a minimum of 20 per cent of dwelling sites will be required to have dwellings with a final sale price of below \$322,000. Neither the proportion or actual number of dwelling sites is capped.
5. There are no restrictions on which builders will be allowed to bid for blocks under revised housing affordability requirement.
6. For englobo releases, the requirement for affordable dwelling sites is written into each new estate's deed before sale or auction and administered by the Leasing Section within ACTPLA. The Developer is required to produce documentation, to the satisfaction of ACTPLA, confirming that final sales contracts have been executed for 20 per cent of the total dwellings in the estate fulfilling the requirements for affordable housing. Leases for up to 20 per cent of the total number of dwellings will be withheld from being issued until the condition has been fulfilled.

LDA contracts

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: LDA Contracts.

1. Why has \$448,000 been spent on the design and construction of the Bonner Land Sales Office?
2. Was the contract select or was it put to the market?
3. What is the purpose of the Office?
4. Given that ballots for blocks in Bonner have been oversubscribed by a significant number, why the need for a land sales office?
5. Boner Display Village Landscape Construction: Why has the LDA employed a contractor at \$567,427.30 for landscaping of the Bonner Display Village?
6. Was the contract select or was it put to the market?
7. Given that ballots for blocks in Bonner have been oversubscribed by a significant number, why the need for the LDA to fund a large display village?
8. How many blocks in Bonner are available to be purchased by the public as at 1 June 2010? How many of these blocks can be built on immediately?

JON STANHOPE : The answer to the Member's question is as follows:--

1. This was the contract cost that arose from the public procurement process to meet the Land Development Agency's (LDA) program objectives.
2. Open Public Tender.
3. The Bonner Living Showcase information centre provides the public access to the Housing Display Village and is a centre to provide the public with information about energy and water efficiency.
This supports the LDA's requirement to demonstrate leadership and showcase innovative approaches to sustainable communities, as targeted in the LDA Statement of Intent (SOI) 2010-11, which can be reviewed at <http://www.lda.act.gov.au/?/home/about/reports>.
As per the Harrison sales office, the Bonner Land Sales office will be sold at the conclusion of the suburb's development and LDA will recoup the costs.
4. The office functions as an information centre providing an onsite presence for the LDA to inform the public about the opportunities to access land in Bonner and increase public awareness about practical approaches to sustainability.
5. I refer you to the response to Question on Notice 634, plus the detail on this particular contract can be reviewed on the Procurement Solutions contract register at:
http://www.procurement.act.gov.au/contracts/contracts_register/contracts/C2009_XXX/C2009_416
6. Open Tender
7. The LDA is working with industry in order to demonstrate to the public innovations and better practices in design and sustainability. The scale of the project allows the opportunity for various house design outcomes to be displayed, thereby educating the public as to the possibilities of designing and building their new homes in Bonner for improved outcomes.

8. At 1 June 2010 the LDA was part way through a ballot process for the release of 349 single residential blocks. Block selection commenced 5 June 2010 for those people who registered in the ballot process. In addition, four other blocks are available.
9. Four.

Joint ventures

ZED SESELJA : To ask the Minister for Minister for Land and Property Services.

Ref: Joint Ventures.

1. In which joint ventures is the LDA currently involved?
2. What joint ventures are planned?
3. Have joint ventures been considered a success?
4. What lessons has the LDA learned from Joint Ventures?
5. What costs or problems have been associated with the LDA involvement in Joint Ventures?

JON STANHOPE : The answer to the Member's question is as follows:--

1. Forde, Crace and Woden Green (also known as Woden East).
2. No additional Joint Ventures are currently planned. This is consistent with the current Indicative Land Release Program at <http://www.lda.act.gov.au/?/home/about/reports>
3. Yes.
4. The Land Development Agency (LDA) has learned a number of lessons from the Joint Ventures (JV). In particular LDA staff have strengthened their commercial and project management skills, and several JV's have also demonstrated approaches for enhanced public domain amenity (Forde) and innovative building design and ecologically sustainability development approaches.
5. No particular problems. There have been some unquantified costs associated with staff involvement in project joint venture management committees and project control groups. These costs have been significantly outweighed by the significant benefits relating to skill transfer and dividend streams well above raw land value.

Budget line query

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: LDA, Budget Paper 4, p.504, output class 1.

