



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

**SELECT COMMITTEE ON ESTIMATES 2024-2025**

Ms Nicole Lawder MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),  
Miss Laura Nuttall MLA

**ANSWER TO QUESTION ON NOTICE**

Asked by: Mr Peter Cain MLA

Addressed to: Treasurer

Redirection: Housing and Suburban Development

Reference: ACTVO and ACTRO

Hearing Date: 30/07/2024

In relation to: CMTEDD (Treasury) and Lease valuations for community zoned Facility

Question Lodgement Date: 30/07/2024

Date Answer Due: 07/08/2024

(1) What is the median cost for a Community Facility Zoned (CFZ) block of land in the ACT over the past five years, broken down by districts across the ACT, including:

- (a) Gungahlin District.
- (b) Belconnen District.
- (c) Inner North and City District.
- (d) Inner South District.
- (e) Molonglo Valley District.
- (f) Weston Creek District.
- (g) Woden District Policy.
- (h) Tuggeranong District.
- (i) East Canberra District.

(2) Are there any CFZ blocks available for public tender on the market at the moment.

(3) Please provide the sale price, and any corresponding detail, for the past five CFZ land blocks sold in the Territory.

**Yvette Berry MLA:** The answer to the Member’s question is as follows:

(1) Median cost for Community Facility Zoned (CFZ) blocks sold on open market by SLA over the last 5 years:

- (a) Gungahlin District: \$2.375m million\*
- (b) Belconnen District. \$2.11 million\*
- (c) Inner North and City District. Nil
- (d) Inner South District. Nil
- (e) Molonglo Valley District: \$3.135 million\*
- (f) Weston Creek District. Nil
- (g) Woden District Policy. Nil
- (h) Tuggeranong District. \$1.675 million\*
- (i) East Canberra District. Nil

\*median of two sales

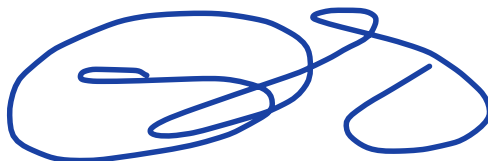
(2) Yes – Curtin Section 99 Block 14, proposed to be released as a mandatory use as a dementia care facility with other community ancillary uses. The tender closes on 17 October 2024.

(3) Last five sales for CFZ blocks sold on open market by the Suburban Land Agency:

Sale Date	Sales Process	Suburb	Section	Block	Area	Price
5 December 2023	Auction	Lawson	AF	a	4,195m2	\$3.40 million
6 November 2023	Tender	Coombs	17	10	5,118m2	\$3.52 million
17 February 2022	Tender	Wright	63	10	5,141m2	\$2.75 million
5 August 2021	Tender	Ngunnawal	23	109	47,751m2	\$4.30 million
24 February 2021	Auction	Calwell	788	9	11,606m2	\$1.65 million

Approved for circulation to the Select Committee on Estimates 2024-2025

Signature:



Date: 20/08/24

By the Minister for Housing and Suburban Development, Yvette Berry MLA