



## LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

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### SELECT COMMITTEE ON ESTIMATES 2022-2023

Mr James Milligan MLA (Chair), Mr Andrew Braddock MLA (Deputy Chair),  
Dr Marisa Paterson MLA

### ANSWER TO QUESTION TAKEN ON NOTICE DURING PUBLIC HEARINGS

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**Asked by Mr Peter Cain MLA on 1 September 2022:** Dr Erin Brady took on notice the following question(s):

Ref: Uncorrected Proof Transcript 01 September 2022

In relation to: Land and Property Reports

**MR CAIN:** Thank you, Chair. Minister, I make reference to the ACT land and property reports for December 2020-21 and June 2021. Each of those reports is to identify the number of total settlements of Suburban Land Agency single-dwelling blocks. In the December report, at page 9, it lists a total number of settlements for January to June as 656, whereas in the June report it is listed as 672. Could you explain the differences and perhaps how those tables are populated for those two different reports.

**Mr Gentleman:** I might leave the committee—make that a question for SLAs minister, if it is the Suburban Land Authority that you are—

**MR CAIN:** So your department does not compile these land reports?

**Dr Brady:** I can answer that. Yes, we do work on the reports. We work on them with SLA. But, as to the statistics you are referring to, I would need to have a look at the actual document. I could take that question on notice.

**MR CAIN:** Okay. Thank you. Could you also take on notice: are there other periods where that settlement totals in two different reports for the same period are different? Could you explain where that has happened elsewhere and why?

**Dr Brady:** Okay. I will take that question on notice so that we can look at that.

**Mr Mick Gentleman MLA:** The answer to the Member's question is as follows: –

This matter falls within the responsibilities of the Minister for Housing and Suburban Development. I have consulted with the Minister and can advise:

The ACT Land and Property report, January – June 2021, table 4, page 12 shows median price and area data for Suburban Land Agency (SLA) single dwelling blocks settled. This table notes total settlements as 672 for the January – June 2021.

The ACT Land and Property report, July – December 2021, table 4, page 9 shows median price and area data for SLA single dwelling blocks settled. This table notes total settlements as 656 for the January – June 2021.

The difference is due to a change in methodology for calculating the median sales information to better capture the land sales market. This change was applied to the data contained within the ACT Land and Property Report, July – December 2021. Under the new methodology:

- a) settlement of land released as part of housing targets and social housing are excluded from the analysis as they are not sold at market value. These were included in earlier reporting periods.
- b) attached compact block sales are now included in the analysis; but were excluded in earlier periods.
- c) suburbs with less than five sales transactions are not reported separately in the table; but are included in total settlements calculations.

In order to allow the two periods included in table 4 of the July – December 2021 report to be compared, the January - June 2021 source data was re-analysed using the new methodology. This is the reason why the data in the two reports differ. The change in methodology similarly impacts the data in other tables and charts in Section 2 (pages 9 – 15).

The change in methodology is noted in the July – December 2021 report under the ‘Purpose of the Report’ section (page 3) and under other affected tables and charts in Section 2 ‘Greenfield land sales’ (pages 9 – 15). The July – December 2021 report will be further updated for improved clarity around this new methodology.

In reviewing table 4 on page 9 of the July – December 2021 report, an inconsistency has been identified in the total settlements reported for January – June 2021, under the revised methodology. Where there are less than five sales transactions for a suburb, the number is omitted but is included in the total. In the July – December 2021 report, the number was not included in the total settlements for January – June 2021 period. The revised number is 660 settlements and will be reflected in an update to the report. The related median calculations remain unaffected by this change.

Approved for circulation to the Select Committee on Estimates 2022-2023

Signature:



Date: 13/9/2022

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