In relation to : budget line query

1. What does the line “income tax equivalent” in the LDA’s Operating Statement refer to?

JON STANHOPE : The answer to the Member’s question is as follows:–

The Land Development Agency (LDA) has been subject to income tax under the National Taxation Equivalents Regime since it started to operate as a Public Trading Enterprise under the regime.

LDA is registered with the National Tax Equivalent Regime, and is required to calculate income tax in accordance with the *Income Tax Assessment Act 1977* and to account for the resulting amounts under the requirements of Australian Accounting Standard (AASB) 112 ‘Income Taxes’.

The charge for the current income tax equivalent expense is based on the profit for the year adjusted for any non-assessable or disallowed items. It is calculated using the current income tax rates for companies.

Private sector developments

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Major Projects Facilitation, Budget Paper 4, p.147, output class 1.1.

In relation to : Private sector developments

1. Does LAPS facilitate the delivery of company projects which receive grants through BID?

Jon Stanhope MLA : The answer to the Member's question is as follows:-

1. LAPS does not automatically facilitate the delivery of company projects which receive grants through BID. However, BID would refer businesses to LAPS for facilitation should a company approach them with land acquisition issues in relation to entering or expanding their business in the ACT.

Conservation management plans for heritage buildings

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Property Services, Budget Paper 3, p.155, output class 1.2.

In relation to : Conservation Management Plans for heritage buildings

1. Which buildings are covered by the feasibility study to develop and update Conservation Management Plans for current and newly registered heritage buildings with outdated Conservation Management Plans?

Mr Stanhope: The answer to the member's question is as follows:

The two year program is planned to develop or update existing Conservation Management Plans (CMP) for the following properties:

- Civic Merry-go-round (new CMP)
- Dickson Library (new CMP)
- Woden Library and Shopfront (new CMP)
- Duntroon Dairy (new CMP)
- Gungahleen Schoolhouse (new CMP)
- Hotel Kurrajong (update existing CMP)
- Yarralumla Woolshed (update existing CMP)
- Old Tuggeranong Schoolhouse (update existing CMP)
- Tuggeranong Homestead (update existing CMP)
- Albert Hall (update existing CMP)

Community facility land – Molonglo

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Major projects facilitation, Budget Paper 3, p.120, output class 1.1.

In relation to : Community facility land – Molonglo

1. I note that a number of sites will be released on community facility land – where are these sites? Do they include sites in Molonglo?
2. How will the land recipients be prioritised?
3. Which sites are being considered for aged care?

Minister for Land and Property Services - The answer to the Member's question is as follows:

- (1) A copy of the indicative Community & Non-Urban Land Release Program is attached for information.
- (2) The method of release is yet to be determined. It is envisaged that some of these community sites would be released through an expression of interest process that would require certain criteria to be met.
- (3) A number of sites on the indicative Community & Non-Urban Land Release Program have been identified for aged care subject to further investigations.

INDICATIVE 2010/11 to 2013/14 COMMUNITY & NON-URBAN LAND RELEASE PROGRAM

		2010/11				
2010/11 C&NU	Suburb	Blk	Sec	Area (sqm)	Zoning	
	Yarralumla	pt10	17	700	Designated	
	Ainslie	10	27	1,181	Community	
	Iasbella Plains	8	856	44,684	Community	
	Red Hill	26	14	1,996	Community	
	Crace				Community	
	Total			48,561		

		2011/12				
2011/12 C&NU	Suburb	Blk	Sec	Area (sqm)	Zoning	
	Belconnen District	1540		9,407	Broadacre	
	Nicholls	20a	73	5,000	Community	
	Curtin	2	99	22,786	Community	
	Conder	13	229	3,842	Community	
Total			41,035			

		2012/13				
2012/13	Suburb	Blk	Sec	Area (sqm)	Zoning	
	Nicholls	20b	73	2,000	Community	
	Crace			1,500	Community	
	Lawson			10,000	Community	
Total			13,500			

		2013/14				
2013/14 C&NU	Suburb	Blk	Sec	Area (sqm)	Zoning	
	Lawson			2,000	Community	
	Garran	1	24	28,829	Community	
	Nicholls	20c	73	3,000	Community	
	Molonglo			5,000	Community	
Total			38,829			

This program includes the number of aged care beds. Independent living units are included in the Residential Land Release Program.

Gross Floor Area (GFA) are indicative and should be used as a guide only. Actual GFA will be included in LDA sales documentation.

Where a block number is not identified, the block size is indicative. The actual block size and mix will reflect market demand.

In addition to the sites listed in this program, the Government will also be releasing land through the direct sale process.

