



STANDING COMMITTEE ON PUBLIC ACCOUNTS

Elizabeth Kikkert MLA (Chair), Michael Pettersson MLA (Deputy Chair),  
Andrew Braddock MLA

**Inquiry into Auditor-General's Report 4 of 2020: Residential Land Supply and Release**  
**ANSWER TO QUESTION TAKEN ON NOTICE**  
**27 April 2022**

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Asked by The Chair on 27 April 2022 Mr Ponton took on notice the following question(s):

Ref: Hansard Transcript 27 April 2022 Page 48

In relation to: Land left on shelf and building inventory

**THE CHAIR:** The—you mentioned the Auditor-General, in his report, it said that it has exceeded—the government has exceeded its land release target?

**Mr Ponton:** Yes, on page 2 that was—

**THE CHAIR:** Can I also—

**Mr Ponton:** The most recently amount released has exceeded anticipated demand, is the line.

**THE CHAIR:** Right. Can I also add in there, that was for the indicative land release program targeting 2016-17 and 2017-18. It did exceed but it did not meet the target in 2018-19. The suburban land agency did not meet the target by 856. So that is by 21 per cent. And since you like to put things on record by repeating it—

**Mr Ponton:** Yes.

**THE CHAIR:** —let me repeat it for the record, for Hansard. That it did not meet the target in 2018-19 by 21 per cent.

**Mr Ponton:** And we might want to take some notes. But I think that was the point that we were starting to build the inventory as well. So that is an important consideration.

So the government at the time, as I recall minister, was not as concerned about that because the inventory was starting to build. But we can come back to you on those and just confirm those exact numbers, as at that point, how much land was on the shelf.

**THE CHAIR:** Right. What the Auditor-General was actually concerned about that in the context of the indicative land release program, land is counted as released when it has been offered to the market. This is irrespective of whether it has been sold. As at 14 May 2020, the Suburban Land Agency has land for 1,549 dwellings available for sale, including land for

mixed use dwellings in Phillip and Belconnen, land for multi-unit dwellings in Taylor, and 433 single residential blocks, 290 of which are in Taylor. This is the very exciting part. These have been reported as released but remain unsold.

**Mr Ponton:** Yes.

MINISTER GENTLEMEN: The answer to the Member's question is as follows:—

The table below shows the ILRP target and actual releases from 2016-17 to 2020-21:

Residential Land Release Outcomes (dwelling sites)				
	Target	Actual	Variance	Variance %
2016-17	4,550	4,907	357	7.8% above target
2017-18	4,120	4,309	189	4.5% above target
2018-19	4,060	3,204	-856	21.1% below target
2019-20	3,440	4,080	640	18.6% above target
2020-21	3,043	2,561	-482	15.8% below target
<b>5-year total</b>	<b>19,213</b>	<b>19,061</b>	<b>-152</b>	<b>0.8% below target</b>

Overall, over the 5-year period, while the variance was a shortfall of 152 dwellings, this was fully offset by an additional 511 dwellings oversupplied in 2015-16 (3513 target against 4024 actual release).

The Suburban land Agency (excluding the West Belconnen joint Venture) had 661 blocks (935 dwellings) as available inventory at 30 June 2019.

Approved for circulation to the Standing Committee on Public Accounts.

Signature: 

Date: 18/5/2022

By the Minister for Planning and Land Management, Mick Gentleman MLA