



Inquiry into Planning (Missing Middle Housing) Amendment Bill 2026

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Treasurer

Redirected to: Minister for Planning and Sustainable Development

Reference: Lease

Hearing: 19/05/2026

In relation to: Lease Variation Charge

Question received: 25/05/2026

Answer Due: 02/06/2026

Advice was provided that a review into Lease Variation Charges has commenced. This will include the Lease Variation Charges initiated by missing middle developments. When do you expect the review to be completed? Are you engaging consultants to provide you with reports/advice into the operation of the Lease Variation Charge arrangements and if so, will the consultant's report be made publicly released? Will there be consultation, who with and will there be broader community engagement, noting that in 2018 a review into the Lease Variation Charge was carried out and there was community engagement as part of that review.

Chris Steel MLA: The answer to the Member's question is as follows:

The ACT Government is currently considering a time limited Lease Variation Charge (LVC) remission for missing middle development.

A broader review of the operation of the LVC system is also underway to ensure that the LVC remains fit for purpose to support the government's desired development outcomes and following feedback from industry. This review is limited to reviewing administrative and legislative processes and valuation outcomes, rather than the overarching policy basis for the LVC system. Consultation with industry will be an important part of this review process.

The review will also consider broader community input, including feedback received during the consultation on the Missing Middle Housing Reforms undertaken in 2025.

The review is expected to be completed over the next 12 months, with any changes to be implemented following that. The scope of consultancies and future publication has not yet been determined.

OFFICIAL

Approved for circulation to the Standing Committee on Environment and Planning

Signature:

A handwritten signature in blue ink, appearing to be 'Chris Steel', written over a light grey background.

Date: 2/6/26

By the Minister for Planning and Sustainable Development, Mr Chris Steel MLA