Land supply strategy

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Major Projects Facilitation, Budget Paper 4, p.148, output class 1.1.

In relation to : Land supply strategy

Does LAPS have a role in developing strategies to help govt achieve 50/50 infill and greenfields development?

What policies are being developed to improve the ratio of infill development compared with greenfields?

Minister for Land and Property Services - The answer to the Member's question is as follows:

- (1) LAPS has a role in developing strategies to help the Government achieve 50/50 infill and greenfields development by:
 - a. Preparing and monitoring the Government's four year Residential Land Release Program. The 2010-14 Indicative Program includes the release of 6,585 dwelling sites within the existing urban boundary, or 39% of the total program. If the anticipated supply of 1,000 dwelling sites per annum by the private sector on leased land occurs, the 50% target for infill land will be achieved over the four years;
 - b. Oversighting the Land Development Agency which is responsible for developing land, carrying out works for the development and enhancement of land and carrying out strategic or complex urban development projects; and
 - c. Liaising closely with other ACT Government agencies including the ACT Planning and Land Authority (ACTPLA) in providing advice to the Government on land and planning issues.
- (2) LAPS is providing input to a Draft Residential Settlement Strategy being prepared by ACTPLA that is expected to be considered by the Government in the near future. The Draft Strategy explores both Greenfield and urban redevelopment and infill opportunities.

Bonner - ongoing community engagement

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Land Development Agency, Budget Paper 3, p.268, output class 1.

In relation to : Bonner – ongoing community engagement

1. Is the LDA working with any conservation groups to establish a program for ongoing conservation awareness and landcare work for the environment around Bonner, like the Bush on the Boundary program in Forde?

JON STANHOPE : The answer to the Member's question is as follows:–

1. Yes. The Land Development Agency (LDA) is actively involved in the Bush on the Boundary (BOB) group. This group has an interest in a number of suburbs along the northern boundary of Canberra including Forde and Bonner.

From its consultation with conservation and community groups the LDA is aiming to develop a community development program in Bonner as the suburb develops .

Land release - Kenny and Molonglo Valley

Caroline Le Couteur: To ask the Minister for Land and Property Services:

Ref: Major projects facilitation, Budget Paper 4, p.148, output class 1.1.

In relation to : Land release

1. What is the expected timing for land release in:
 - a. Kenny, and
 - b. Molonglo Valley suburbs 3 & 4?

Minister for Land and Property Services - The answer to the Member's question is as follows:

- (4) A copy of the Indicative Residential Land Release Program is attached for information.
 - a. The initial release of land in Kenny is programmed to occur in 2012/13 with the release of 50 dwellings.
 - b. The initial release of land in suburbs 3 & 4 Molonglo is programmed to occur in 2011/12 with an englobo release of 1,500 dwelling sites to the private sector for land servicing and sale.

INDICATIVE 2010/11 to 2013/14 RESIDENTIAL LAND RELEASE PROGRAM

		2010-11	2011-12	2012-13	2013-14
Englobo / Private Sector	Aged Care Units	100	150	150	150
	Block 17 Section 15 Phillip *	120			
	Block 18 Section 15 Phillip *	120			
	Block 45 Section 100 Narrabundah	150			
	Blk 5 Section 91 Bruce *	150			
	Ngunnawal 2c	475			
	Casey 4	500			
	Molonglo suburb 3		1,500		
	Part Block 2 Section 5 Campbell *		600		
	Block 1 Section 151 Belconnen *			250	
	Block 3 Section 57 Greenway *			200	
Block 1 Section 58 Greenway *				200	
Total Englobo		1,615	2,250	600	350
Joint Venture	Forde	100			
	Crace	250	250	250	250
	Woden East *	100	100	100	100
	Forde 2	150	150		
	Total JV	600	500	350	350
LDA Estate	Site 13 G Kingston Foreshore*	164			
	Site 13 H Kingston Foreshore*	66			
	Site 13 I Kingston Foreshore*	70			
	Site 14 Kingston Foreshore*	60			
	Oaks Estate	10			
	Bonner 1a	20			
	Bonner 3	531			
	Bonner 4	352			
	Harrison 4	419			
	Flemington Road	230	275		
	Wright	413	200	100	100
	Coombs	400	400	200	100
	Lawson	50	600	500	240
	East Lake **		100	200	200
	Site 3B Kingston *		86		
	Site 10 Kingston Foreshore *		16		
	Site 20 Kingston Foreshore *		123		
	Moncrieff		250	500	200
	Jacka		200		
	Molonglo Suburb 3			500	900
Kenny			50	200	
Site 12 Kingston Foreshore *				60	
Site 11 Kingston Foreshore *				300	
Total LDA Estates	2,785	2,250	2,050	2,300	
Multi Unit Infill Sites			500	500	
Total Gov't Releases	5,000	5,000	3,500	3,500	
Est. Private Sector Redevelopments	1,000	1,000	1,000	1,000	
Total ACT Dwelling Supply	6,000	6,000	4,500	4,500	
Release Ready		2010/11	2011/12	2012/13	2013/14
	Jacka		400	→ 400	→ 400
	Moncrieff		400	→ 400	→ 400
	Kenny			800	→ 800
	Release Ready	0	800	1,600	1,600

* These are mixed use sites. Also refer to the 2010-11 to 2013-14 Commercial Land Release Program.

** Governance and delivery method to be finalised.

Release figures indicate the indicative number of dwellings sites planned to be offered for sale by the ACT Government.

Englobo release figures refer to the sale of unserviced land to the private sector for servicing and sale. Individual serviced dwelling sites released by englobo release will become available for purchase over subsequent years.

LDA & Joint Venture Release figures refer to the release of individual dwelling or multi unit sites.

Release Ready Sites are available in the following year to replace any site if it becomes unavailable for release.

Some releases are subject to the outcome of planning studies, variations to the Territory Plan and amendments to the National Capital Plan.

Hawker

VICKI DUNNE MLA : To ask the Minister for Land and Property Services

Ref: DLAPS and Land Development Agency, BP4, pp 143ff & 503ff

In relation to : Blocks 8 and 10, Section 34, Hawker

1. Is it the ACT Government's intention to sell for re-development either or both of the above blocks?
 - (a) If only one, which one?
 - (b) On what date or dates was that decision made?
 - (c) Was that decision at any stage affirmed?
 - (i) If yes, on what date or dates?
 - (d) What influence did the process of public consultation in relation to the proposed sale have on that decision-making process?
2. When will the sale process commence?
 - (a) What will be undertaken by way of:
 - (i) relevant formal notifications; and
 - (ii) advertising?
 - (b) At what cost?
 - (c) Will any aspect of the sale process, including **but not limited to** notifications and advertising, be undertaken prior to 31 December 2010?
 - (i) If yes:
 - why;
 - what aspects; and
 - when?
 - (d) What sale method will be adopted?
 - (i) Why?
3. Was it at any time the government's intention to sell the block or blocks regardless of the outcome of the public consultation process?
 - (a) If yes:
 - (i) why; and
 - (ii) why did the Government go through the process of public consultation?
 - (b) If no:
 - (i) on what date was the decision made to withdraw the sale pending the public consultation process; and
 - (ii) who made the decision to withdraw?
4. Has the government prepared a master plan for the Hawker Group Centre?

- (a) If no, when will a master plan be developed
 - (b) If yes:
 - (i) what process was followed, including **but not limited to** public consultation, in the formulation of that master plan;
 - (ii) at what stage or stages of its development was it presented to the community for feedback;
 - (iii) what changes were made to the plan as a result of that feedback;
 - (iv) has the plan been finalised;
 - if yes, when; and
 - if no:
 - why; and
 - when will it be finalised?
5. Are any other blocks in or near the Hawker Group Centre being considered for future sale?
- (a) If yes:
 - (i) which ones; and
 - (ii) when?

JON STANHOPE : The answer to the Member's question is as follows:--

1. Block 8 Section 34 was on the Indicative Commercial Release Program for 2009-10. Following receipt of community concerns and consideration by the Legislative Assembly, Block 8 was withdrawn from sale. The Land Development Agency (LDA) then commenced detailed planning studies and community consultation, including in relation to the potential release of either or both Blocks 8 and 10. Following completion of that work and consideration of the views of the community and local business interests, the Government will then decide whether or not either or both of the blocks will be sold for development. The Government has made a commitment that the blocks will not be sold before the end of 2010.
2. See above.
3. See above
4. The Government has not prepared a master plan for the Hawker Group Centre. Redevelopment of Blocks 8 and 10 is, however, consistent with the Territory Plan. The concept being developed by the LDA, in consultation with the local traders and the community, will comprehensively address planning issues and any necessary changes to the public domain in the precinct.
5. No.